



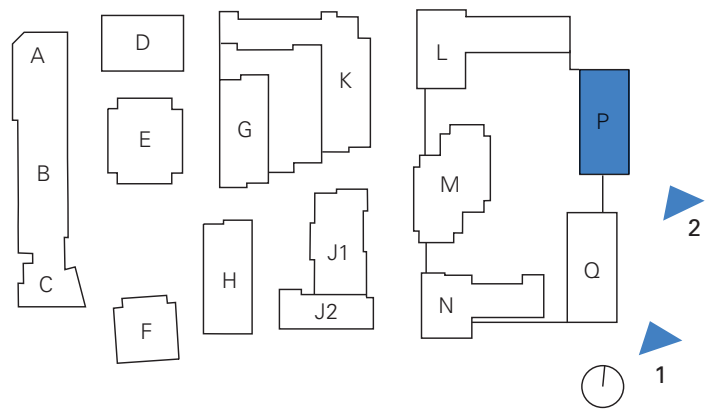
Building P

P

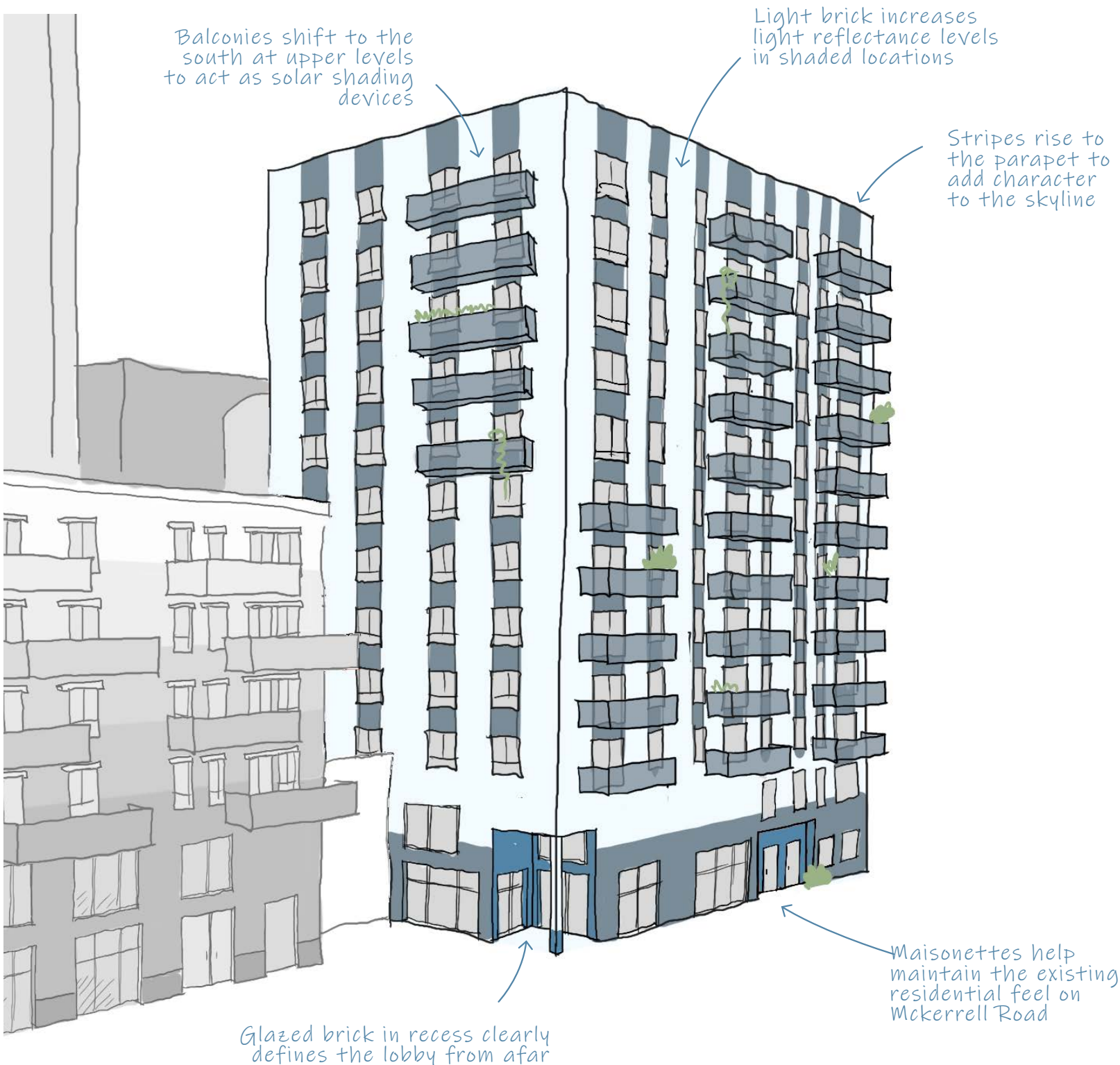
Overview

Building P is a social rent building located in the north-east corner of the site. The northern facade faces, but is set back from the bus station. The eastern facade has a considerable presence along Mckerrell Road and faces existing mid rise residential buildings. Building P envelopes the Morrisons store at ground and first floor levels and provides privacy to the podium gardens.

A simple yet playful striped facade defines a strong grounded corner piece to the scheme.



