

Site Block Plan

06. Concept & Development

Permeability

The key concept driving the proposed massing at Sceaux Gardens is increasing permeability to the central gardens. The central gardens are an extremely valuable piece of landscape, both in amenity and heritage terms. The current arrangement of residential blocks and refuse stores limits access to and views of the central gardens from the surrounding area. A number of key moves we have made have achieved this permeability:

- Entrance thresholds - we have created new spaces, and are proposing to enhance existing spaces and routes, to create a number of entrance squares at key thresholds into the gardens. By shortening the proposed Florian block, we have created open spaces at both ends of this block. We are proposing to activate the open spaces at both ends of Florian and Racine with communal entrances, and enhance the route leading to the South London Gallery. We have carefully located the entrance of the garage site building to align with the route under Marie Curie to the gardens. The massing of this building has created a new landscaped area at the north of this site, providing a valuable opportunity to vastly improve the existing environment at this key entrance to the estate.
- Activating open space - all of these threshold spaces (be it new, or improved) will be activated by locating communal entrances on them, or by ensuring overlooking by the proposed development. This activation will encourage a sense of safety in these spaces.
- Garden perimeter - we are proposing a new hard landscaped edge to the northern edge of the central gardens to better define the open space, to create better access to and around it, and to create complimentary amenity space that can be used for different types of activity to the soft landscaped gardens. This hard landscape will not be taken from the existing green space it will be located in the position of the existing rear gardens to the homes in Florian.
- Increasing size of central gardens - by flipping the arrangement of Florian block, the communal Florian gardens have been moved to the north of the block, increasing the size of the central gardens and opening them up to the surrounding estate substantially.

As part of our vision for a more permeable estate, we have considered the nature of the estate road that runs along the east of the estate. This road is extremely congested, with parking on both sides of the street. Feedback from residents has confirmed that illegal parking on this road has caused difficulties for emergency and refuse vehicles accessing the site. There has also been concern from residents about where deliveries will take place in the future, as currently vans park on the garage site while unloading. We have looked at the wider estate to see how this can be improved.

The suggestion to replace the open space to the south of Racine was raised by a resident at one of the project group meetings. It was confirmed that this area of open space, which is only accessible by residents of Racine, is very much under-used. To reduce congestion on the estate road the proposal relocates some of the existing parking spaces on the estate road to a new parking area to the south of Racine. This area is currently c. 400m² of grassed landscape, serving as a communal garden for Racine, however residents confirmed that this is a very underused space. 10 parking spaces are provided which has enabled all parking along the eastern edge of the estate road to be removed and has made space for 6 wheelchair parking spaces (for new homes in the garage block) to be located near this block.

Building Form

As described in the Section 6.2, the massing has been developed to positively contribute to the surrounding context, and to respect the conservation area status and the surrounding homes. The footprint of the two blocks facing the central gardens very much retain the proportions of the existing blocks, however key changes to Florian, such as shortening the block and moving front doors to face the gardens, have created significant improvements to the accessibility and openness of the central gardens.

Development on the garage block has provided us with the opportunity to create a new form that is separate to, but complimentary to the existing estate. This site was highly constrained due to potential overlooking issues to the north east and west, but through careful internal planning we have managed to preserve the privacy and amenity of the existing homes.

Quality of Accommodation

We have developed layouts to ensure that residents have a pleasant and safe experience from street to home. On entering communal entrances, residents have a direct route to the circulation core. The circulation core in Racine and Florian leads to external decks that provide views over the central gardens. The internal circulation of the garage block is naturally lit via the stair core.

The apartments are designed to meet all relevant policy and regulations, including meeting or exceeding areas stated in the London housing design guide. All living areas have access to external amenity spaces, be it private gardens or balconies.

91% of the units are dual aspect. The 7 single aspect units are located in the garage block, but have a long east facing frontage which ensures rooms get sufficient sunlight. The balconies of these units sit outside the building envelope to benefit from south, east and north aspect. Living spaces and amenity in Florian and Racine blocks are south, east and west facing and the remaining units in the garage block have south, east and west aspects.

Appearance

The appearance of the blocks was driven by taking cues from the existing estate buildings and their gridded facades. Taking into account the deck access and linear nature of Racine and Florian blocks, a frame element applied as a second layer picks up on the gridded facades of the estate buildings. The concept of two skins gives the building depth and the external frame acts as a more delicate back drop to the central gardens. Tones of green are picked up through the entrance doors and core and balcony walls to imitate the horizontal green panels evident on the other blocks. The entrance to the blocks are accentuated through the use of glazed brick. Sections of the balustrade where there is a single means of escape need to be imperforate to provide protection from smoke. Where this occurs, fire retardant glazing has been placed behind the balustrade to provide the smoke protection (BS 9991:2015).

The Garage block was not envisioned as part of the original estate masterplan, its massing is a departure from the estate aesthetic and has been developed as an entrance marker to the estate and is therefore more solid in its form. However, the elevational design has been developed to read as part of the same family as Florian and Racine, picking up the green tones in the parts of the mass which have been 'cut out' of the main building form which offer relief to the larger mass of this block.

7. Proposal

7.1 Overview

Images on these pages give an overview of the massing and appearance of the proposal. This is followed by more detailed descriptions of the layout and design of the building and landscape.



