

Welcome...



Artists Impression of the Proposed Development as seen from the junction of Southampton Way with Sedgmoor Place

Welcome to the Sedgmoor Place Pre-Planning Public Exhibition

Southwark Council is responding to the immediate affordable housing crisis with the biggest programme of council house building in London for over a generation. The New Homes Programme aims to deliver 11,000 new council homes by 2043.

The Council welcomes your views on the proposals presented here today for the Sedgmoor Place site, which aims to provide 13 new homes for Council rent.

Our Vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost;
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population;
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our Aims:

- To address shortage of council housing for the borough's residents;
- To meet the needs of future generations;
- To develop a scheme that will be 100 per cent council housing at council rents;
- For 50 per cent of the new council homes to be let to local residents.

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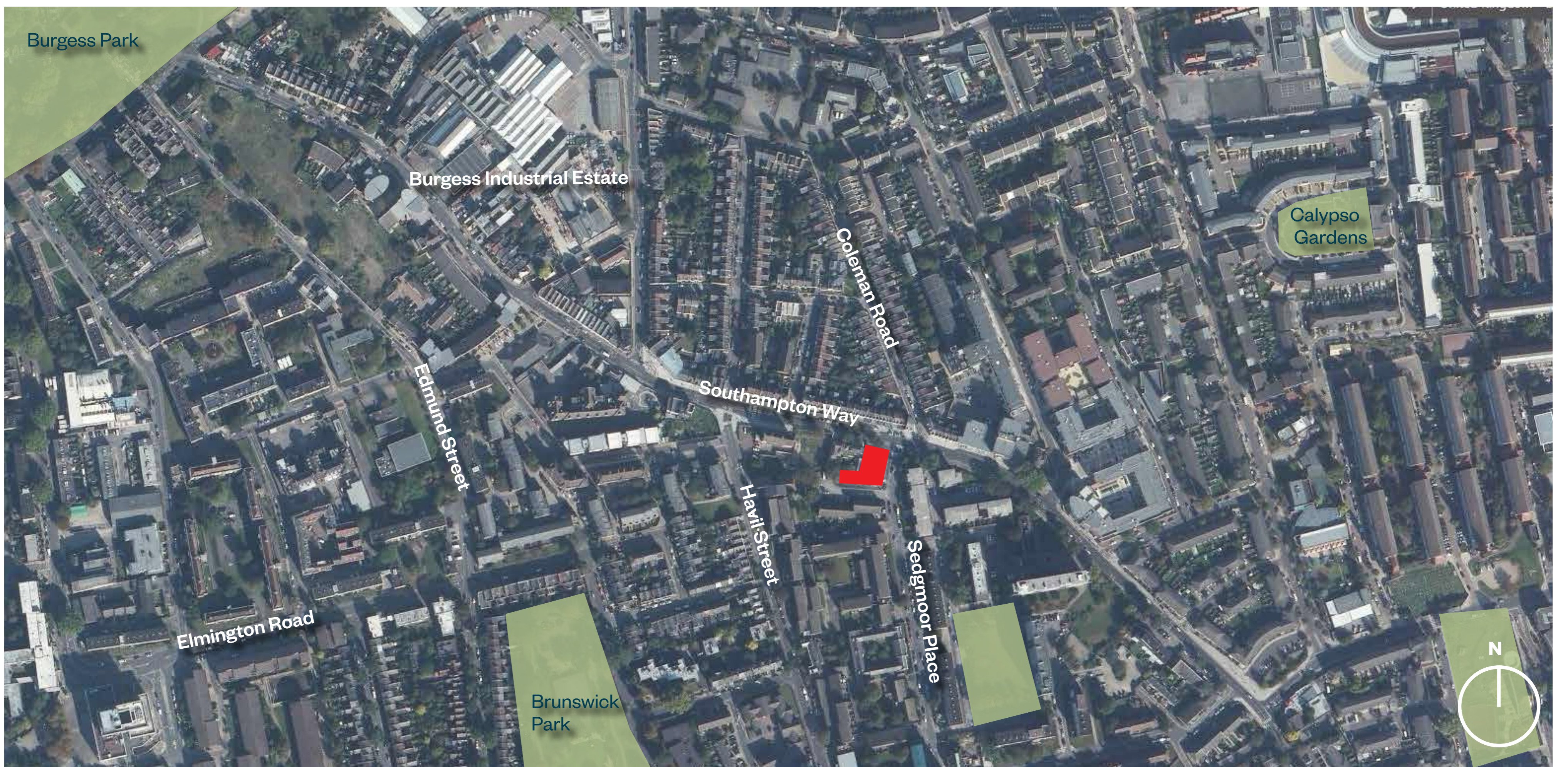
Sedgmoor Place

Pre-Planning Exhibition 28th August 2018

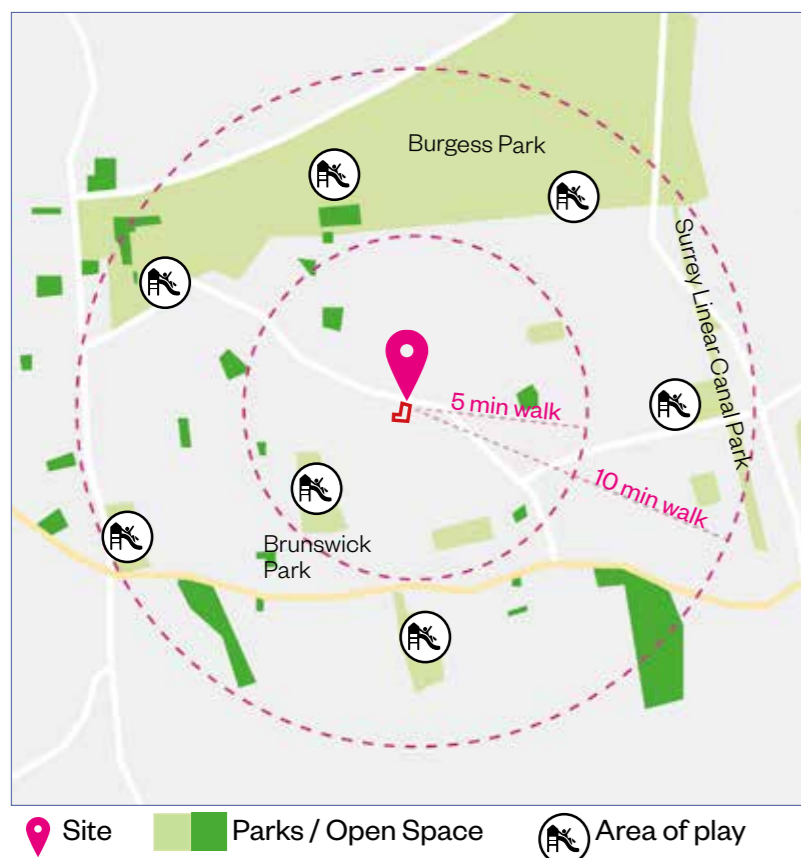
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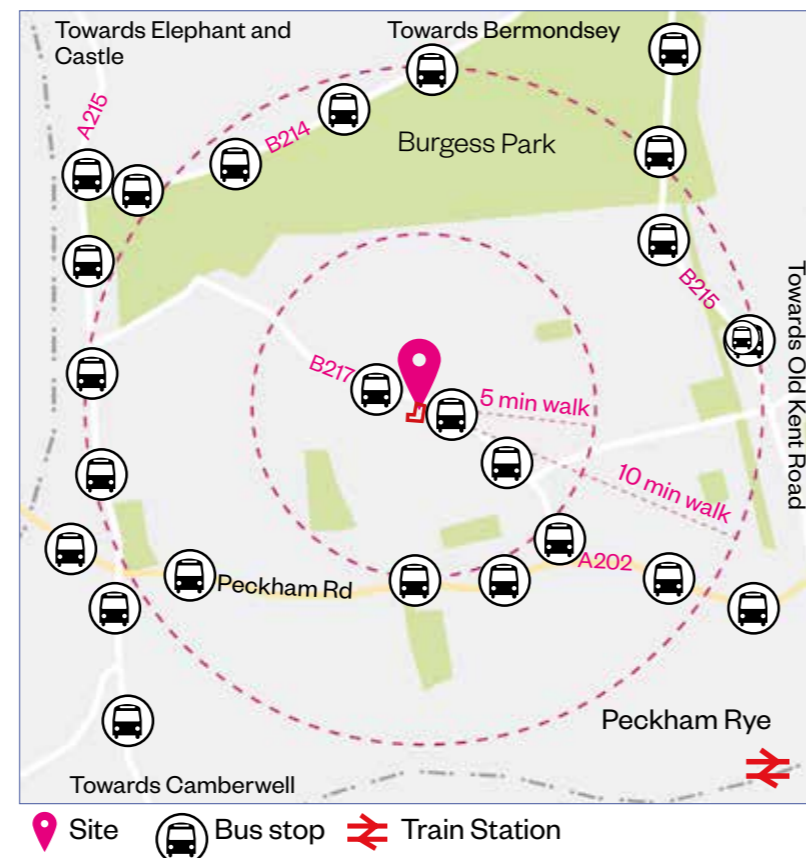
What is currently on the site?



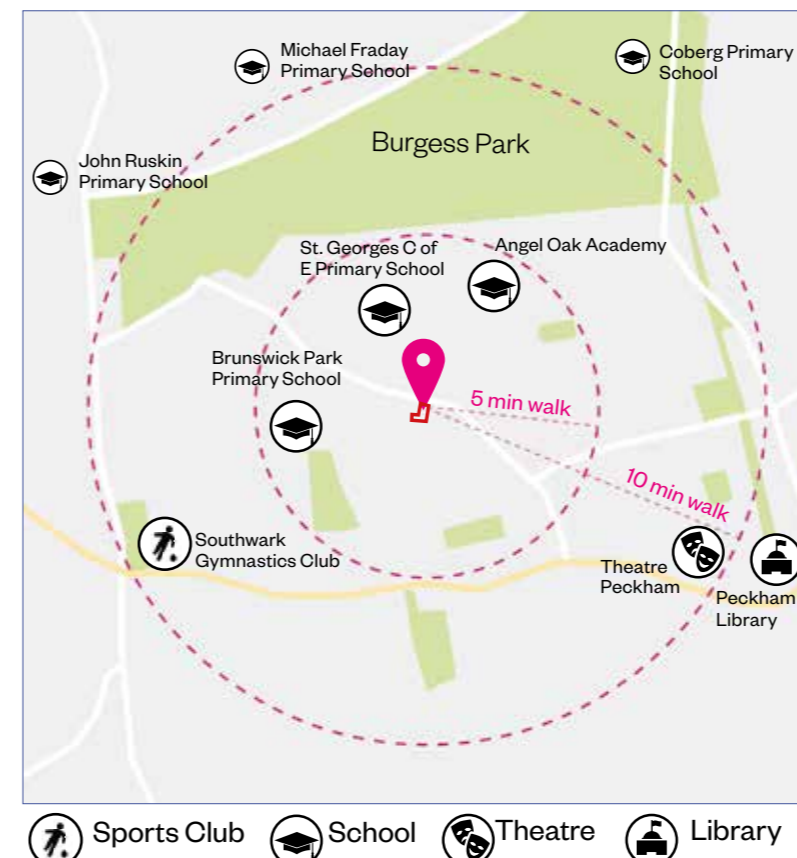
Parks:



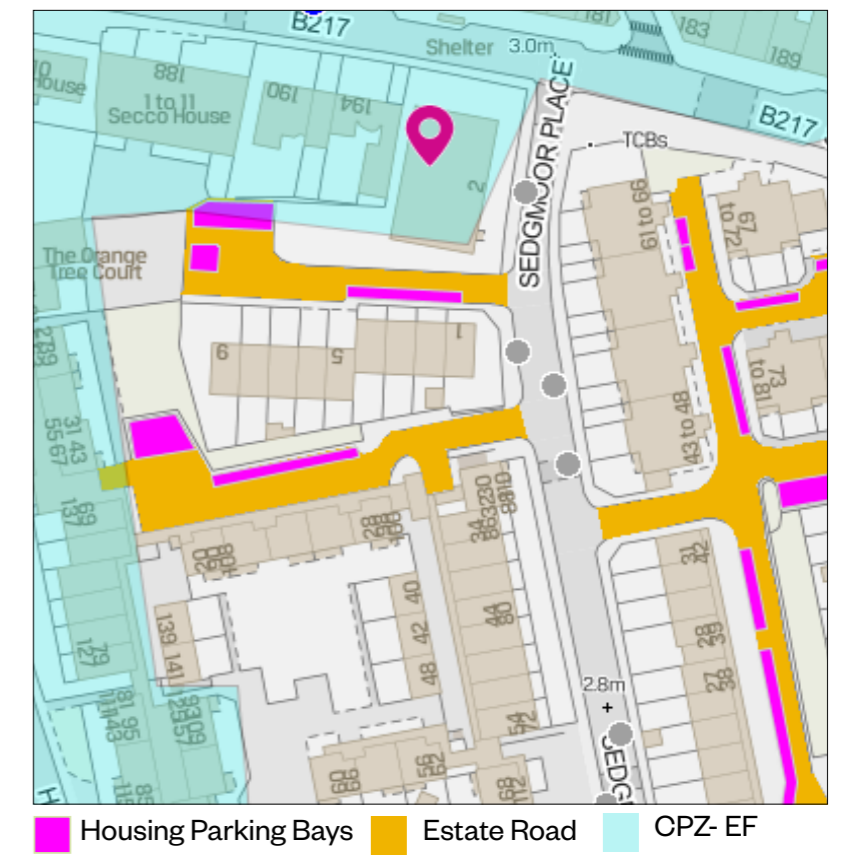
Transport:



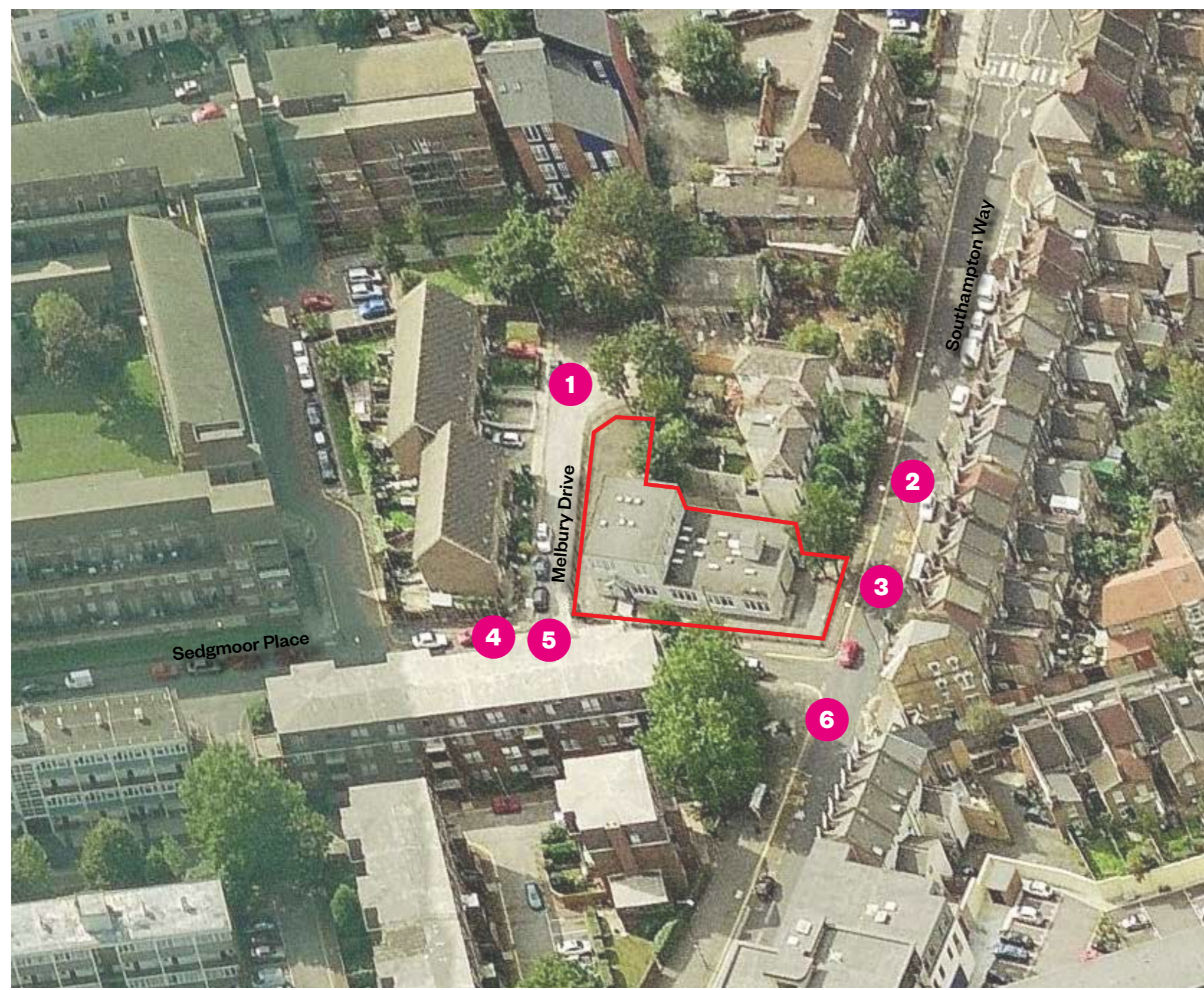
Schools / Amenities:



Parking:

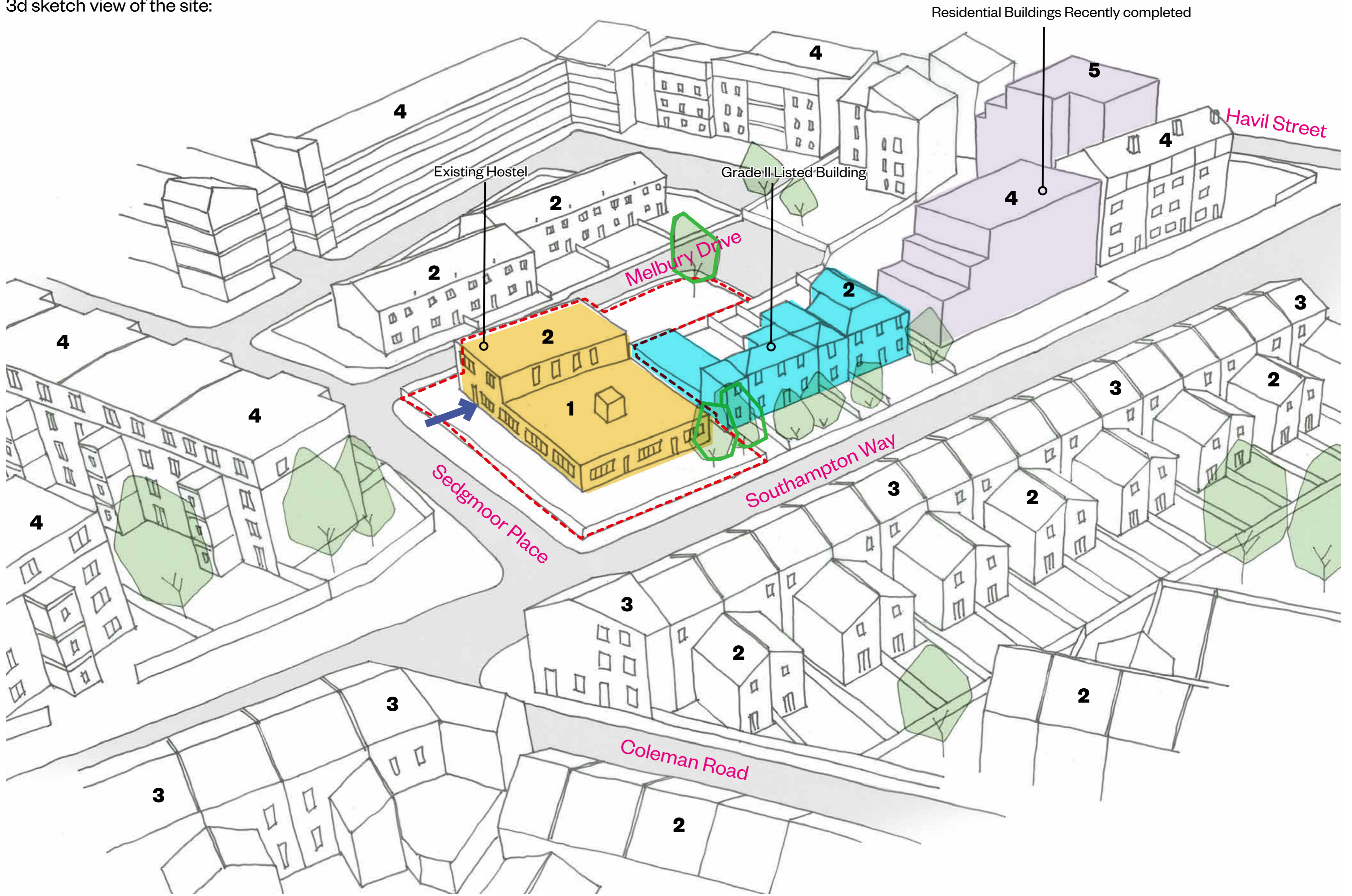


Physical Context:



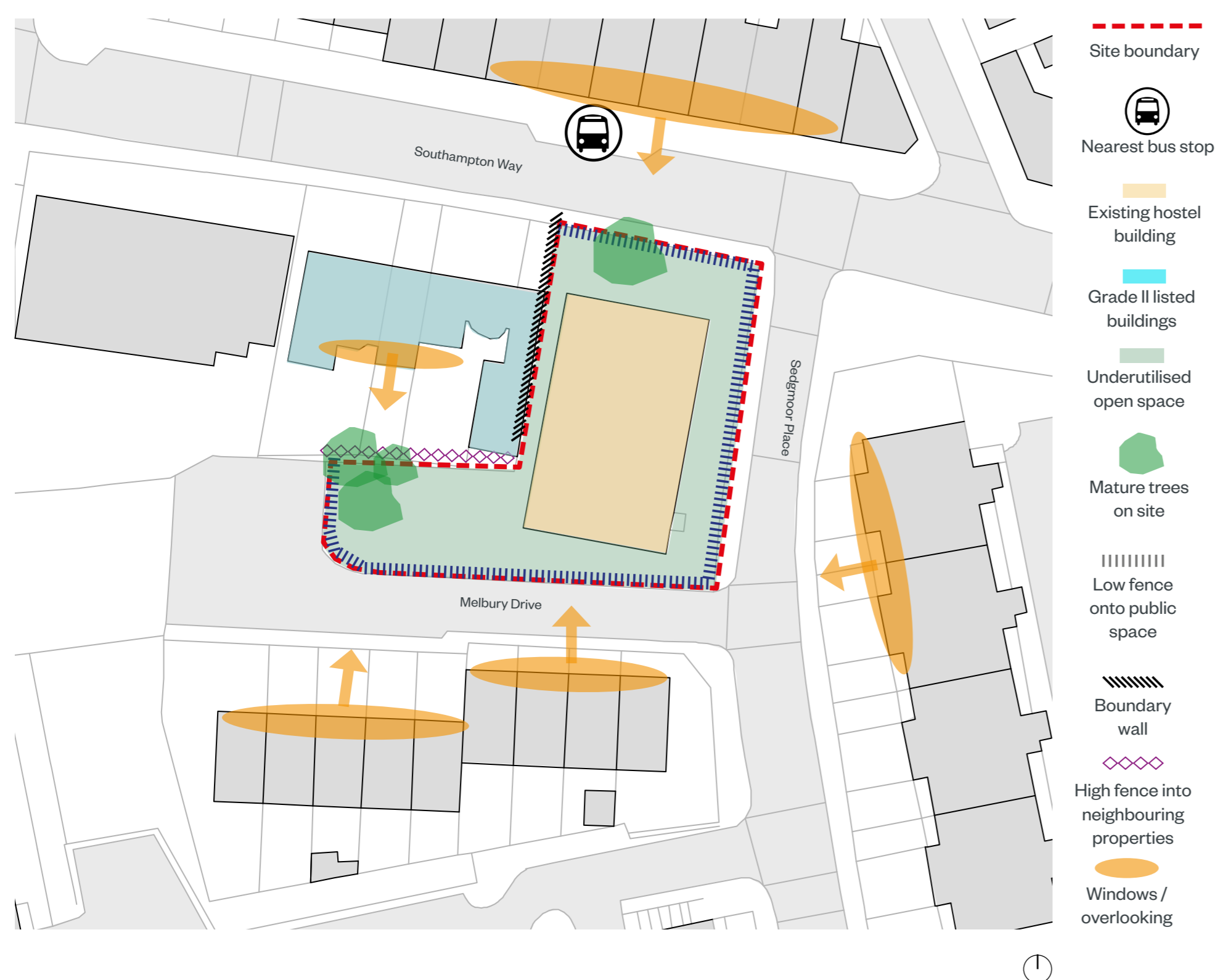
A closer look at the site...

3d sketch view of the site:



- Key**
- Site boundary
 - ← Pedestrian site access
 - Existing Hostel
 - Grade II Listed Neighbouring building
 - On Site Mature Trees

Constraints:

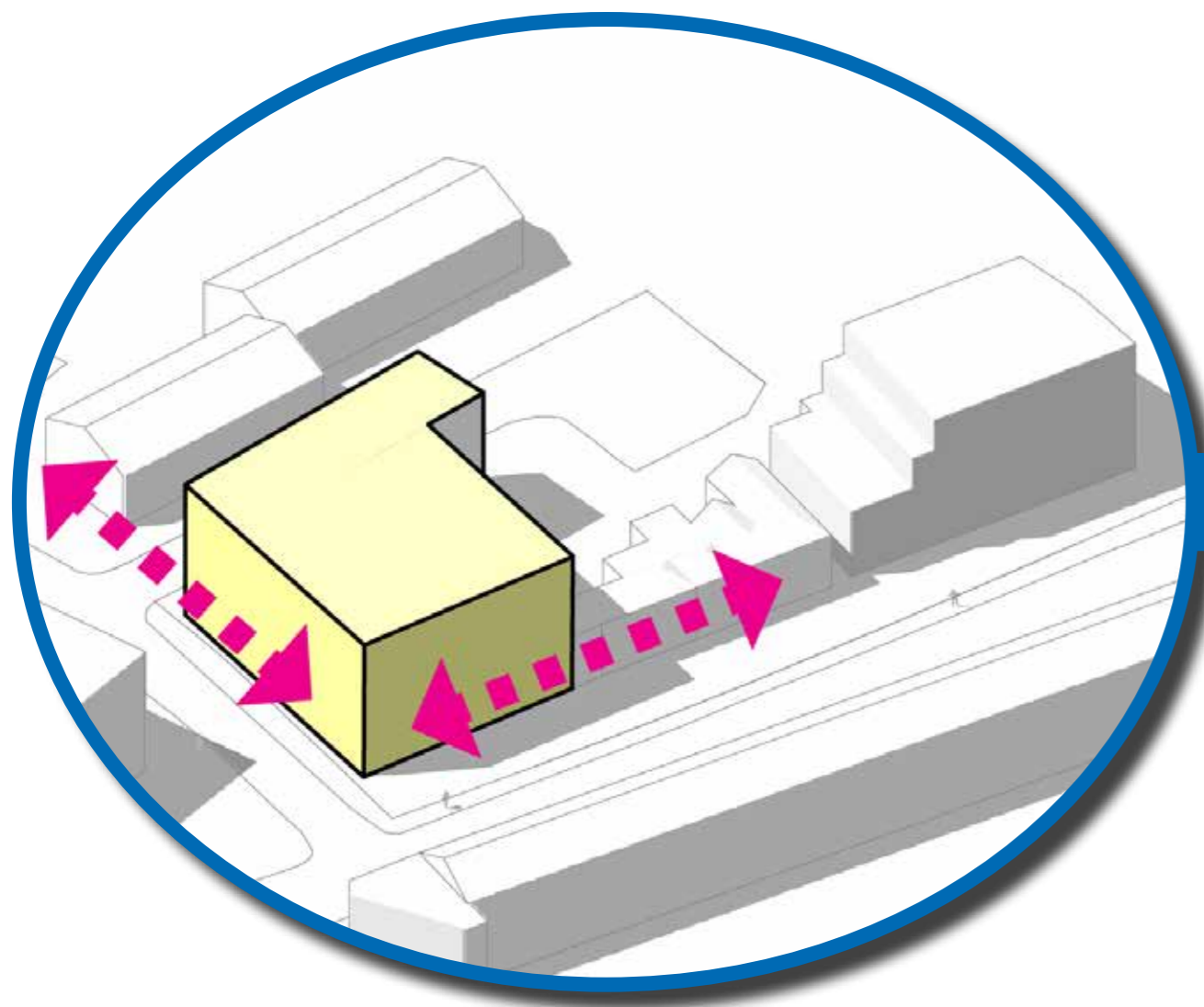


Opportunities:



How has the design been developed?

Extrusion & Alignment

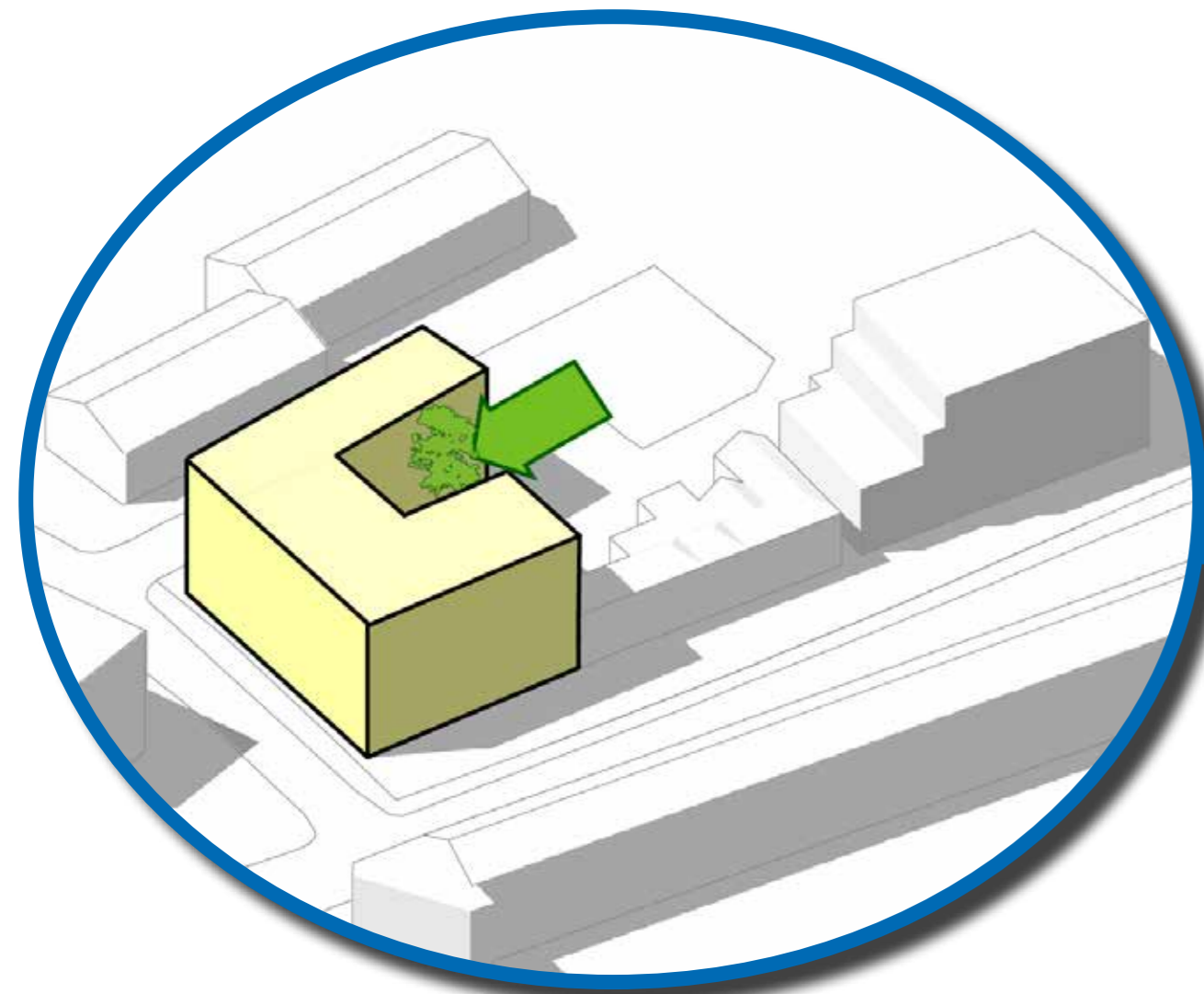


1. Extrusion & Alignment

The site plan is extruded by 4-storeys & pulled back to align with the facades of the existing adjacent buildings