Sketch view 1 looking north towards building P from Hanover Park



Sketch view 2 looking north-west towards building P from Mckerrell Road

Scale and form

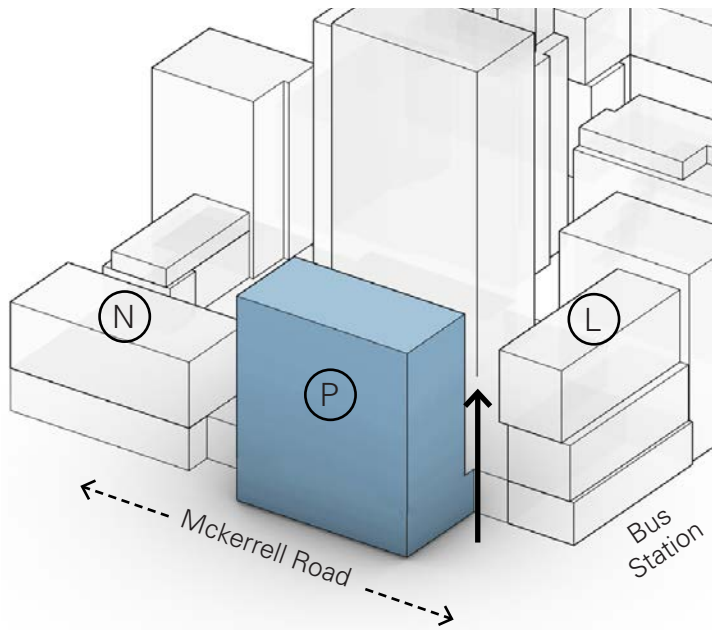
Building P is a rectangular form. A high proportion of the 61 homes provided are dual aspect. The layout and core arrangement is designed to create shallow dwellings where possible to maximise internal daylight.

The height of building P considers the neighbouring context. The top floor, is set back to the north in line with the sitewide strategy to create a layered approach to building heights.

