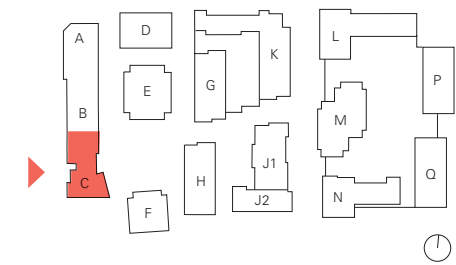


Entrance to Aylesham Gardens



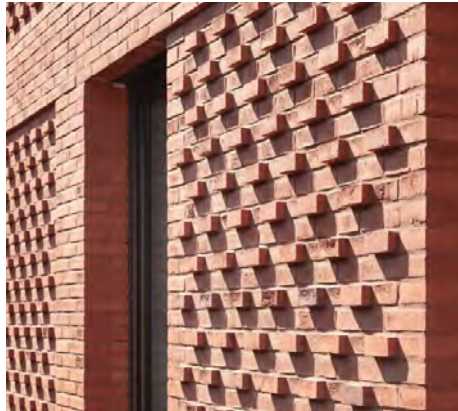
The double height cut through is the gateway to Aylesham Gardens, linking Rye Lane with the new development beyond. Cut throughs are particularly characteristic of Rye Lane, such as the example in image three below, they often provide secondary retail routes that branch off from Rye Lane.

The height and width of this cut through has been designed to ensure the space feels safe, well-lit and activated through different times of the day. The chamfered wall on the south side widens the entrance and opens up the vista through to the gardens and Morrison’s. This is further enhanced by the set back at first floor which reduces the length of the cut through and creates an intermediate threshold to Rye Lane, creating breathing space between the people moving through and busy pedestrian traffic along Rye Lane. On the Aylesham Gardens side, lightwells from the gallery access open down onto the cut through, increasing natural surveillance and daylight.

The architectural expression of the cut through is an opportunity for the character of Peckham to be celebrated by the use of colour, art and light installations through collaboration with local artists. The expressed columns and beams along the retail facade create an opportunity for a gallery of painted murals and feature lighting. Decorative brickwork denoting ‘Rye Lane’ is also used to activate the flank wall providing visual interest.



1. Hanging lights



2. Art wall / decorative brick work



3. Existing cut through along Rye Lane



4. Mural precedent by Katrina Adams



Illustration of cut through looking towards Aylesham Gardens from Rye Lane

*note this visual is illustrative only

Entrance and arrival

Residential entrance and arrival

The residential core is accessed from Aylesham Gardens which will provide a well lit approach through the development with natural surveillance from Aylesham Gardens.

The entrance is highlighted through the use of colourful brickwork which contrasts against the dark glazed brick. A recessed entrance creates a threshold and covered entrance as required under Part(M). The residential entrance doors align with the stair core windows and balustrade to the gallery access, creating a vertical architectural expression which signifies the entrance from a distance.

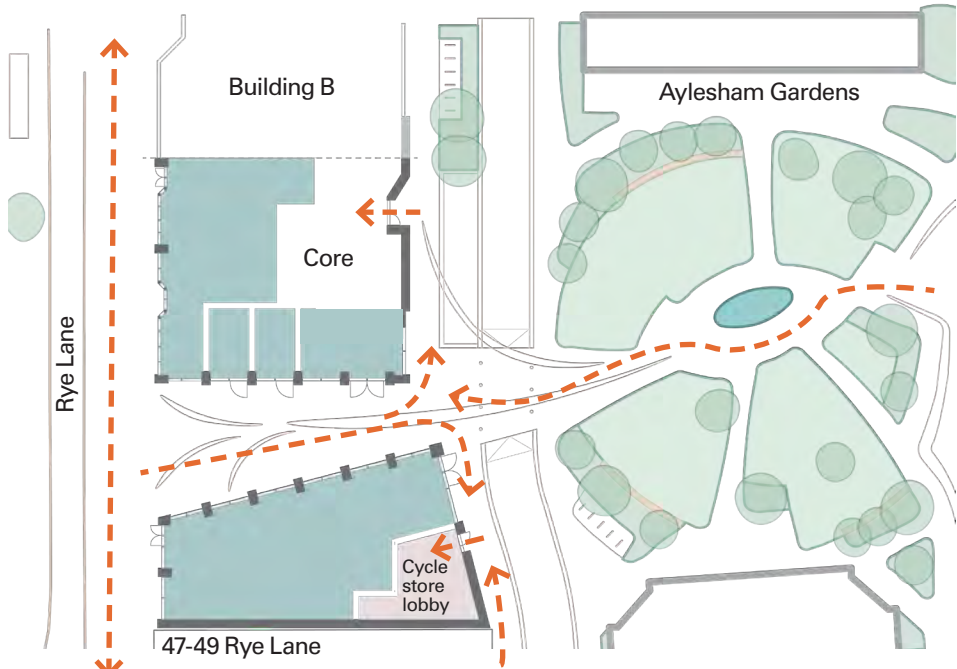
A generous lobby space is provided internally which will house post box facilities for buildings B and C and access to the upper residential floors via the general access stair or lifts.

Ancillary spaces - Cycle storage

The cycle store is located on the first floor of building C and serves all residents in buildings A, B and C. Locating the cycle store on the first floor will free up more active retail on the ground floor. The cycle store is accessed via a dedicated lift lobby from Aylesham Gardens, close to the southern entrance into the masterplan. To meet GLA standards two lifts are provided to transport cyclists to the first floor.



Residential core entrance



Ground floor plan

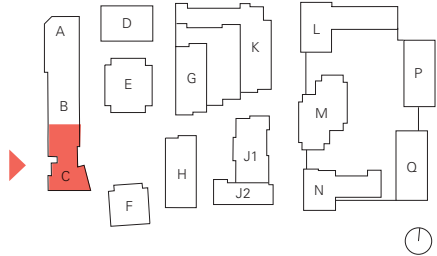


Cycle store entrance

*note these visuals are illustrative only

Elevation approach

Rye Lane elevation - Bay study and material palette



The ground floor has been designed as a unifying element along buildings A-C, through a contemporary reinterpretation of the former Jones & Higgins department store building. The proportions of the shop fronts reflect those of the original, drawing on the historic colour palette. The retail bays are expressed by dark green glazed brick columns with a consistent band above connecting buildings A, B and C.

The upper floors are subdivided into four vertical bays that align with the subdivision of the party walls in plan. Each vertical bay has a different coloured brick and mortar combination to create variety along the elevation, reflecting the brick colours along Rye Lane. Projecting brickwork, coloured soldier coursing above windows, arch details and recessed panels create articulation and variety. Coloured metalwork to balconies in an ombre effect and coloured window frames add to the interest.

The two storeys above the parapet are in a lighter brickwork to reduce the visual impact and help the upper storeys fade into the background.



Existing material palette of Rye Lane



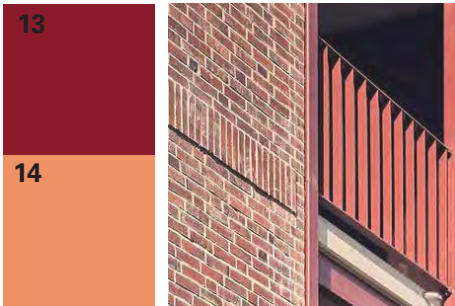
Articulated brickwork



Flush brick work/graphic



Soldier course banding



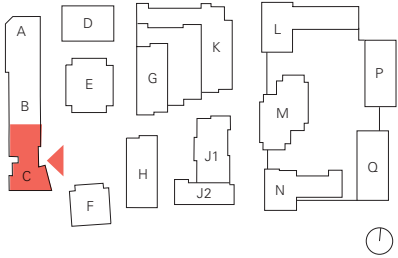
Coloured metalwork



*note this visual is illustrative only

The Aylesham Centre
Design and Access Statement

Aylesham Gardens Elevation - Bay study and material palette



The ground floor materiality continues around to the rear facade facing Aylesham Gardens, connecting around the entire floor of buildings A-C. The rear ground floor facade is less formal than the Rye Lane side.

The gallery access of Building C is in a prominent location, visible from Aylesham Gardens. Colour has been used to elevate the facade. As the gallery access is a single means of escape to the stair core, the balustrade will be solid metal to comply with smoke control along the escape route. The vertical balusters are expressed in front of the solid metal panels, tying in with the language of the open balustrades to balconies and the gallery access of building B. Brick piers create a structural framework for the balustrades to site within.

The stair core facade is an opportunity for the creative use of brick colour and pattern that will add to the vibrancy of Peckham. The proposal is to collaborate with a local artist to produce a mural.



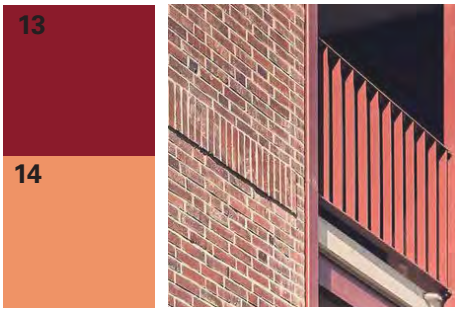
Brick pier gallery access



Brick patterns



Soldier course banding



Coloured metalwork



Brown brick
Light brown mortar



Light red brick
Dark mortar



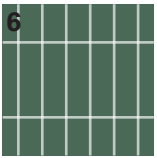
Dark red brick
Light grey mortar



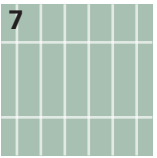
Light brown brick
Light grey mortar



Coloured metalwork in
ombre effect



Dark green
glazed brick in
vertical stack
bond



Light green
glazed brick in
vertical stack
bond

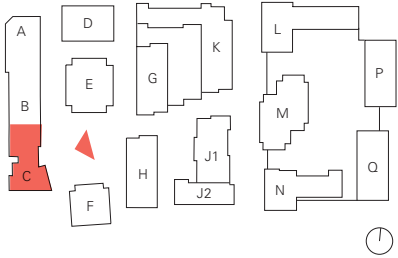


Metal panel
window frames



Solid glass
panel

Aylesham Gardens creates a new entrance to Rye Lane, bringing the existing retail character of the historic street into the heart of the new scheme.



*note this visual is illustrative only

**Buildings D, E, F, G, H, J and
K**



Buildings D, E, F, G, H, J and K ground floor

Overview:

Buildings D, E, F, G, H, J and K are located in the centre of the site, flanked by Peckham Yards to the north, Hanover Park to the south and Aylesham Gardens to the south west. In response to Agent of Change principles, the design ensures that the north of the site is predominantly non-residential and that units facing north on upper floors are dual aspect. These units are all designed to have deck access, creating a barrier to noise from Peckham High Street.

Ground floor flexible retail, leisure and commercial:

The ground floors of buildings D, E, F, G, H, J and K comprise of many active non-residential uses. A variety of spaces have been designed to complement the new landscape character areas. These spaces are designed to suit a number of potential uses, with some spaces extending onto first floor. The majority of spaces enjoy multiple aspect and frontage.

Workspace:

Building D is a dedicated workspace building providing six-storeys of flexible workspace, designed to be sub-divided to suit tenant needs. Building D has a panoramic roof terrace on its sixth floor with views north to the city.

Cycle hub:

Between buildings G and K, below the podium garden space is a residential cycle hub, housing cycle storage provision for Building G, K and E. The hub can be accessed from Peckham Yards to the north, and the Green Link to east.

Cores and circulation:

All buildings over 18 meters tall have a secondary stair discharging at ground floor level in line with emerging legislation. Where possible all main cores have natural daylight and ventilation to the stair and the corridor.

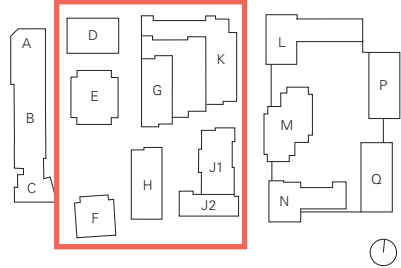
Each core is served by a staircase and two passenger lifts. The lifts are large enough to facilitate furniture removal and spacious enough for families with children. A lift lobby with a minimum width of 1800mm is directly opposite the lifts. External gallery access is a minimum of 1500mm in depth in building K. All internal corridors are 1500mm wide.

Security:

Passive surveillance has been considered in design development. To mitigate tailgating all residential entrances will have a double lobby with postboxes within the first set of doors. All lobbies, lifts and cycle store access will be fob accessed.



Ground floor plan of buildings D, E, F, G, H, J and K



Key plan

- Two-bedroom maisonette
- Three-bedroom maisonette
- Refuse store/plant ro
- Cycle store
- Workspace
- Flexible retail, leisure and commercial

Buildings D, E, F, G, H, J and K residential floor

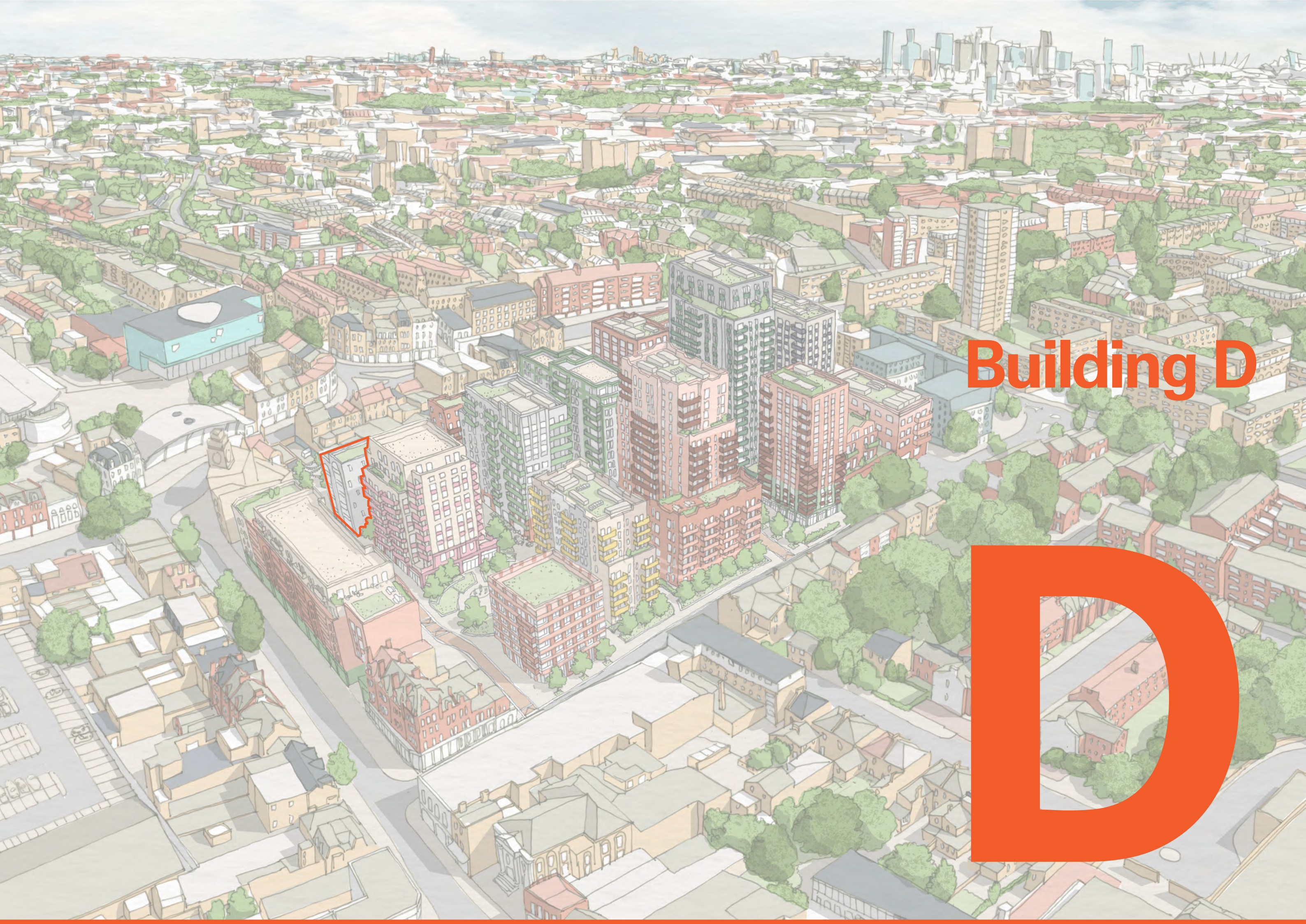
Residential mix:
The buildings propose a mix of one-, two- and three-bed homes, with 10% of the mix being wheelchair user homes. Buildings E, F and G are entirely market sale, while buildings J and K are both market sale and intermediate. Building J is solely social rent.

Dual aspect homes:
89% of all two-bed and three-bed homes are dual aspect in buildings E, F, G, H, J and K.

Private amenity:
All homes enjoy private amenity in the form of balconies or private terraces designed to meet or exceed the GLA requirement, including minimum balcony depth. Buildings G and K have roof terraces which allow amenity space to be offset providing 10m² per dwelling. All three-bedroom homes have 10m² balconies. For further detail on amenity provision refer to Chapter 6 'Landscape.'

Shared podium garden:
Buildings G and K enjoy the shared use of the landscaped podium garden, elevated at first floor. The podium garden offers both play spaces and areas for relaxation, featuring a variety of seasonal planting species.