Courtyard

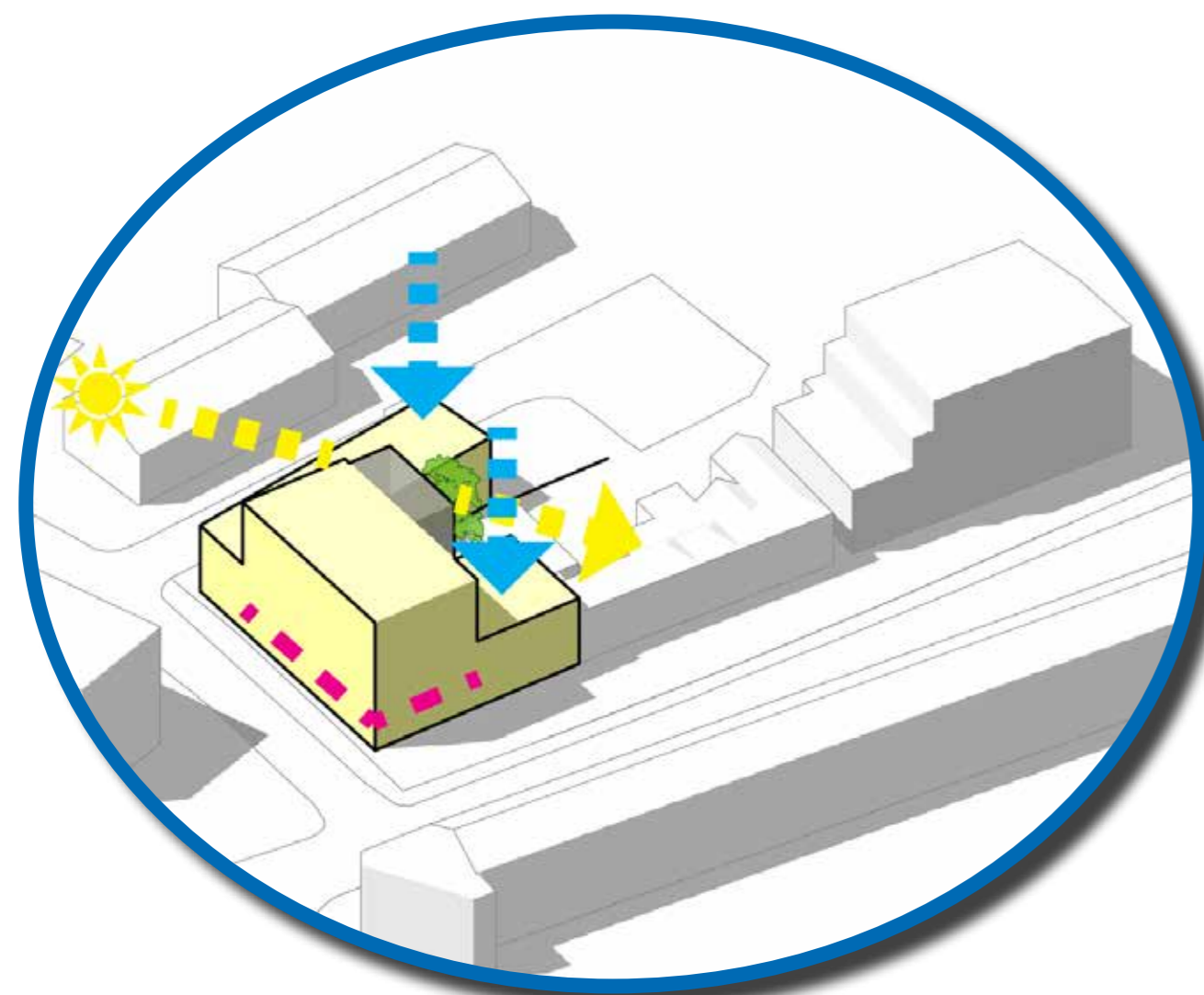


2. Courtyard

An internal courtyard is created to prevent overlooking and improve privacy for the adjacent existing buildings.



Reduction to volume

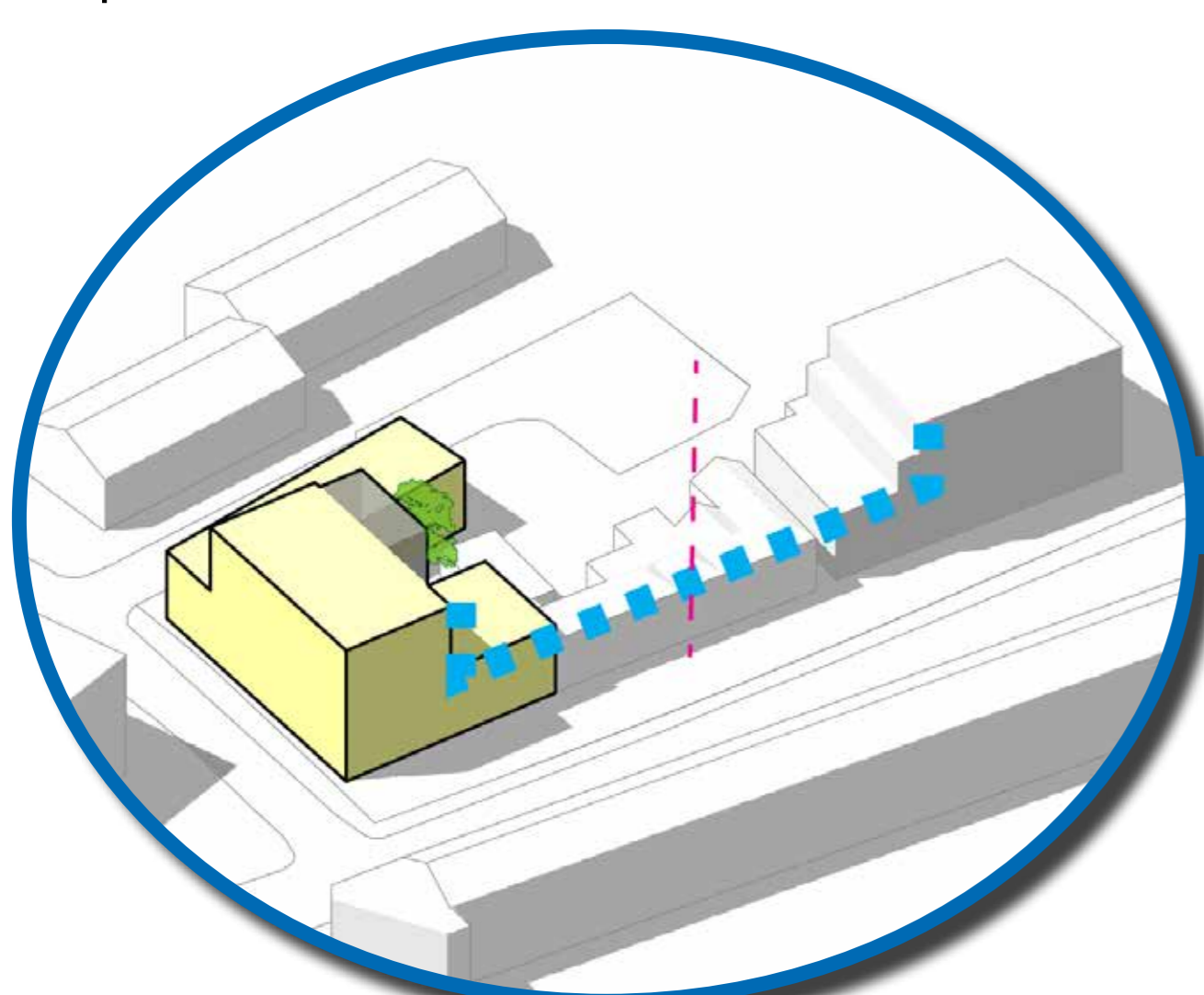


3. Reduction to volume

The volume is reduced by two storeys on two facades, responding to the existing heights of buildings along Melbury Drive & the adjacent Grade II listed building at 194 Southampton Way.