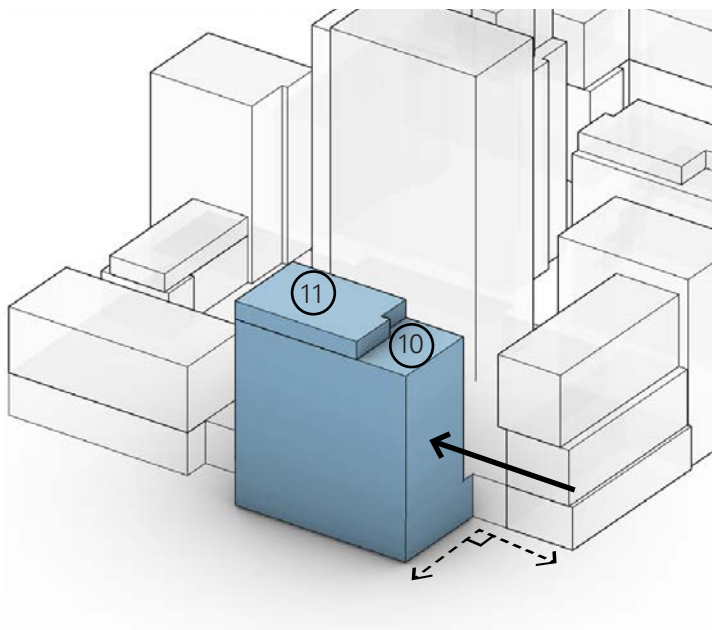
Typical layout



Typical residential floor showing mix and dual aspect

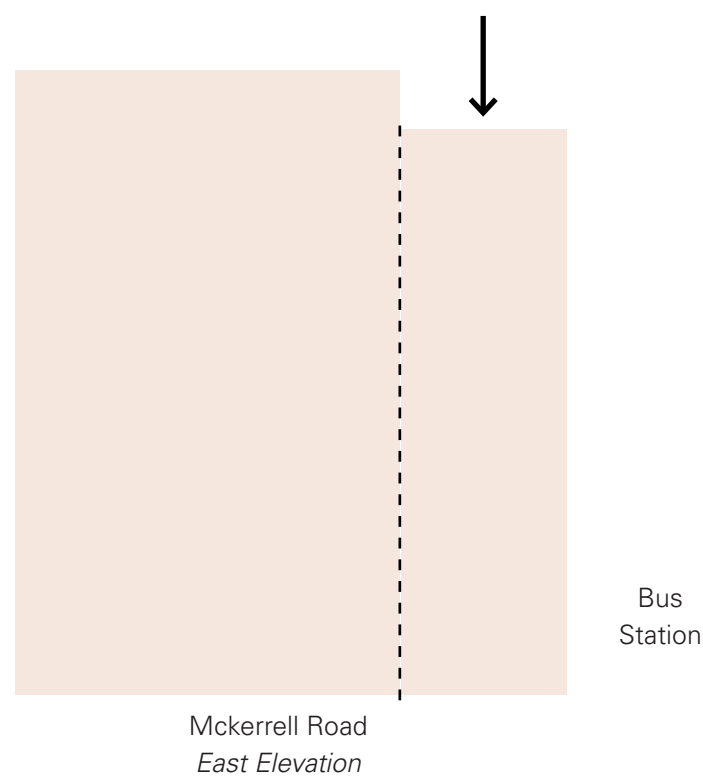


Building P aligns with Mckerrell Road to maintain the existing residential character. It keeps a clear gap between building L, marking a site corner condition and improving views through from shared podium garden.



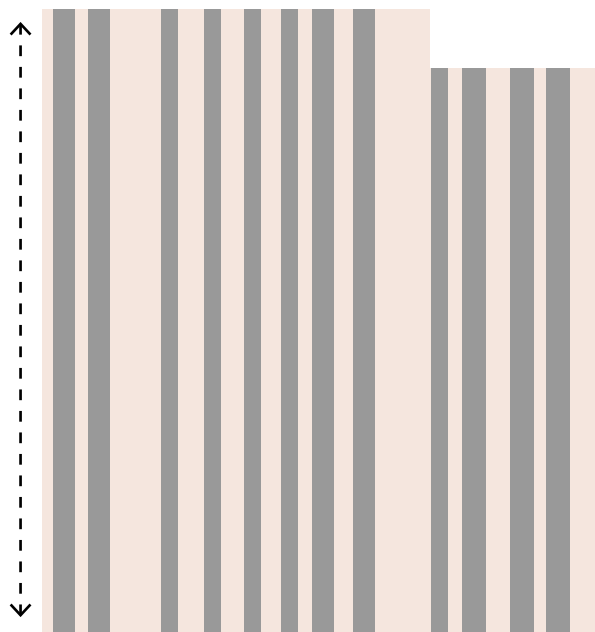
The top floor reduces to the north, creating a green roof. This also softens the visual impression of the roofscape.