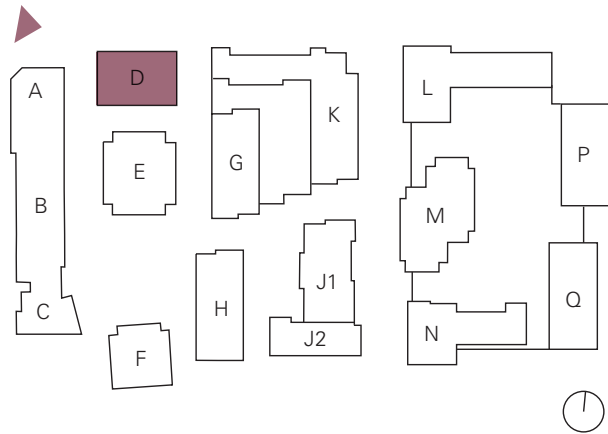


Building D

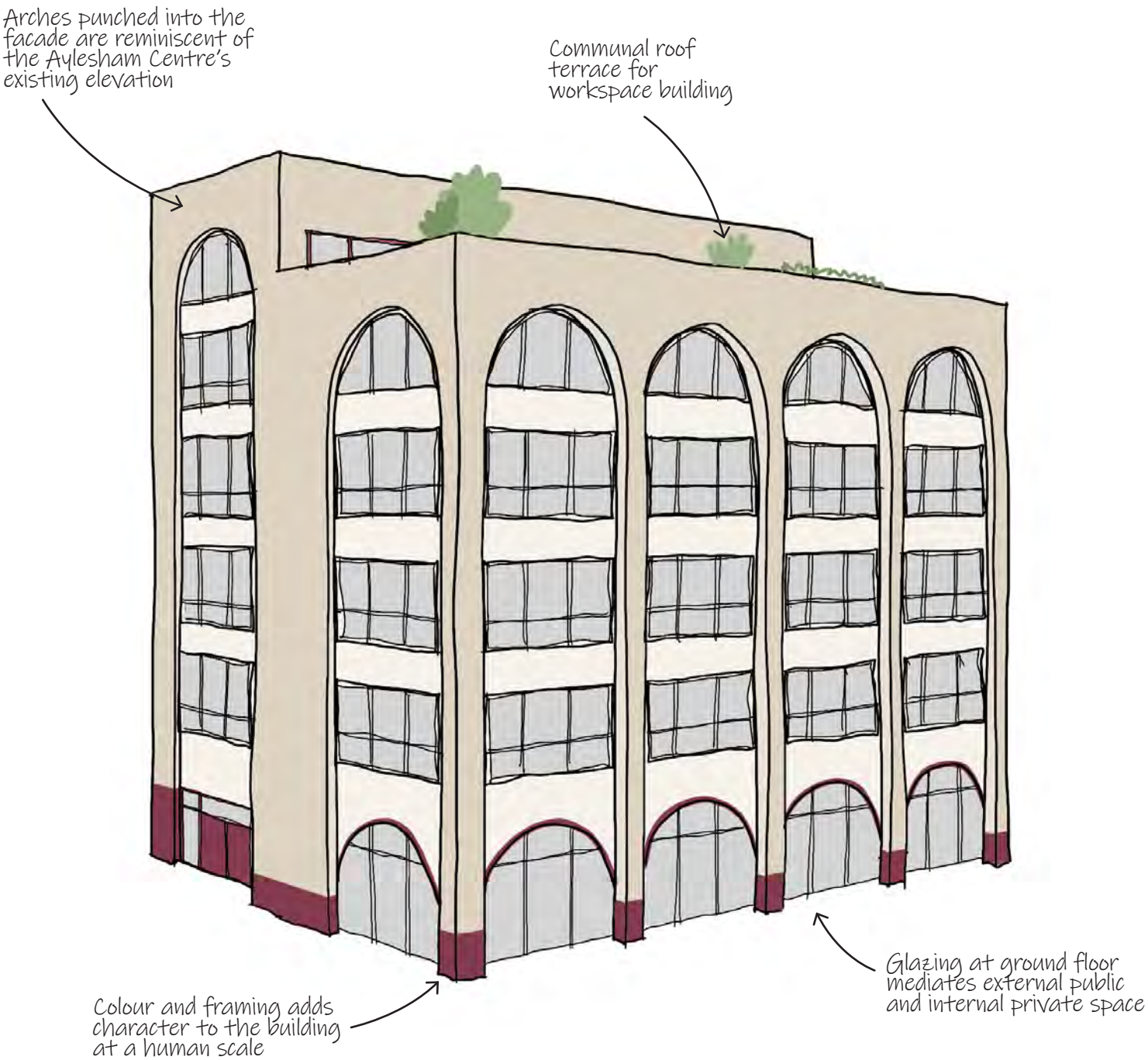


Overview

Building D is a workspace building located to the north-west of the site. It is orientated to face north towards Peckham Yards. The ground floor has high levels of glazing. Double doors allow the facade to open directly onto Peckham Yards. Planting helps enhance the transitional space between the active square and private workspace.



Sketch view of building D looking east towards Peckham Yards from Peter Collinson Passage, a cut through from Rye Lane

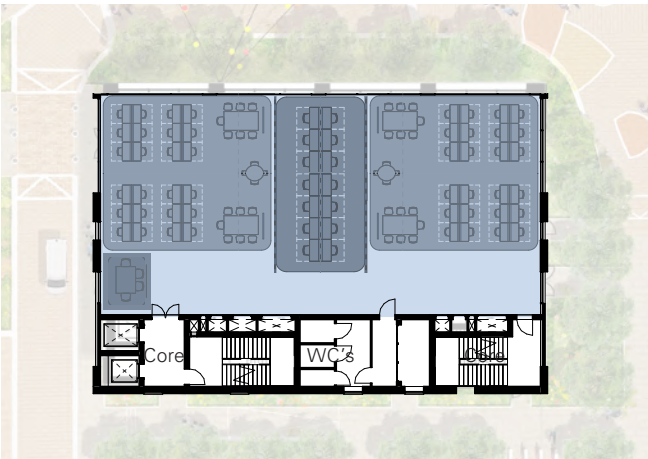


Sketch view of building D concept

Scale and massing

Building D consists of six levels. All floors host flexible workspace, envisioned for co-working. The ground floor also has a cycle store which is shared between users of the building.

All of the work spaces have been designed to be subdivided, dependent on user requirements. The top floor offers a generous shared roof terrace which benefits from clear views north towards central London.

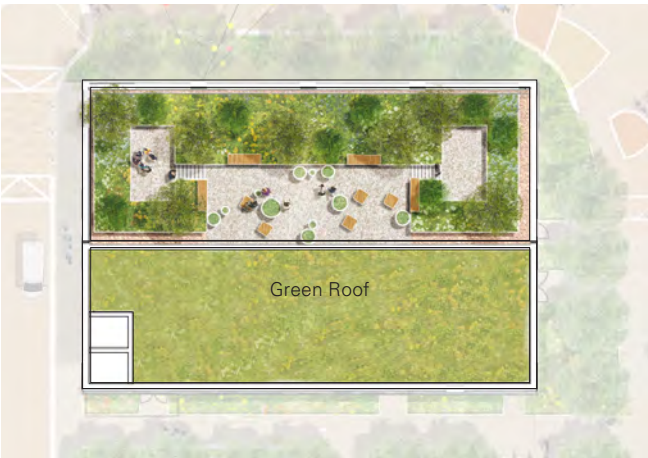


Floor plan showing sub-division of flexible workspace. Indicative only.

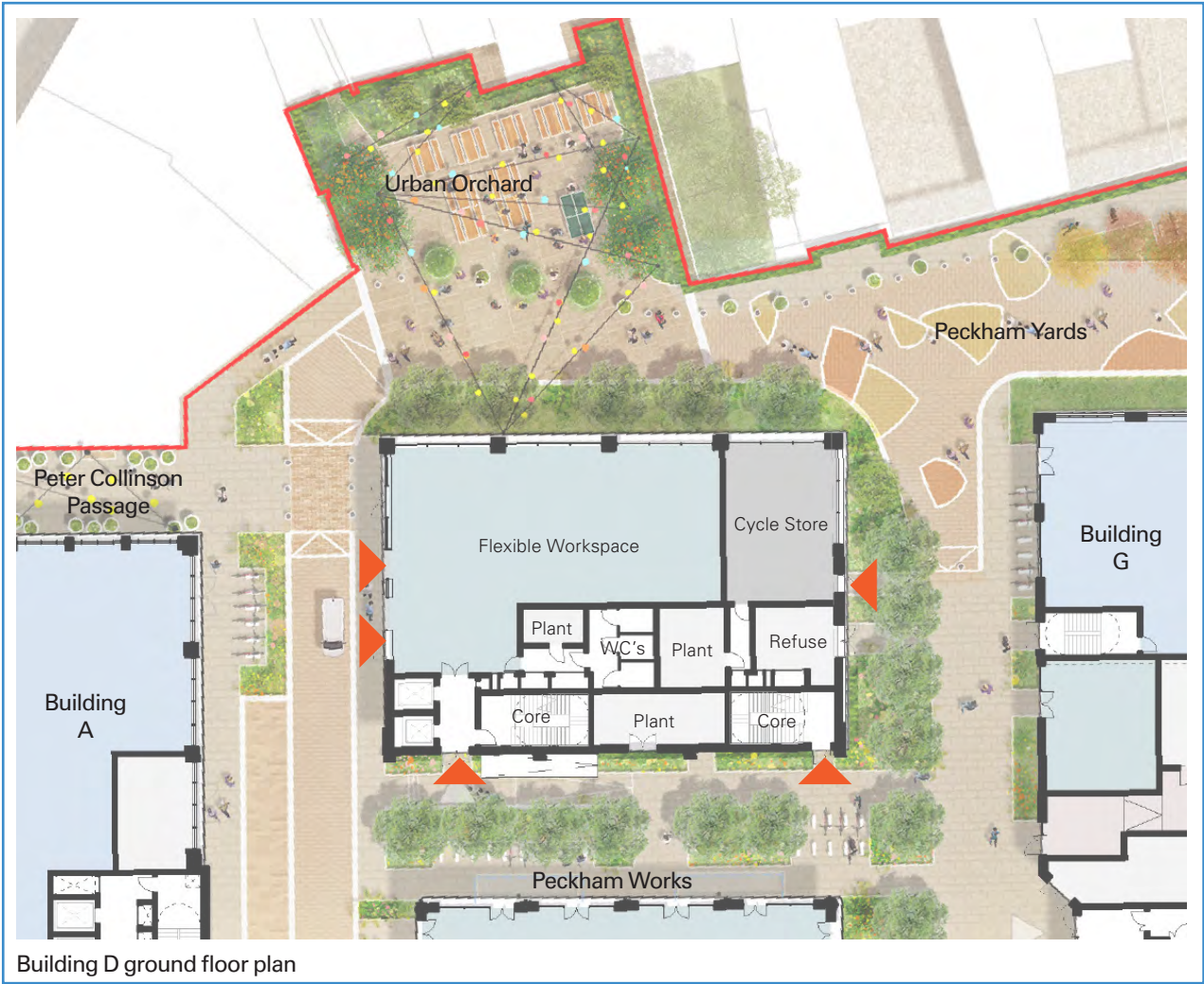
Building D - first-fourth floor plan



Building D - fifth floor plan



Building D - roof plan



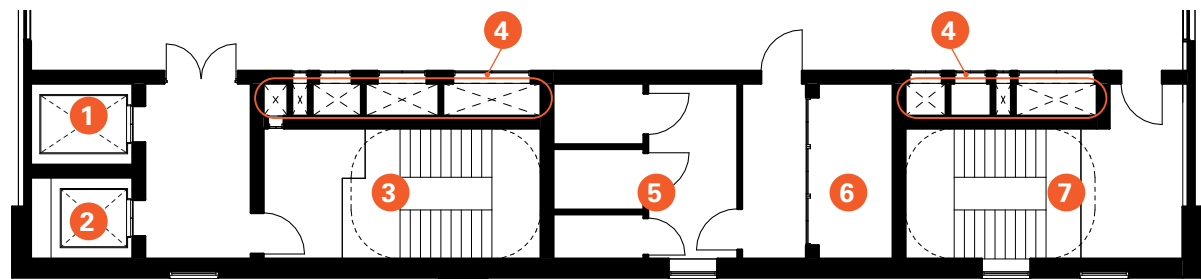
Building D ground floor plan

Architectural approach

The building is taller than 18 metres so requires two means of escape. These are both situated to the south of the building. The southern facade has significantly less glazing than the north; this maximises privacy for residents of neighbouring building E. The location of the cores also maximises the interaction between the ground floor workspace and Peckham Yards to the north.

Core and circulation layout

Building D’s circulation, plant and storage space is concentrated in a rectilinear layout to the south. This maximises the flexible and free use of workspace for the rest of the building.

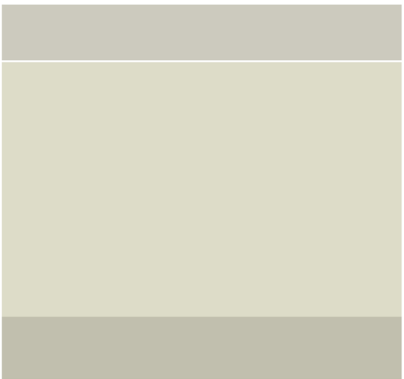


- | | | | |
|---|--|---|---------------------------------|
| 1 | Evacuation / firefighting and goods lift | 5 | WC's |
| 2 | Evacuation / firefighting lift | 6 | Workspace back of house / store |
| 3 | Firefighting stair core | 7 | Evacuation stair core |
| 4 | Risers / storage | | |

Exposure to nature

All floors have high levels of operable glazing so users can benefit from natural ventilation and views out to the surrounding landscape.

The top floor steps back to form a generous roof terrace, and the ground floor has fully operable glazing to encourage users to go outdoors during the day and enjoy the benefits of interacting with nature.



Contextual elevation

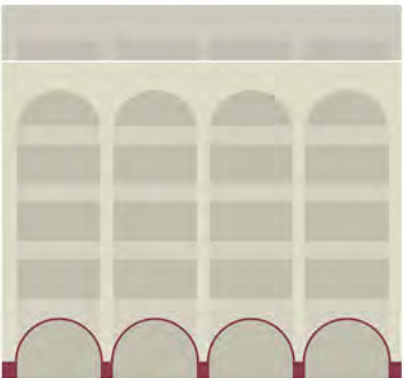
Large arches frame the facade and define the scale of the building as non-residential. Arches were inspired by the existing expressions along Rye Lane and the existing Aylesham Centre, and add character and interest to be enjoyed from Peckham Yards.



Human scale

The line of glazing is set back from the external facade to reduce solar gain and overheating.

Glazed bricks form a plinth and frame the arches at ground floor to define the pedestrian realm. The addition of horizontal elements also helps to break up the elevation into more human scale elements.

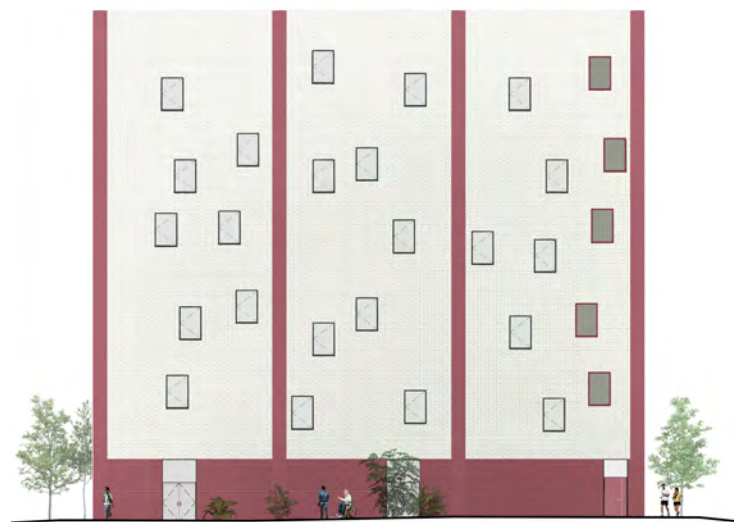




Building D - north-facing elevation



Building D - east-facing elevation



Building D - south-facing elevation



Building D - west-facing elevation

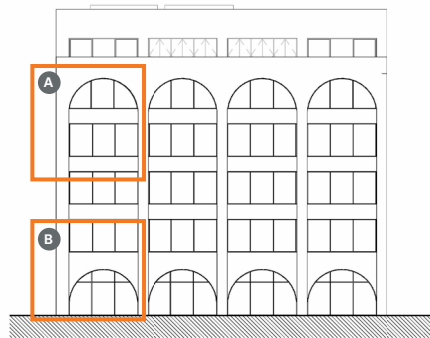
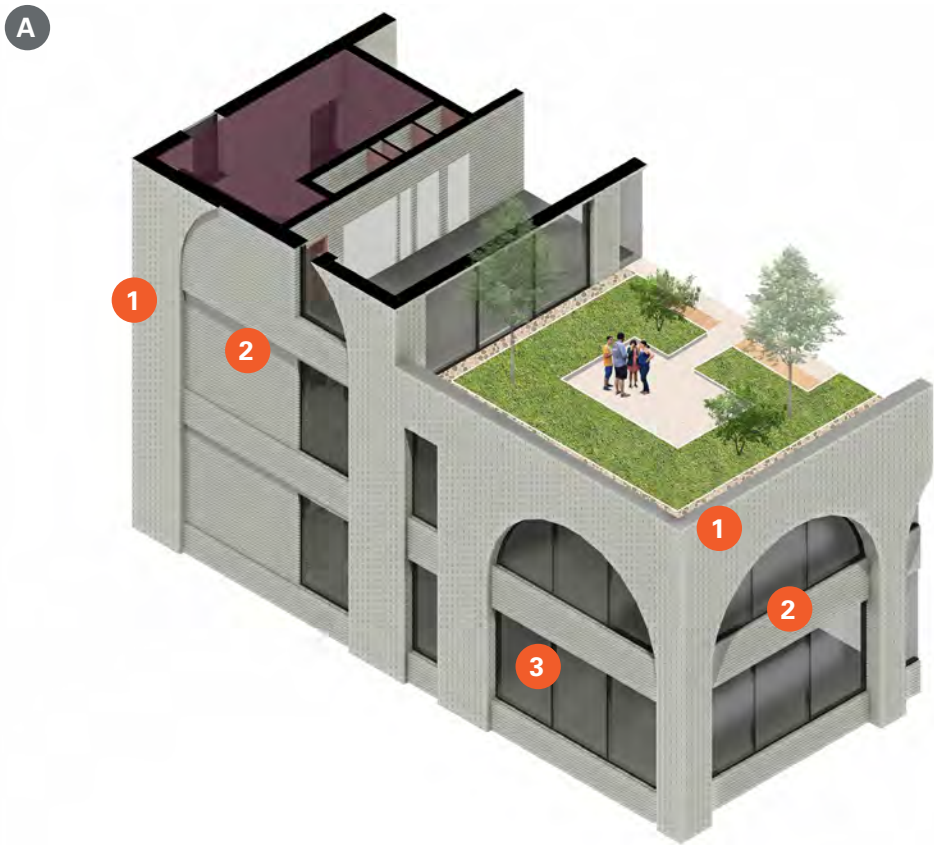
Bay study

Building D uses two brick types, a dark red glazed and a white brick. Mortar colour is used to further define the expression of the inset arches. The external line of the brick facades will use dark mortar. Infill panels below windows and in-between the arches will use light mortar. The dark red glazed brick provides an enduring datum to the facade.

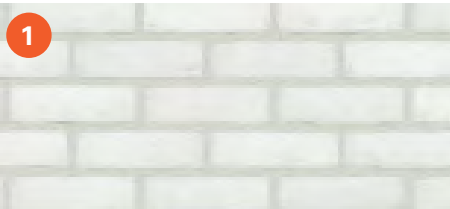
Doors and window frames will be primarily dark grey / black metalwork. However, in specific locations a pop of dark red will be used to add interest.



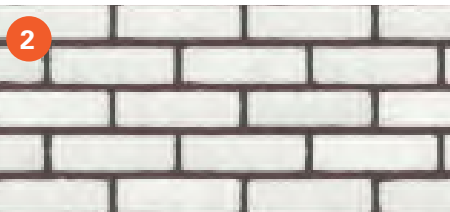
Building D viewed from Peckham Arch looking south, layering of building becomes part of Peckham High Street



Building D - key elevation



White brick with white mortar



White brick with dark grey mortar



Black metalwork



Dark red metalwork

Building D contributes to the eclectic street scape which has been designed to activate the ground floor along Peckham Yards.





