

Sceaux Gardens

PROJECT GROUP MEETING 14/05/21

AGENDA:

1. Introductions
2. Update on what has changed since last NHPG Meeting - LBS
3. Update from Architects – Weston Williamson
4. Proposed timescales
5. Any Other Business

Introduction

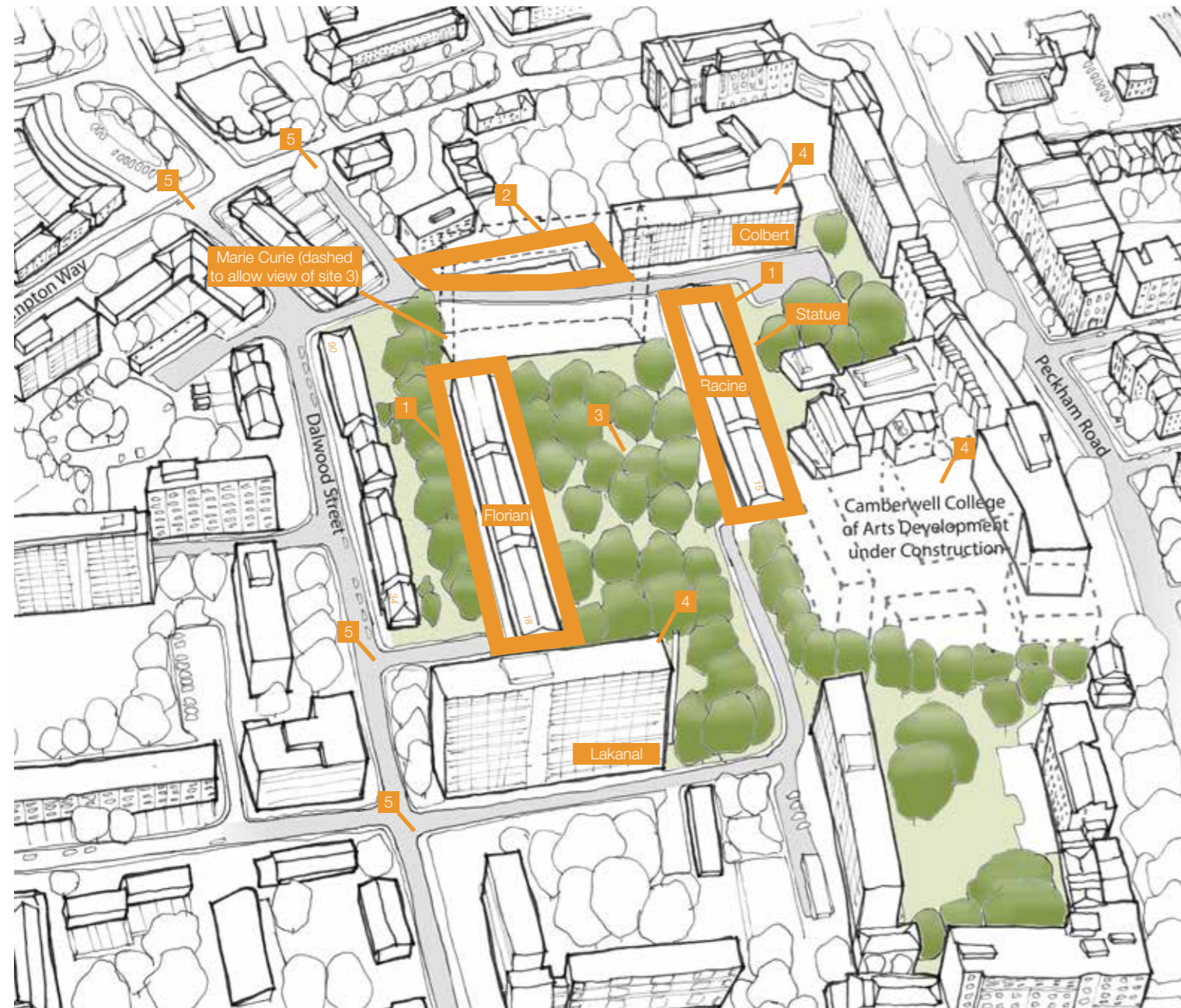


The purpose of this presentation is to inform you of the design development prior to planning submission.

1. **Recap of Development**
 - Site appraisal
 - Key Aspirations
 - Site layout
2. **Reason for the Re-design**
 - Fire Safety / Employer's Requirements' / Energy Strategy
 - Schedule of Accommodation
3. **Previous Consultation**
 - Appearance
 - Proposed Elevation
 - Visuals
 - Landscape proposal
4. **Further Design Development**
 - Parking and Green screen
 - Overlooking from Racine on Peckham Road
 - South London Gallery Passageway
5. **Next Steps**