Architectural approach



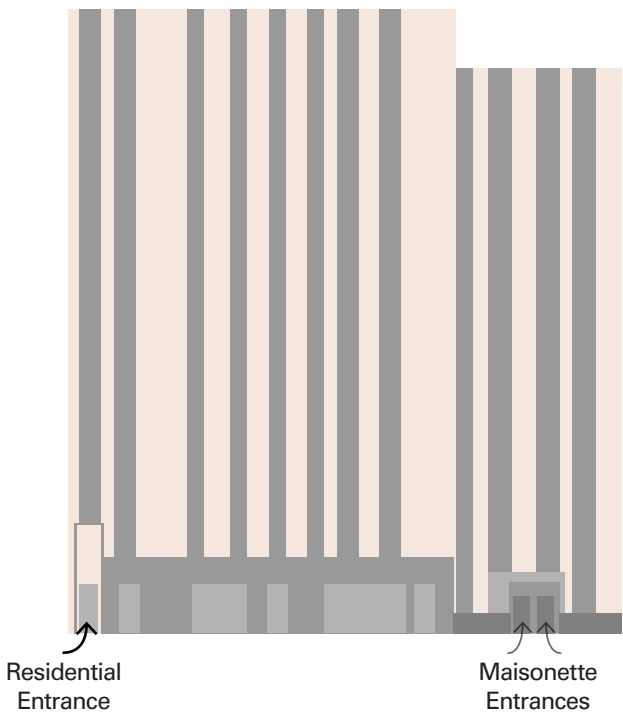
Stepped building form

The top floor is stepped down towards the north to reduce its perceived height from the bus station and Peckham High Street.



Verticality

The design intent for building P is to create a strong presence to the north east corner of the site. Bands of coloured brick ground the building and help create the impression of a slender facade.



Corner conditions

Maisonettes on the north-east corner help form a residential condition at ground floor in response to the domestic neighbouring context. The south-east corner hosts a clearly visible yet private residential lobby, inset from the facade.

Elevation approach

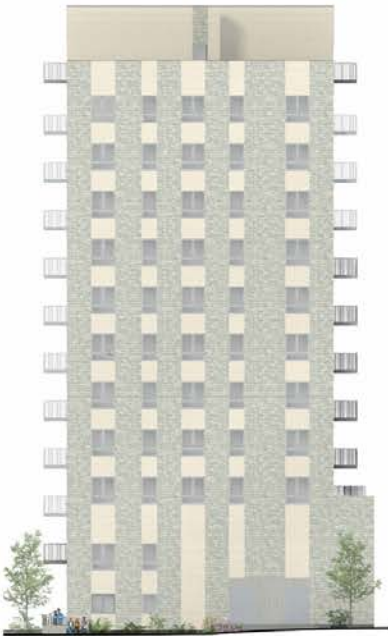
The placement of contrasting grey bricks between the stacked windows will create vertical banding down three of building P’s facades. The northern facade does the inverse. Lighter colour bricks are used below the windows to reflect the design of building L and contributes to the formation of a cohesive frontage to the north of the site.

The vertical lines will extend all the way to the top of the parapet to ensure the expression is visible from afar and positively contributes to the character of Peckham’s skyline.

All homes have 10m² balconies. The placement of balconies is considered to reduce self-shading where daylight levels are lower, closer to the ground. Balconies also shift to the southern facade, when they rise higher than building Q, so residents can benefit from uninterrupted views south over Peckham.



