

# Sceaux Gardens Proposals for New Homes

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

The development site comprises of three block, 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:

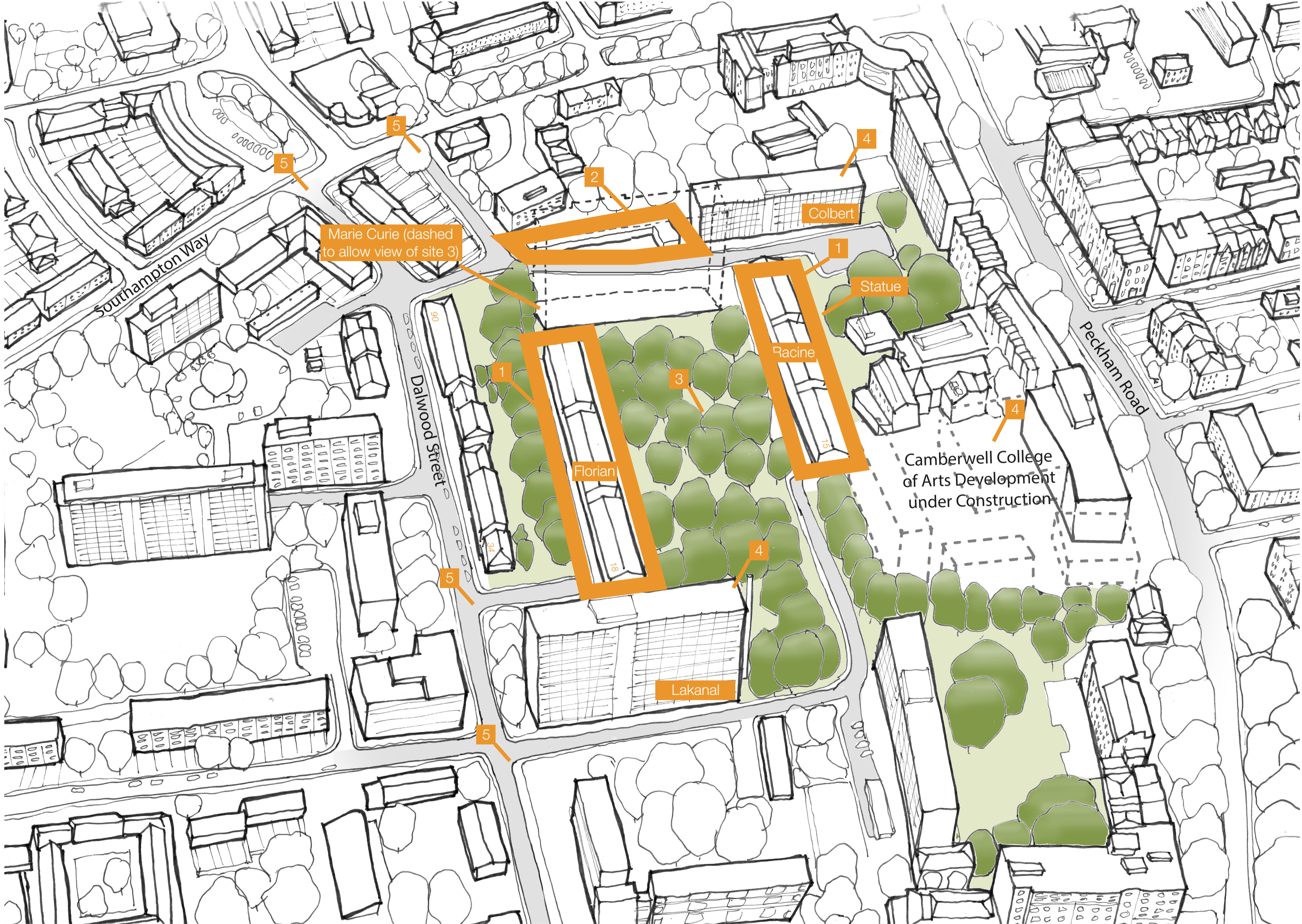
- 7 Project Group Meetings
- 2 Drop-in consultations
- 1 Councillors presentation
- 2 Stakeholder meetings (maintenance, building control and estate management)
- 2 Pre-application meeting with planners
- Design Review Panel

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 thresholds into the gardens and estate are created as well as play space introduced benefiting the wider estate.

The purpose of the boards are 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 a have any further questions please contact us on:

Email: [NHDTPhase5consultation@southwark.gov.uk](mailto:NHDTPhase5consultation@southwark.gov.uk)  
 Telephone : 07395 854 757