Location

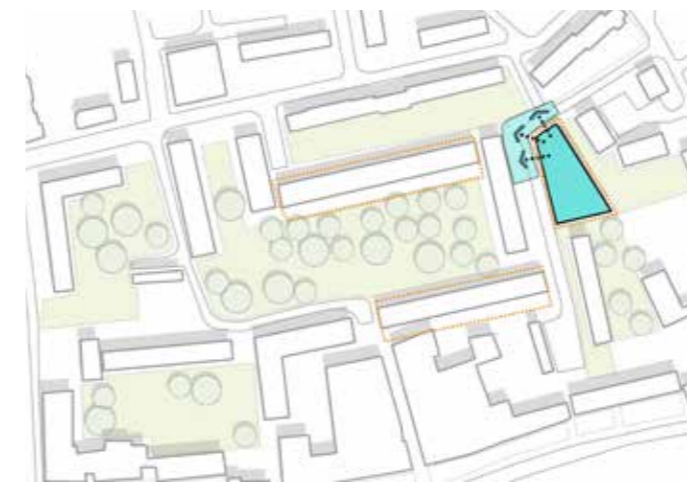
Site



Aerial view of the site and immediate context

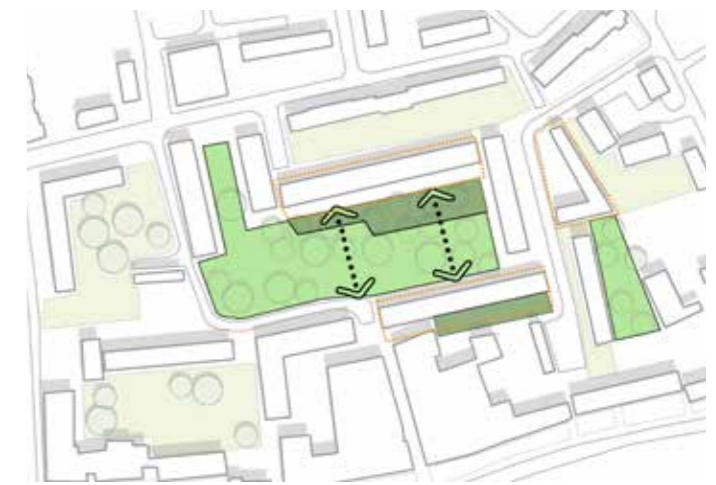
1. Existing terrace of bungalows
2. Existing garages
3. Mature landscape to be protected
4. Neighbouring buildings (including emerging development) to be respected
5. Main access points to sites to be considered

Opportunities



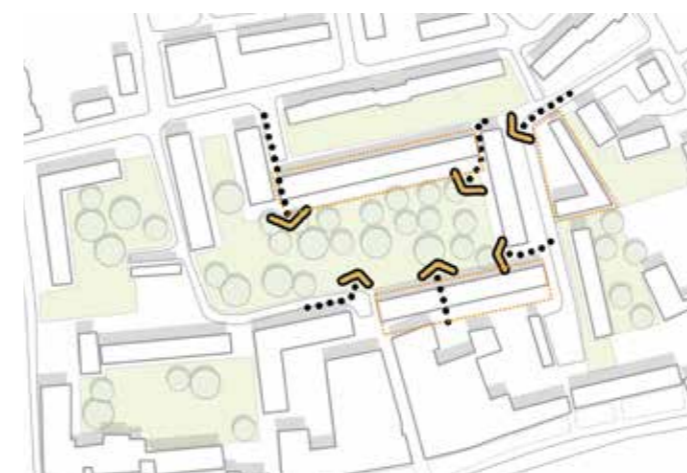
Garage Site

The redevelopment of the garage site provides an opportunity to activate this key entrance point to the estate. The building doesn't form part of the original estate formation, so provides the opportunity to create a new building form, which compliments the surrounding buildings.



Open Space

The estate has a significant amount of open space, but there are opportunities to improve the layout to increase the amount of publicly accessible open space, and to improve accessibility to it.



Entrances

Redevelopment of the three sites provides the opportunity to improve pedestrian access to the estate and the central gardens. We are keen to carefully study the thresholds into these spaces.

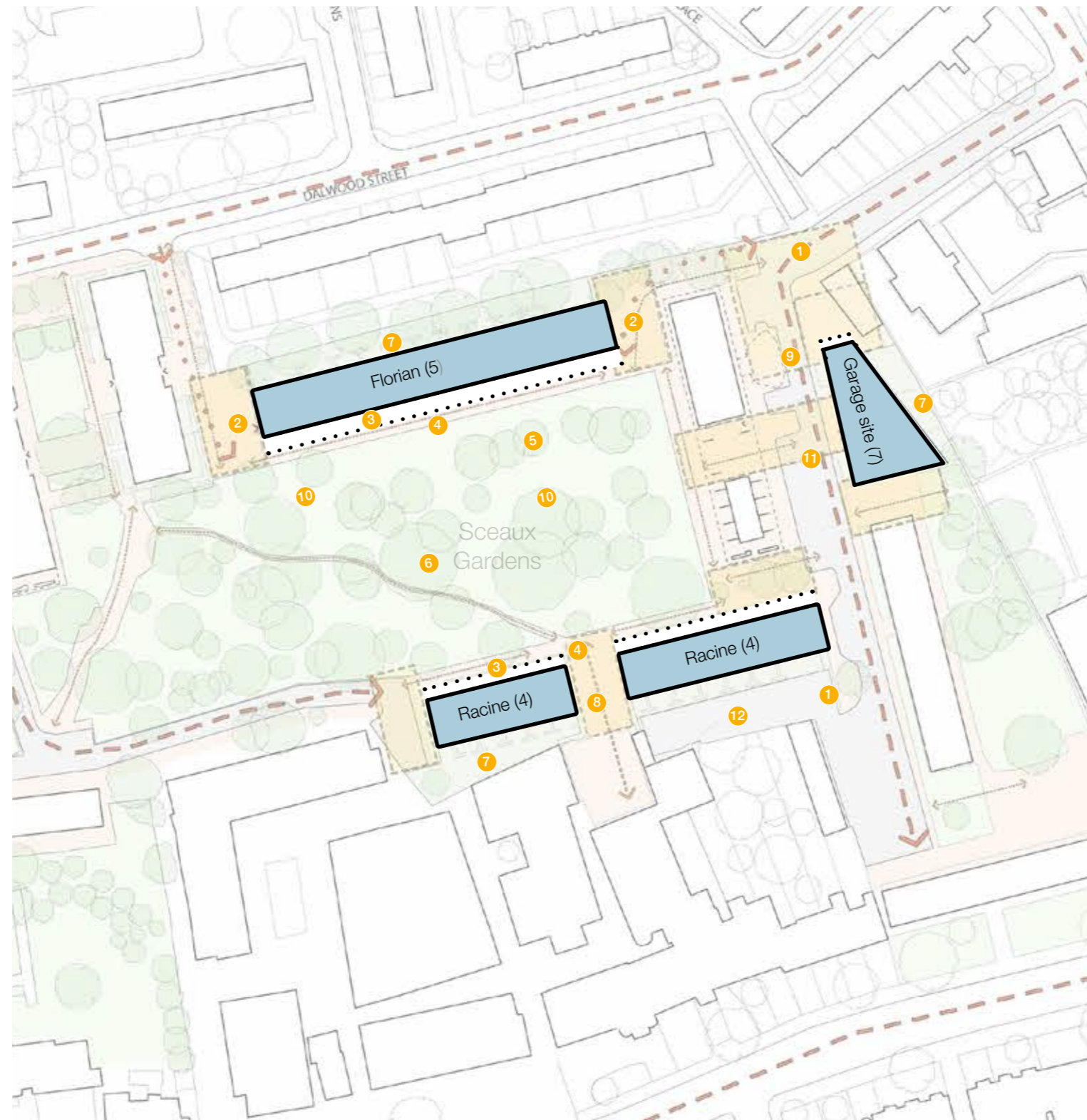


Pedestrian Experience

The estate roads are heavily congested with cars. We are keen to explore the opportunity of easing this congestion, and making the estate a more pedestrian friendly environment.