View looking west from Purdon house showing building P’s relationship to L



Building P - north elevation



Building P - east elevation



Building P - south elevation



Building P - west elevation

Bay study

The primary brick colour of building P is white with grey mortar. Light bricks and white soffits to balconies increase light reflectance levels and improve natural daylighting to dwellings.

On the west, south and east facades, a grey brick with light mortar fill in the vertical gaps between windows to create the effect of vertical stripes. Window frames, balcony railings and louvres will be finished in a blue paint to add a pop of colour to the linear facade.

Blue glazed brick lines the inset, double-height residential entrance.



Building P - key elevation

Building P’s facade design is refined to emphasise its verticality and the importance of its position as a corner piece to the site.



Building P eastern facade bay study



White brick



Blue / grey brick



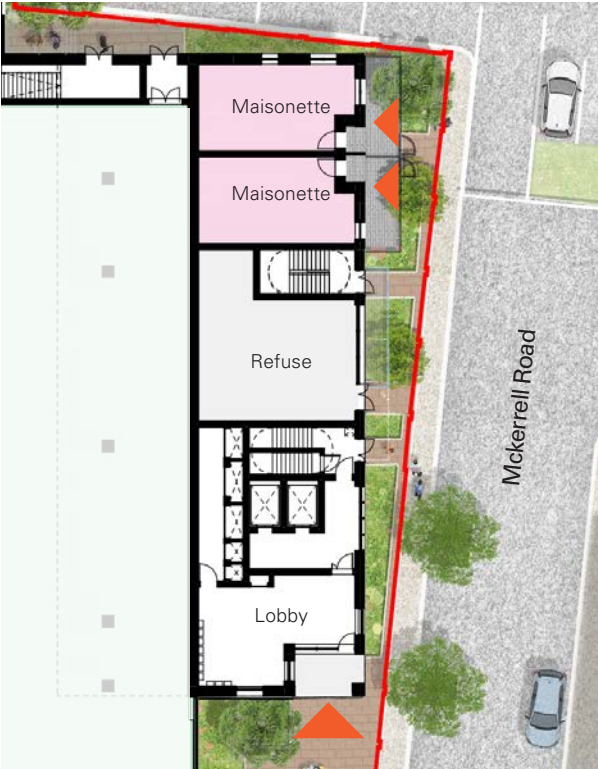
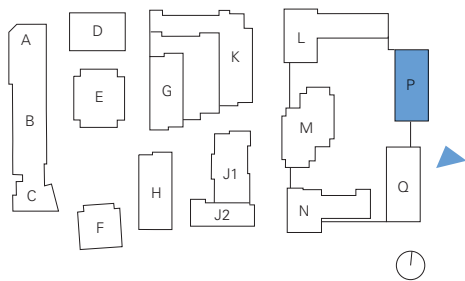
Glazed blue brick



Dark blue metalwork

Ground floor

Building P’s lobby is designed to prioritise resident privacy. It is located in the south-east corner, away from the busy bus station to the north. The double height inset is an architectural device used throughout the masterplan. It helps separate public and private, protects residents from adverse weather and allows for a bright glazed brick finish to clearly define the entrance so it is visible from further down Mckerrell Road and Hanover Park.



Building P - ground floor plan



View from Mckerrell Road looking north-west at building P’s entrance

Ground floor maisonnettes

Two maisonnettes are located at the north-east of building P help to maintain the human scale of the building and enhance the existing residential ground condition at the corner of the site.

