

Sceaux Gardens

Proposals for New Homes

The purpose of these boards is to share with you the design proposal we intend to submit for planning in the next month and obtain your feedback.

If you would like to let us know your comments or have any further questions please contact us on:

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Proposals for New Homes

The proposal at the Sceaux Gardens Estate is part of the London Borough of Southwark's 'New Council Homes' Delivery programme.

The development site comprises of three blocks; Florian to the North, Garage to the East, and Racine to the South.

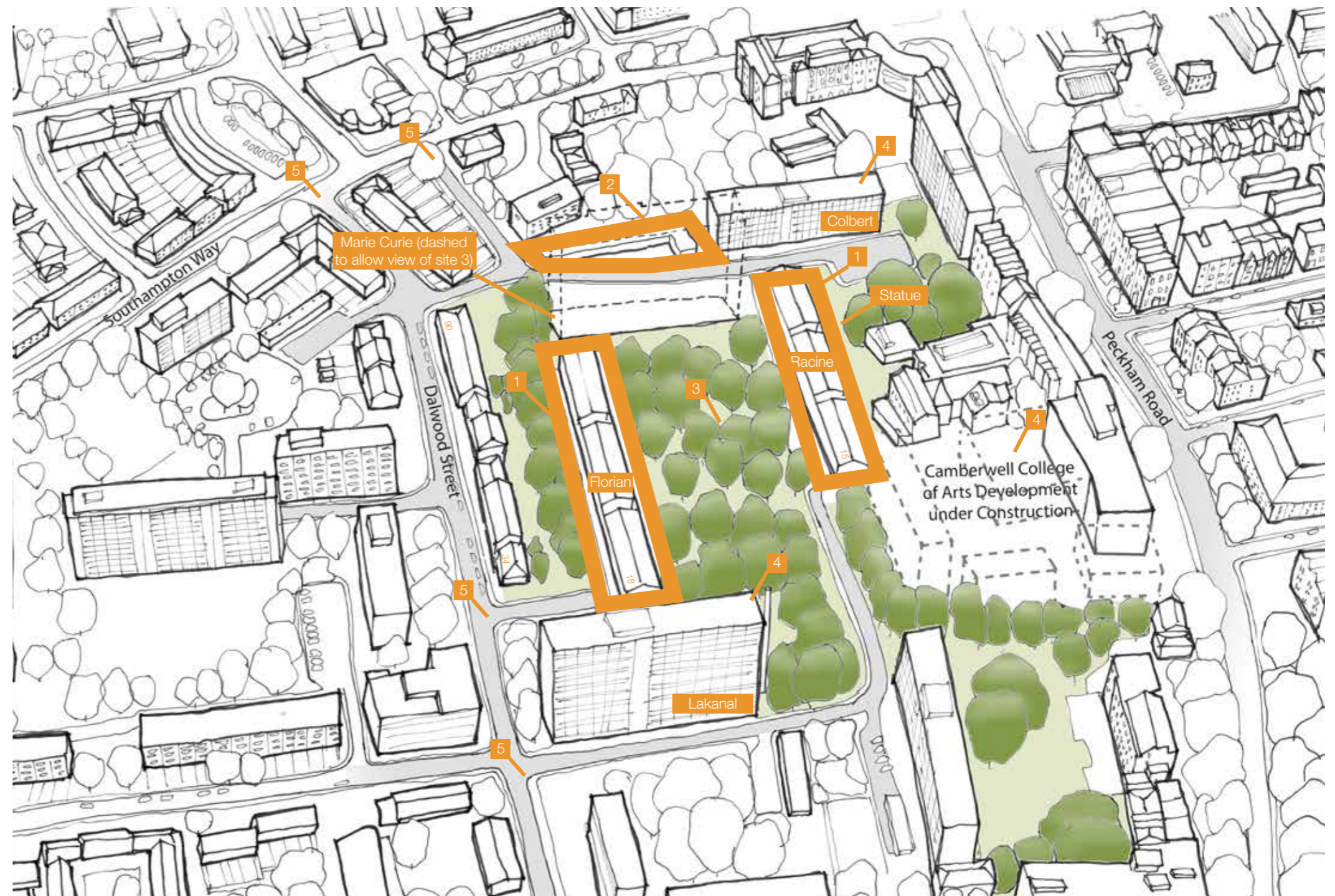
We have developed this proposal with input from residents, councillors, planners and internal stakeholders at Southwark to provide high quality new homes, and enhanced landscape spaces to be enjoyed by both existing and new residents.