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



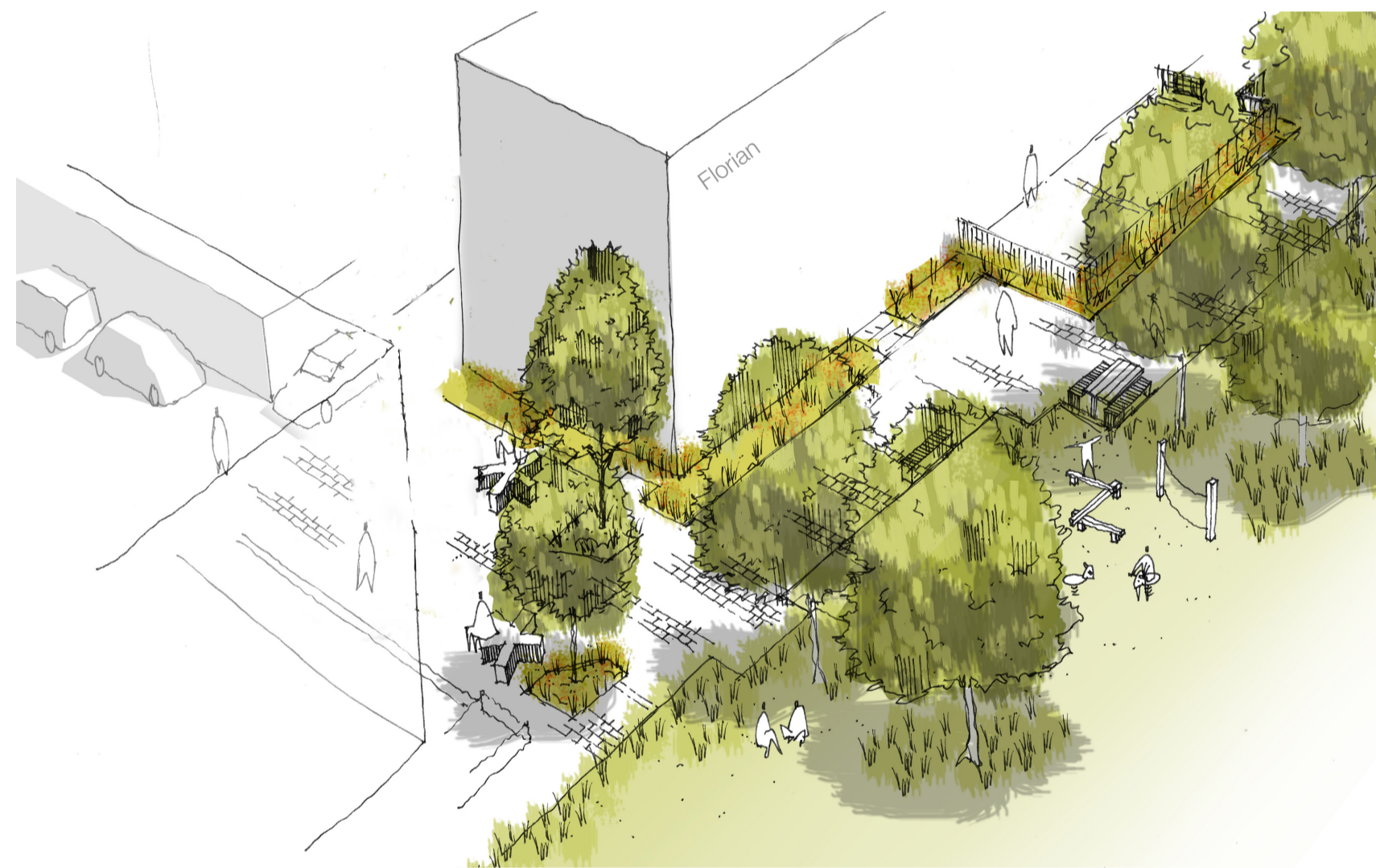
# Site Layout

The drawings on this sheet shows the proposal within its context. The drawing on the left is a landscaping plan which shows the layout of the site, identifying where the key features will be located.

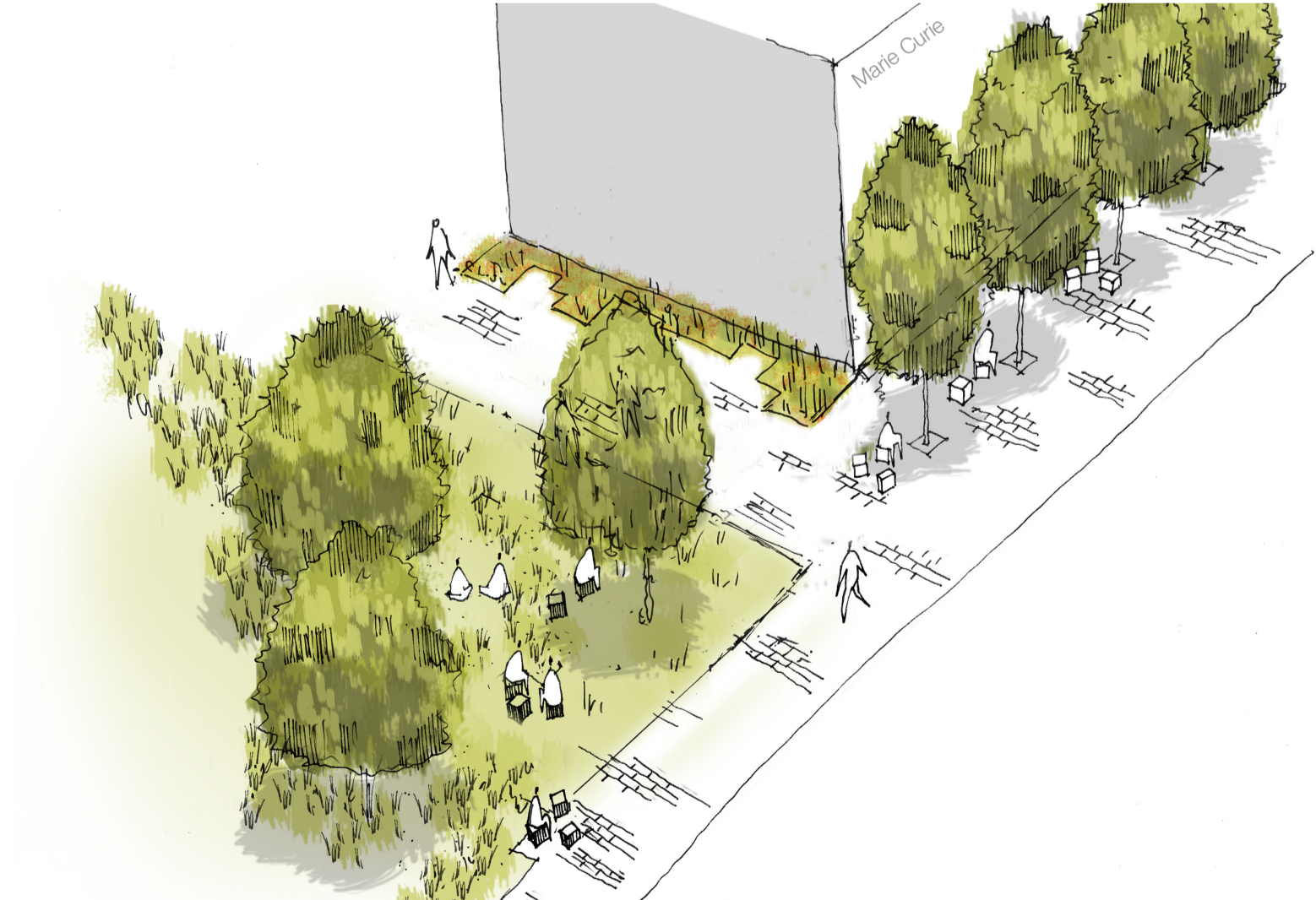
The smaller drawings below indicate the landscape proposal for the edge treatment of Sceaux Gardens and new trees.