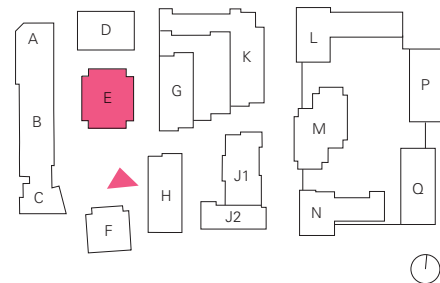
Building E



Overview

Building E is located at the centre of the western portion of the site. Glimpses of the building will be visible from the Rye Lane pedestrian cut through between buildings B and C and from Hanover Park. The top of the building will be visible in long townscape views.

The southern facade forms one of the main frontages overlooking Aylesham Gardens. Balconies have intentionally been omitted from this facade and placed on side elevations instead, to improve residents' privacy as well as the civic experience of Aylesham Gardens.

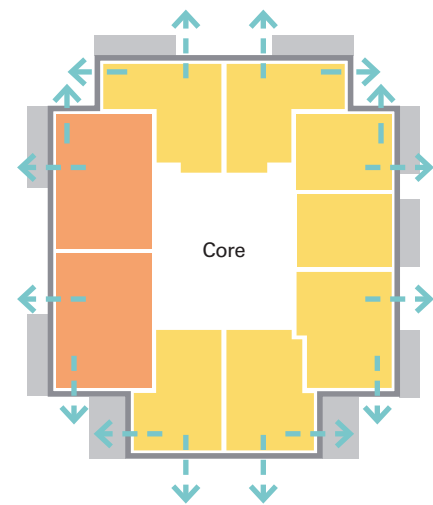


Sketch view of Aylesham Gardens looking north towards building E

Typical layout

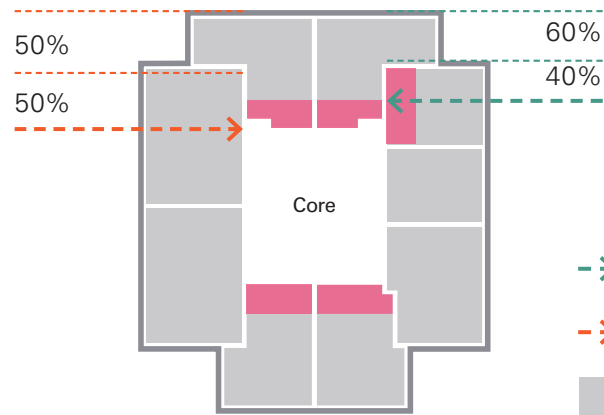
Due to its central location in the scheme, building E has been designed as a point building. Apartments surround a centralised core to maximise the number of dual aspect dwellings. The layout has associated benefits of natural daylighting and cross ventilation. The typical floors offer a range of one- and two-bedroom homes. The top two floors provide larger two- and three-bedroom homes which take full advantage of views across Peckham.

On all buildings, the GLA LPG Housing Design Standards definition of dual aspect has been used to assess the dual aspect home count, save for building E, where the floorplan has been assessed for dual aspect without taking into account the bathroom / technical zone to the back of the homes which is subject to mechanical ventilation. The GLA LPG Housing Design Standards requirement of 50% of the depth of the home to return and provide a second facade orientation has been applied for habitable rooms only. Refer to adjacent diagram. This is due to considerations regarding adjacency to other buildings.



Building E layout principles diagram

- Two-bedroom home
- One-bedroom home
- Balcony
- Dual aspect



Building E dual aspect strategy

- Building E assumed back of home
- GLA assumed back of home
- Homes
- BOH / technical zone

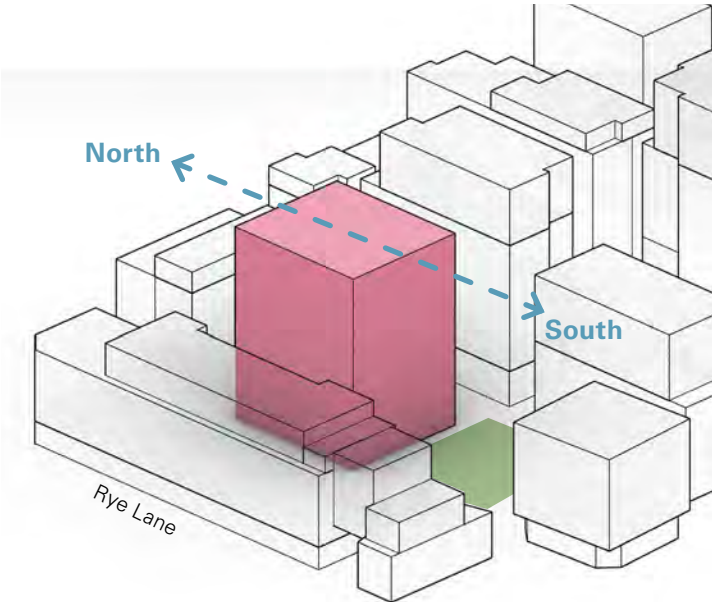
Scale and massing

Building E is 10-storeys tall and comprises a total of 78 market sale homes.

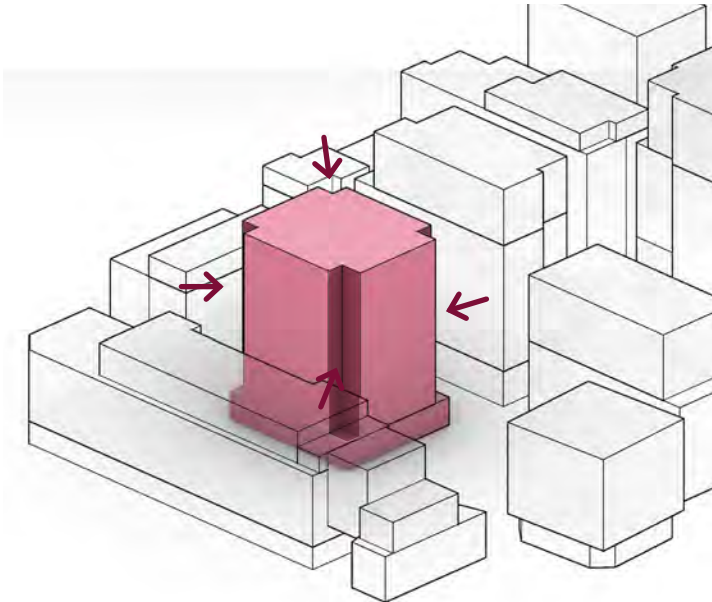
Building E is key to the sitewide strategy. The scheme is layered to create a gradual increase in building heights from west to east. The building heights rise away from Rye Lane towards the east, to protect important townscape views from afar.

To contribute to the layered building heights across the site, building E is sensitive to the proposed height of neighbouring Rye Lane. The top two floors are significantly stepped back to reduce the perception of mass.

In order to improve the residential offer of the building, an alternate proposal was studied where building E and building D to the north are connected, forming an intermediary raised podium. This provides opportunity for additional commercial space, as well as the potential for up to 8 more dwellings. However, this iteration has been superseded, favouring instead the amplification of public realm, as well as an uplift to the development's urban greening factor.



The rectilinear plan is orientated parallel to Rye Lane. The longer facades face north to south to reduce the perception of mass from Aylesham Gardens.



The corner points of the building are carved out to create dual aspect homes and further reduce the presence of the facade at pedestrian level.

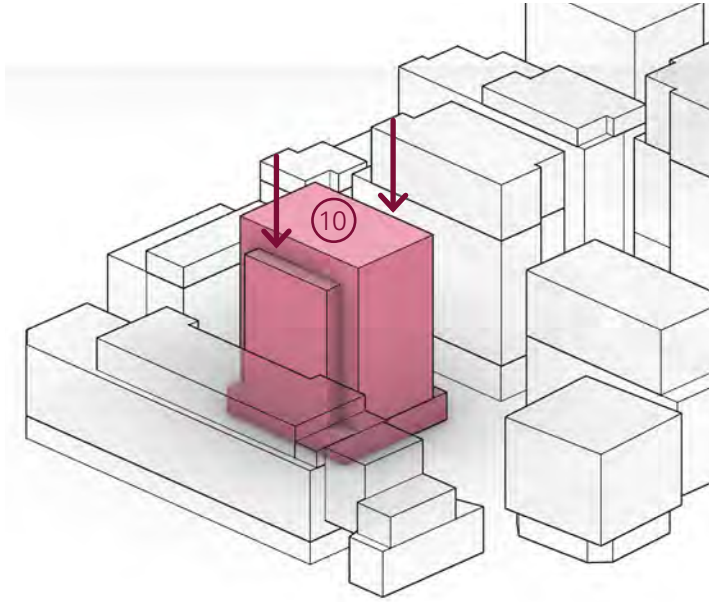
117-125 Rye Lane



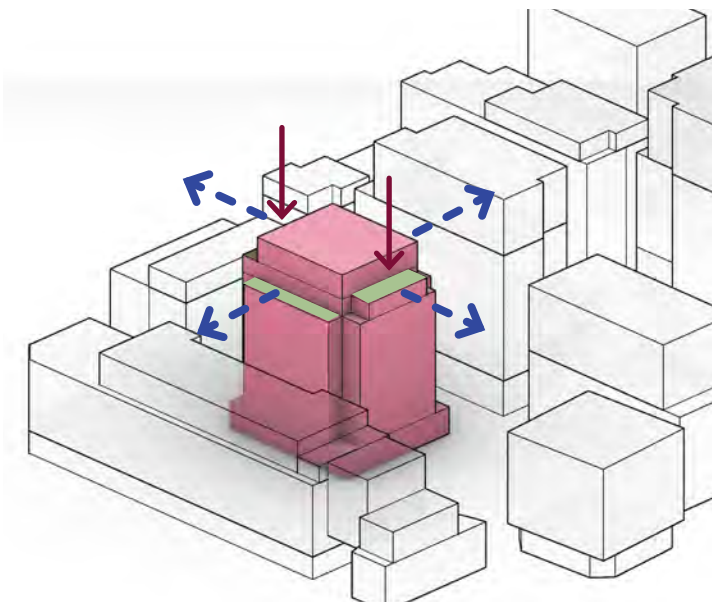
72 Rye Lane



Inspiration was taken from the Art Deco architectural style which is prevalent in the local area, particularly on Rye Lane.



Floor plates one to eight are typical. Above, the floor plates are further reduced to continue the proposed height set by the Rye Lane building.

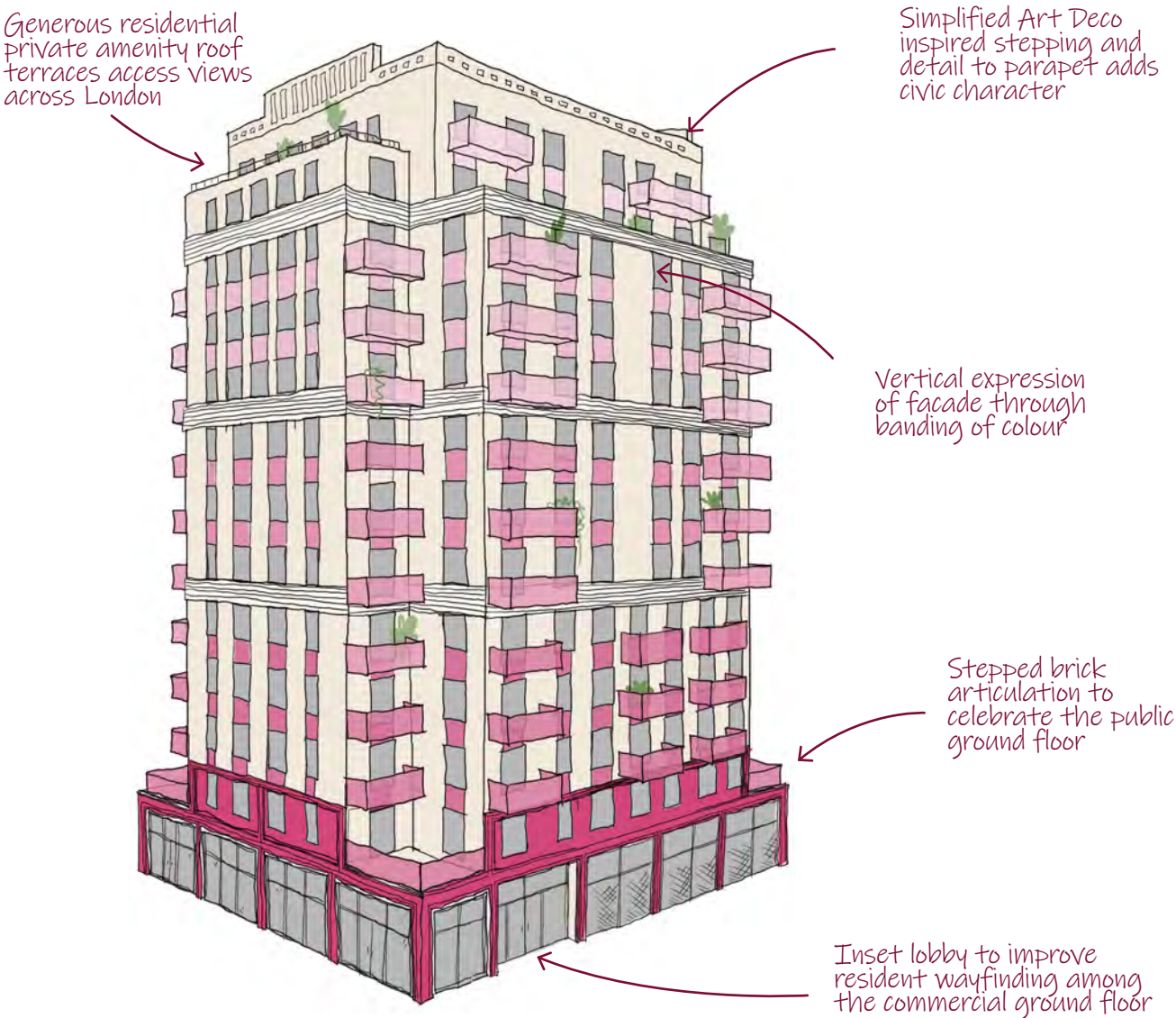


The cut back form of the top levels creates space for generous private terraces and uninterrupted views of the context.

Architectural approach

The architectural approach and civic expression of building E responds to its location at the core of the scheme. The ground floor is mainly designated for flexible commercial space, suitable for workspace to the north and food and beverage to the south. The proposed uses are celebrated externally through architectural framing and generous glazing, allowing a strong relationship to be fostered with the public realm.

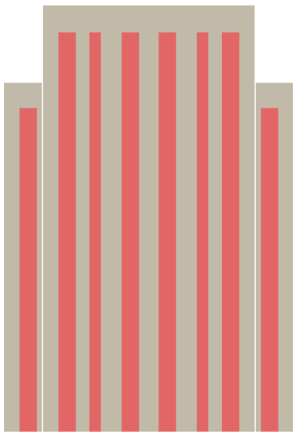
The importance of the facade facing Aylesham Gardens is considered. Glazed brickwork below windows, in combination with limited balconies on the southern facade, creates an elegant southern frontage whilst horizontal bands break up the massing. Pink tones bring a uniqueness and joy to the building, and complement the variety of colours used across the scheme.



Building E concept sketch

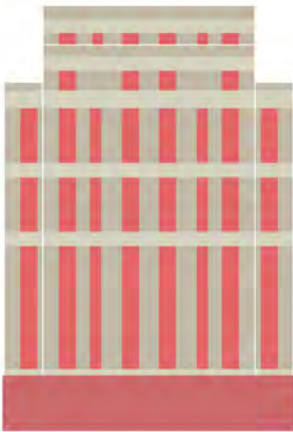
Vertical expression

Verticality is brought to all four elevations of building E through the placement of recessed glazed brickwork beneath windows.



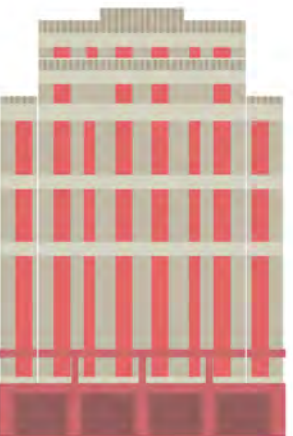
Secondary horizontal

Pauses in the coloured verticals add a secondary horizontal element to the facades. Horizontal banding gives the impression of breaking up the massing. The massing steps back at the top floors.



Art deco inspiration

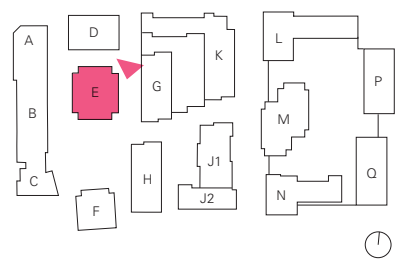
Simplified elements of Art Deco expression add character to the building. Details, such as stepped brickwork, are concentrated at the plinth and roof parapet to enhance the pedestrian and user experience.



Entrance and arrival

As a principal building within the scheme, the placement of flexible retail opportunities is important. Flexible retail, leisure and commercial spaces are located to the south of the building and connect directly with Aylesham Gardens, with potential spill out spaces to further engage with the public realm. The flexible retail, leisure and commercial unit to the north can be sub-divided to suit requirements.

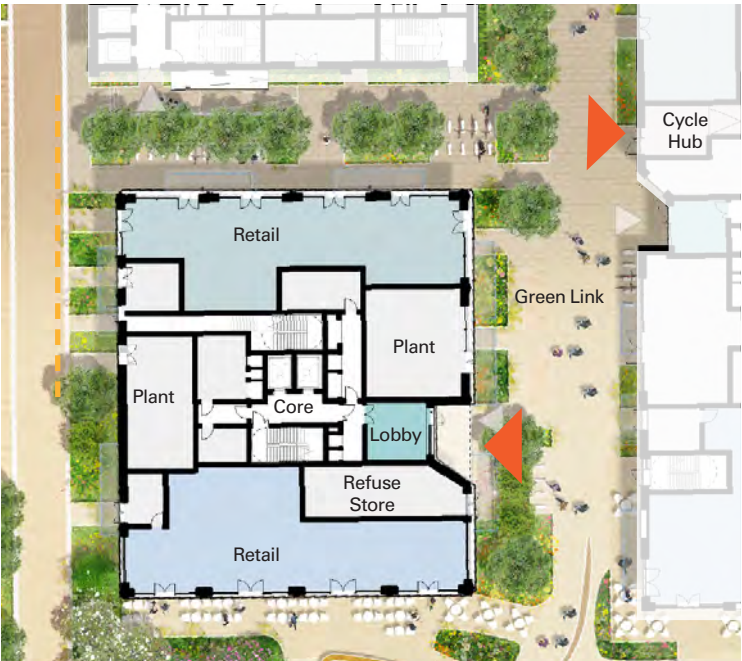
High quantities of glazing respond to the public space. To minimise the impact of service-related facades, they are strategically positioned to the east and west, away from public dwelling spaces.