We have presented and consulted at:

- 7 Project Group Meetings
- 2 Drop-in consultations
- 1 Councillors presentation
- 2 Stakeholder meetings (maintenance, building control and estate management)
- 2 Pre-application meeting with planners
- Design Review Panel


Through these meetings and numerous site visits, it was agreed the proposal should respond to and respect the qualities of the conservation area, with the aim of maximising the distance between the proposed buildings to the existing whilst improving the pedestrian access to the estate and the central gardens.

The central gardens form a key characteristic of the conservation area and contain high quality, mature trees which were fundamental to retain. As part of the landscaping proposal, a number of new public spaces at key entrances into the gardens and estate are created, as well as play space introduced benefiting the wider estate.



Annotations key:

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

Aerial view of the site and immediate context 

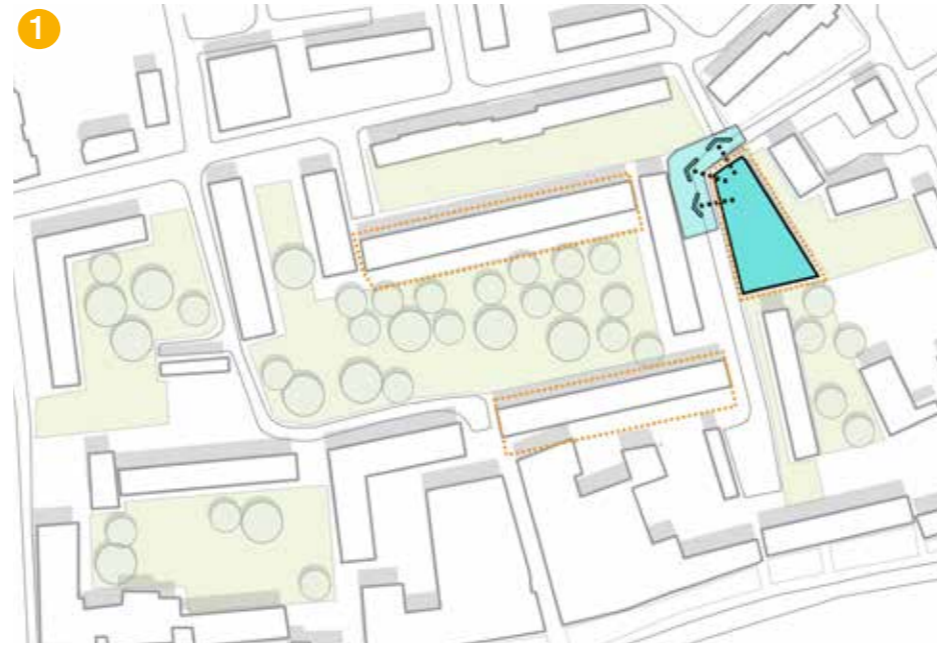
Site Aims

1. **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 plan, so provides the opportunity to create a new building form, which compliments the surrounding buildings.

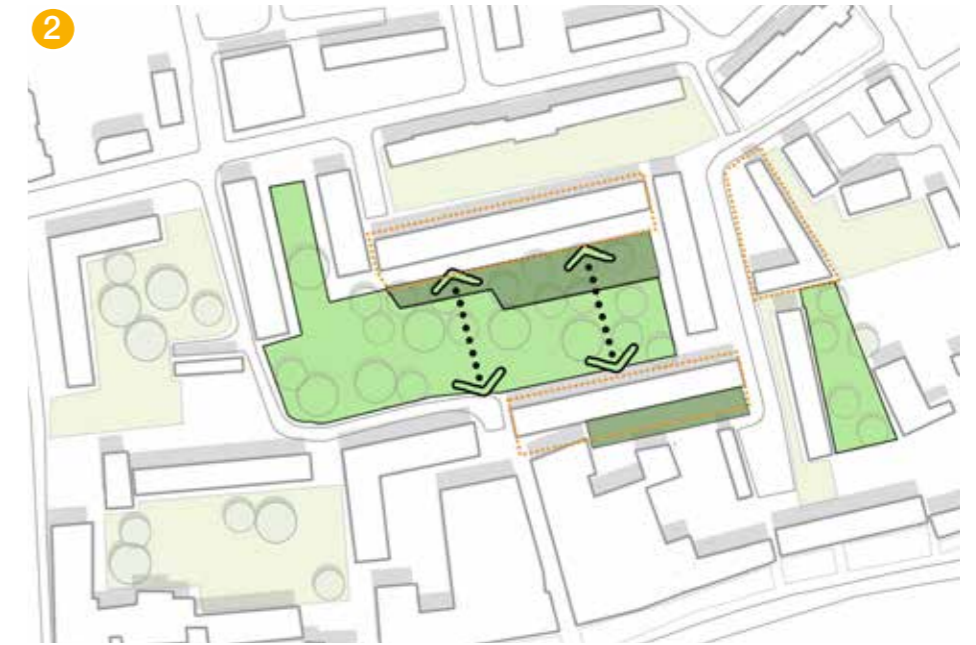
2. **Open space:**
The estate has a significant amount of open space, but there are opportunities to improve the layout to increase the amount of publicly accessible open space, and to improve accessibility to it.