- 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

Landscaping along Florian



Landscaping along Racine



Scale 1:250



# 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**  
A change to the building standards requires a fire protected lobby for stair.
- 2 **Lift motor rooms**  
Following a change to the technical requirements of the Lift manufacture, lift motor room sare now required on the roof above the lift to allow easy maintenance.
- 3 **Thicker external wall build up**  
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 wall build up.
- 4 **100% sprinkler provision**  
In addition to non combustible materials Southwark are ensuring their buildings have sprikler provision throughout.
- 5 **Inceased Cycle capacity**  
A change to the London Plan requires an uplift in cycle spaces for 2p/1b dwellings

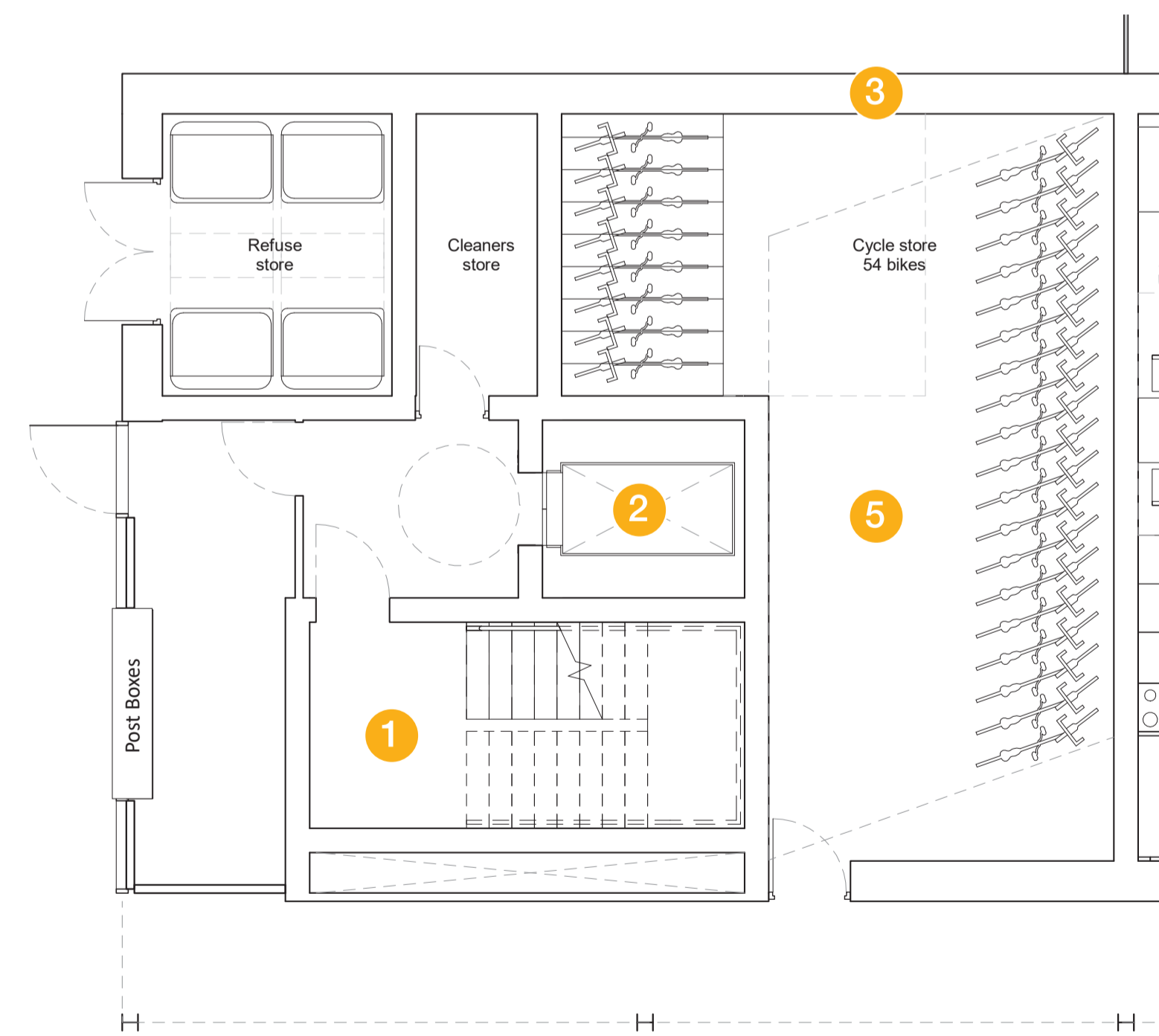


Florian: The visual above shows a glazed screen to the end facade which was providing the external stair protection from the elements, as the stairs are now enclosed this glazed aspect has been omitted.