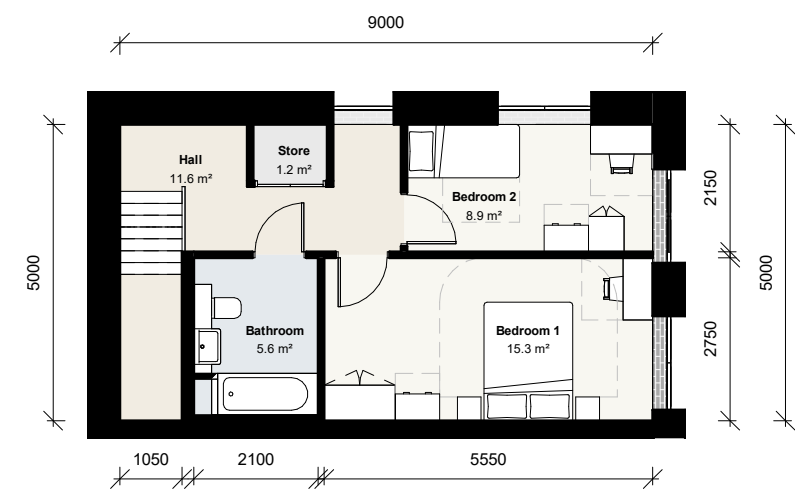
The maisonnettes will bring passive surveillance to Mckerrell Road with front doors accessed directly from the street. Inset porches and front gardens will mediate the transition from public to private and protect ground floor windows from onlookers.