3. **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 entrances into these spaces..

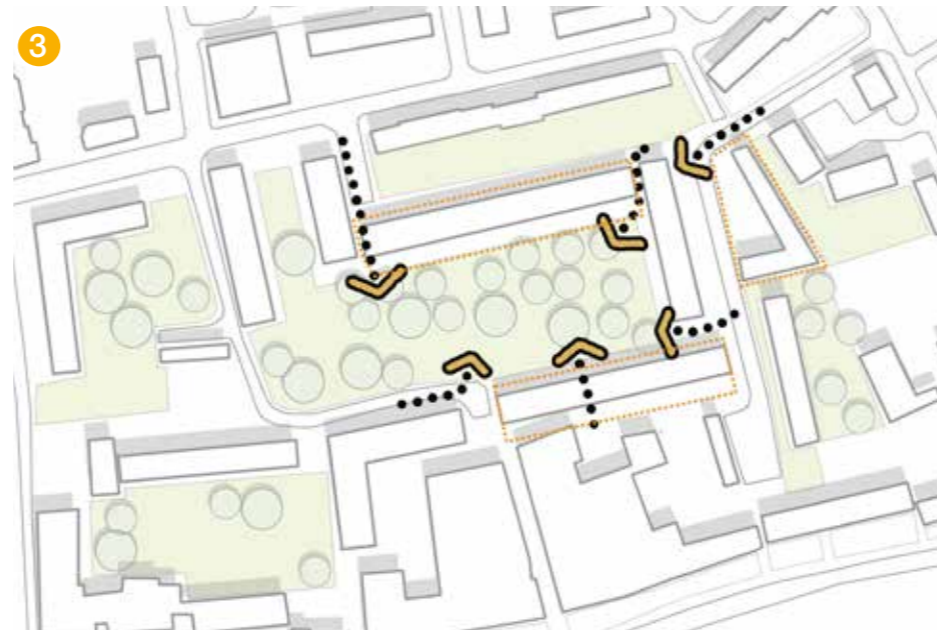
4. **Pedestrian experience:**
The estate roads are heavily congested with cars. We are keen to explore the opportunity of easing this congestion, and making the estate a more pedestrian friendly environment.