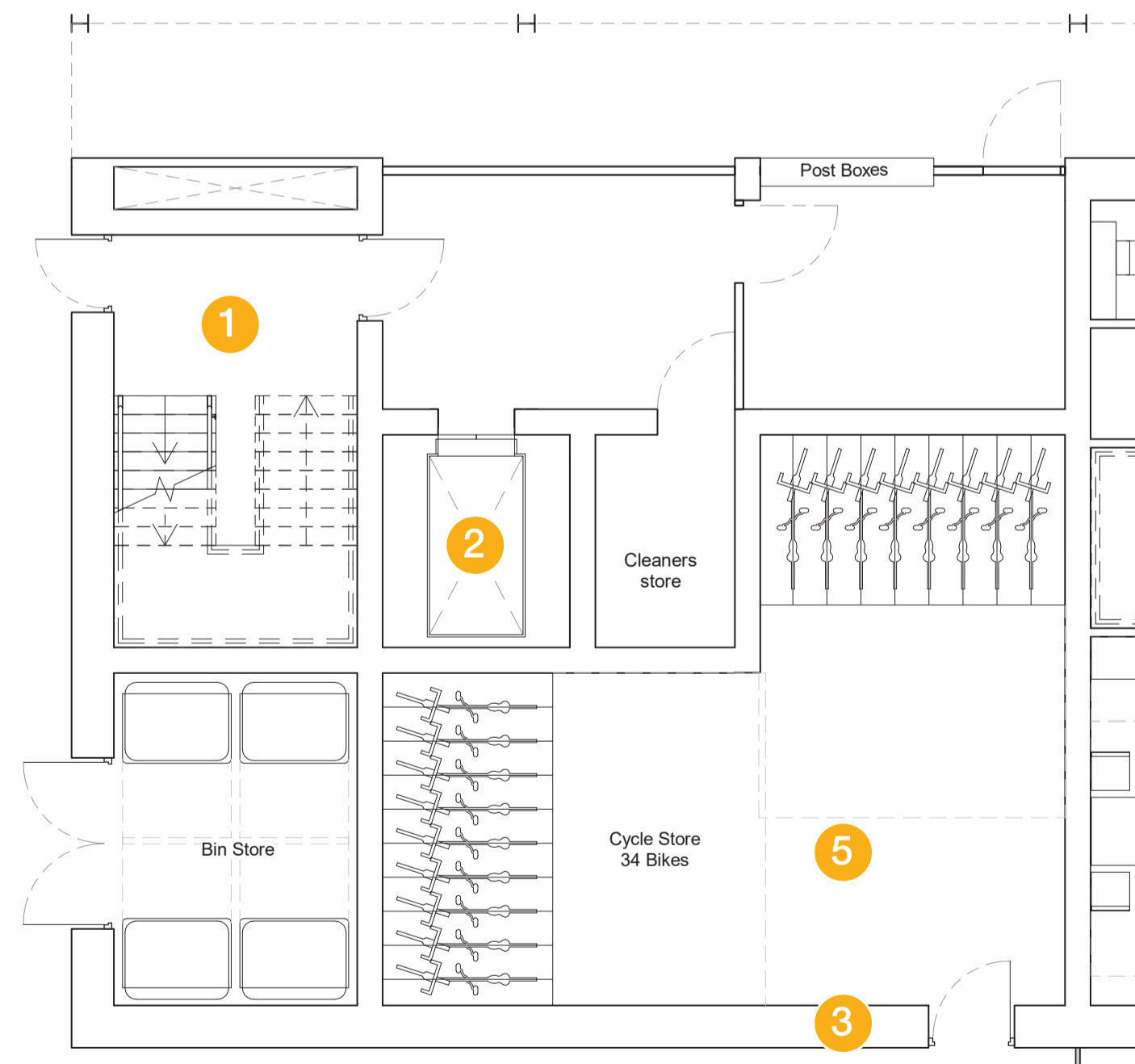


Racine: The visual above illustrates where the access stair was previously located towards the front of the Racine block. This has now been enclosed as indicated on the diagram below. The glazed aspect has also been omitted

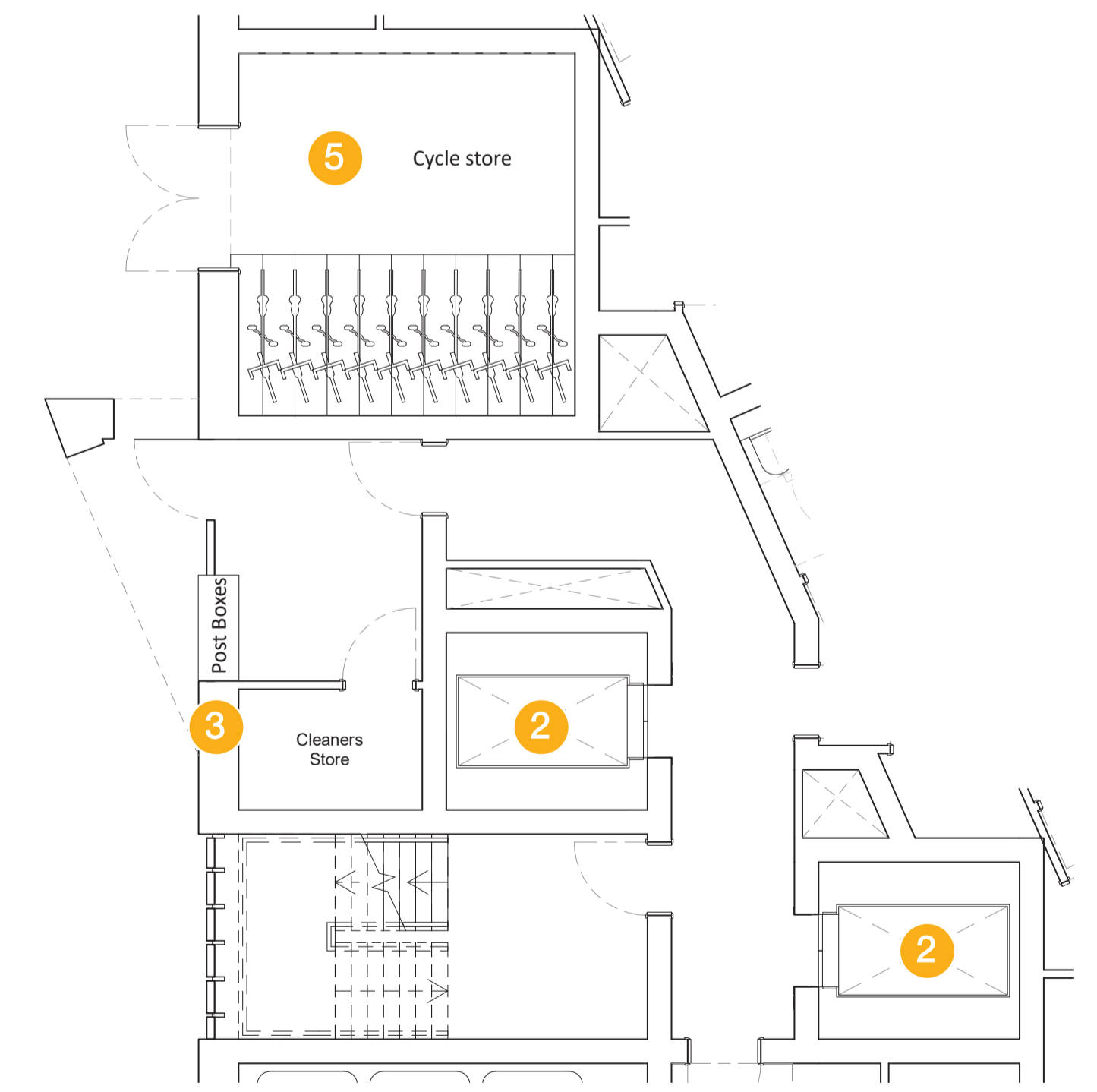
## Proposed Core Layouts



Florian Core Layout



Racine Core layout



Garage Core Layout



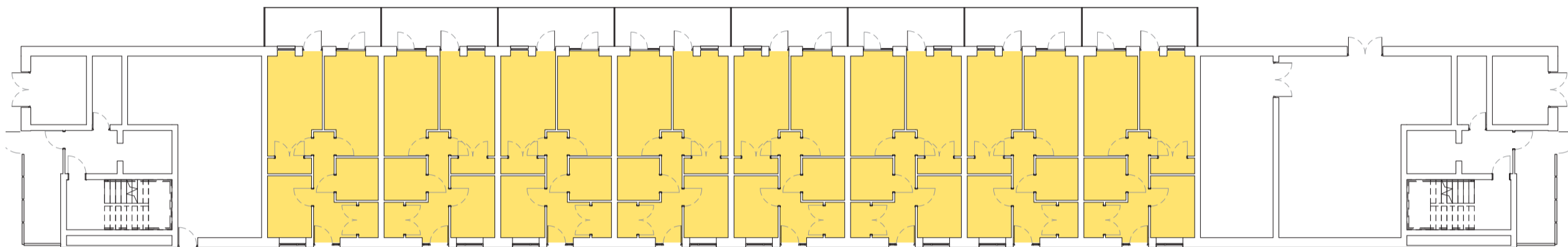
# Scheme Design

The table provides an overview of the unit types we are proposing across the three blocks.