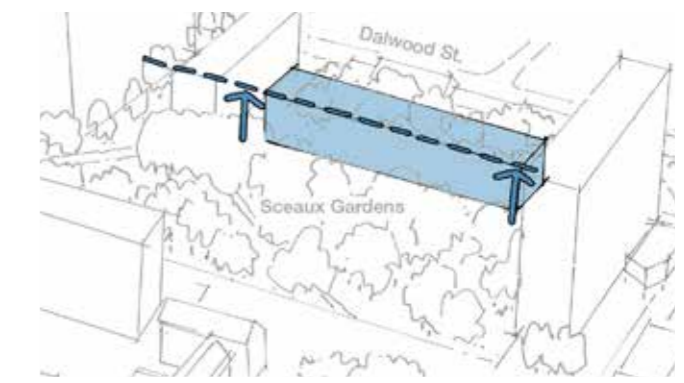
Site Layout

- 1 Vehicle Entrance - raised table to slow incoming traffic
- 2 Shared Surface space - vehicle turning space
- 3 Front gardens to residential units
- 4 Pedestrian route providing access to ground floor units
- 5 Communal garden space
- 6 Existing central green space retained
- 7 Rear gardens to ground floor units
- 8 South London Gallery entrance
- 9 Delivery zone
- 10 Play space within central gardens
- 11 New trees along estate road
- 12 New parking area

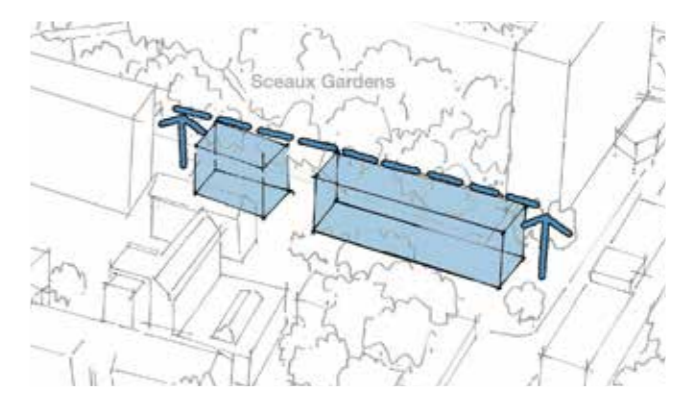


Site Block Plan

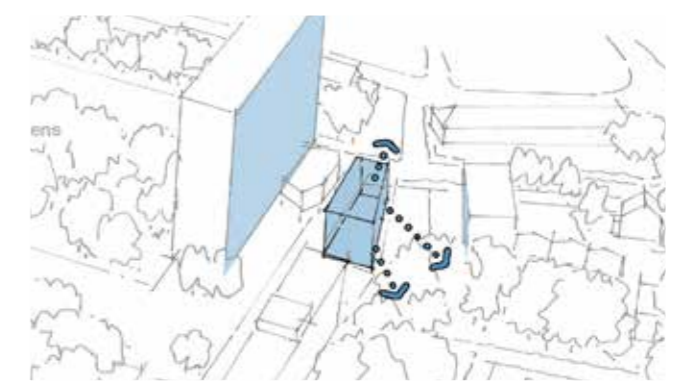
Massing



Florian to match height of Florian Shops proposal



Racine to be 4 storeys to avoid overshadowing central gardens



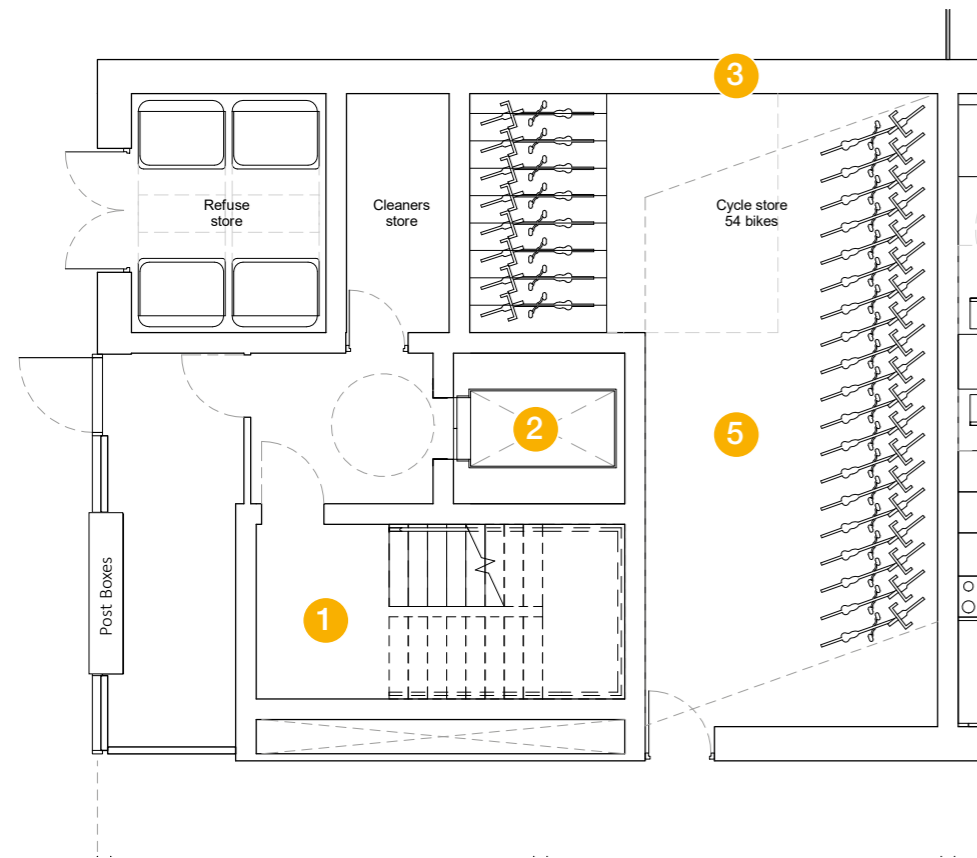
Garage to be 7 storeys as a step between the Marie Curie building and the 4 storey block to the east, and the 6 storey block to the south