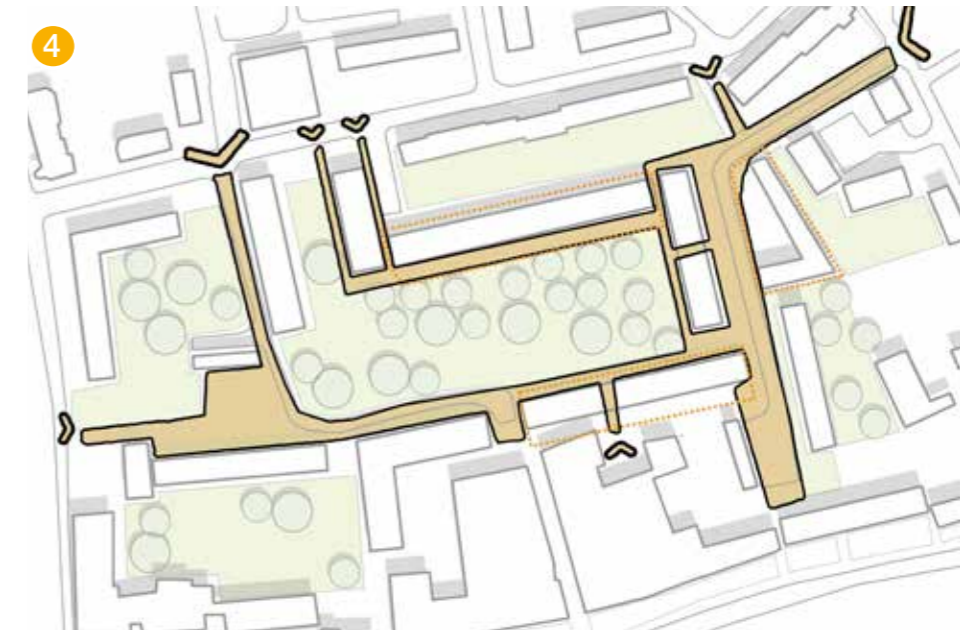
Garage Site



Open Space



Entrances



Pedestrian Experience

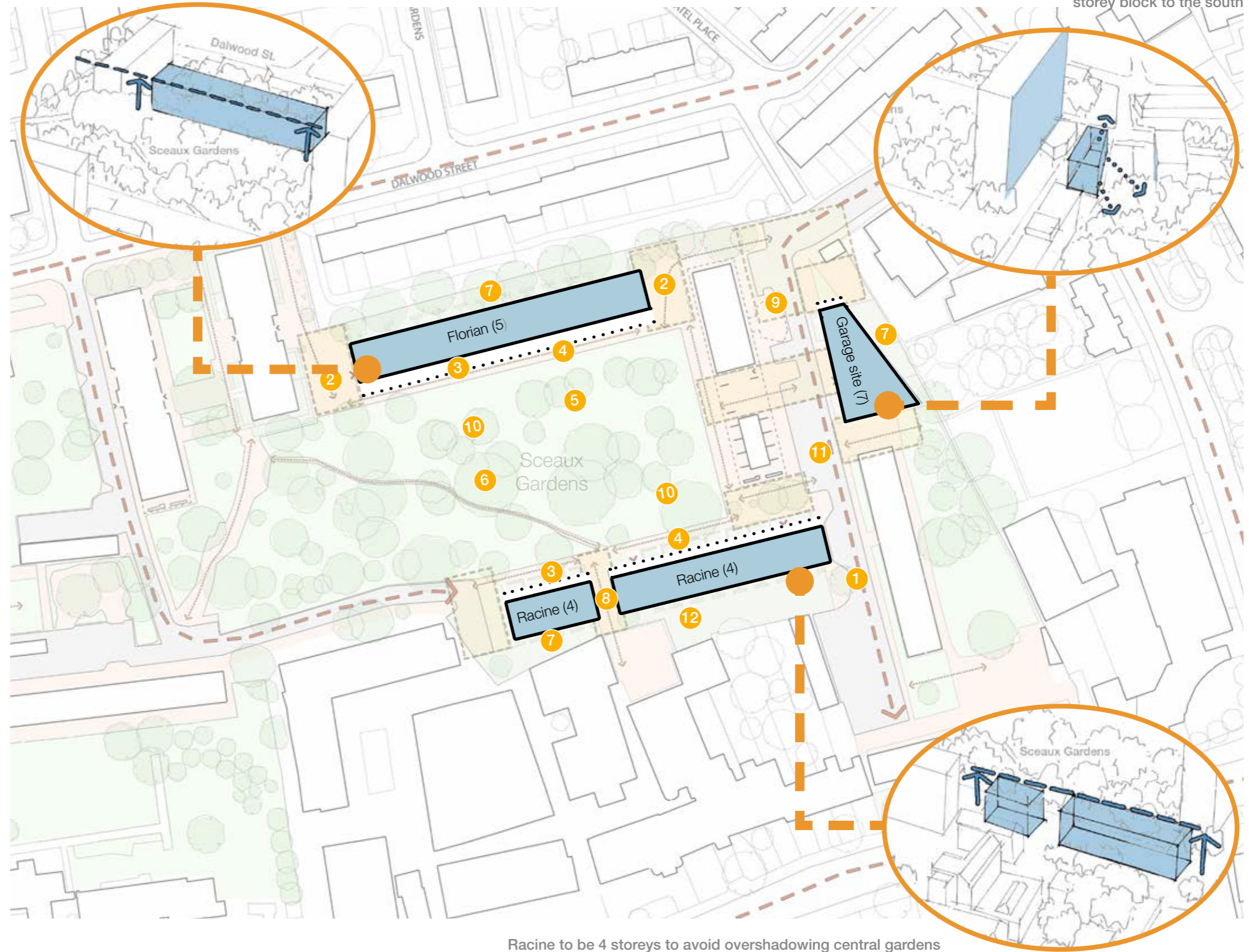
Site Strategy

Annotations key:

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. Playspace within central gardens
11. New trees along estate road
12. New parking area