Step Back

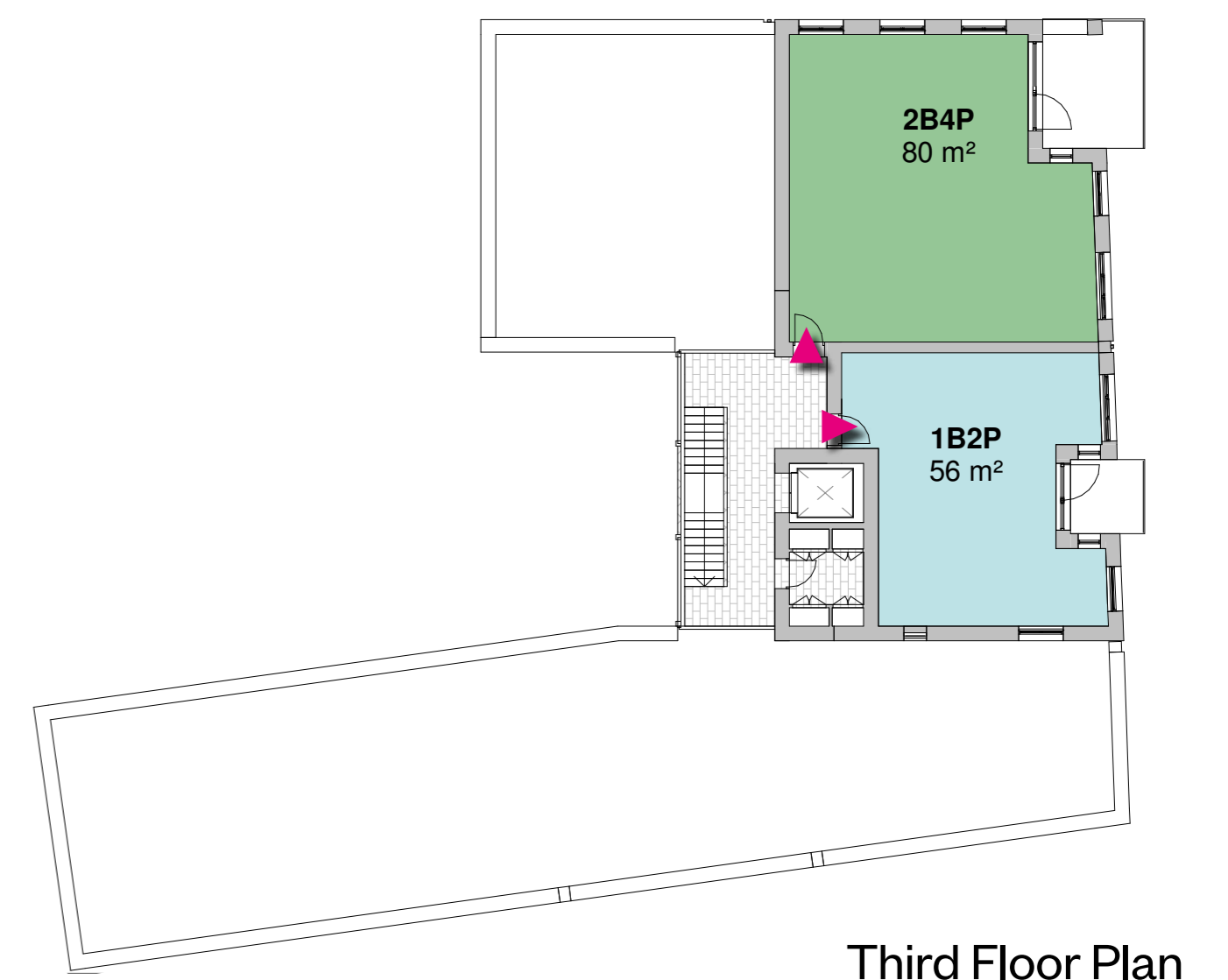


4. Step Back

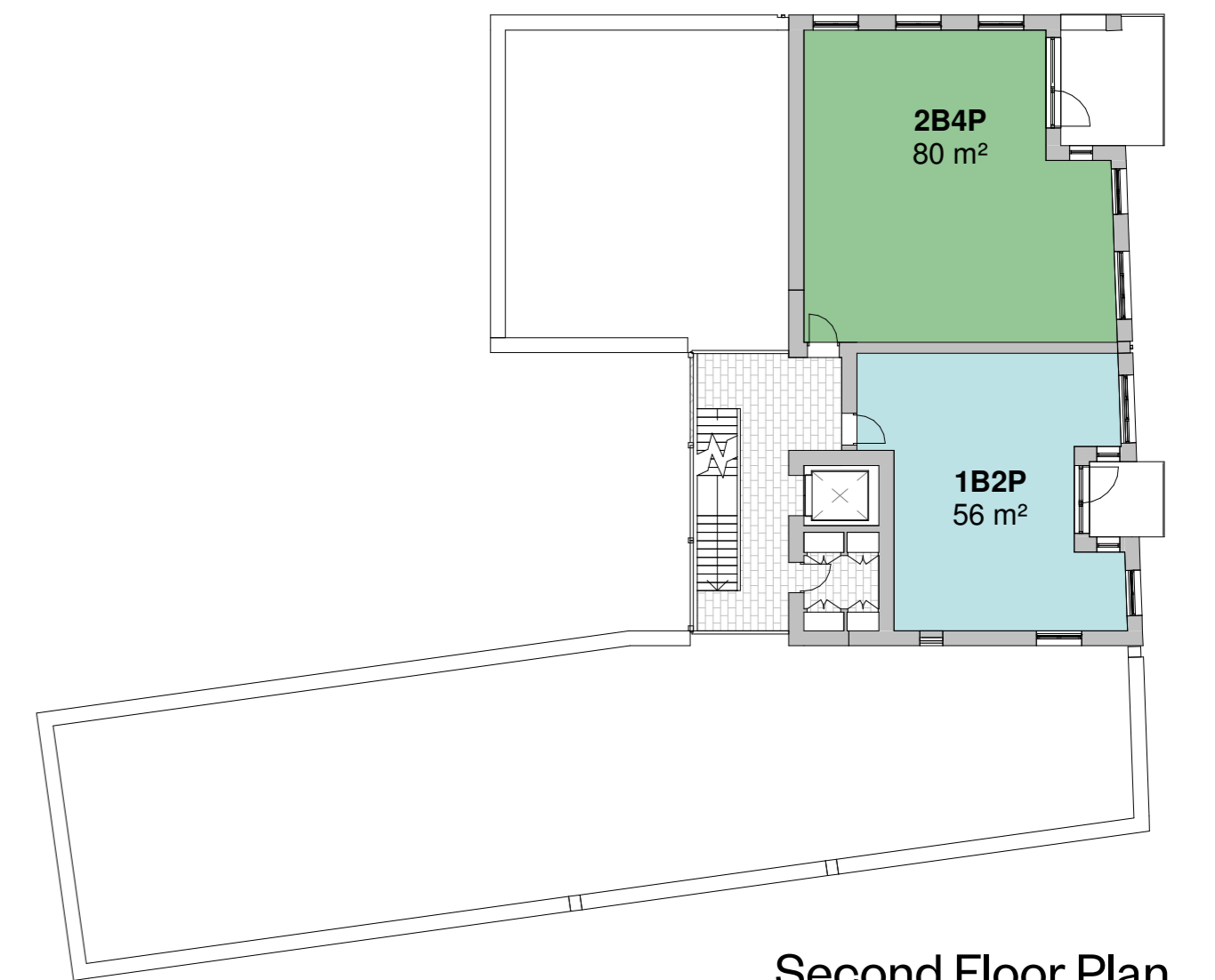
A step back is created away from the grade II listed building at 194 Southampton Way.

What will the new building contain?

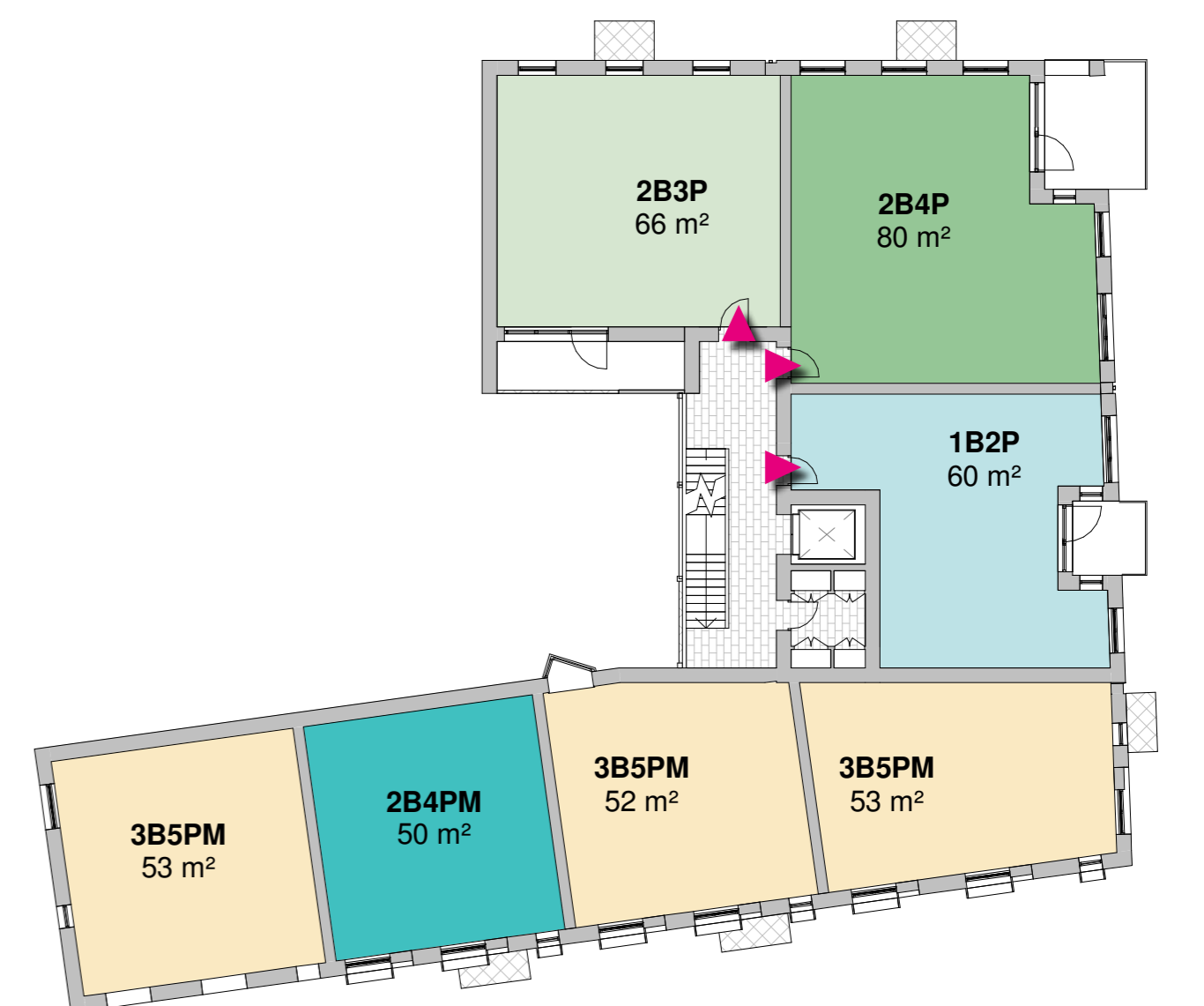
Ground Floor Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