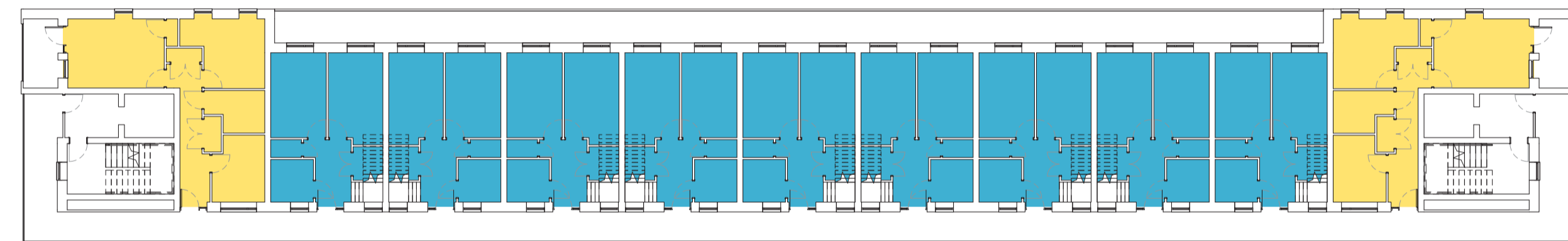
The drawings alongside give an idea of the proposed unit layouts and their orientation. The two longer blocks, Florian and Racine provide stacked maisonettes that benefit from views of the central garden where as the Garage block consist of flats and accessible units.

Unit Type	Number of Units Current Scheme
1B/2P	21
2B/3P	6
2B/4P	30
2B/4P WCH	2
3B/5P	7
3B/5P WCH	6
4B/6P	7
<b>Total</b>	<b>79</b>