Redesign

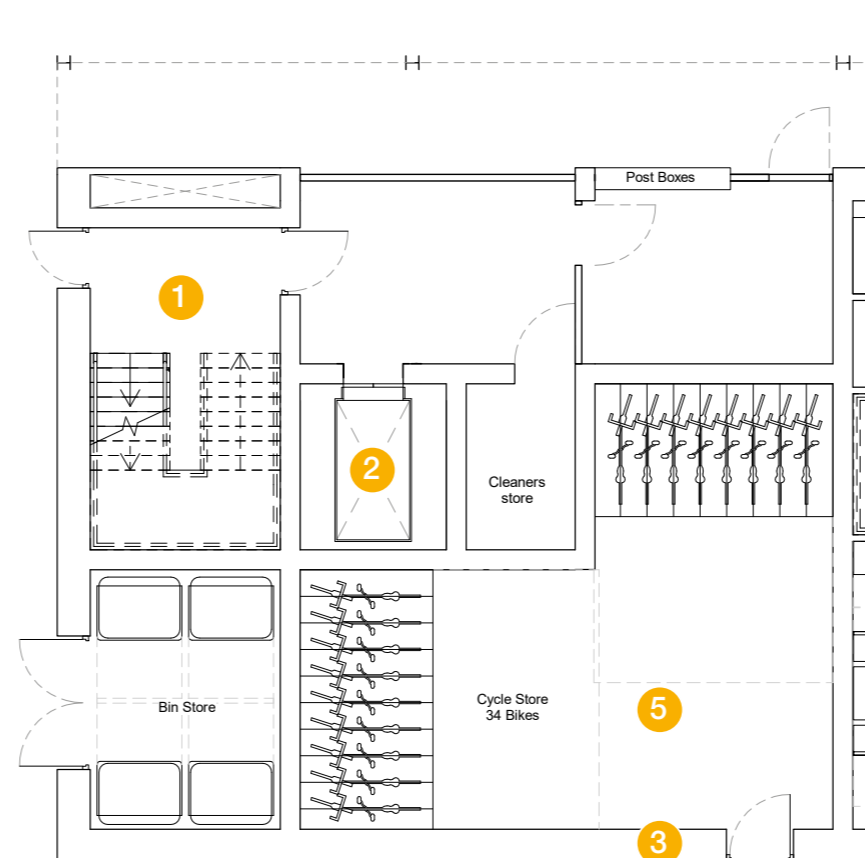
Fire Safety / Employer's Requirements' / Energy Strategy

The proposal at Sceaux Gardens has been in development for several years in which time the construction industry has undergone several changes that impact the initial design. The building regulations have been reviewed and updated, in particular the Fire Safety following the Grenfell tragedy as well as the Conservation of Power and Fuel.

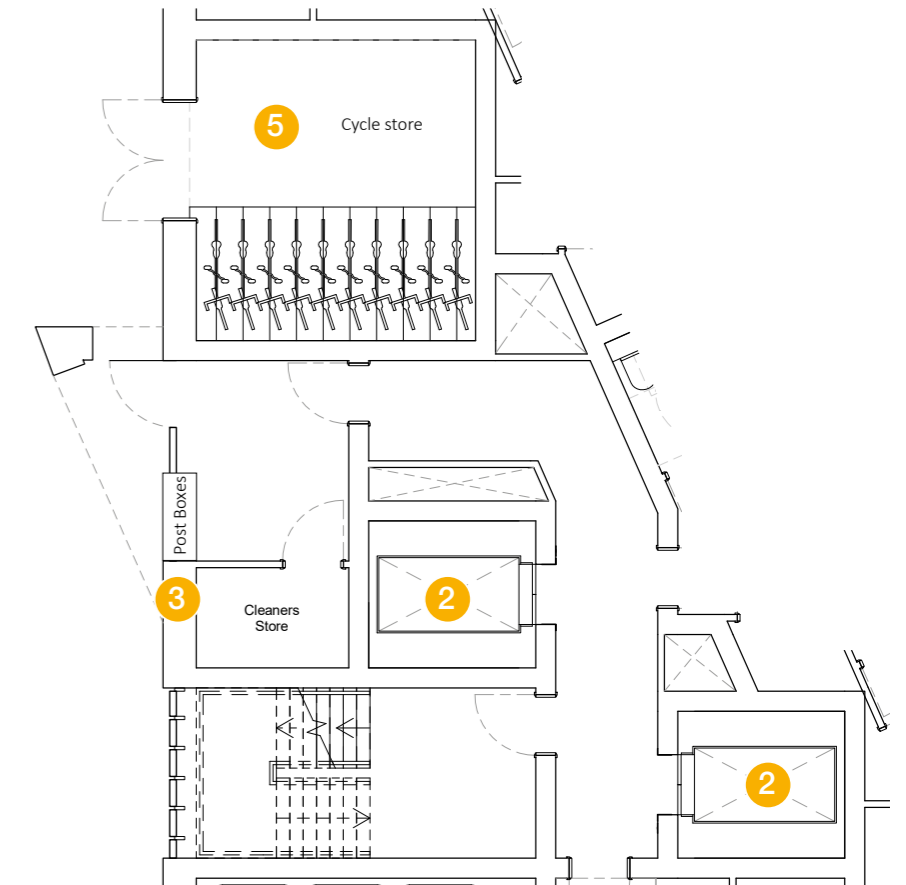
A comprehensive review of the previous design was undertaken and whilst the homes were unaffected by the technical requirements the cores have been amended to provide:



Florian



Racine



Garage

IMPACTS

- 1 Enclosed Stairs - BS 9991
- 2 Lift Supplier / Lift Motor Room to roof
- 3 Thicker external wall build up to allow for non combustibile insulation.
- 4 100% sprinkler provision
- 5 Cycle capacity - 1.5 spaces per 2p/1b dwellings

Schedule of Accommodation

The tables on this page provide an overview of the number and size of homes that were proposed in the previous scheme and what is being submitted for planning. As can be seen there is a loss of two homes following the changes mentioned above.

The proposal is now providing more family home following feedback from the planners and a compliant number of accessible units.