Florian to match height of Florian Shops proposal

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



Racine to be 4 storeys to avoid overshadowing central gardens

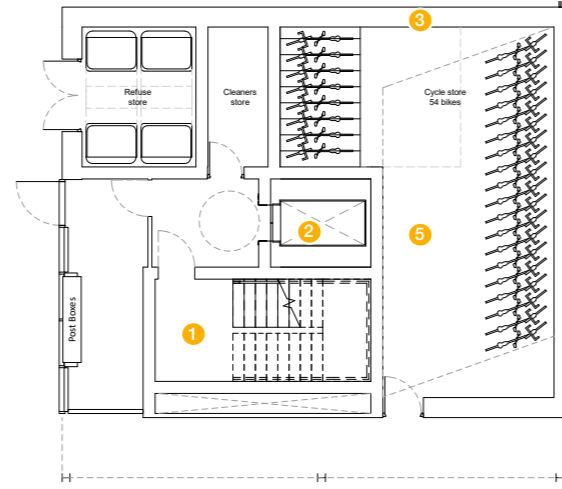
Site Block Plan 

Design Changes

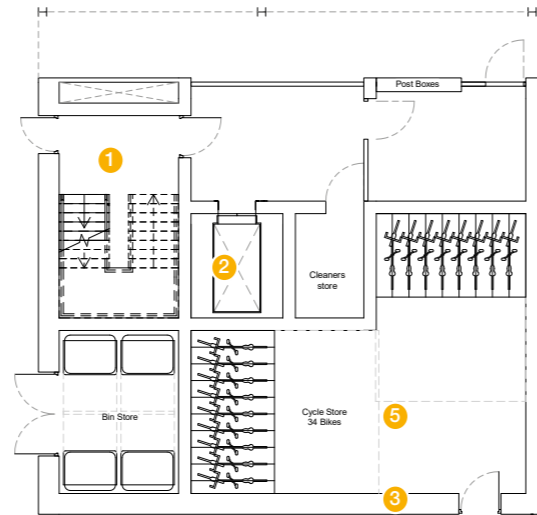
The proposal at Sceaux Gardens has been in development for several years in which time the construction industry has undergone several changes that impact the initial design. The building regulations have been reviewed and updated, in particular the Fire Safety following the Grenfell tragedy, as well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

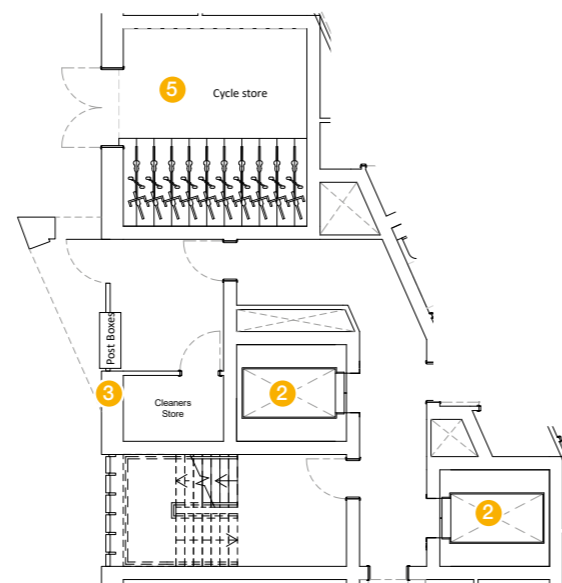
1. Enclosed stairs with a protected lobby and escape route:
Building standards now require a fire-protected lobby for stairs.
2. Lift motor rooms:
Following a change to the lift manufacturer's technical requirements, lift motor rooms are now required for maintenance on the roof above the lift.
3. Thicker external wall buildup:
The ban on the use of combustible materials, in addition to increasing the thermal efficiency of the structure, has increased the thickness of the external walls.
4. 100% sprinkler provision:
In addition to non-combustible materials, Southwark are ensuring their buildings have sprinkler provision throughout.
5. Increased cycle capacity:
A change to the London Plan requires an uplift in cycle spaces for 2-person dwellings.



Florian Core Layout



Racine Core layout



Garage Core Layout



The visual above shows a glazed screen to the end facade of the Florian block, which was providing cover to the external stair. As the stairs are now enclosed this glazed aspect has been omitted.



The visual above illustrates where the Racine access stair was previously located towards the front of the block. This has now been enclosed as indicated in plan (left). The glazed aspect has also been omitted.

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 2018:

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 2021:

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



Key plan



View A



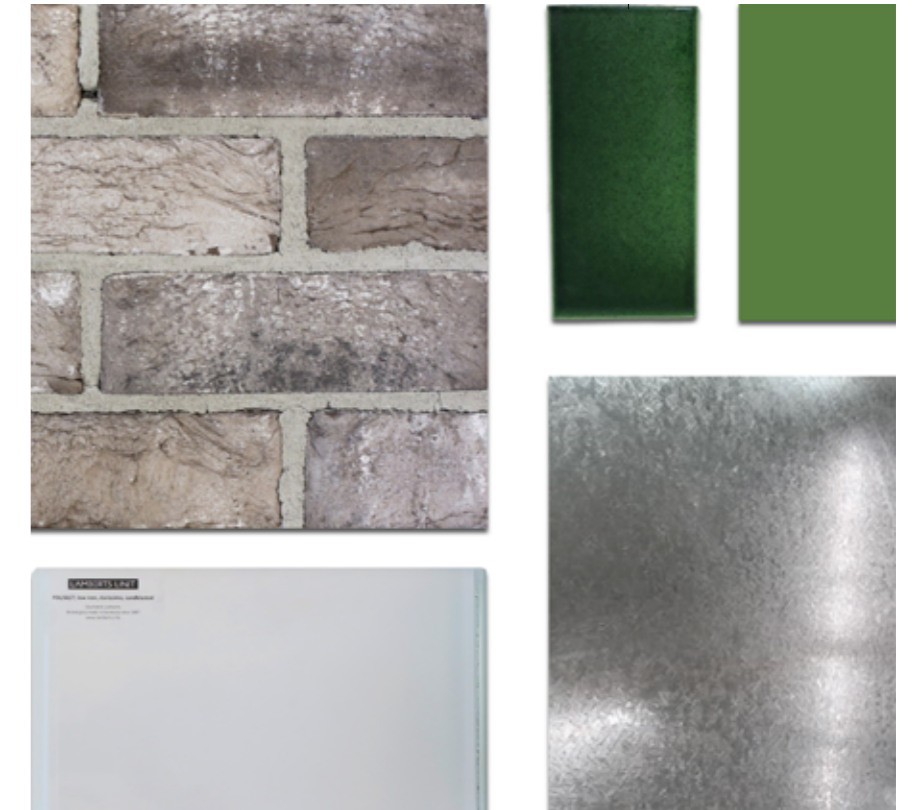
View B



View C



View D



Material palette

Appearance of Florian Block

The drawing to the far right shows a bay study of the materials and details proposed for the Florian block. The building façades will always be seen through a layer of trees. The material palette is reduced to natural tones, with the intention for the blocks to act as backdrops to the existing trees and proposed landscape.

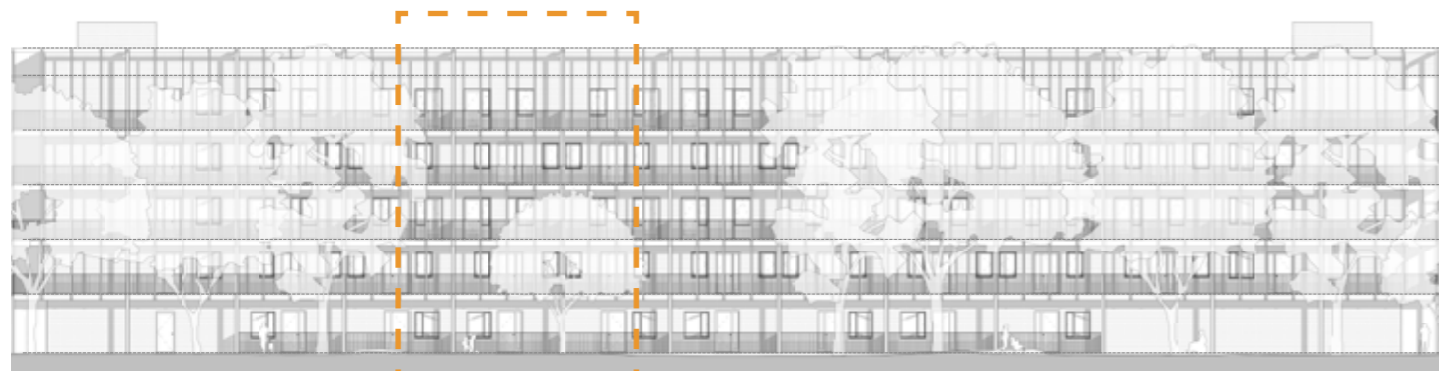
Through our previous consultation, residents expressed a desire for the prominent green tone of the estate to be referenced in the proposal. This colour has been picked up in details across the blocks, with the use of glazed bricks and solid coloured doors.