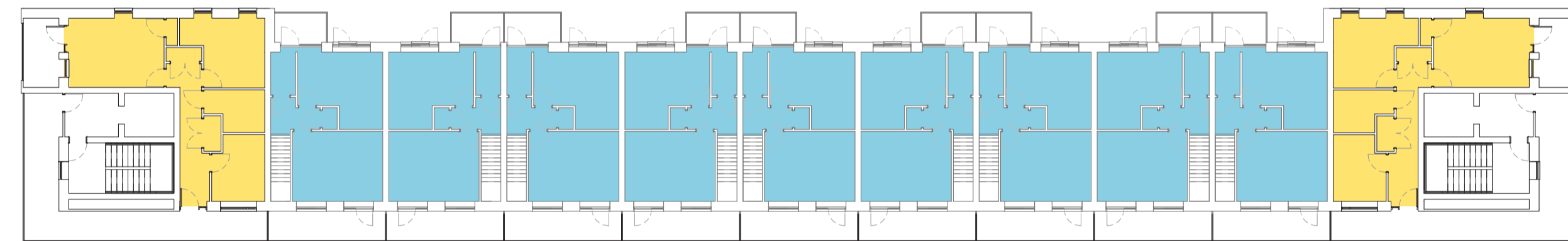
## Florian Layout



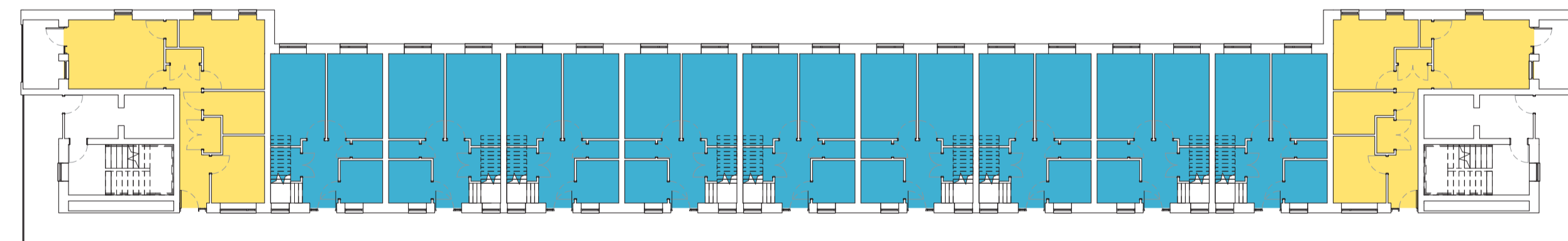
Ground Floor Plan



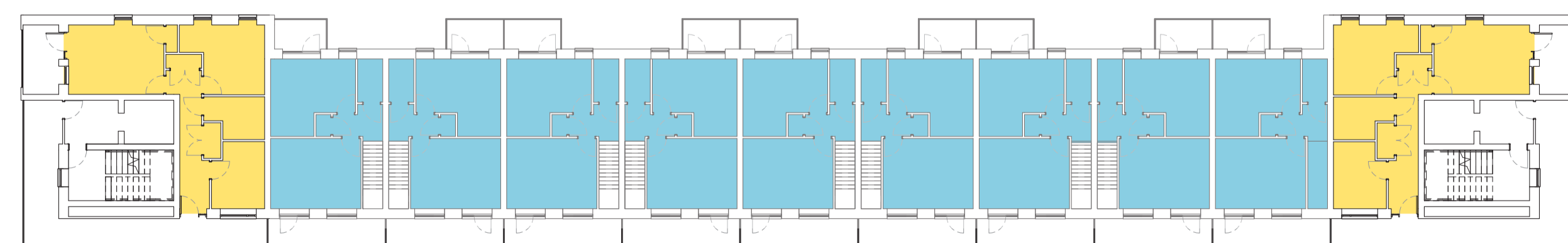
First Floor Plan



Second Floor Plan

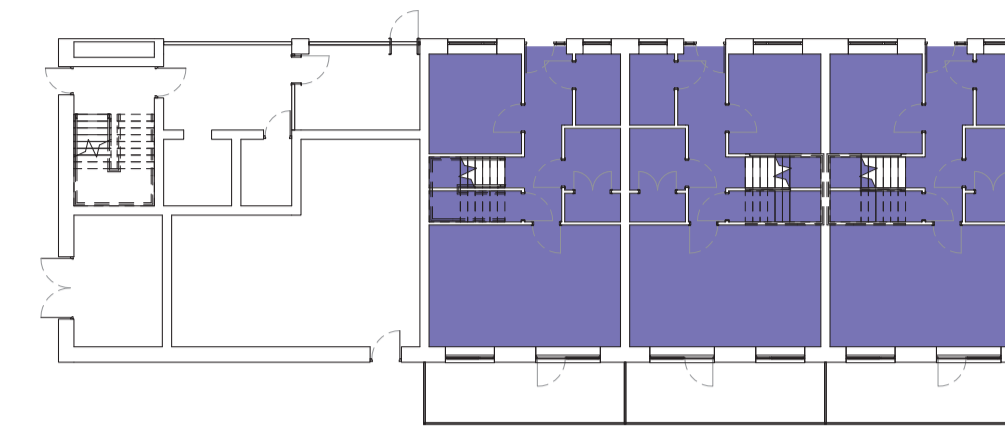


Third Floor Plan