Previous Scheme

Block	1B/2P	2B/3P WCH	2B/4P	2B/4P WCH	3B/5P	3B/5P WCH	4B/6P	Total units	Total units by block
Florian	9	0	26	0	0	0	0	35	81
Racine	3	0	4	0	7	0	9	23	
Garage	4	1	13	1	0	4	0	23	
Total	16	1	43	1	7	4	9	81	
H. Rooms	32	3	129	3	28	16	45	256	
Bed spaces	32	3	172	4	35	20	54	320	

Total percentage of 3B+ (5p+) Units (min. 20% required):	24.7%
Total percentage of 2B+ (3p+) Units (min. 60% required):	80.2%
Total percentage of 1B Units (min. 20% required):	19.8%
Total percentage accessible units habitable rooms:	8.6%

Current Scheme

Block	1B/2P	2B/3P	2B/4P	2B/4P WCH	3B/5P	3B/5P WCH	4B/6P	Total units	Total units by block
Florian	16	0	18	0	0	0	0	34	79
Racine	4	6	0	0	7	0	7	24	
Garage	1	0	12	2	0	6	0	21	
Total	21	6	30	2	7	6	7	79	
H. Rooms	42	18	90	6	28	24	35	243	
Bed spaces	42	18	120	8	35	30	42	295	

Total percentage of 3B+ (5p+) Units (min. 25% required):	25.3%
Total percentage of 2B+ (3p+) Units (min. 60% required):	73.4%
Total percentage of 1B Units (min. 15% required):	26.6%
Total percentage accessible units habitable rooms:	12.3%

Appearance

Amendments

In addition to the technical requirements mentioned above there has been some minor amendments to the elevations:

- Stair location / enclosure
- Lift motor room
- Riser access
- Balcony locations
- Glazed aspect omitted



Florian Block



Racine Block

Elevation Studies

The below images illustrate the materials and details proposed. Through our previous consultation, residents expressed a desire for the prominent green tone of the estate to be referenced in the proposal. This colour has been picked up in details across the blocks, with the use of glazed bricks and solid coloured doors.



Florian Bay Study



Racine Bay Study



Garage Bay Study

Visuals

The following images give an overview of the massing and appearance of the proposal. The Florian South elevation facing onto central gardens



Florian South elevation with decks and balconies facing onto central gardens



Florian South side elevation facing onto entrance square next to Florian Shops proposal



Racine North elevation facing onto central gardens



Garage block North elevation facing onto landscaped

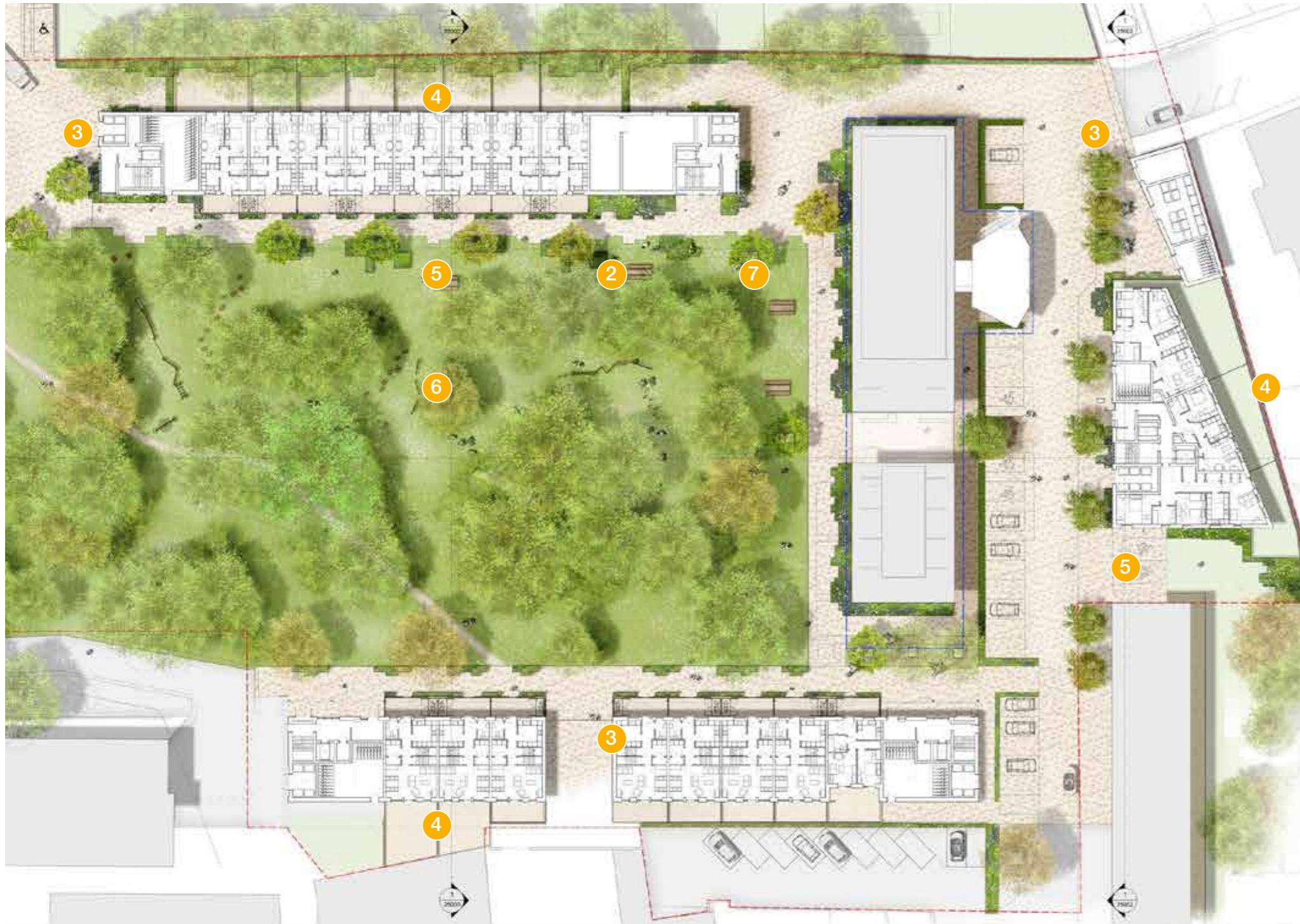


Garage block North elevation facing onto landscaped entrance square, view down estate road