Residential entrance and arrival

The residential entrance is on the east side of the building. It is strategically located away from the service through route at the rear of Rye Lane to grant residents privacy. The lobby entrance is inset so it is easily identifiable amongst the other active ground floor spaces.

Residents of building E will use a shared cycle hub which is located beneath the podium garden between buildings G and K. The cycle hub entrance is in close proximity to building E's lobby. The entrance spaces and shared cycle lobby help to create a residential character on the east side of building E.



Key plan showing Building E ground floor



View of building E's lobby looking south from Green Link towards Aylesham Gardens

Elevation approach



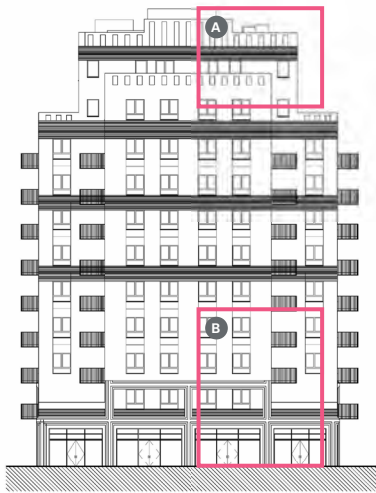
Building E - east elevation



Building E - south elevation

All homes have access to private external space. The placement of balconies has been carefully considered to increase resident privacy and maximise views across the city.

Light brick acts as the base tone for building E. The juxtaposition of colour between the pink and light greys elevates the playfulness of the facades whilst also improving the reflectance of daylight into dwellings within the scheme.



Building E - key elevation

The ground floor will be framed in glazed brick. Articulation is carried up to the first floor on the important southern frontage and above the residential lobby to signify their location and hierarchy.



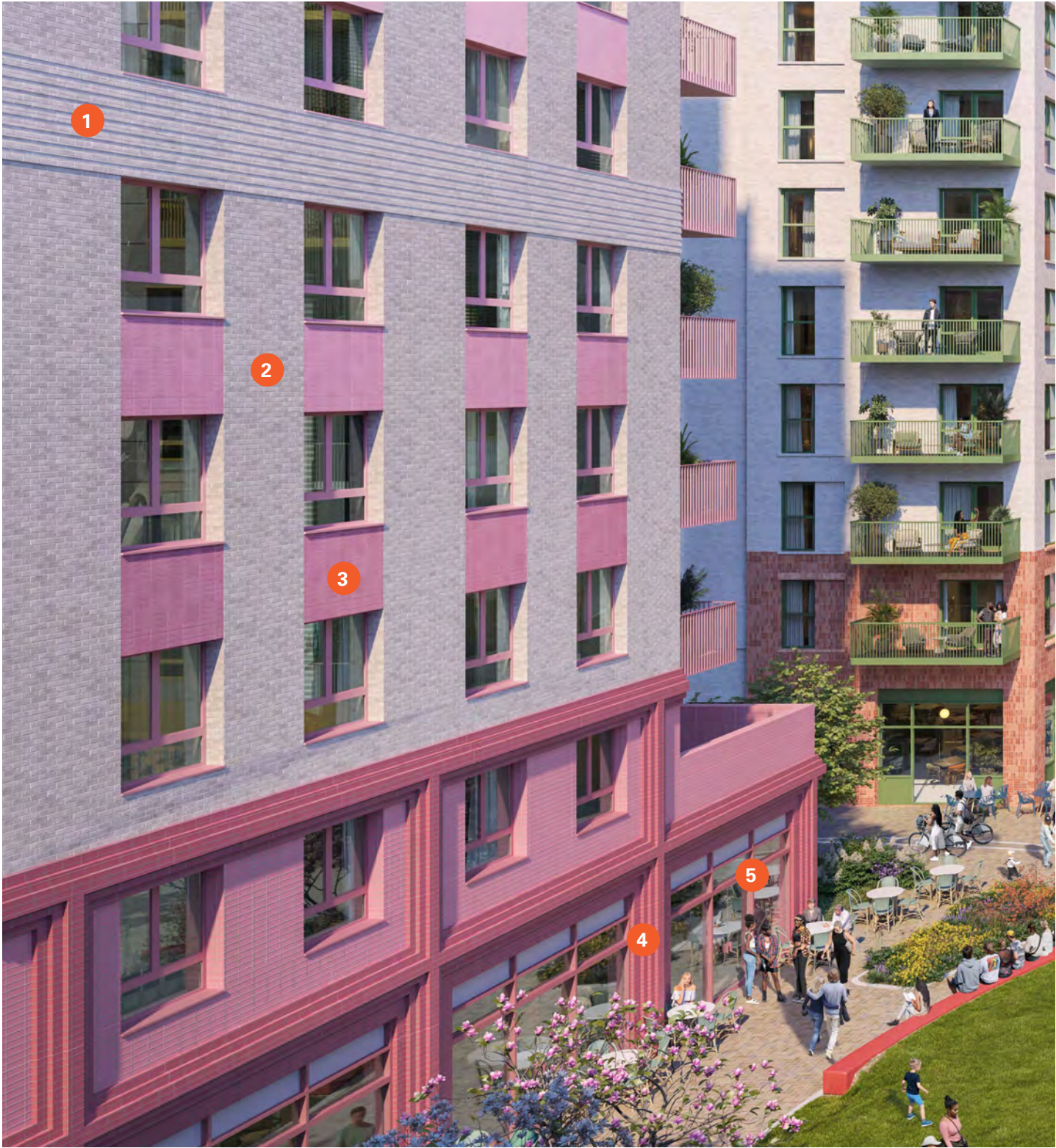
Bay study

The facade is a primarily light brickwork to maximise daylight reflectance into homes and be complementary to its neighbouring building G, which is of a similar height. A limited palette of brick and metalwork is used, with subtle brick details to bring hierarchy and interest.

Projecting balconies, window frames, and metalwork are finished in complementary pink tones. Only the soffit of balconies will be an exception. White will be used to further improve natural daylighting levels within homes.

Glazed stepped brick will frame ground and first floor to make the experience of the public ground floor more intimate and human scale.

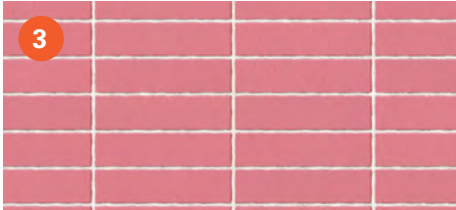
Elevations respond to the building’s central location. Pink banding enhances the playful nature of the mixed-use ground floor and embraces its proximity to the shared public gardens.



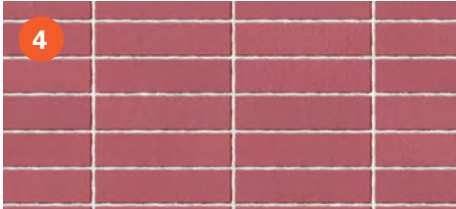
Light grey brick



Light brown brick



Light pink glazed brick



Pink glazed brick



Dark pink metalwork



Building F
nimtim

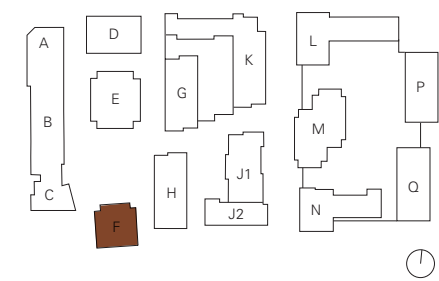


Overview

Location in masterplan

Building F sits to the south of the masterplan on Hanover Park between the 47-49 Rye Lane building and proposed building H. The building acts a mediator between the scale of buildings on Rye Lane and taller buildings further north and east.

The building is six storeys in height and approximately square in plan with flexible retail, leisure and commercial and auxiliary spaces at ground with residential apartments above. The building can be viewed on all four elevations from the public realm and interfaces with Hanover Park, two new access roads to the east and west, and Aylesham Gardens to the north.



Key plan

Typical layout

The building has a centrally located core with four homes per floor. There is no requirement for a secondary stair as the height of the top floor is less than 18m from ground level.

There are two, two-bedroom and two three-bedroom homes per floor all of which are dual aspect with long views from balconies and internal windows.



Building F typical floor, showing residential and core arrangement



Sketch aerial view of building F, a key neighbour to Aylesham Gardens

Scale and massing

Height, massing, form

Building F is an important mediator between the varying conditions, scales and characters of Rye Lane, Hanover Park and the proposed buildings within the masterplan. Through a series of key moves, the design was developed to respond to its context.

1 - Height mediating between scales:

In the context of the Proposed Development the building is at shoulder height, at six storeys. This is slightly taller than the former HSBC bank building on the corner of Rye Lane but shorter than the buildings further along Hanover Park and north and east in the Proposed Development. Similarly, in terms of footprint, it is relatively modest with four homes per floor helping to introduce a different scale as compared with the historic grain of Rye Lane.

2 - Meeting the street:

The building is a mediator between the commercial character of Rye Lane and the more residential character of Hanover Park. The first key move is to rotate the building to align to the street: identifying it as (in part at least) commercial in character and defining the end of the retail 'spillage' from Rye Lane before the beginning of more residential and set-back buildings on Hanover Park.

3 - Entry points:

Building F will define an important entrance into the Proposed Development from the south. We've worked with the landscape team to identify the entrance to the west as more 'street-like' with high quality paved surfaces and a defined carriageway whilst the eastern access road is greener and more pedestrian in feel.

A key move in creating these entry points is to chamfer the corners of the ground floor facing south. This defines the entrances to Aylesham Gardens, opening up views toward the green space from Hanover Park. This also create long views west towards the retail buildings on Rye Lane and east towards the residential buildings along Hanover Park, addressing the street from both corners. The chamfer references existing buildings along Rye Lane and notably the 51-57 Rye Lane building opposite which has a similar chamfer at ground below a square upper floor.

4 - Balconies:

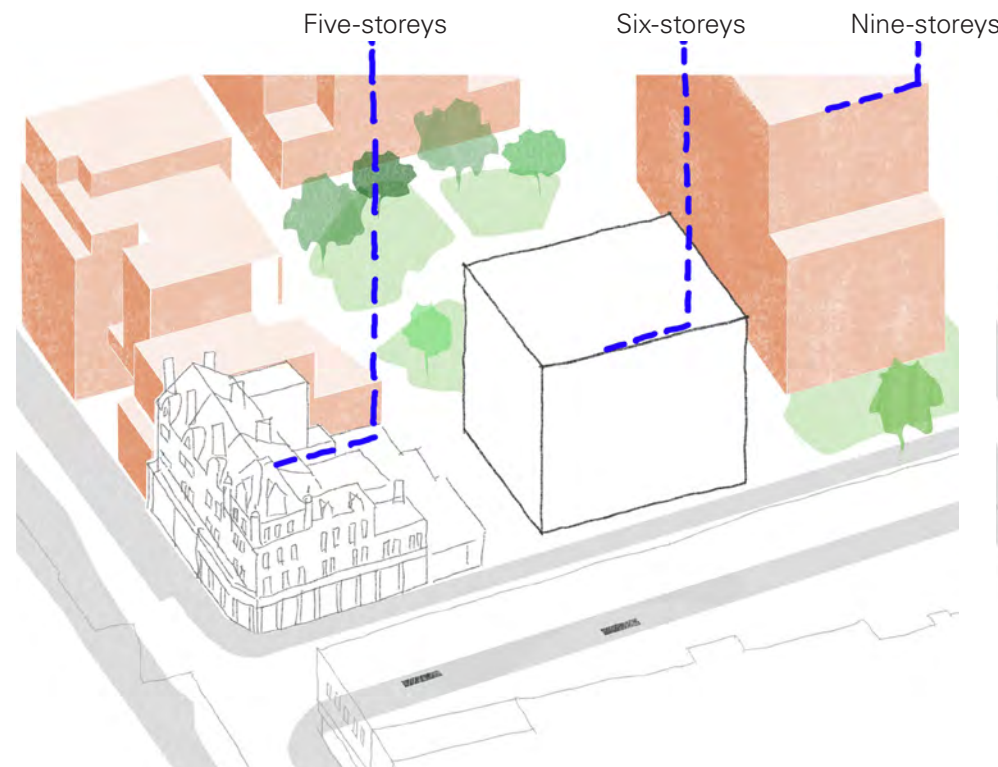
There are two balcony styles, and both are dual aspect with views over the gardens:

South facing homes:

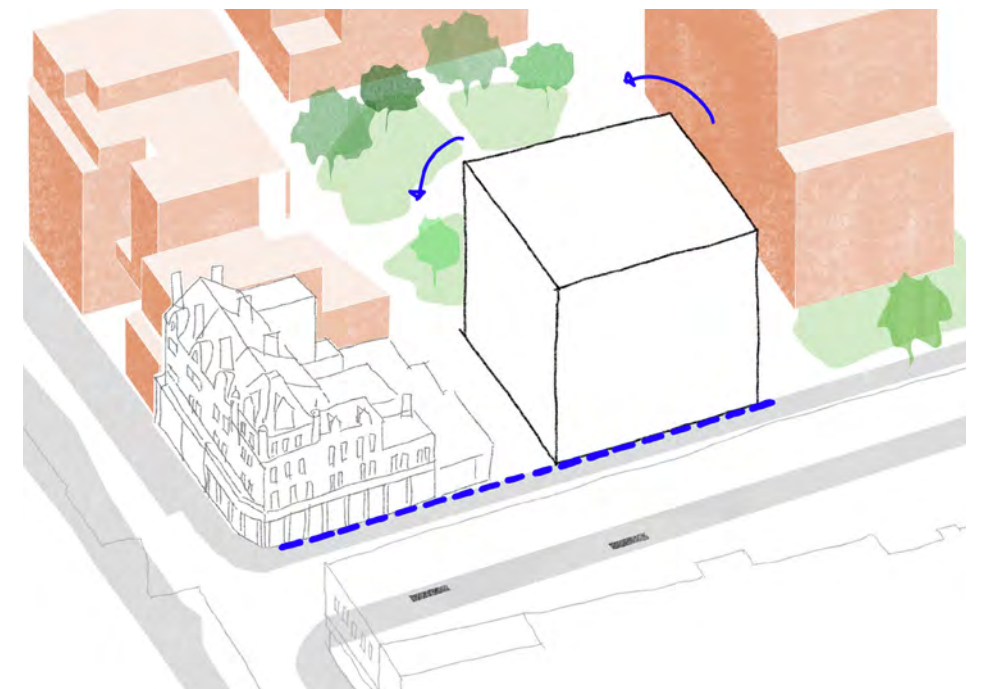
The south-facing balconies are located on the east and west facades to allow for more private balconies set back from the noise and views of the street, and to give long views towards Aylesham Gardens.

North facing homes:

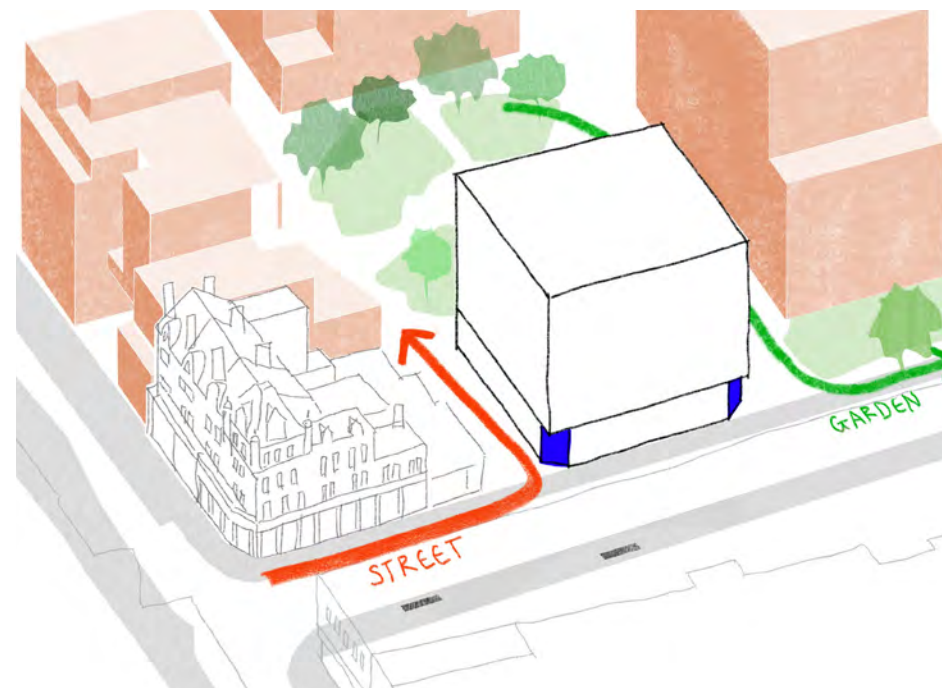
Balconies on the north facade have been inset to create sheltered, dual aspect balconies. The proportion of these balconies is appropriate for a family or group of people to use together.