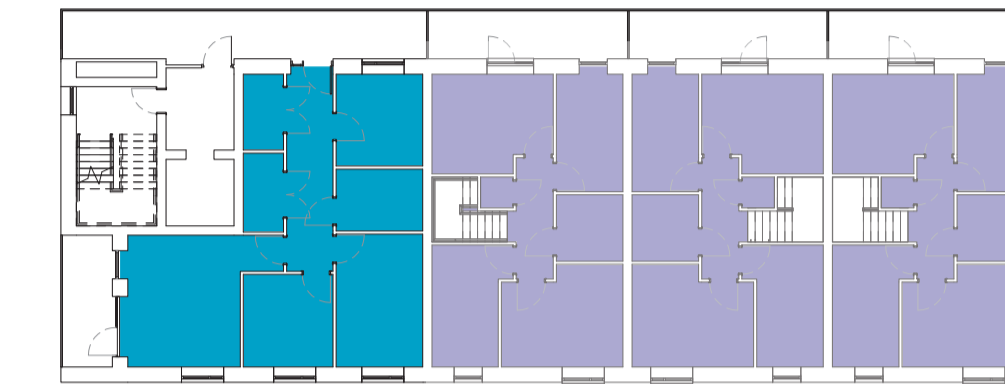


Fourth Floor Plan

## Racine Layout



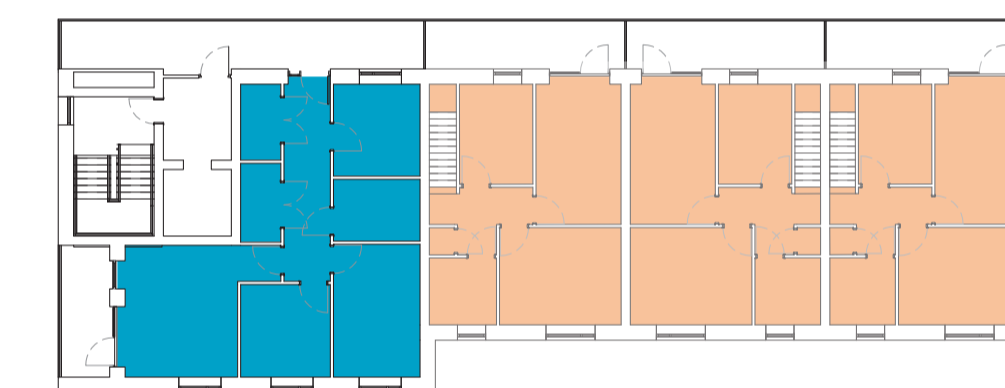
Ground Floor Plan



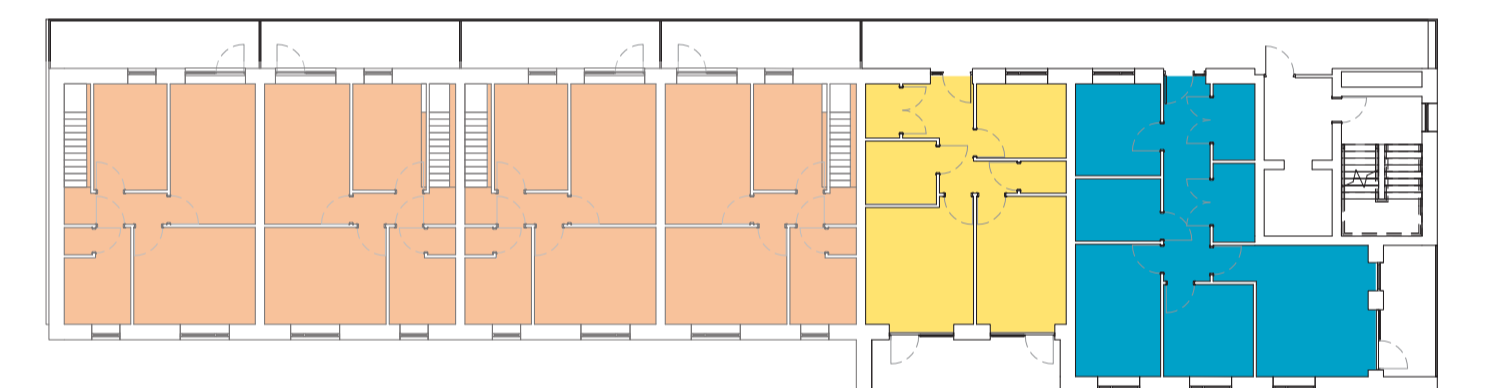
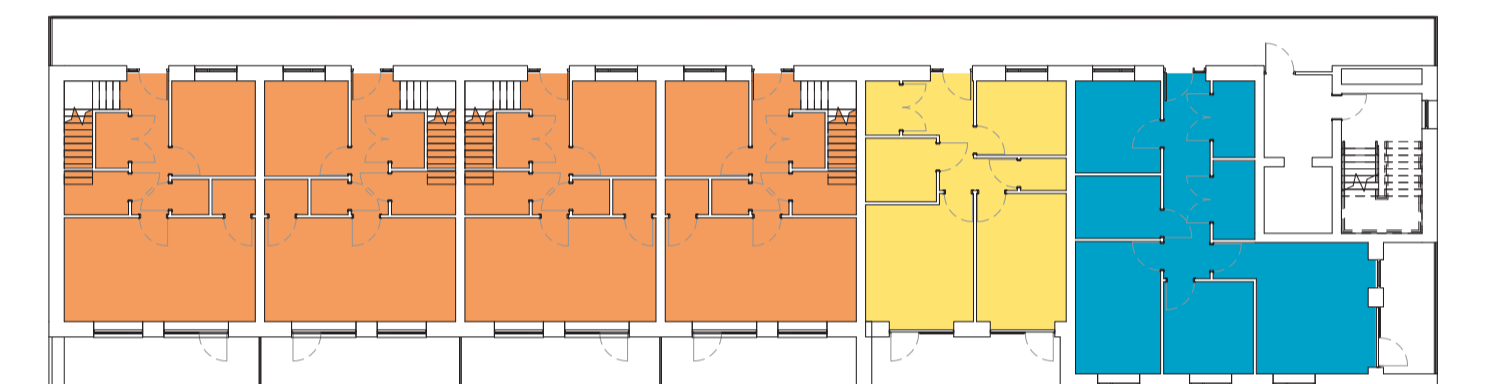
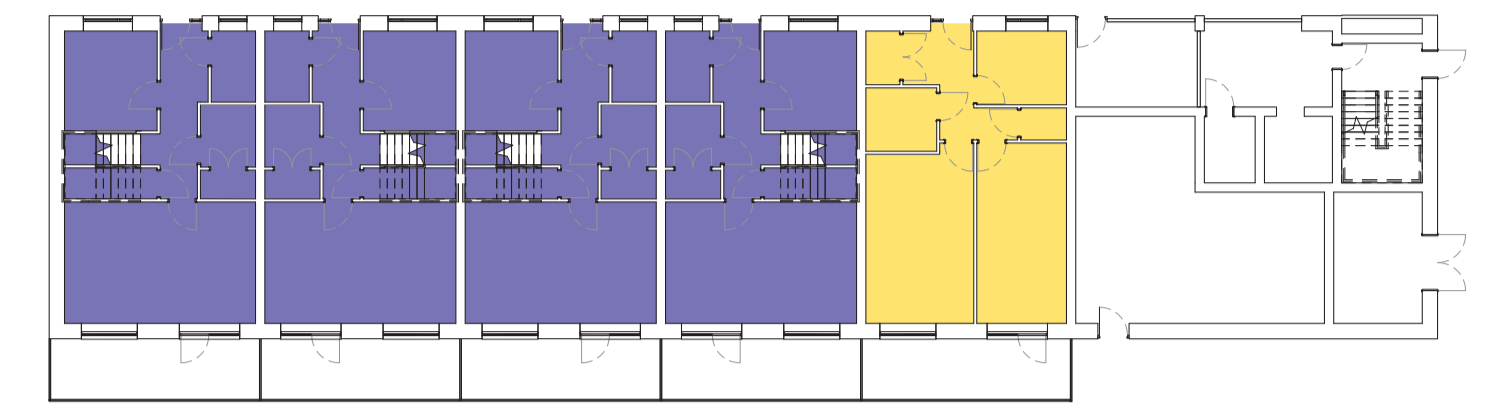
First Floor Plan