Landscape Strategy

Site Plan



The image illustrates the proposed landscape plan that incorporates the following:

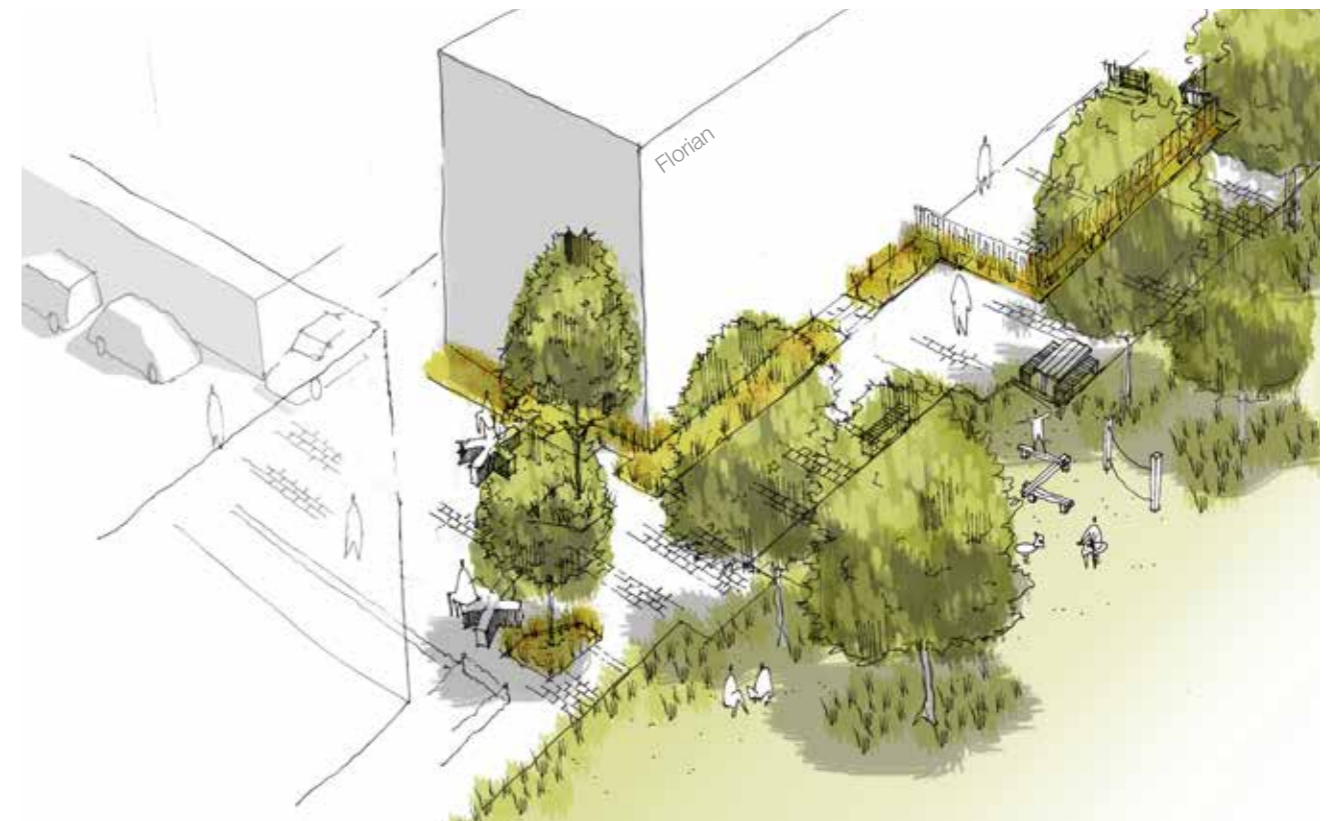
- 1 Increase permeability of pedestrians and improve accessibility through the estate and to the central gardens.
- 2 1,100sqm Florian communal amenity given back to the whole estate for shared use
- 3 Provide a number of new public spaces at key thresholds into the gardens and estate.
- 4 All ground floor units have front and rear gardens.
- 5 New trees to the northern perimeter of the site and estate road
- 6 Existing central green space retained
- 7 Additional community elements including timber play, picnic benches and fitness equipment.