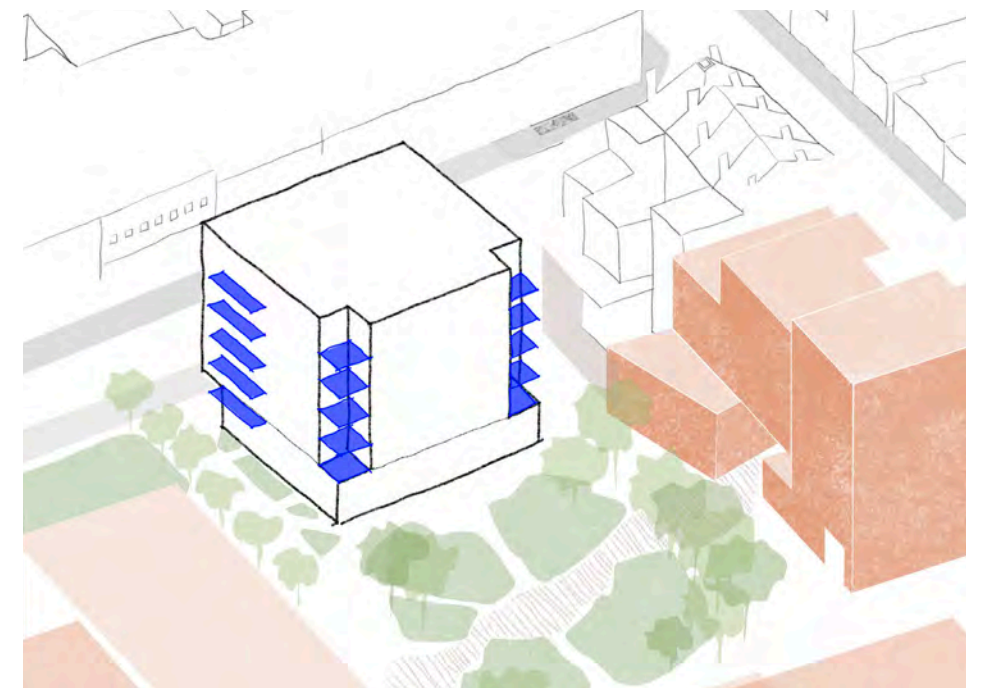
1 - Height mediating between scales



2 - Meeting the street



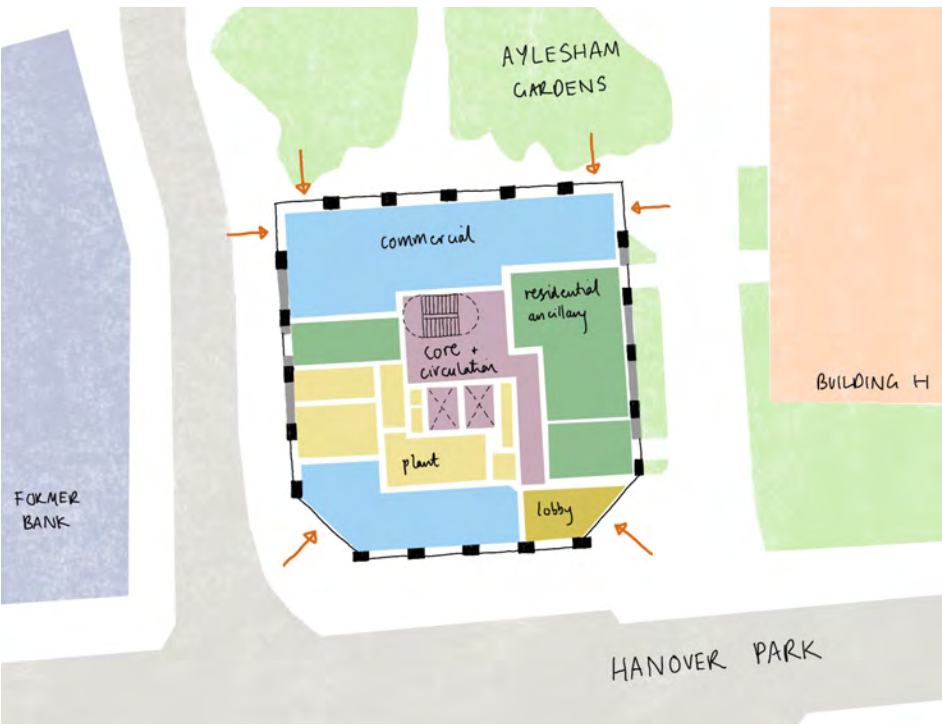
3 - Entry points



4 - Balconies

Layout principles

Ground floor



Building F ground floor plan principles



Residential entrance viewed from Hanover Park

Residential

The residential amenities are located on the east of the building, opposite building H.

Commercial

Located on the south-west corner and the north of the plan, the flexible retail, leisure and commercial units have been designed to draw shoppers from Rye Lane down Hanover Park and into Aylesham Gardens.

Residential ancillary and plant

Plant rooms and refuse areas are located on the east and west facades, leaving the north and south facades free from blank bays to maximise a connection with Hanover Park and Aylesham Gardens.

Refuse

A refuse area is located on the ground floor. The space is accessed from the east facade, adjacent to other residential amenities including the residential entrance and bicycle storage.

Cycle Storage

The cycle storage area is also accessed from the east facade.

Residential Frontage

The residential lobby is situated on the south-eastern corner of the building. The entrance is located at the chamfer, along the east-facing entry point which is residential in character and strongly connected to Hanover Park, with good sight lines along the street.

Commercial frontage

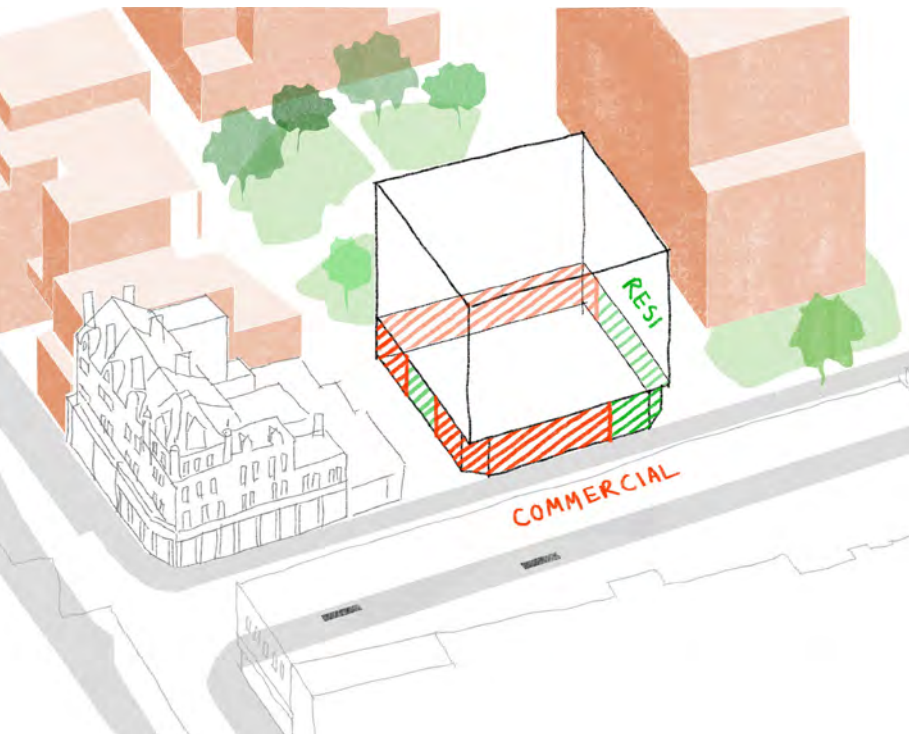


Diagram showing relationship of flexible retail, leisure and commercial space to adjacent roads

196.3m² of flexible retail, leisure and commercial space is positioned in two locations on the ground floor. This reflects the existing urban fabric of Rye Lane where commercial units are located on the ground floor with residential homes above.

The flexible commercial space on the north facade looks out onto Aylesham Gardens and will provide an active frontage to the green space. This space is envisaged for food and beverage operators because of its connection to the Aylesham Gardens. The opportunity for alfresco dining has been carefully considered with provision for tables and chairs along the edge of the Aylesham Gardens.

A second flexible retail, leisure and commercial space is located on the south-west corner. This space is a continuation of the existing commercial units on Rye Lane and Hanover Park, exhibiting the 'spillage' distinctive of roads off Rye Lane.



Looking east along Hanover Park to building F

Elevation approach

Three 'ingredients' inspired by Peckham

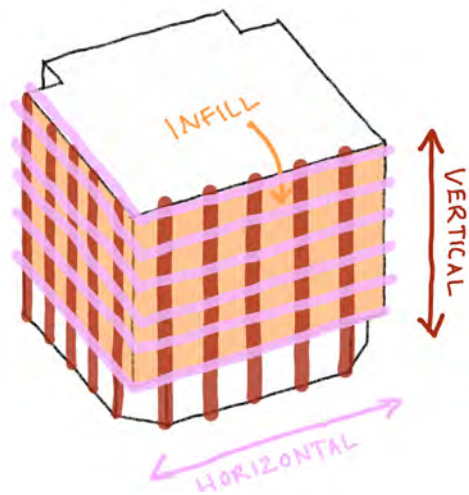
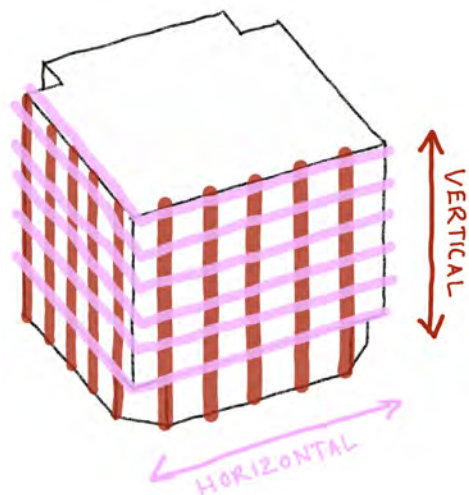
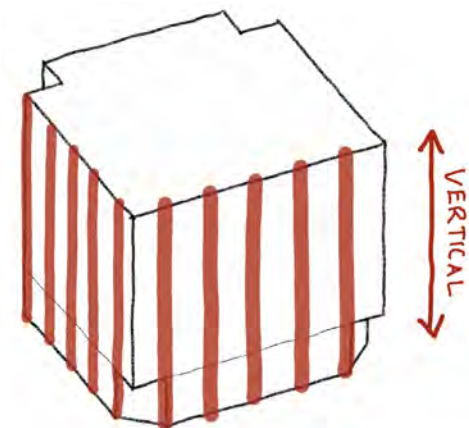
Verticality
Examples of strong vertical architectural expression are found along Rye Lane and Peckham, such as this example close to Peckham Rye station.



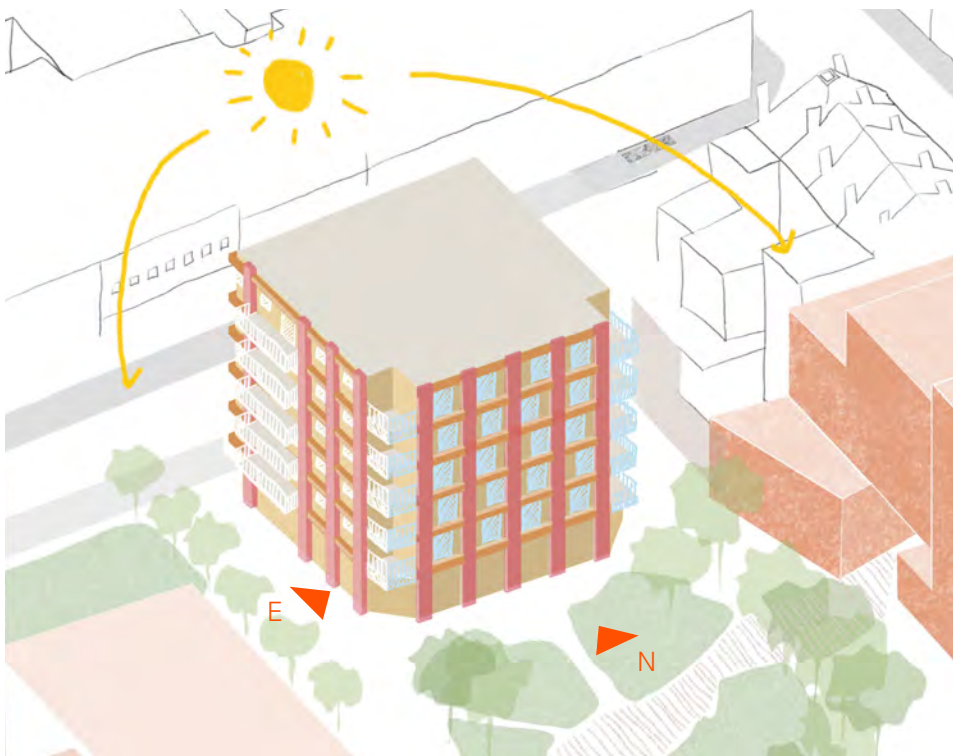
Horizontality
Similarly, there are several examples of strong horizontal architectural expression, such as the former C&A building.



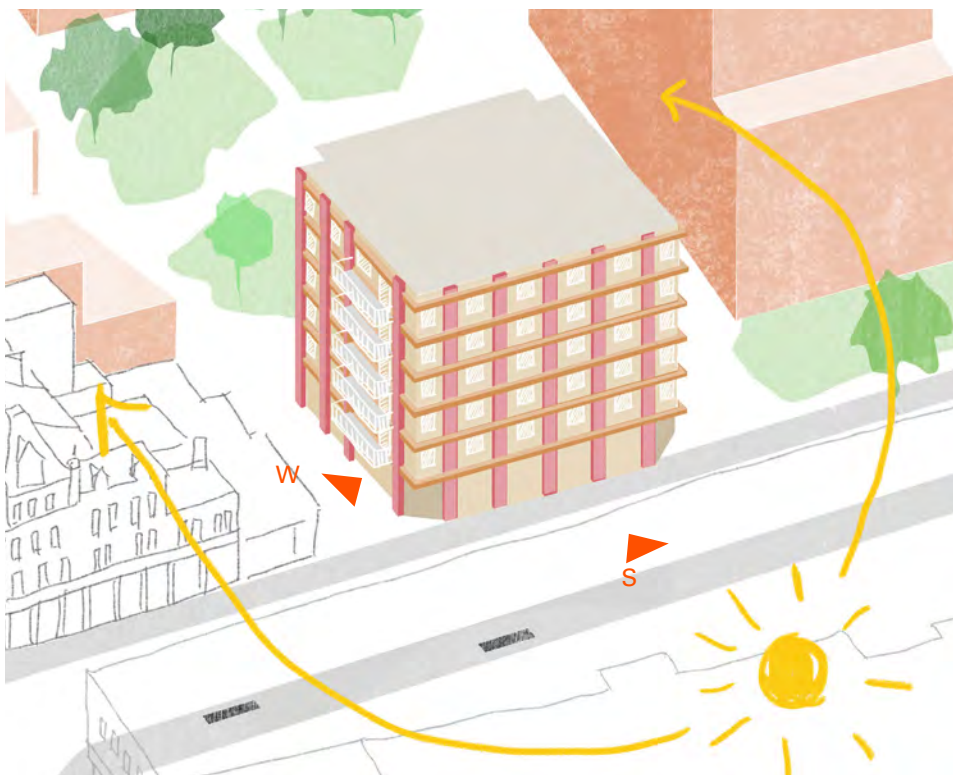
Infill
Also noted were examples of materials forming the 'infills' between these elements, often contrasting to allow the vertical / horizontal elements to stand out



Each elevation responds to its unique context using same 'ingredients'



- North conditions**
- Little direct sunlight
 - View onto Aylesham Gardens
 - Quieter side of the building
- Response**
- Pronounced vertical piers
 - Shallower reveals
 - Larger more vertical openings to optimise light
 - Variation in window position to create more informal and open facade



- East conditions**
- Facing the residential side of the street
 - Garden character side street
- Response**
- Pronounced vertical piers to connect with north elevation
 - Consistent window sizes commensurate to aspect
 - Balconies on side to permit long views to Aylesham Gardens

- South Conditions**
- Intense direct sunlight
 - Facing the street - noise, pollution etc.
 - Formal or public side of the building
- Response**
- Pronounced horizontal bands providing shading
 - Deeper window reveals
 - Horizontal openings to minimise solar gain
 - More consistent, formal composition

- West Conditions**
- Facing back of commercial units of Rye Lane
 - Evening sun
- Response**
- Pronounced horizontal bands to connect with south elevation
 - Consistent, moderate openings
 - Balconies taking advantage of evening sun

Site observations: Peckham and Rye Lane



Rye Lane (photos above) is defined by its retail character; bright colours on the ground floor shop frontages, which often feature metal shutters. Materials above ground level (photos below) are more conventional and muted in colour and texture: brick, stone, render, occasionally a glazed tile.



Material concept

As described previously, the proposed building will deploy a simple palette of materials / ingredients in different ways on each of its elevations, to respond to the different conditions on each side. Elevations are defined principally by horizontal and vertical brick bands that change in emphasis depending on environmental and urban context. The ground floor and the upper floors will be contrasting (see diagram below), referencing the buildings of Peckham and Rye Lane.

Ground floor

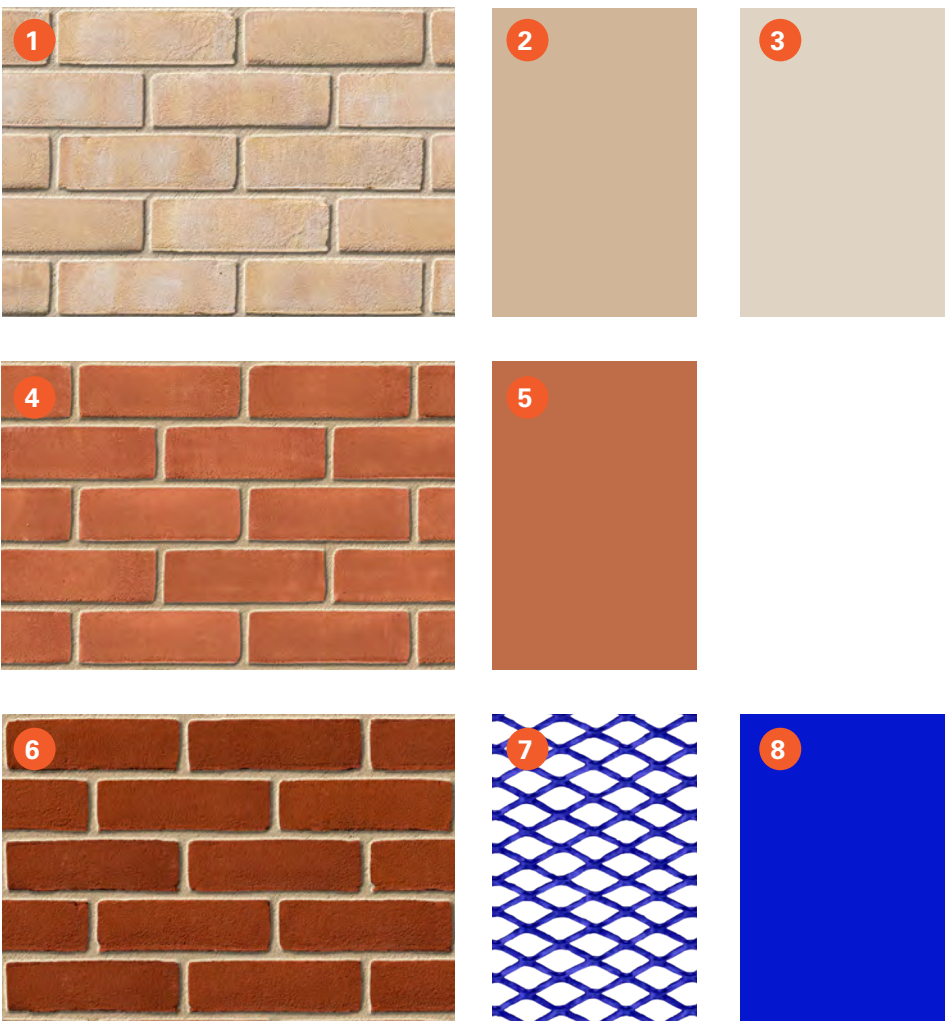
- The colour of the ground floor bays for the flexible retail, leisure and commercial units will vary depending on the tenant and can change bringing a colourful display similar to those on Rye Lane
- Entrances and elevations onto plant and refuse rooms will be in a coloured expanded metal mesh referencing colours typical on Rye Lane - the metal mesh also forms part of the ventilation strategy, as well as allowing natural light in whilst concealing the ancillary functions
- In each ground floor bay, there will be a fascia that forms a continuous datum around the building, which can be seen on the former HSBC bank building that neighbours building F