Accommodation Schedule

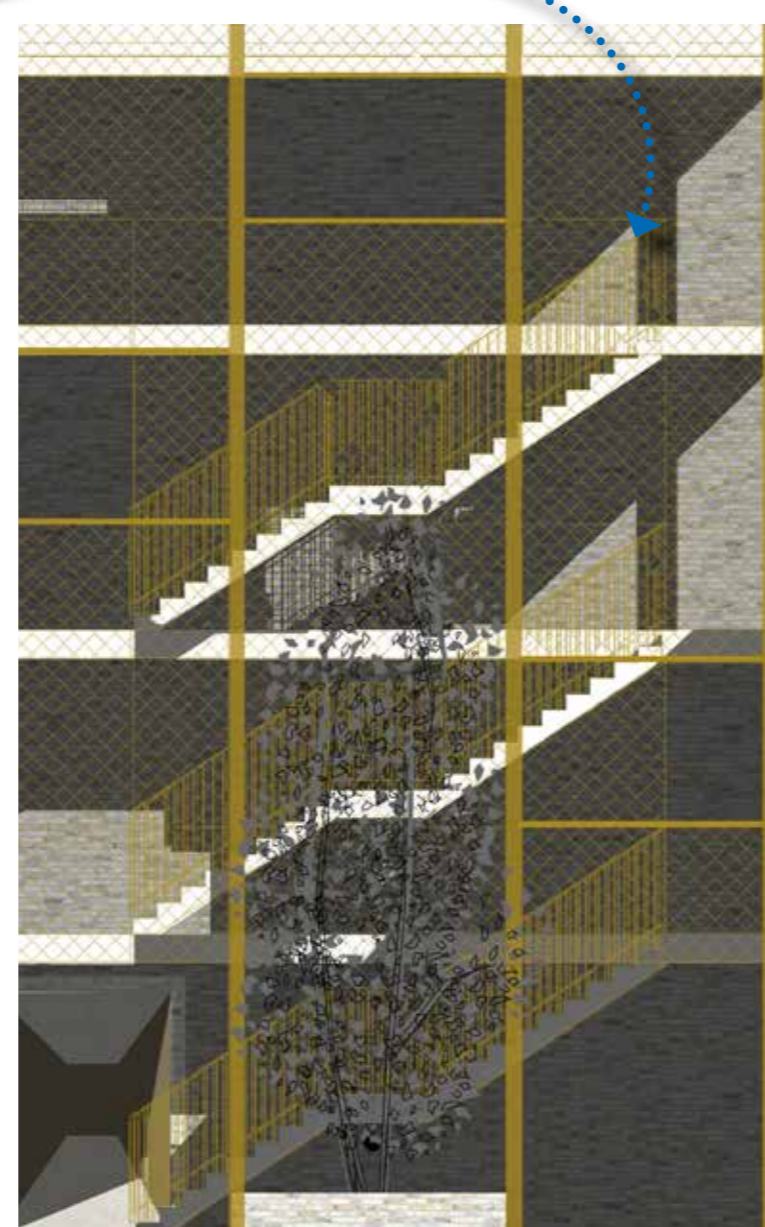
Unit Type	1b/2p	1b/2p(W)	2b/3p	2b/3p (W)	2b/4p	2b/4pM	3b/5pM	3b/5pM (W)
Target GIA (m2)	50	62	61	73	70	79	93	106
Ground Floor	1				1	1	3	
First Floor	1		1		1			
Second Floor					2			
Third Floor	1				1			
Sub-Total N° Units by Type:	3	0	1	0	5	1	3	0
Total N° Units by Type:	3				7		3	0
Total N° Units	13							

The Internal Courtyard

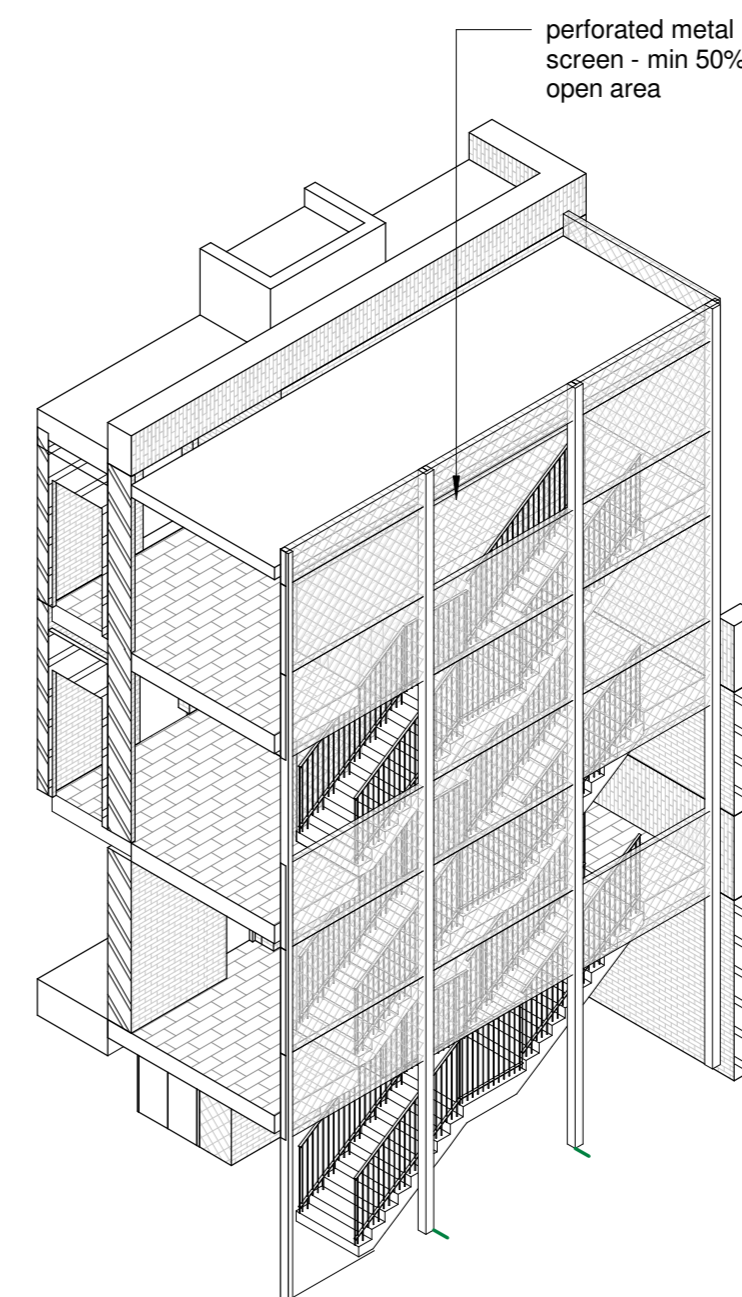
Perforated metal or mesh, minimum 50% permeable



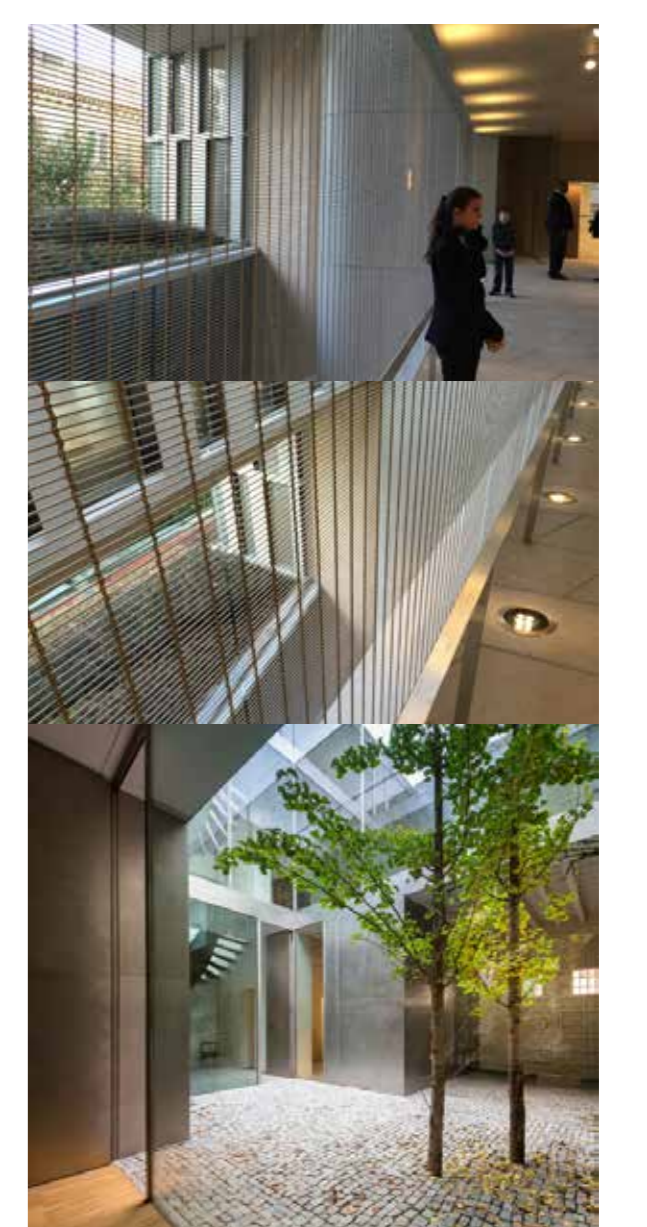
Conceptual Image of the Internal Courtyard



Conceptual Image of the Internal Courtyard -stairwell



Stair Core Section



Precedents

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What will the homes be like?



Fourth Floor General Layout.



Second Floor General Layout.



First Floor General Layout.



Ground Floor General Layout.