Proposed Landscape

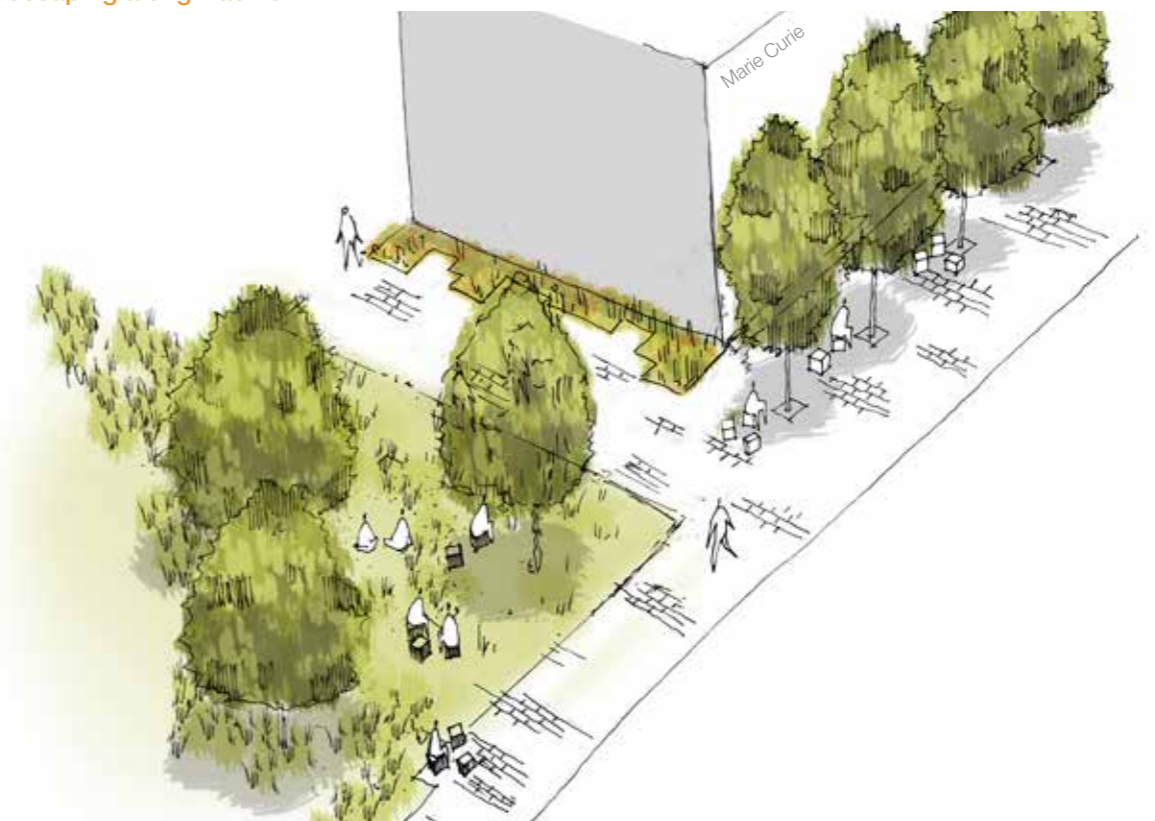
Materials



Landscaping along Florian



Landscaping along Racine



Proposed Parking

Feedback was received at virtual drop-in meetings on the 15th and 20th April regarding the existing green screen to the South-East of Racine, which was previously to be removed as part of the design proposal. This has been amended and the green wall will be retained along one side, screening parking to the South of Racine.



Existing Green Screen



Proposed Parking behind Racine



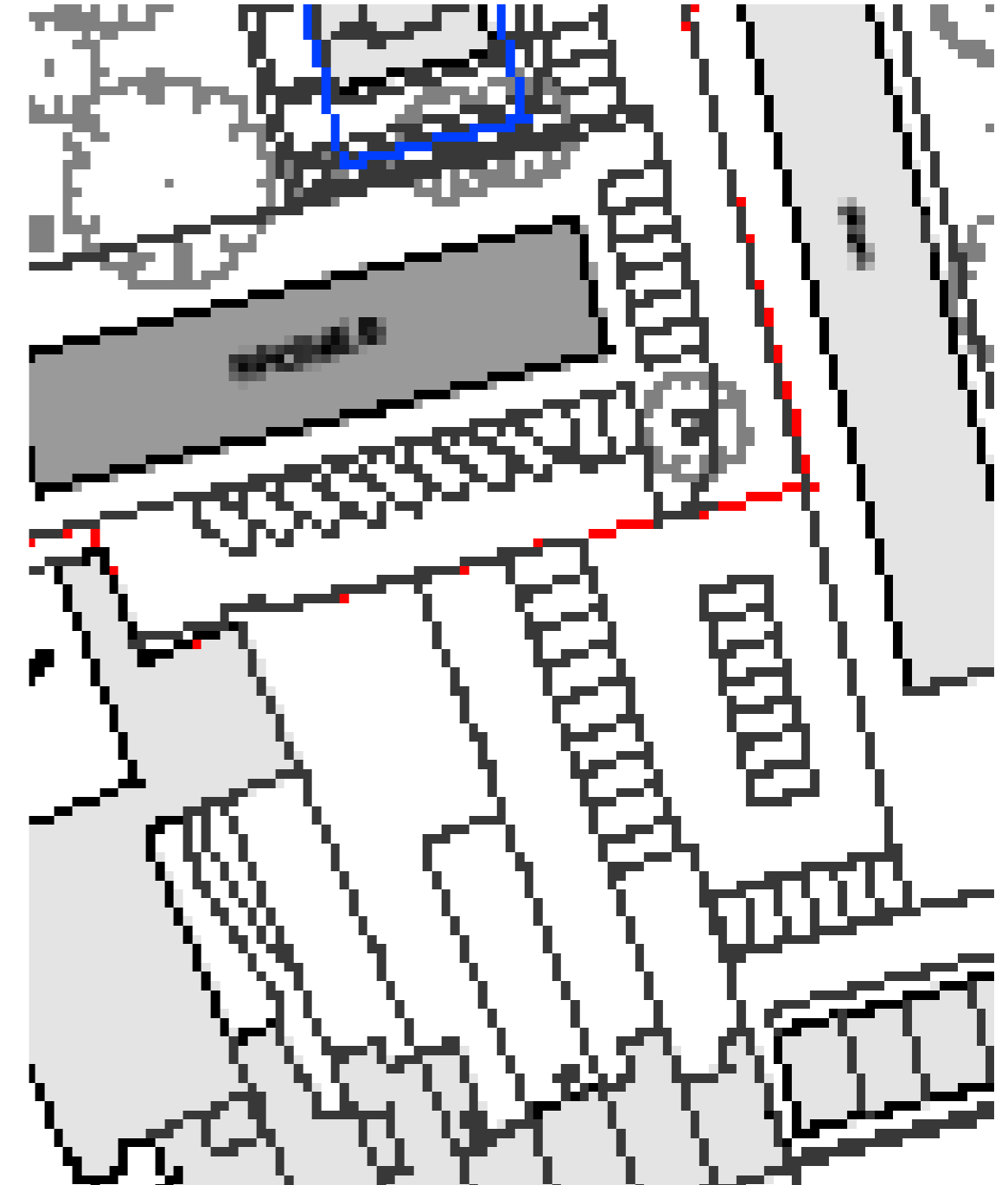
Sketch view of Racine - Green screen retained

Racine / Peckham Road

Concerns were also raised over the prospect of overlooking, from the proposed Racine block to existing properties along Peckham Road. It has been confirmed that there is 54m distance between the buildings, with mature trees in the line of sight that will screen the new block.



Racine - South Elevation



Proximity of Racine and neighbouring properties.