Upper floors

- The three elements identified on the previous page are each in a different brick colour, reflecting the broad variation in brick types found around the site



Material palette



- 1. Infill**
 - Buff coloured brick
 - Stretcher bond
 - Mortar to match infill brick colour
- 2. Mortar**
 - Uniform mortar colour used for all brickwork, to match colour of infill brick (1)
- 3. Residential floors windows and doors**
 - RAL to match colour of infill brick (1)
- 4. Horizontal band**
 - Light red brick
 - Stretcher bond
- 5. Balcony base**
 - RAL to match colour of horizontal brick (4)
- 6. Vertical piers**
 - Darker red brick
 - Stretcher bond
- 7. Ground floor plant and ancillary**
 - Expanded metal mesh in colour
- 8. Ground floor fascia**
 - Solid metal panel in colour

Coloured elevations



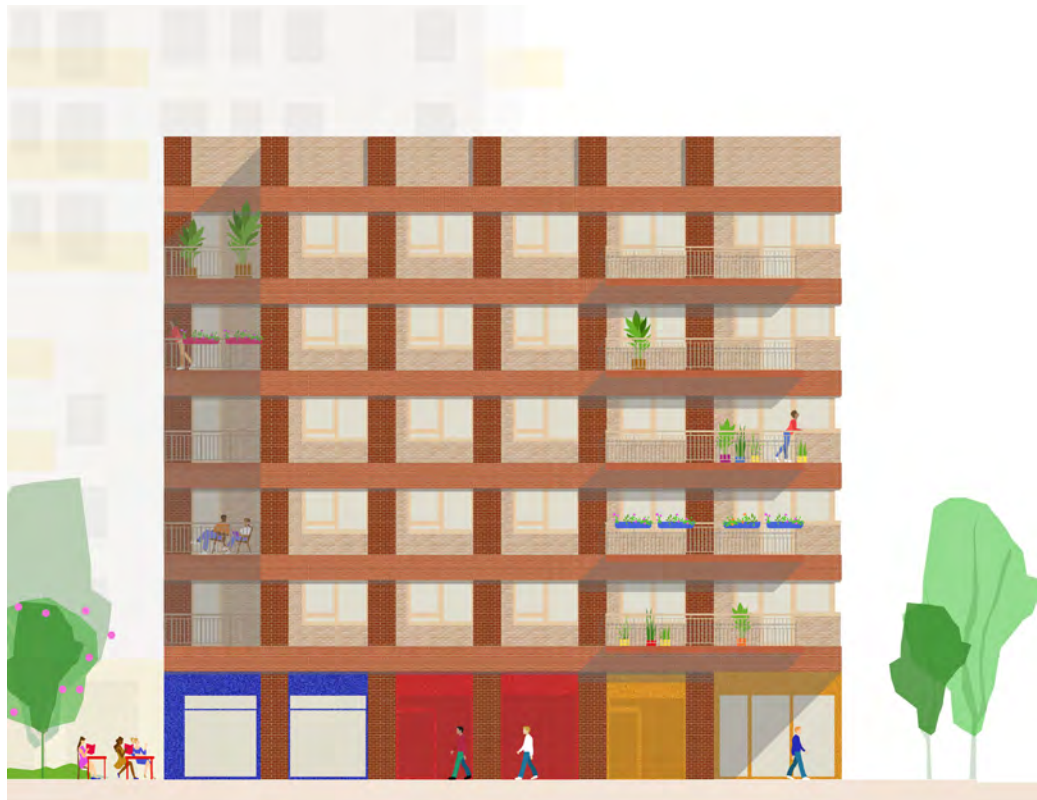
Building F - north elevation



Building F - east elevation



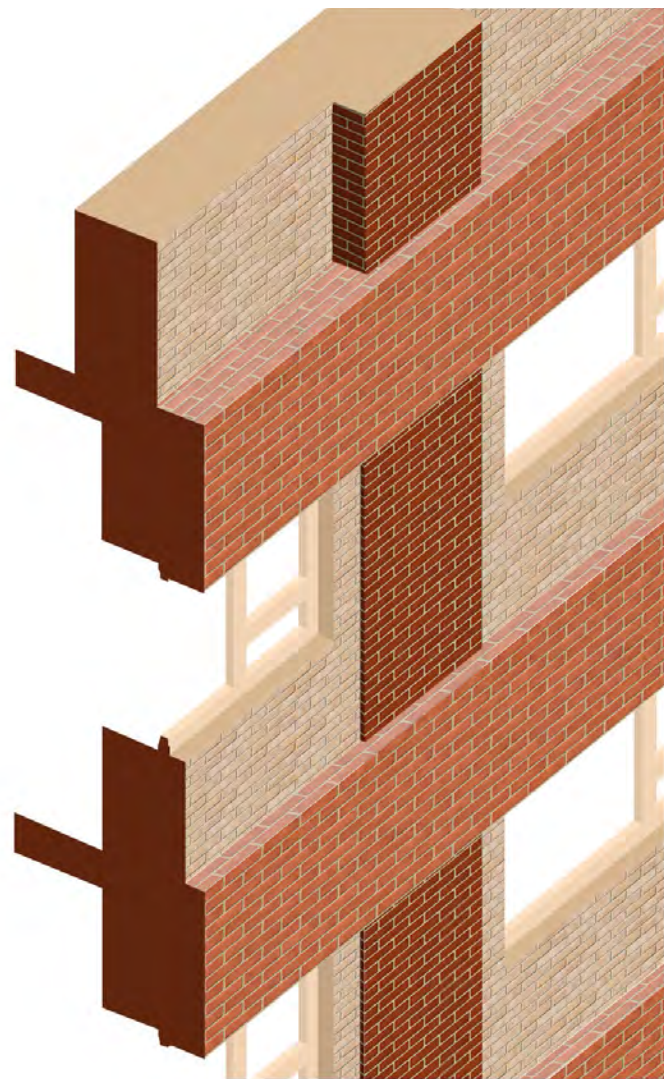
Building F - south elevation



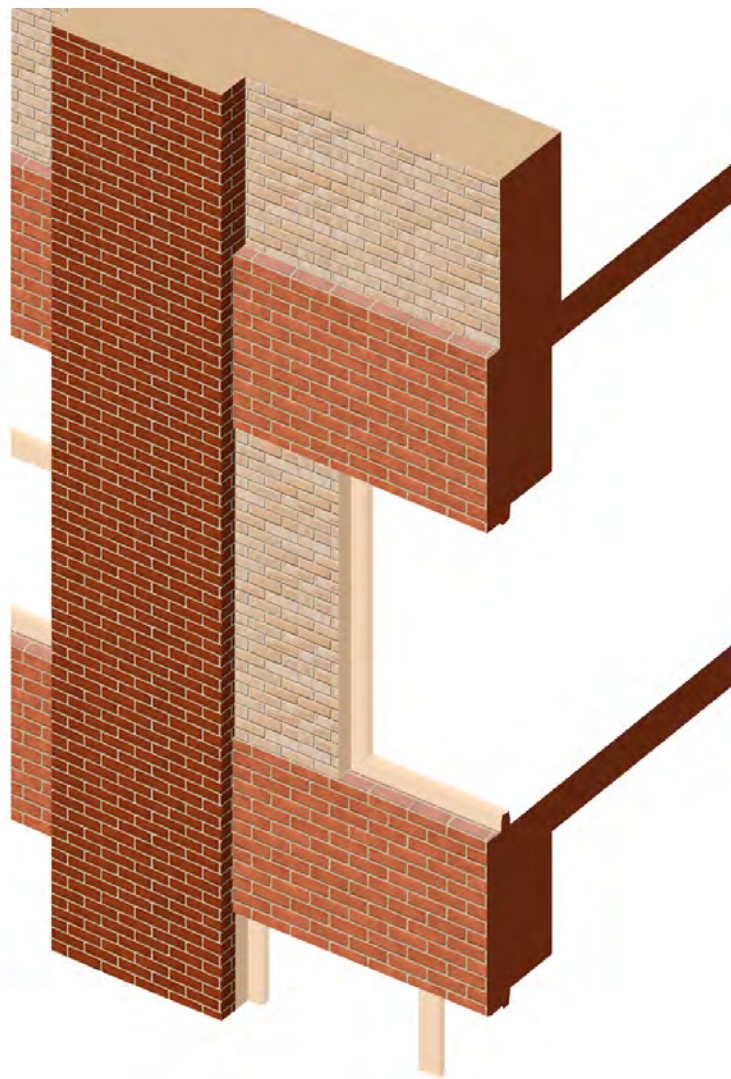
Building F - west elevation

*note these visuals are illustrative only

Bay study



Bay study A



Bay study B

Balconies and Windows

- Window frames will be similar in colour to the infill brickwork so they read as a coherent element
- Balcony balustrades will match closely to the infill brickwork again to read as a similar element
- The base of the balconies will be similar in colour to the horizontal brickwork to tie them in with this element

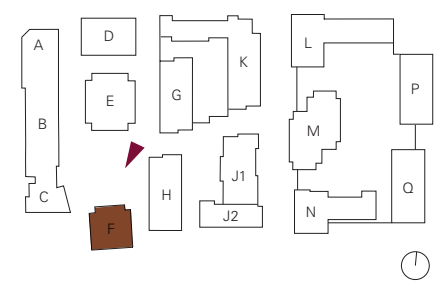
Parapet

The infill brick is set back further than elsewhere in the building, so that the vertical piers will be more prominent and provide a silhouette to the building. This is a common architectural feature on Art Deco buildings found on Rye Lane.



West elevation bay study

Building F



Sketch view of building F from across the Aylesham Gardens



Building G

Jas Bhalla Works



Overview

Location in masterplan

Building G is positioned at the north of the Proposed Development and shares a ground floor podium with the adjacent building K. The building has a key position within the masterplan, linking the proposed character areas of Peckham Yards to the north, Aylesham Gardens to the south-west and Market Lane to the immediate south. Building G marks the strategic transition from the large open space of Aylesham Gardens to the retail lane, Garden Walk, that leads to the podium building to the east.

The building sensitively responds to the various character areas that surround it. The south-west corner of the building has been articulated independently to emphasise this prominent public face of building G within the masterplan. A large flexible retail, leisure and commercial unit has been placed on the ground floor with seating that spills out toward Aylesham Gardens.

Context and response

The building massing is informed by the wider townscape views to ensure the building positively impacts these views and the existing heritage assets within them; most notably the Jones & Higgins building and the Clock Tower. In particular, the views of the Proposed Development from Peckham Hill Street to the north and from Peckham High Street to the west have been carefully considered.

To lessen the bulky appearance of the massing when viewed from the streets both to the north and north-west of the site the building has a recess at the ninth floor to reduce the massing at upper floors. This recess provides valuable, communal residential amenity in the form of a terrace and benefits from views north towards the City of London.



117-125 Rye Lane - Corner detail character

- 1 Rye Lane
- 2 Aylesham Gardens
- 3 Floral Walk
- 4 Peckham Yards
- 5 Podium Gardens
- 6 Building G
- 7 Building K
- 8 Hanover Park
- Application boundary
- Key routes
- Key townscape views



Scale and massing

Design development and mix

The proposed building is 12-storeys tall, and its tenure is 100% market sale. The building contains 71 homes, with a flexible retail, leisure and commercial unit and residential ancillary space on the ground floor.

Four principal massing moves have been undertaken:

1. Split massing

The massing is broken down vertically along the key route to create visual interest and articulation of the north and south facades.

2. Manipulating form

The reduction in massing to facilitate a north facing, communal roof terrace enables a positive relationship between Building G and the significant heritage and cultural assets in the local townscape.

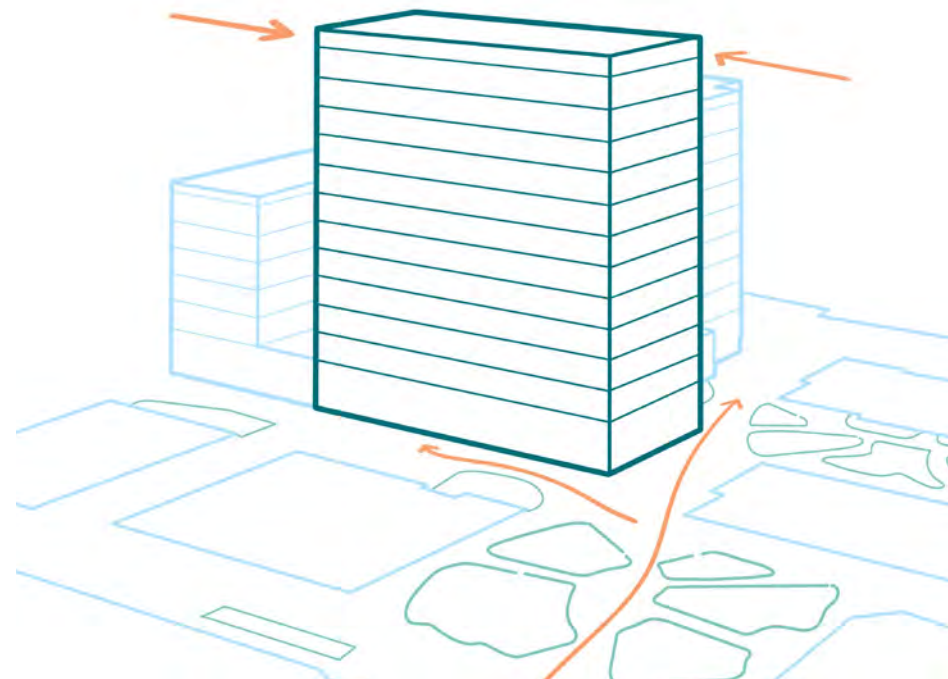
3. Highlight residential entrances and flexible retail, leisure and commercial corner

Articulation of both the residential entrance and the flexible retail, leisure and commercial unit on the south-west corner of the building provides a focal point for the building.

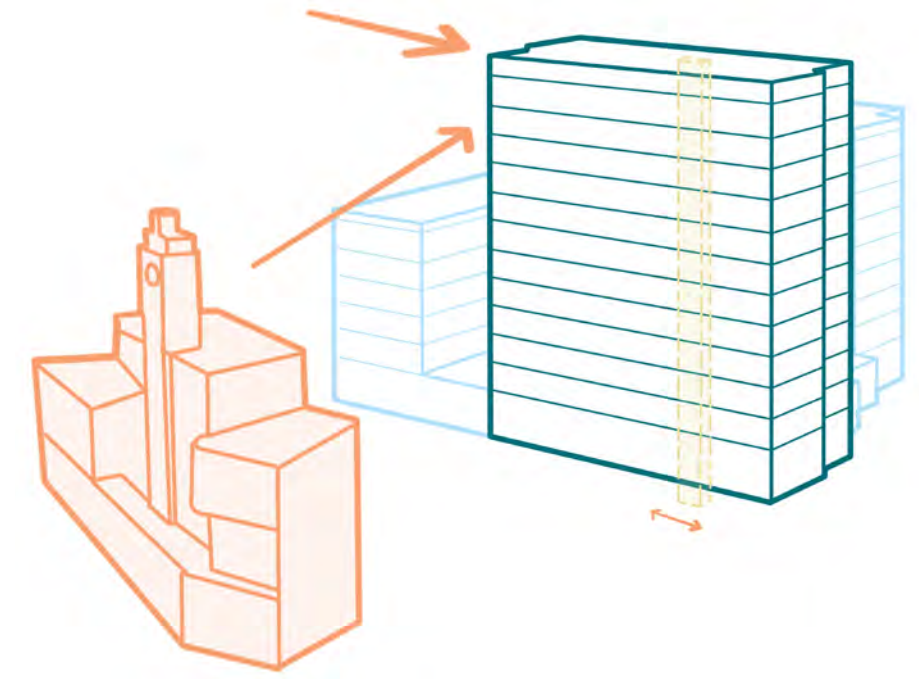
4. Create social amenity

A communal terrace for residents with views north towards the City of London is provided. Benefits of the terrace include:

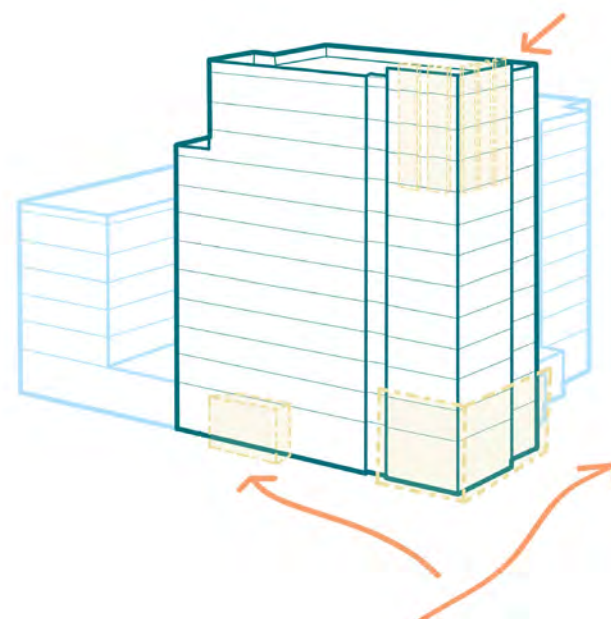
- Reduction in size of the balconies needed on the west elevation
- A large amenity space with views towards the City of London
- A reduction in the massing aids the key townscape view of the Proposed Development from the north



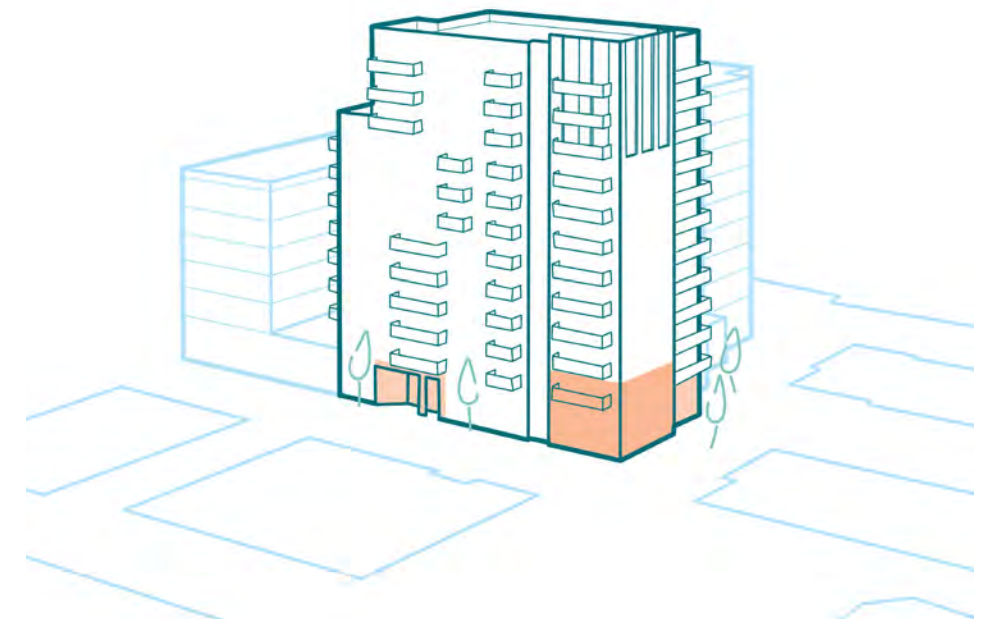
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2