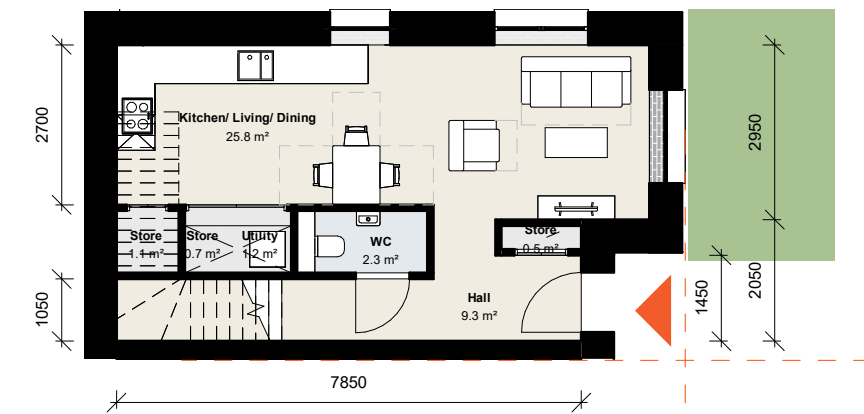
Building P - key elevation

Aerial view of building P maisonnettes

Maisonette plans



First floor maisonette plan

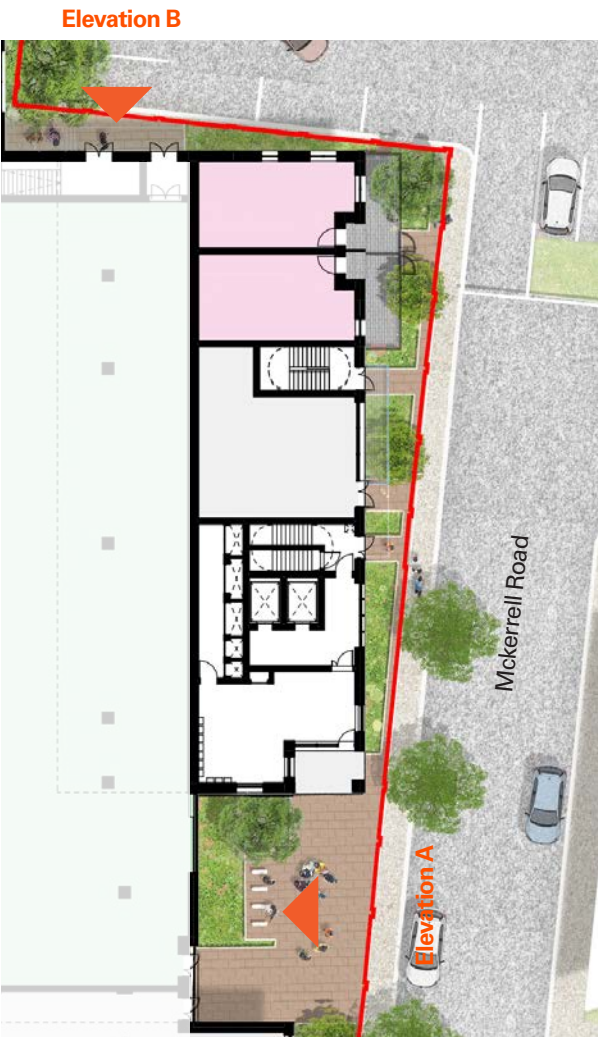


Ground floor maisonette plan

Ground floor podium

Building P is located to the east of the Morrisons, forming the eastern edge of the podium and part of the northern elevation. The gap between building P and Q to the east, is inset further back from the flank elevations of these buildings to create a distinct break, and to introduce and extend the proposed public realm with planting and cycle parking. This set back also houses the secondary entrance and escape route from the Morrisons back of house and sales floor.

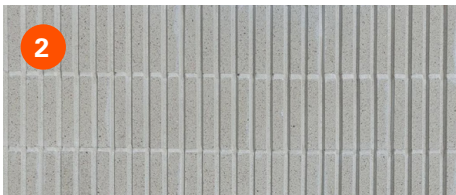
The architectural expression of this podium area is similar to that of building M. The richness of the residential palette is contrasted with the muted materials of the podium. A pop of colour highlights the secondary entrance doors and escape route.



Building P - ground floor plan



Reglit



Light grey block, stacked bond



Mid grey block, stacked bond



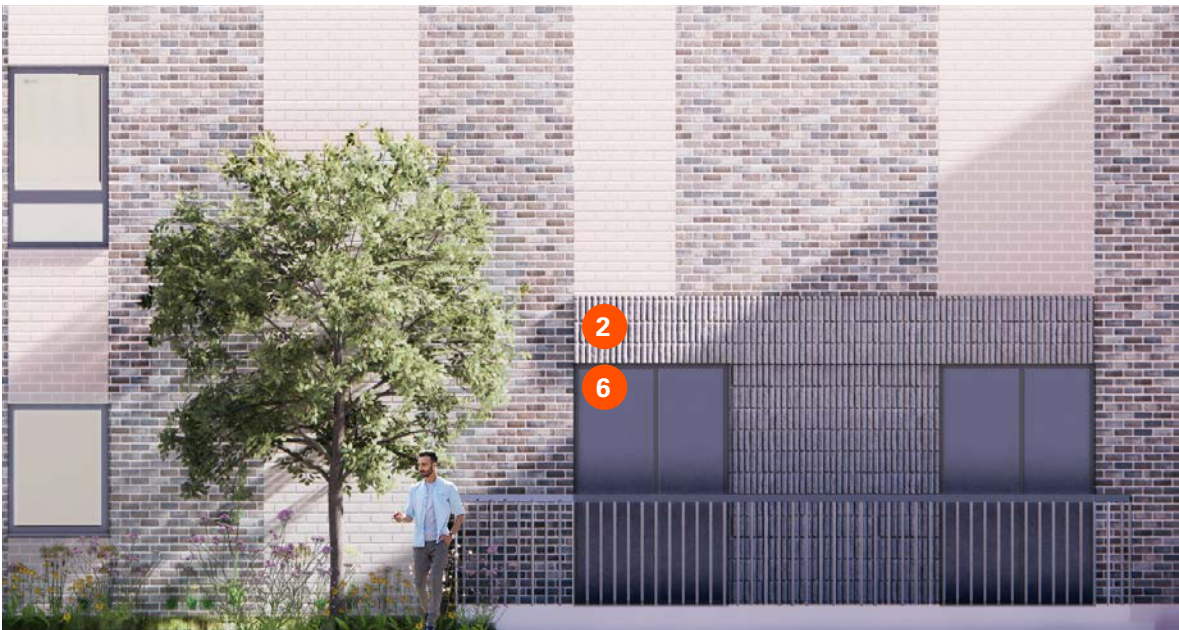
Green glazed brick



Metalwork Colours



Elevation A



Elevation B