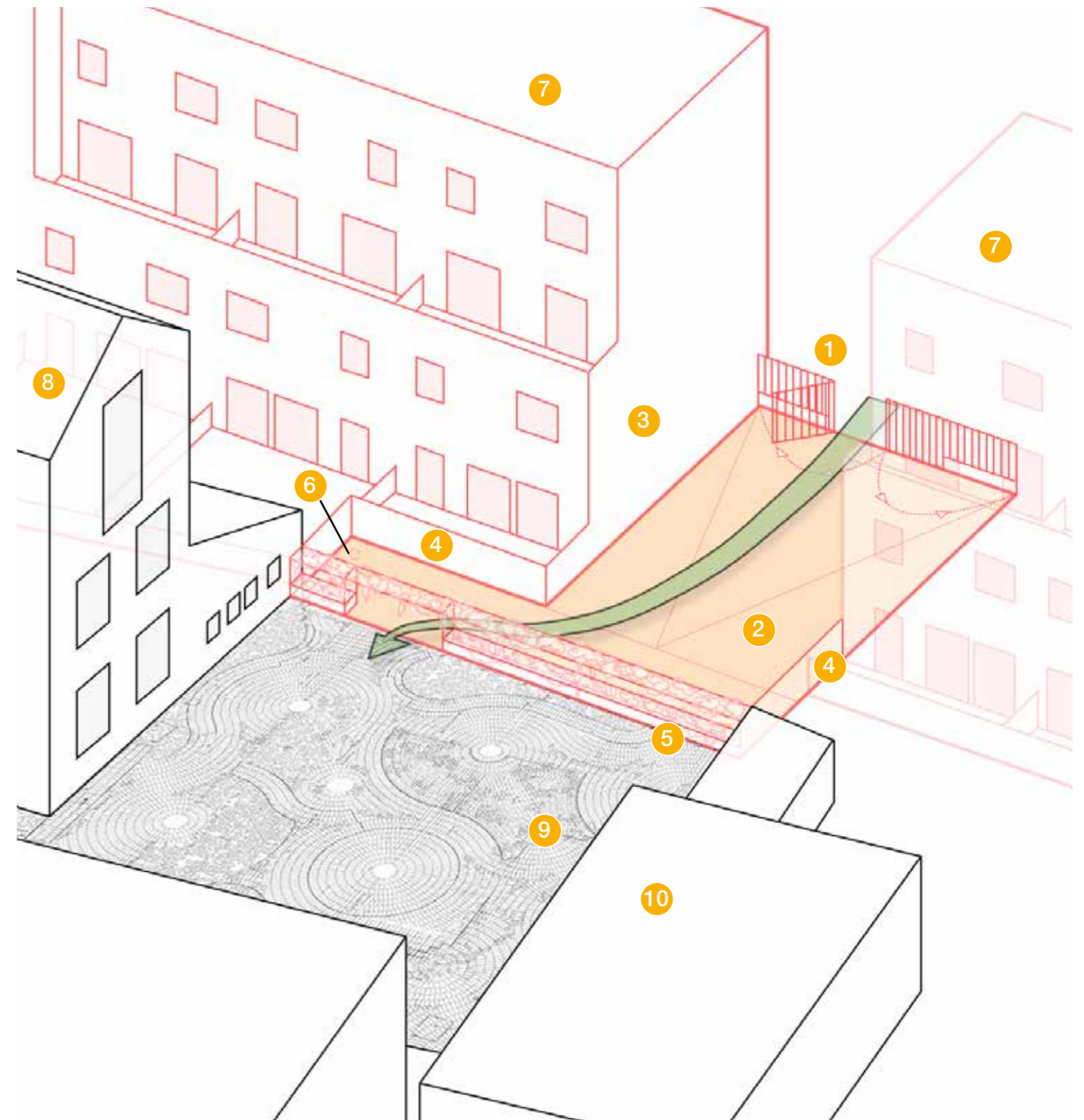
South London Gallery

One of the key moves that has been made has been to create a more substantial link between Sceaux Gardens and the South London Gallery, nurturing the connection between the two spaces. The planning application deals with the basic accessibility, security and boundary treatments around the walkway which is within Southwark's ownership with the understanding there will be further collaboration at the next stage of detailed design to meet their aspirations.

- 1 Large 180-turning entrance gates
- 2 1:35 sloped ramp
- 3 Spot lighting
- 4 Higher boundary walls adjacent to private gardens
- 5 Trellis and plant beds retained, with new wall erected behind (facing passageway)
- 6 Existing artist's landscaping partly retained (any brick pavers removed to be kept)
- 7 Racine
- 8 UAL artists' studios
- 9 Orozco Garden
- 10 South London Gallery buildings



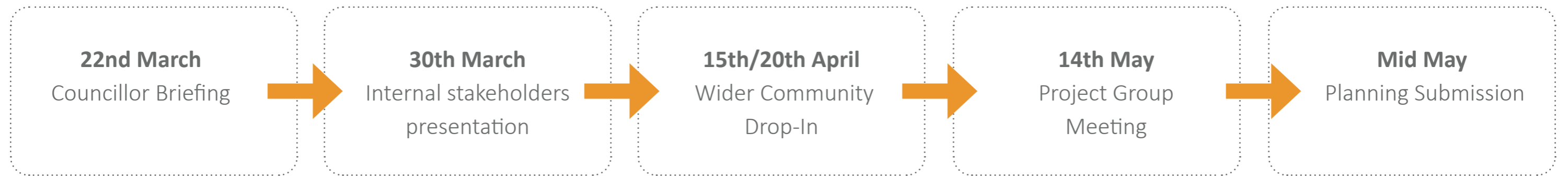
View of South London Gallery Entrance



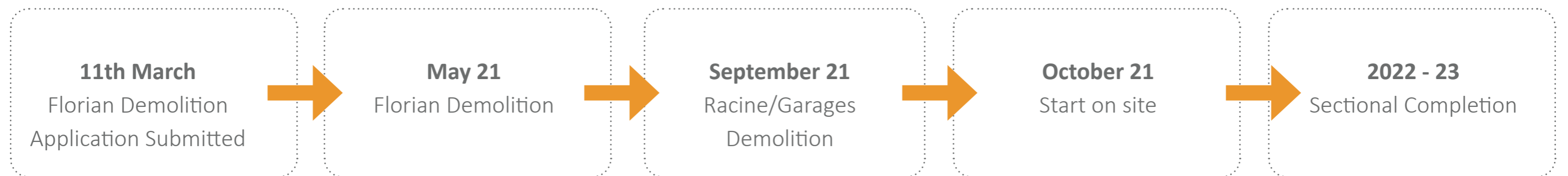
Axonometric view of passageway to South London Gallery

Next Steps

Consultation Programme



Construction Programme



Indicative programmes subject to confirmation