West Elevation



East Elevation



South Elevation



North Elevation



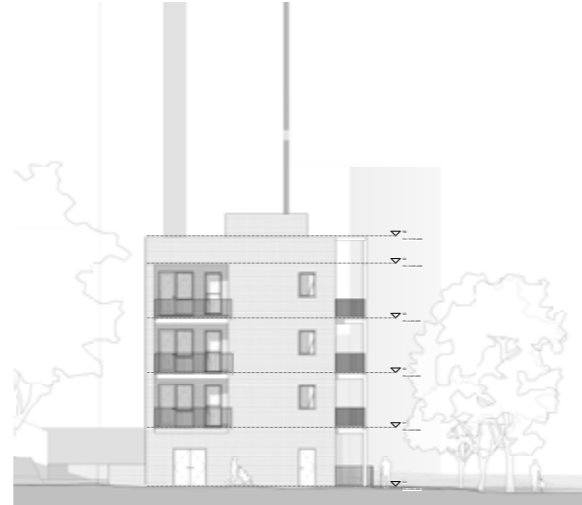
Detailed Bay Study of South Elevation

Appearance of Racine Block

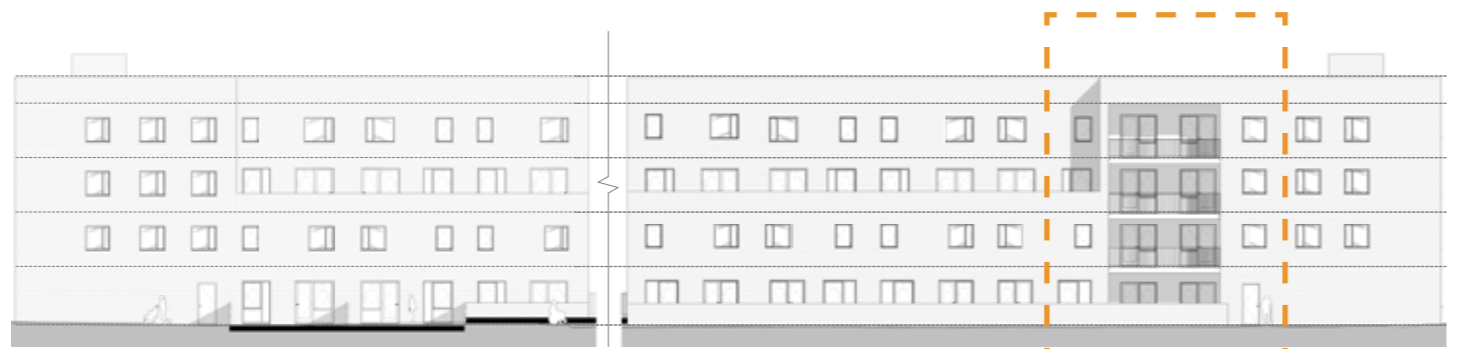
The drawing to the far right shows a bay study of the materials and details proposed for the Racine block. The facade benefits from South-facing amenity which is provided through inset balconies and open amenity for units located within the block.



West Elevation



East Elevation



South Elevation



North Elevation



Detailed Bay Study of South Elevation

Appearance of Garage Block

The drawing to the left shows a bay study of the materials and details proposed for the Garage block. In contrast to the other two blocks, this building does not have as obvious a reference to the gridded façades of the estate buildings yet the punctured windows in the building's façade stack vertically, creating a vertical emphasis. A subtle horizontal shadow gap in the brickwork continues around the building on every other floor, breaking down the façade vertically.