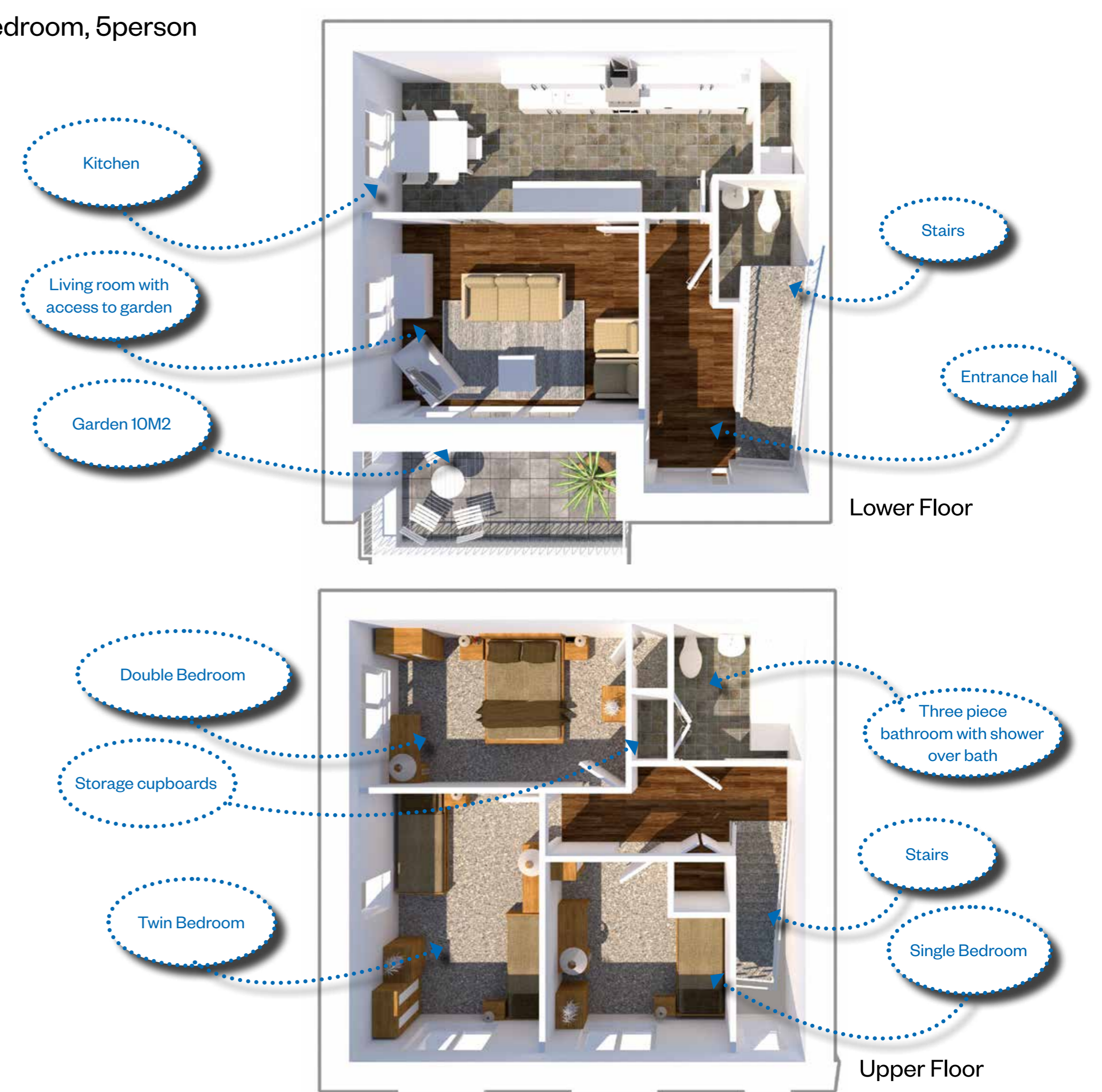
Typical 1 bedroom, 2 person flat



Typical 2 bedroom, 4 person flat

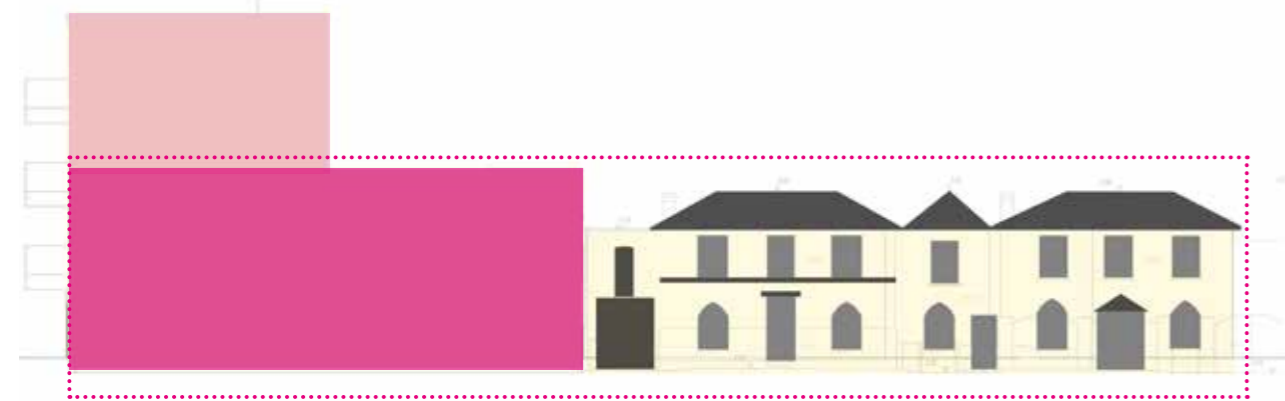


Typical 3 bedroom, 5 person Maisonette



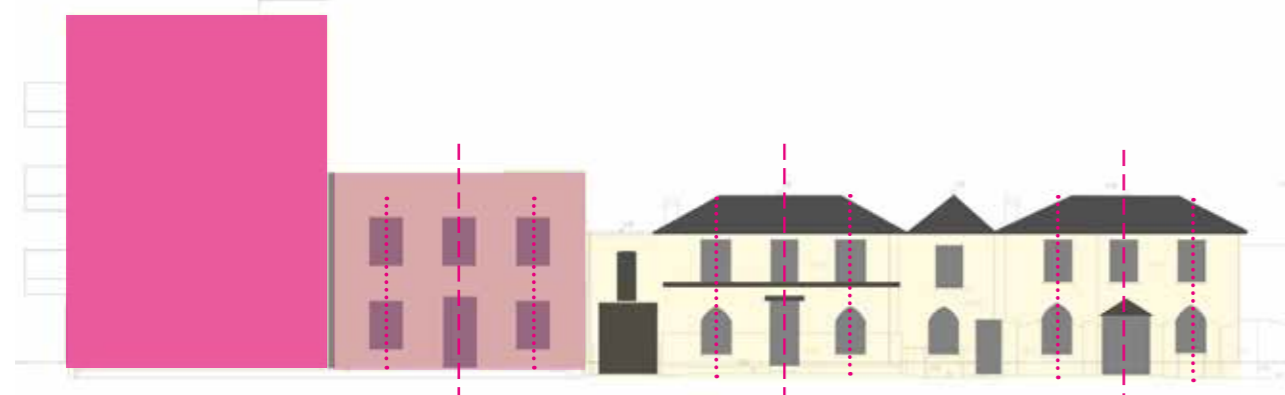
What will the new building look like?

Massing articulation



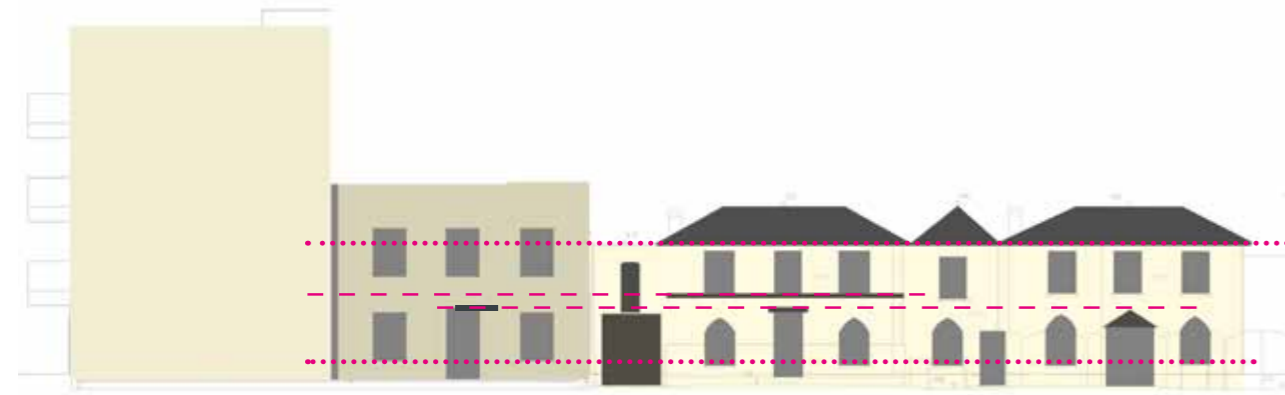
Two-storey base, Two-storey top:
This approach integrates the lower storeys of the proposal with the Grade II listed terrace housing, while the higher element sits separately. This approach was not chosen because it appears too dominant next to the houses.

Vertical Articulation & Openings



Two articulated vertical volumes, stepping four storeys down to two:
This approach was chosen, because it broke the volume into smaller pieces and reflected the scale and rhythm of the adjacent terraced housing. This is reinforced by the placement of symmetrical openings, with simple repeated shapes.

Visual alignments



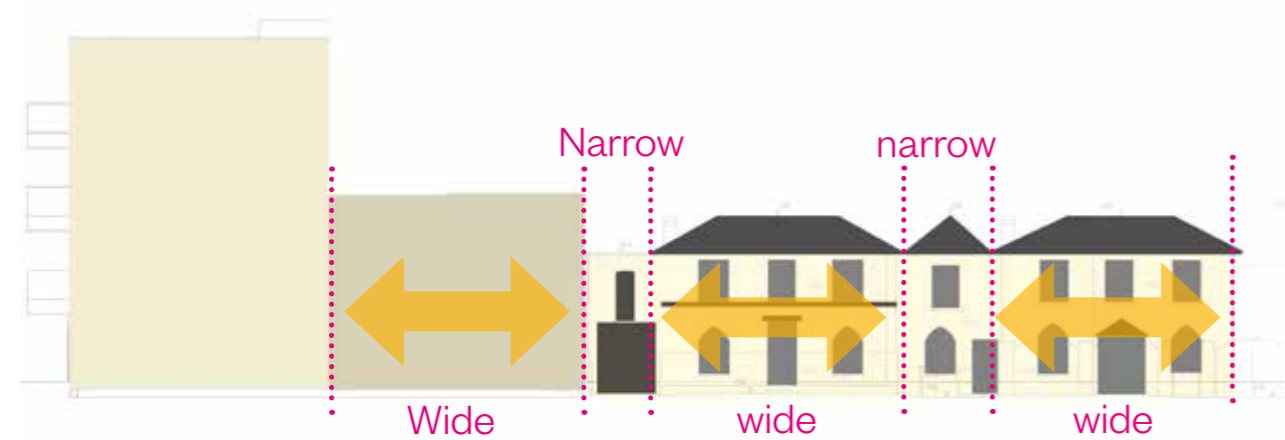
Lines are pulled through from the adjacent terraced housing, such as canopies, banding, window sills, eaves etc.
As heights can't be matched due to current housing standards, datum lines are picked up wherever possible to draw the eye towards the houses when viewed from the street.

Proportion of openings to solid



Similar proportions of openings to solid wall are carried through.

Facade rhythms



The two-storey block continues the wide/narrow pattern of the existing row of houses.