3

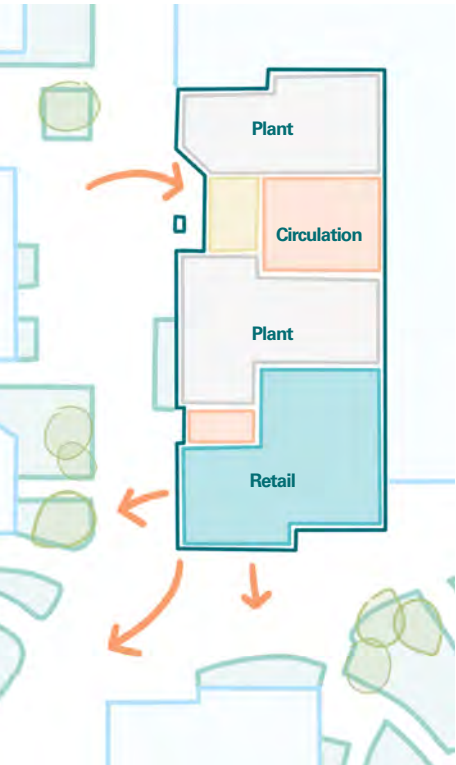


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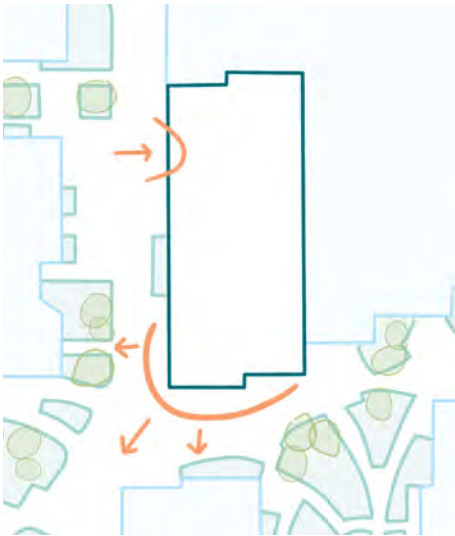
Entrance and arrival

Ground floor and relationship to Aylesham Gardens

The ground floor design has been centred around providing a vibrant flexible retail, leisure and commercial unit to the south-east corner of the scheme is designed to spill out onto Market Lane creating a positive public connection between the building and Aylesham Gardens. Ancillary and plant space is located away from the south of the plan to avoid interaction with the key public spaces of Market Lane and Aylesham Gardens.



Ground floor layout diagram



Key active frontage diagram



The Jazz Yard - Bell Phillips Architects



115 Camden High Street - Morris+Company



View of south-west corner from Aylesham Gardens

Residential design quality

Residential communal entrance

The residential entrance is positioned to the west of building G, facing building E's active flexible retail, leisure and commercial frontage. The entrance is recessed to provide privacy and is detailed with light terracotta brickwork to distinguish it within the ground floor facade; this can be seen in the adjacent visual.

Typical layouts

The layout design allows all two-bedroom and three-bedroom homes to benefit from being dual aspect on the corners of the building. Within these homes living / dining / kitchen spaces are prioritised as dual aspect rooms.

The building contains one primary core with two lifts (one of which is a firefighting lift) and an escape stair. Further south in the building a secondary escape stair provides two means of escape at each floor of the building. The primary core benefits from daylight into the stairwell. There is a generous space in front of the lifts which at the ninth floor opens directly onto the ninth floor terrace.

Private amenity

The building has been designed to provide high-quality private amenity spaces to all apartments as well as a large communal amenity terrace with views towards the City of London. As per LBS Residential Design Standards SPD, all apartments with more than one bedroom have a 10m² balcony; on occasions where one-bedroom homes do not also achieve a 10m² balcony, they have 5m² of private amenity with an additional 5m² offset on the ninth-floor communal terrace.



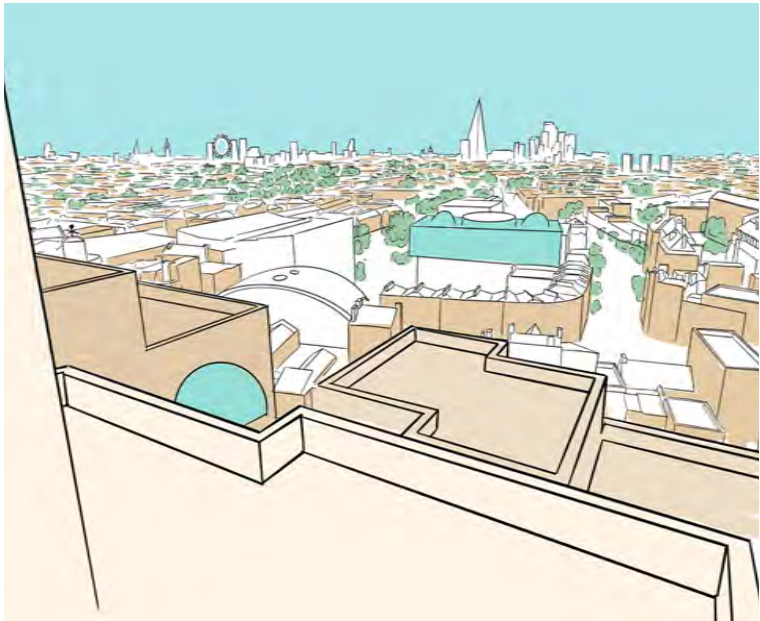
View of residential lobby entrance



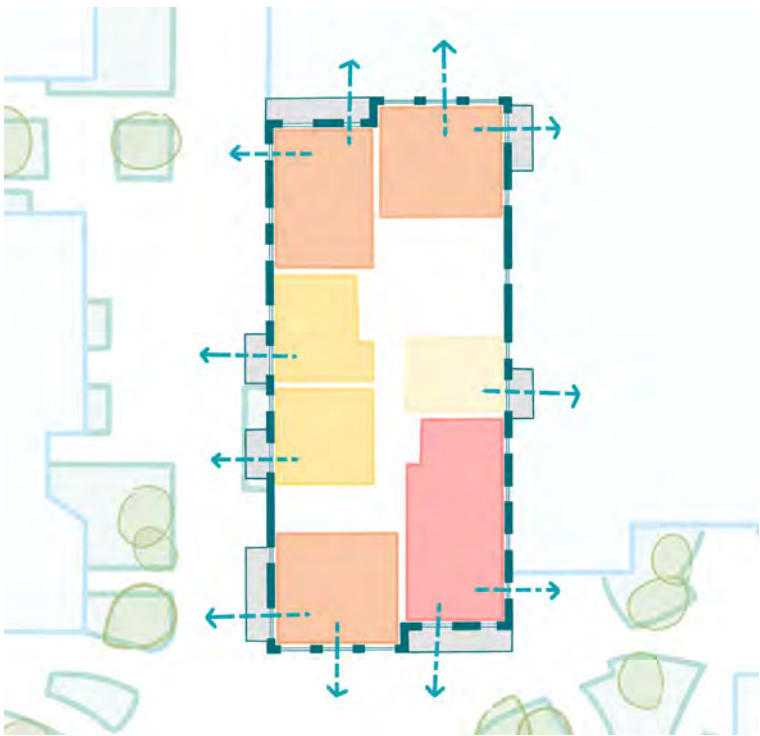
27 apartments in Salou - Nua Architects



The Silchester Estate - Haworth Tompkins



View from communal terrace looking north towards the city



One-bedroom home Three-bedroom home
Two-bedroom home

Typical floor layout

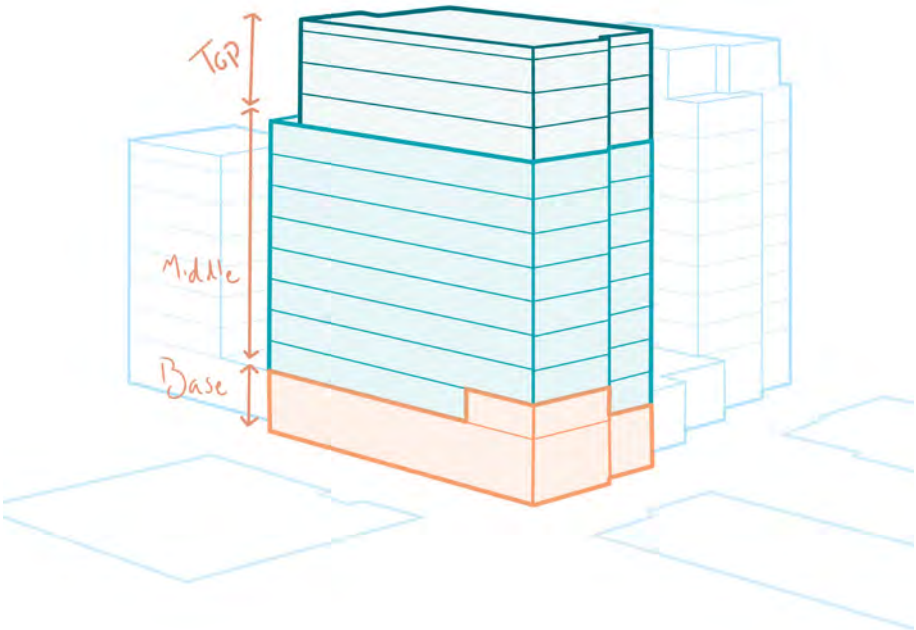
Elevation approach

Design development

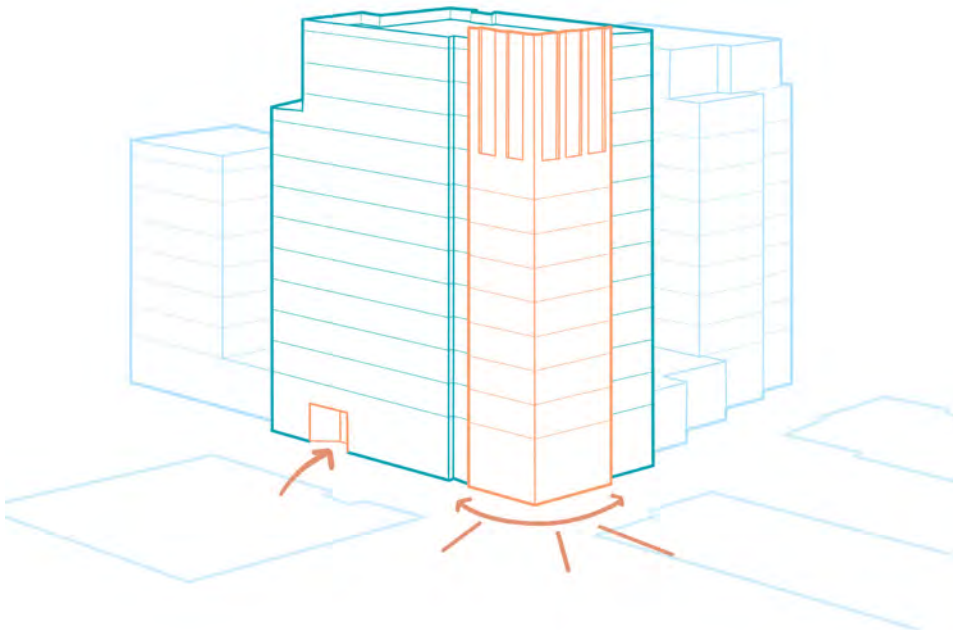
The elevations incorporate a series of punched openings and recessed brickwork panels that are complimented by projecting balconies on the east and west facades and recessed balconies on the southern and northern facades.

The four key elevation strategies that inform the visual appearance of the building are:

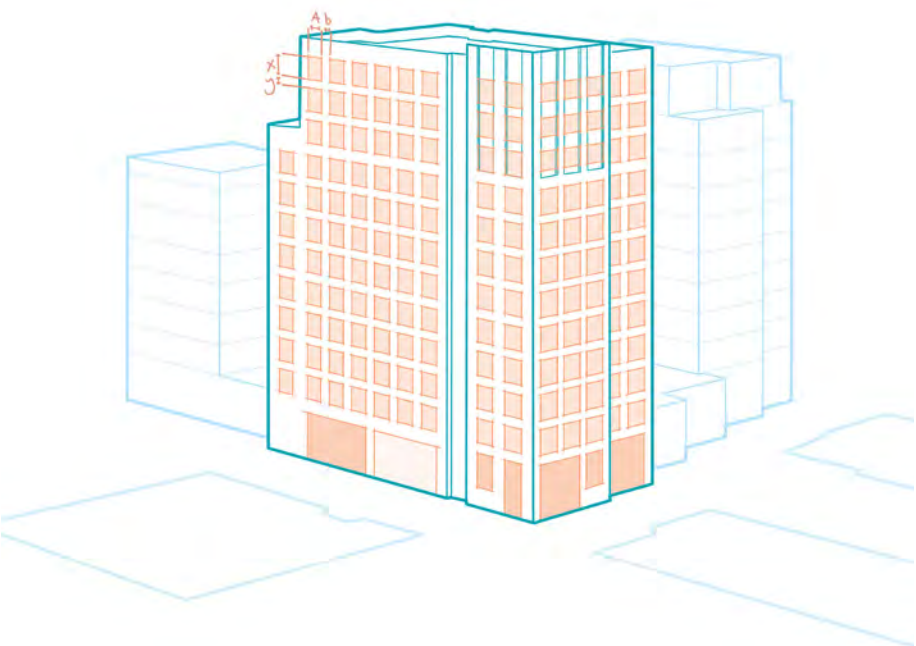
- 1 Base, middle, top** - The building has a subtle variation between the base, middle and top across all the facades. At the base, visual interest is applied to focus the attention, an approach of simplicity and rationality is applied to both the middle and top elements.
- 2 Emphasising the south-west corner** - The south-west corner of Building G is separated visually from the rest of the building to signify its importance within the masterplan and strengthen its relationship to Aylesham Gardens. By extending the parapet and having a brick recess across all floors on the west elevation, the south-west corner has a vertical emphasis that confidently addresses Aylesham Gardens.
- 3 Establishing a grid** - Across all the facades, recessed brick panels adjacent to windows establish a regular grid above the ground floor.
- 4 Addressing Floral Walk** - On the ground floor, the building has a flexible retail, leisure and commercial unit that opens onto Floral Walk, marking the start of the active retail street within the Proposed Development.



1



2



3



4



Cadix Apartment Block - DVVT Architects



London Community Land Trust Housing - Archio

Elevation approach

Material palette

The building uses a simple material palette of white brickwork and pale green metalwork for window frames and balconies from first floor and above. At ground floor, the key entrance zones of the recessed residential lobby and retail, leisure commercial unit are articulated by both light and dark terracotta brickwork elements. This colour change highlights key moments at ground floor whilst allowing the elevation treatment elsewhere to meet the ground, avoiding a direct external reading of the podium connecting building G and K.

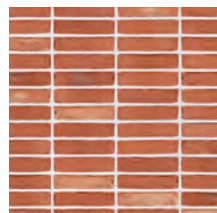


1

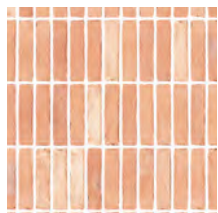


2

- 1. White brick work with texture and variation, white / light coloured mortar. Stretcher bond.
- 2. Window frames and balcony colour - pastel green.
- 3. Light terracotta brick work with texture and variation, white / light coloured mortar. Vertical brick course.
- 4. Terracotta brick work with texture and variation, white / light coloured mortar. Stacked bond, vertical and horizontal.



3



4



Building G - north elevation



Building G - east elevation



Building G - south elevation



Building G - west elevation

Bay study

Building G has a standardised aperture across all elevations which is illustrated in the adjacent bay studies. In some instances, the aperture contains a brick panel to the side or bottom of the window to enable the size of the glazing to respond to a series of environmental factors whilst maintaining the aperture dimensions. The regular opening with a variable panel allows consistency and uniformity across the facade. Brick sills and vertical brick lintels clearly define the wider aperture.



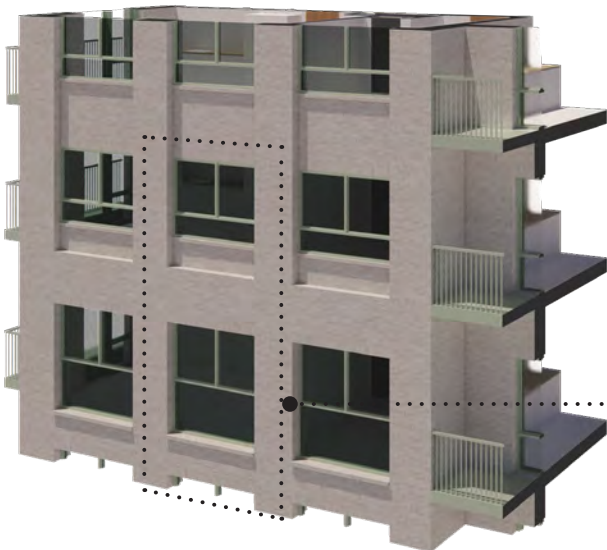
West elevation bay



South elevation key



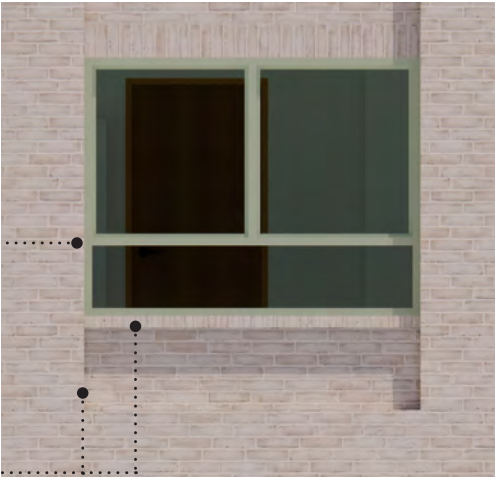
West elevation key



South elevation bay



Brick sill and brick panel
White brickwork with texture and variation, white / light coloured mortar. Soldier bond horizontal.

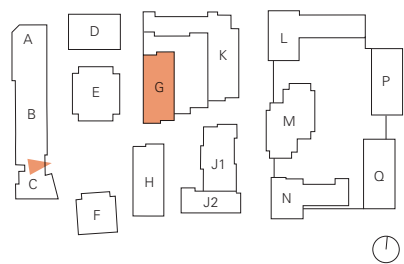


Window frames
Pastel green, aluminium framed, double glazed windows.