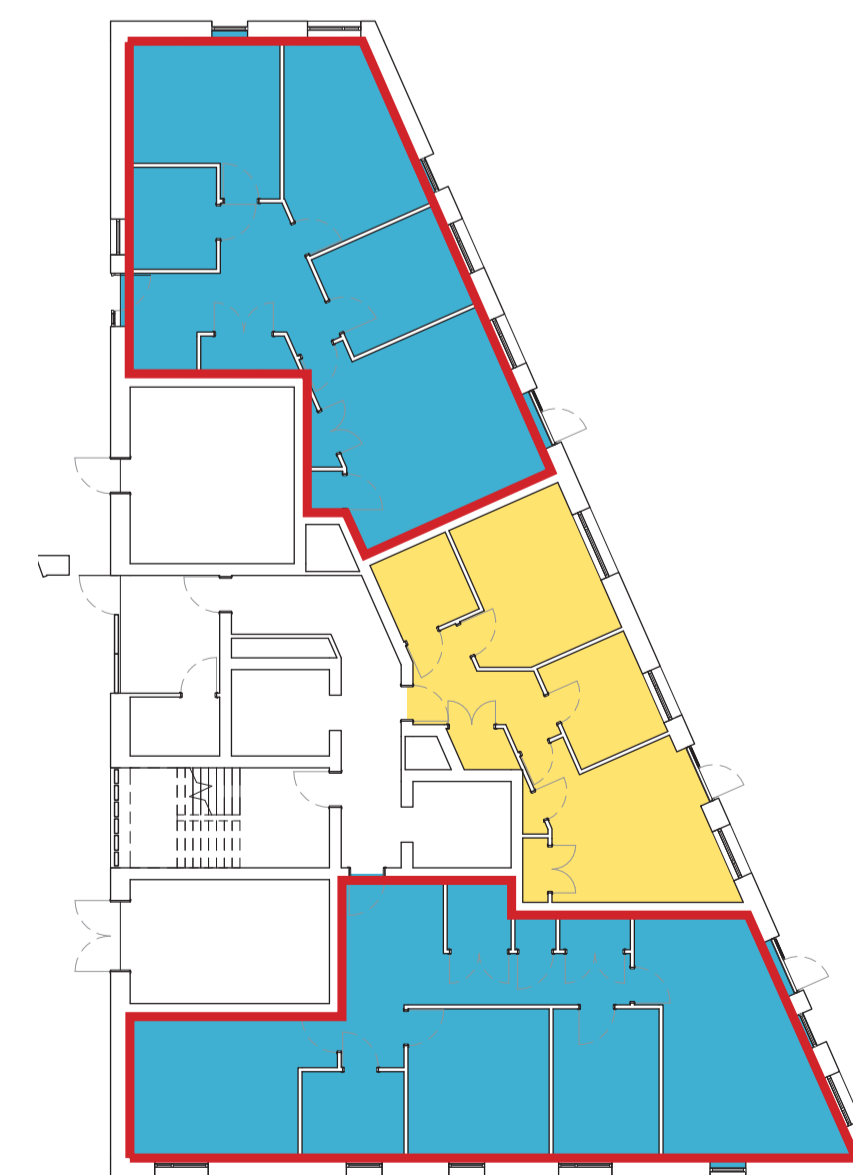
Second Floor Plan



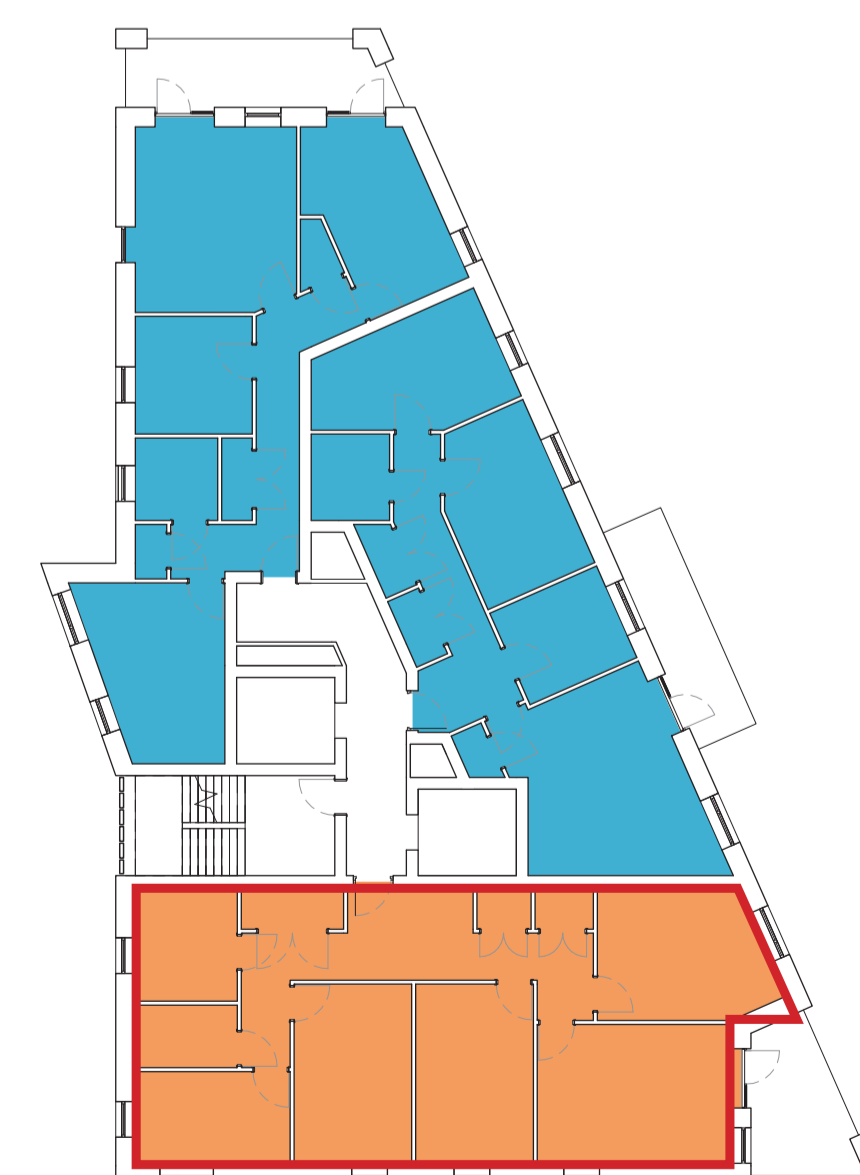
Third Floor Plan



## Garage Layout



Ground Floor Plan



Second - Seventh Floor Plan



# Appearance of Florian Block

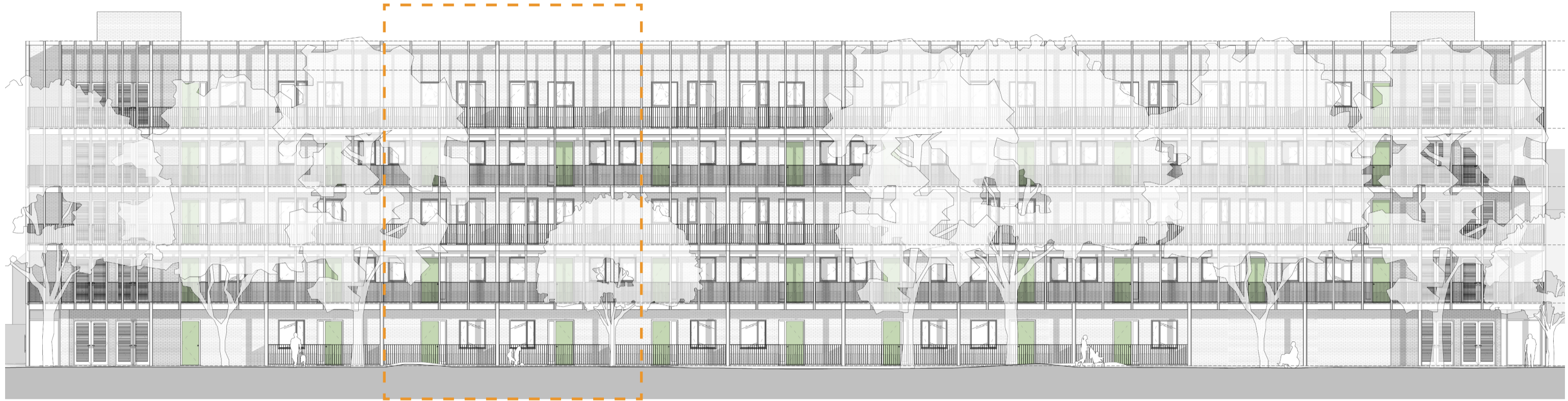
The drawing to the left shows a bay study of the materials and details proposed for the Florian block. The building façades will always be seen through a layer of trees. The material palette was kept as natural tones with the intention for the blocks to be backdrops to the existing trees and proposed landscape. Through our previous consultation, residents expressed a desire for the prominent green tone of the estate to be referenced in the proposal. This green tone has been picked up in the details across the block with the use of glazed bricks and solid coloured sidelights to doors.

## Elevation Study



Detailed Bay Study of South Elevation

## Proposed Elevations



South Elevation



North Elevation



East Elevation



West Elevation



# Appearance of Racine Block

## Elevation Study



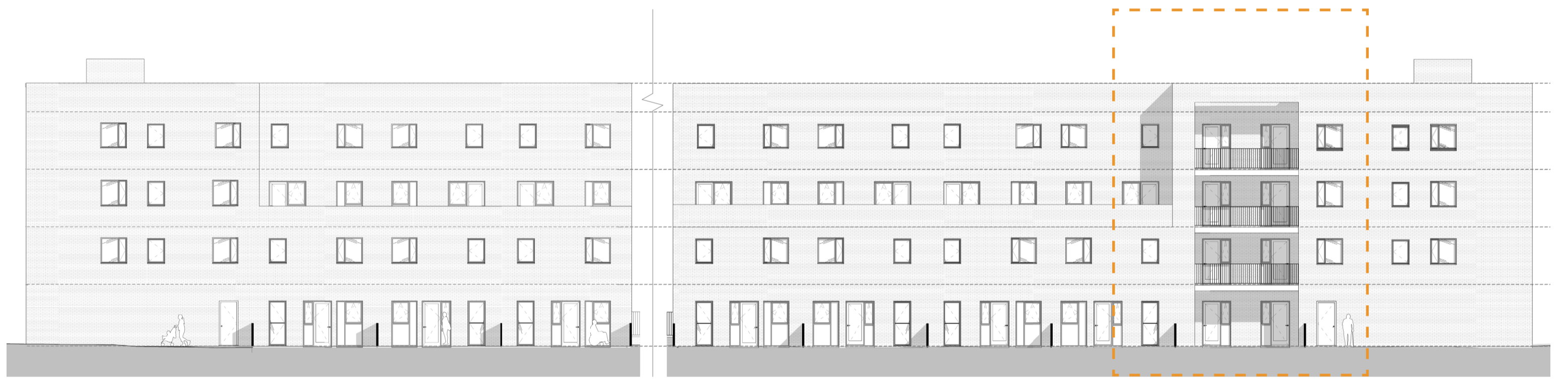
Detailed Bay Study of South Elevation

The drawing to the left 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 the use of inset balconies and open amenity for the various units that are located within the block.

## Proposed Elevations



North Elevation



South Elevation



East Elevation



West Elevation



# Appearance of Garage Block

## Elevation Study



Detailed Bay Study of West Elevation

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.

## Proposed Elevations



West Elevation



East Elevation



North Elevation



South 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