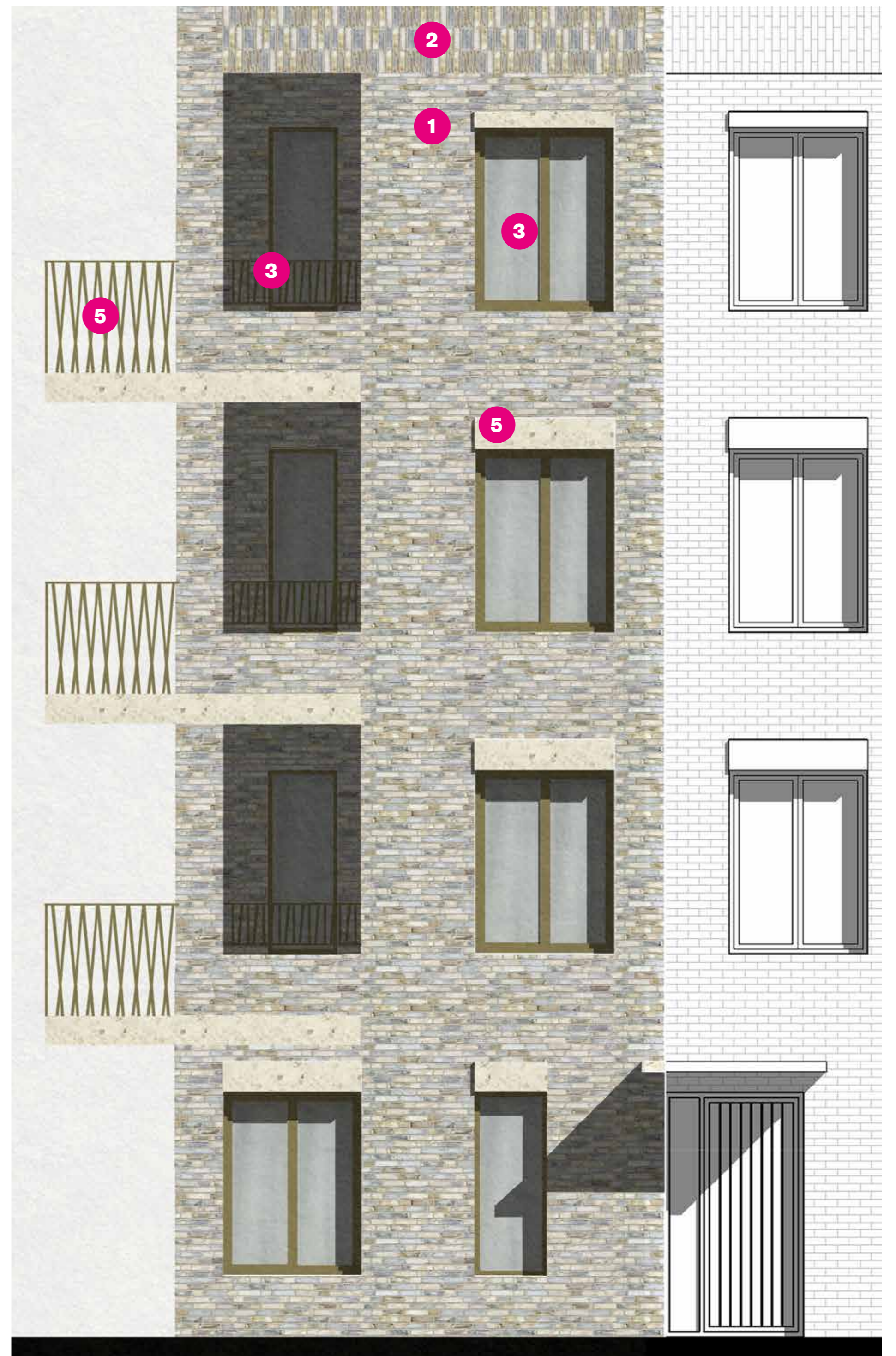
1 Light buff brick colour with a natural mortar.



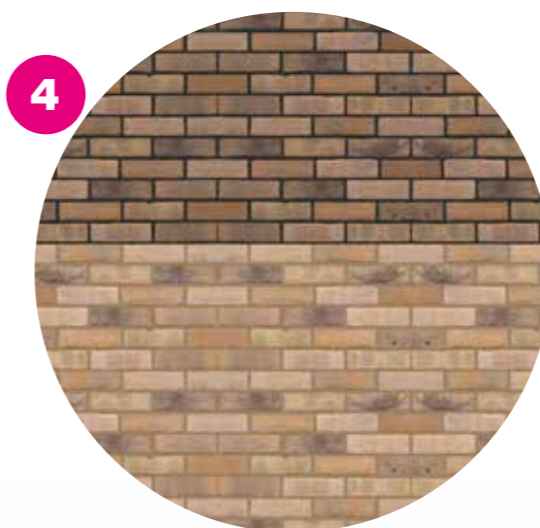
2 Triple stacked vertical brick banding.



3 All metal work, drainpipes, railings and aluminium window frames in pearl gold (RAL 1036) colour throughout



Elevation Detail

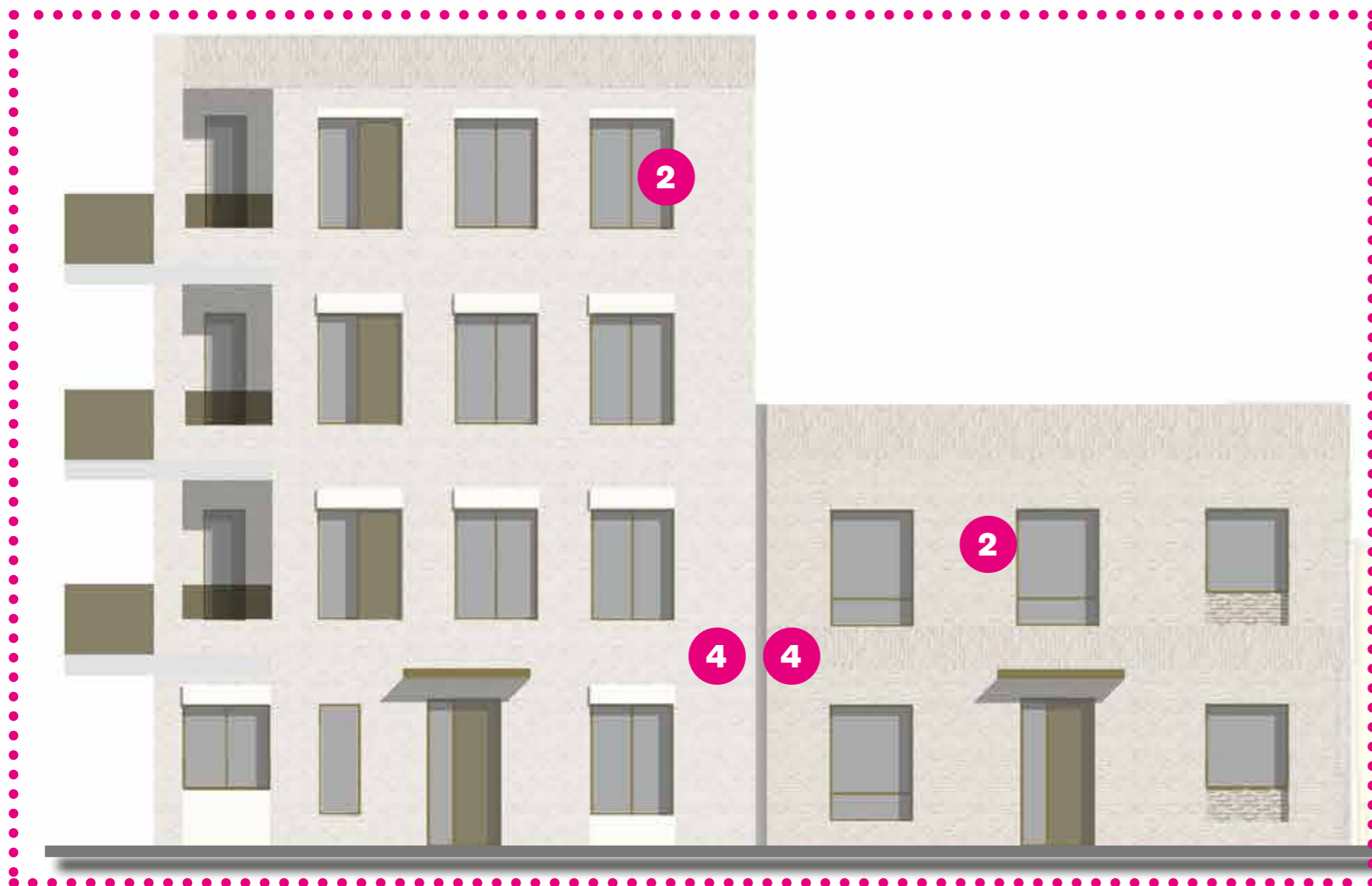


4 Subtle changes in brick color created by replacing natural mortar for dark grey mortar to emphasise vertical facade articulation



5 White Concrete Lintels & Balcony Fascia Panels

Proposed Facade



194 Southampton Way
Grade II Listed Building



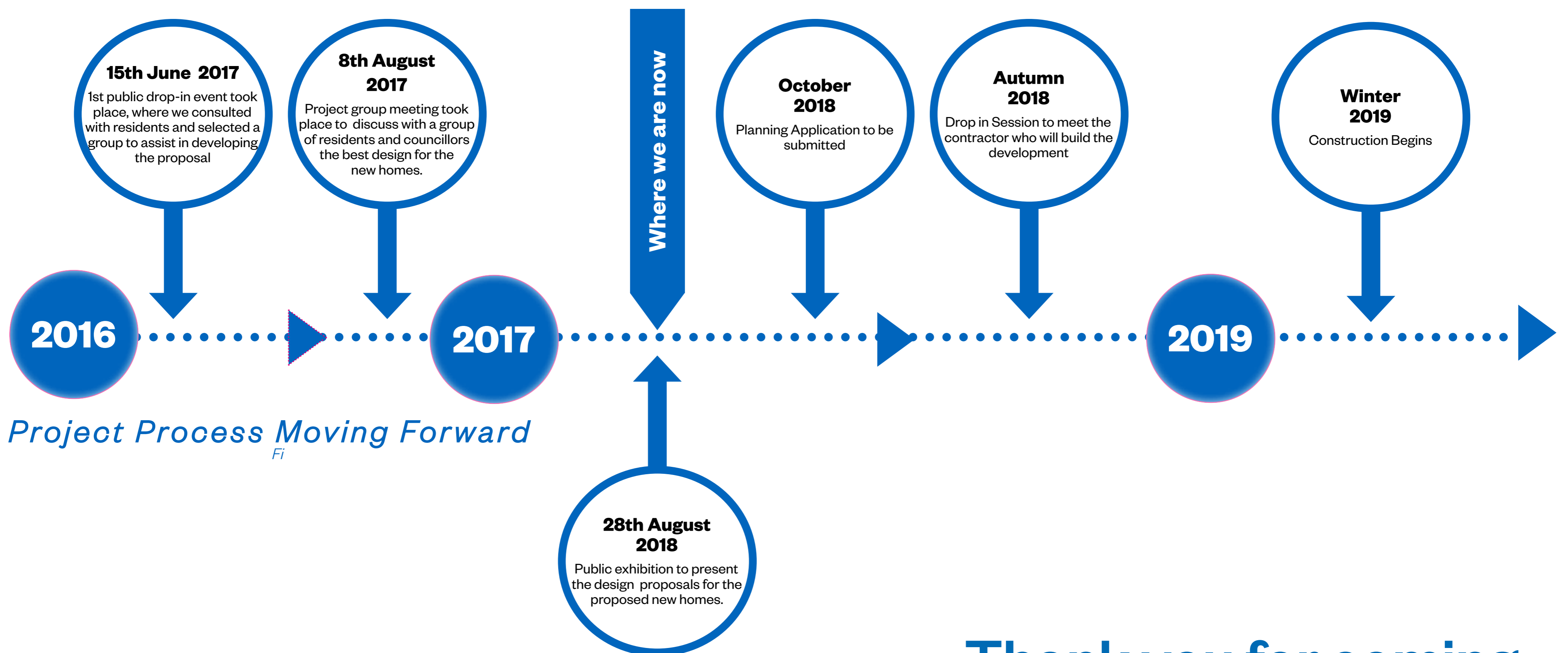
Southampton Way Facade

Our proposal:



Artists Impression of the Proposed Development as seen from Sedgmoor Place, looking North towards Southampton Way

Estimated project time line:



Thank you for coming...

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