Vertical brick lintel
White brick with texture and variation, white / light coloured mortar. Soldier bond vertical.

South elevation bay study (strategy also used on north elevation)



View of building G from Botanical Way, the entrance from Rye Lane that cuts through building C



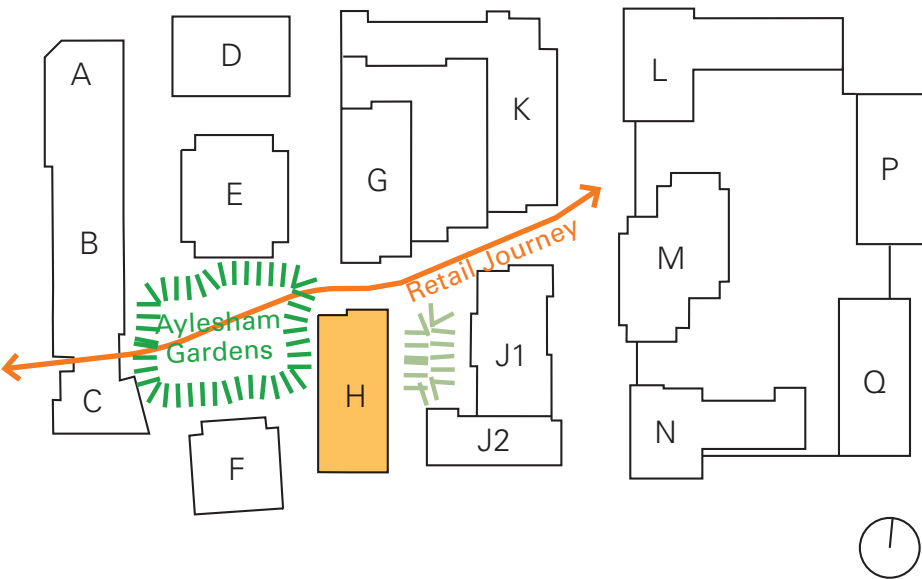
Building H



Overview

Location in masterplan

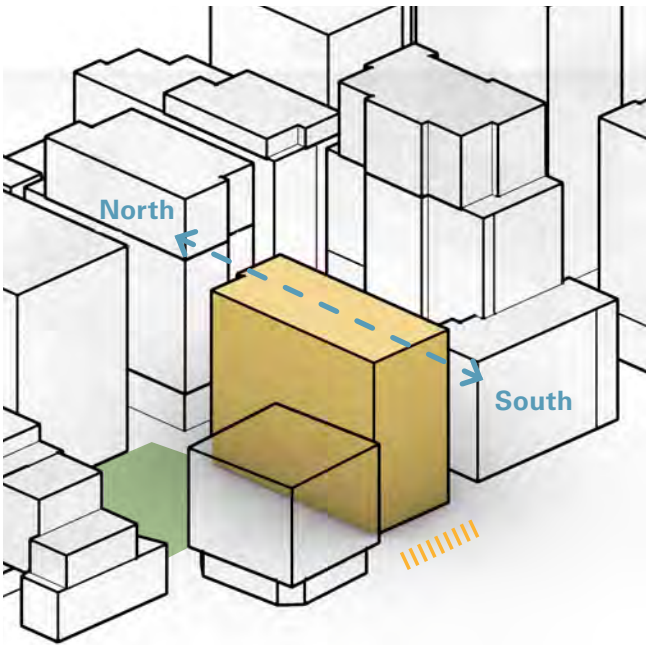
Building H is located in the southern half of the masterplan. It sits in a key position; the western facade faces Aylesham Gardens, the northern facade forms part of the key retail journey from Rye Lane towards the Morrisons store, and the southern facade fronts onto Hanover Park.



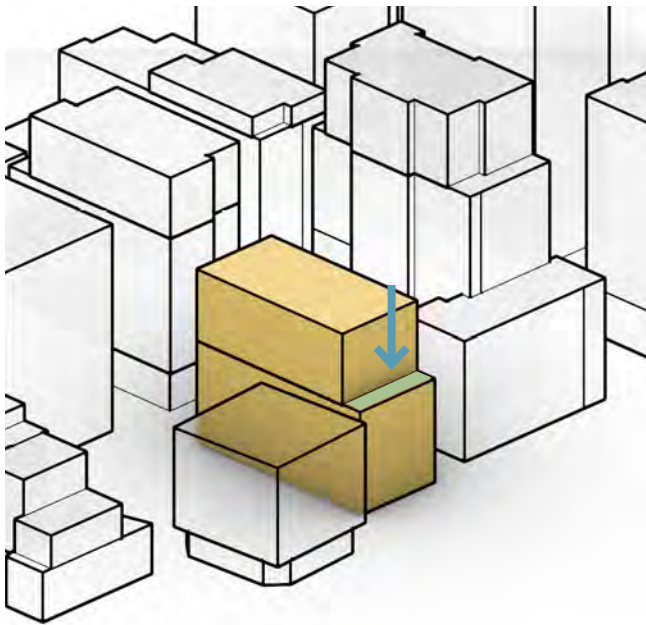
View from the Discovery Garden looking north-west towards building G

Scale and massing

Building H is a rectangular building with a step in the building that faces Hanover Park. The step was introduced to relate to the finer residential grain in the adjacent context, a move made collectively by proposed buildings on the south side of the site. The building is oriented on a north-south axis to mitigate solar gain.



Building H is aligned north to south. It is separated from the building to the north to help create the retail journey through the site, and separated from the building to the east to improve sunlight opportunities to the neighbouring courtyard.



The southern facade is stepped, aligning with the neighbouring heights of buildings F and J, responding to Hanover Park. This creates a roof garden for residents.

Architectural approach

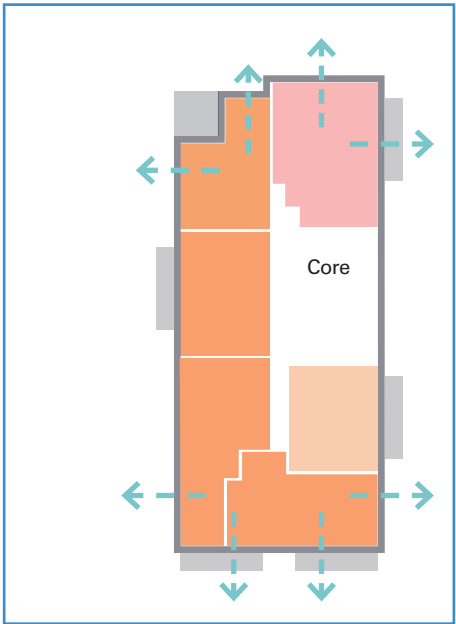
Building H contains 43 social rent homes across eight residential floors. To the south, the ground floor caters for residential uses, such as a cycle hub, and the north half is predominately retail, engaging with the retail spine of the site.

The architectural approach of building H brings verticality to a horizontal mass, achieved through bands of muted brick tones. The vertical stripes of brickwork shift with the mass, and articulations add to horizontal detail.

Parapet detailing takes inspiration from nearby residential buildings. Balconies activate the southern facade, offering solar shading, but also creating a residential activation for Hanover Park. To the north, the balconies are inset, almost carved into the building, for more privacy for the residents above the Garden Walk.

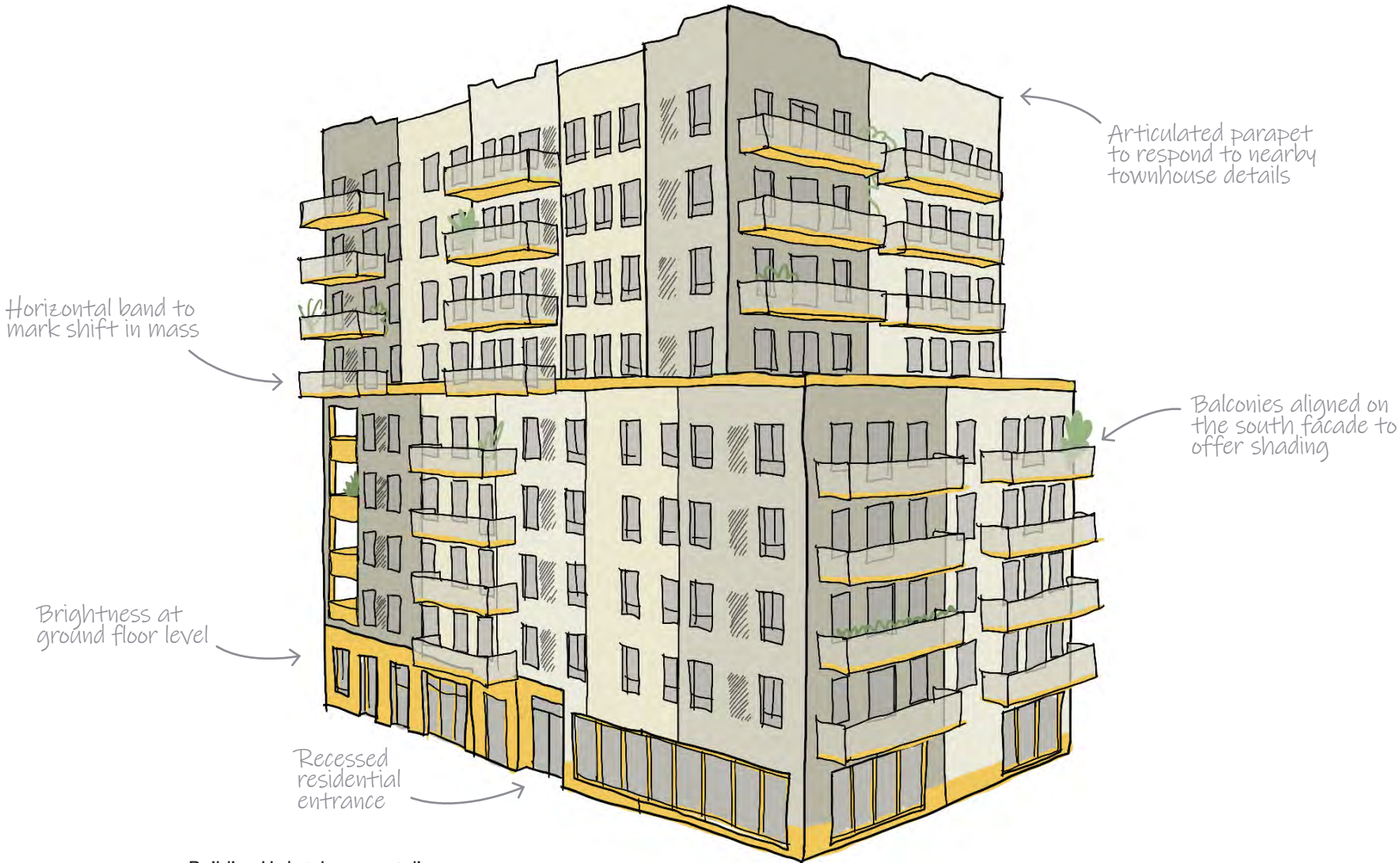
Typical layout

Building H is a simple rectilinear form with the core in the centre of the plan. This helps to increase the provision of dual aspect homes. The core is located on the eastern elevation allowing homes to have favourable views over Aylesham Gardens to the west. 10m² balconies punctuate the plan, with an inset balcony on lower floors in the north-west corner.



Building H typical layout diagram

- Three-bedroom home
- Two-bedroom home
- Balcony
- Dual aspect



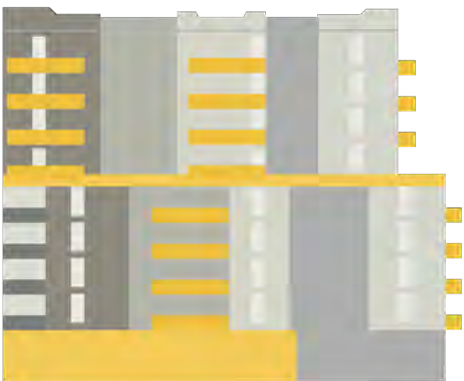
Building H sketch concept diagram



1 Vertical banding



2 Horizontal movement following the shifting form

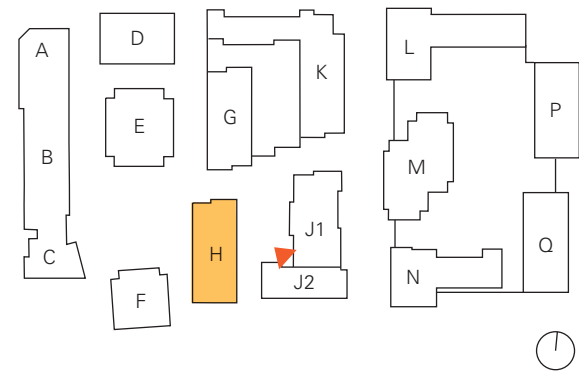


3 Townhouse articulations

Elevation approach

The elevation approach uses brick colours to create verticality, and detail articulations to create variety and texture. Dog-tooth brick details between windows, as well as inset bricks, bring a sense of pattern to the vertical expression, further broken up by the horizontal band of glazed brick marking the stepping change in form.

The facades of the inset balconies to the north are a white brick, giving the impression of the spaces revealed from carving into the building.



Building H - west elevation facing onto Aylesham Gardens



Building H - north elevation



View from the Discovery Garden, looking north-west towards building H

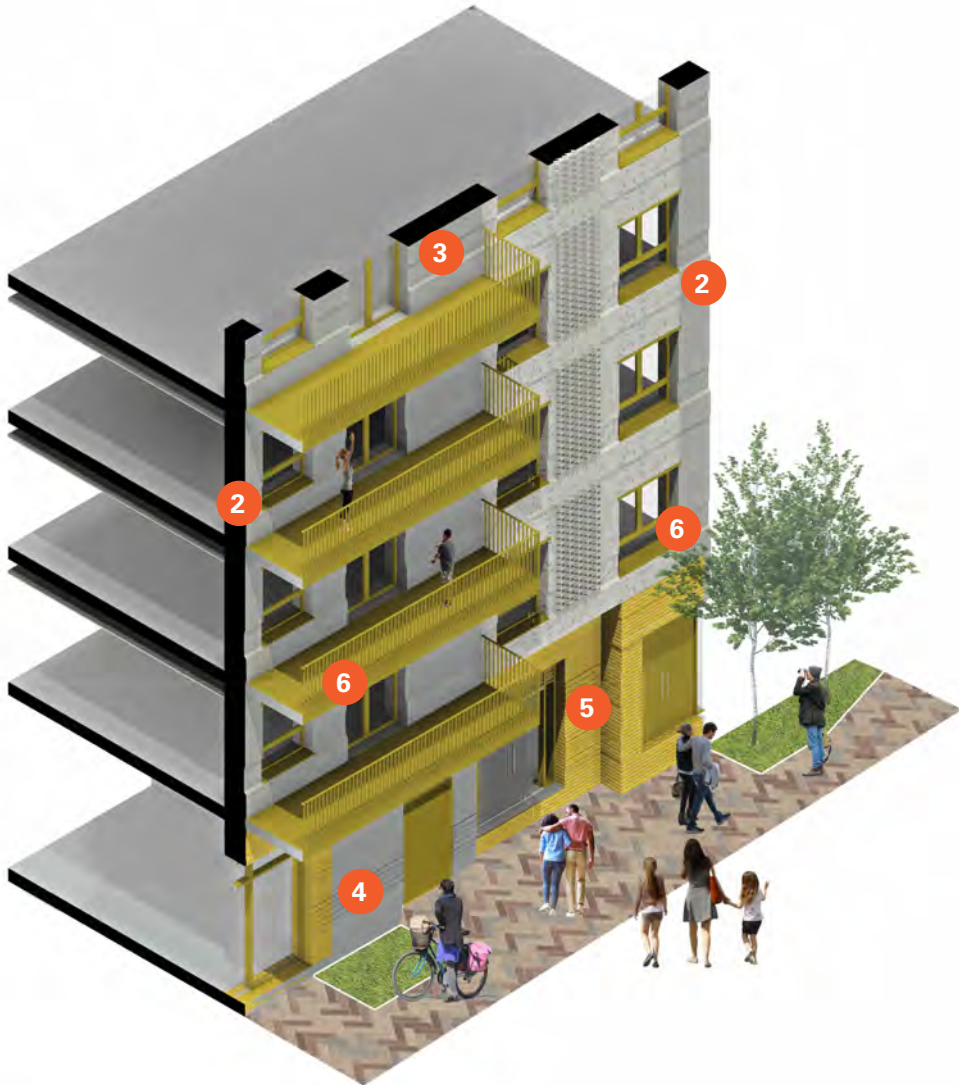
Bay study

Building H shares uses a variety of colours to create its vertical gradient. Bright yellow metal elements such as balconies and window frames add a sense of joy, picking up on the brightness of the landscaping either side of the building, as well as helping to increase lightness within homes.

Glazed yellow brick is used at retail level on the ground floor, giving character to the facades, tied in with another glazed yellow brick horizontal band that marks the step back in mass.



Building H - key elevation



Grey / buff brick



Buff brick



Rustic buff brick



White glazed brick



Yellow glazed brick



Golden yellow metalwork

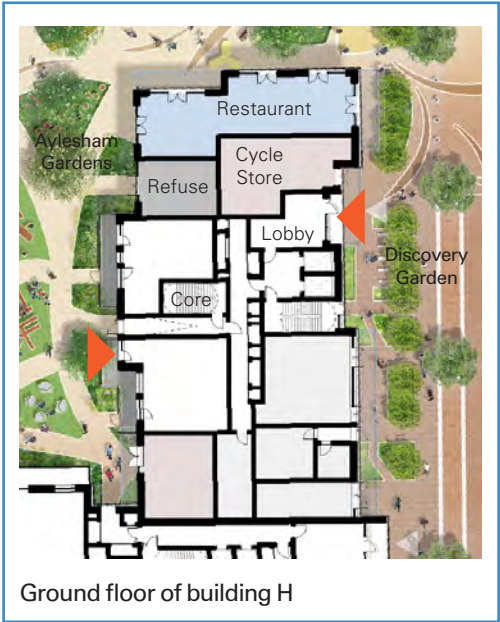
Entrance and arrival

To the north of the building is a strong retail corner, helping to activate the centre of the site. A small flexible retail, leisure and commercial space faces Aylesham Gardens, and a restaurant space to the north occupies three facades onto the Garden Walk, bringing liveliness to the central retail journey.

The south of the building caters for residential uses. This includes a cycle store along the southern facade, encouraging residential activation along Hanover Park.

Residential entrance

The residential entrances to the building sit on the west and east facades, creating a unique entry experience. The visual connection across the building increases opportunities to engage with the green spaces either side. The entrance is slightly recessed at both points.



Sketch section diagram from Aylesham Gardens through the generous lobby space onto the quieter Discovery Garden area to the east

Building H forms an edge to the collection of buildings sharing Aylesham Gardens.