East Elevation



North Elevation



West Elevation



South Elevation



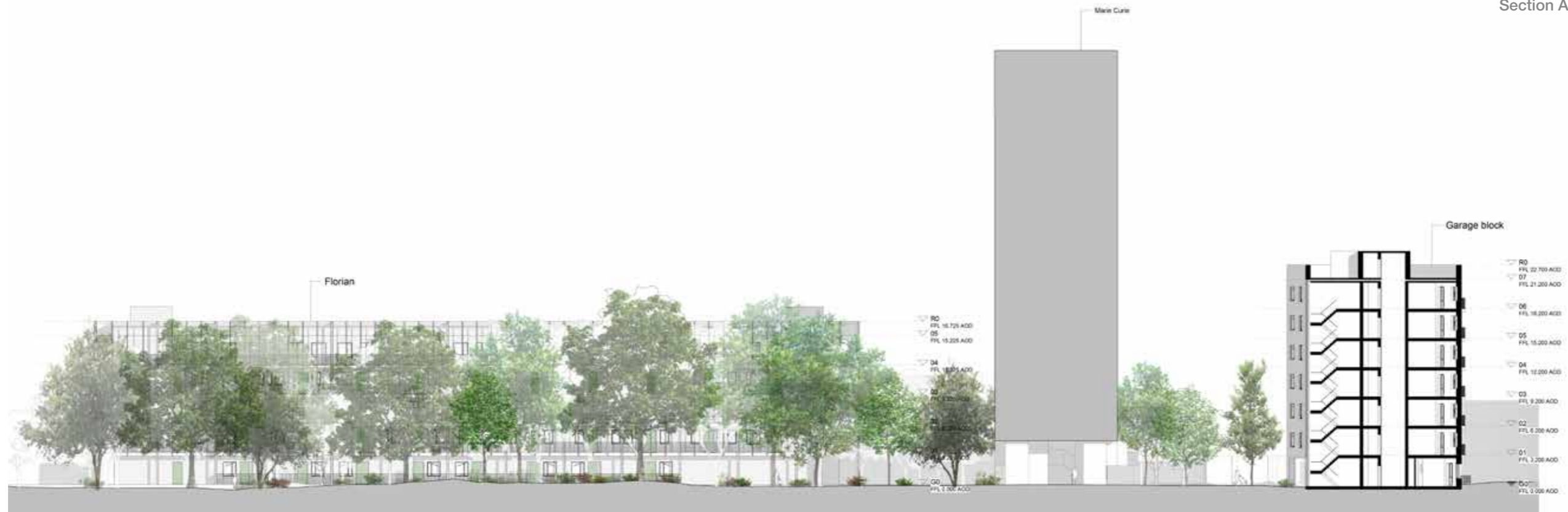
Detailed Bay Study of West Elevation

Site Sections

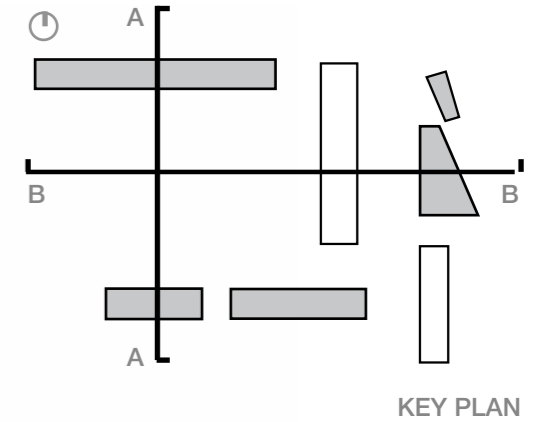
The drawings below show sections through Sceaux Gardens and the proposed buildings to the perimeter. It illustrates how the mass of each building varies in relation to the surrounding context. The proposal retains all trees, maximises permeability through the site and minimise overshadowing through varying heights.



Section A



Section B



Landscape Strategy

Annotations key:

1. Increased permeability for pedestrians and improved accessibility through the estate to the central gardens
2. 1100sqm communal amenity gained for shared use from Florian
3. Provide new public spaces at key entrances into the estate and gardens
4. Front and rear gardens for all ground floor units
5. New trees to the Northern perimeter of the site and estate road
6. Existing central green space retained



Landscaping along Florian



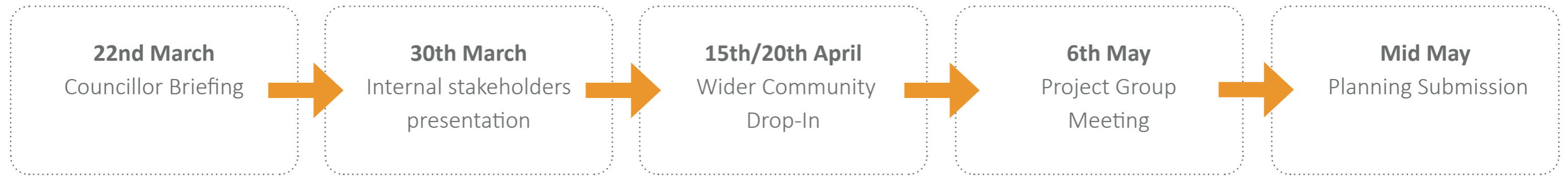
Landscaping along Racine



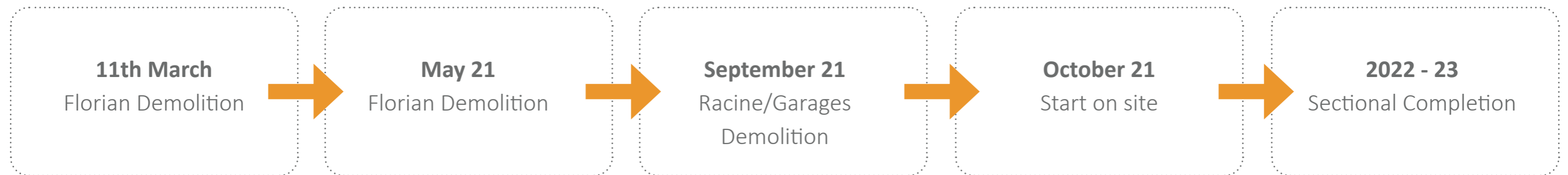
Landscaping and general site arrangement plan, scale 1:250

Next Steps

Consultation Programme



Construction Programme



Indicative programmes subject to confirmation