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





Florian South elevation facing onto central gardens





Florian South elevation with decks and balconies facing onto central gardens



Racine North elevation facing onto central gardens

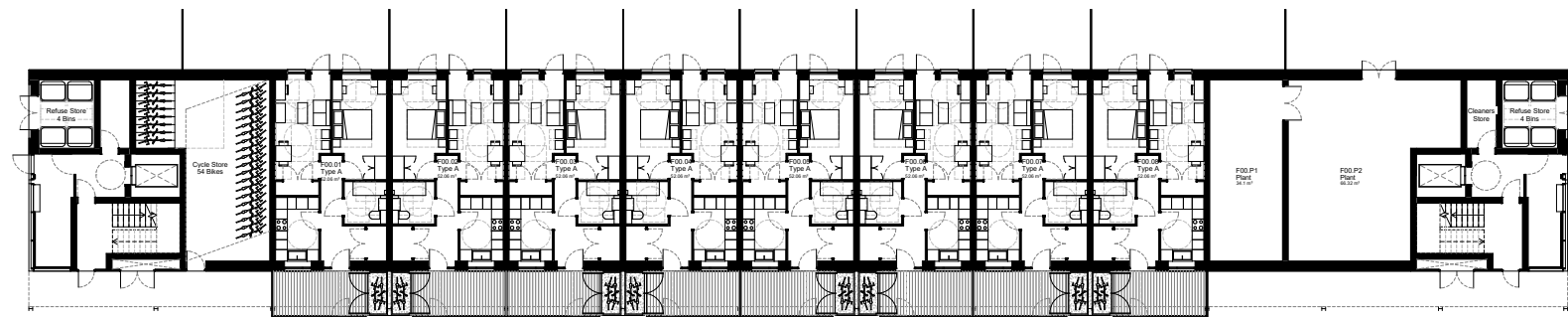




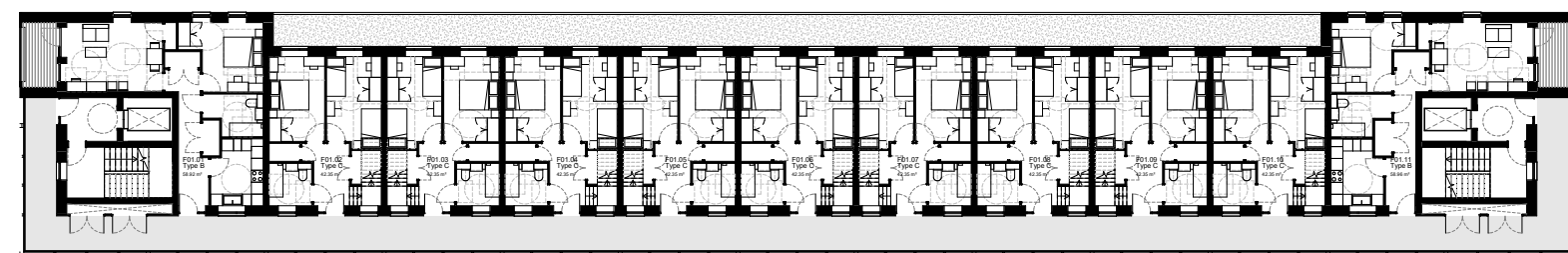
Garage block North elevation facing onto landscaped entrance square



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



Ground floor plan (NTS)



First floor plan (NTS)

7.2 Plans - Florian

7.2.1 Ground floor

The ground floor of the Florian Block, which sits on the Northern edge of the gardens, contains two cores at each end of the blocks. The cores are accessed from the entrance squares at either end of the block, each contain a bin store, and provide access to the stair cores and lifts. Eight 1B/2P units have been located at ground floor which have a front garden facing south as well as a large private garden on the north side of the units. Each unit is accessed through its own private front door accessed from the pedestrian path on the northern edge of the garden. Fences around the front gardens are kept low to allow interaction between neighbours.

Secure cycle parking has been provided in the western core to meet the GLA requirements (1.5 space for every 1 bed unit, 2 spaces for every 2-3 bed unit, plus one visitors cycle parking space, which is located by the entrance square of Sceaux Gardens estate) The cycle store has direct access from the entrance square alongside Florian to avoid wear and tear as a result of bikes being brought through the residential entrances. The communal cycle storage has been provided as two tier racks to make the most efficient use of space. The 1B/2P units on the ground floor have their own secure cycle locker in their front gardens. The refuse stores are located next to the entrances to the block on either end, and complies with maximum travel distances for residents (30m) and waste operatives (10m). These spaces have been sized to accommodate the appropriate number of waste and recycling bins for this block of the development, based on Southwark's guidance document; 'Waste Management Guidance Notes for Residential Developers.' The 1B/2P ground floor units will also make use of the communal bin stores as their front gardens would exceed the maximum travel distance for waste operatives. This block also contains the energy centre and plant room for the whole scheme which is naturally ventilated and accessed externally via the North elevation next to the eastern core.

The riser cupboards are located either side of the block along the southern edge of the block which can be accessed directly from the path. The scheme will be served by an Energy Centre that will connect to SELCHP.

7.2.2 First floor

Each unit along the first floor is accessed via the communal deck which extends the full length of the block. Nine 2B/4P duplexes are located along the deck as well as two 1B/2P flats at either end of the block wrapping around each core.

The duplexes have bedrooms along with the family bathroom on the entry level and living spaces on the level above to allow a south facing balcony overlooking the central gardens to be accessed from the living room. All habitable rooms have been arranged along the north and south edges of the units to ensure they receive enough daylight and natural ventilation. This also ensures that all units are dual aspect.

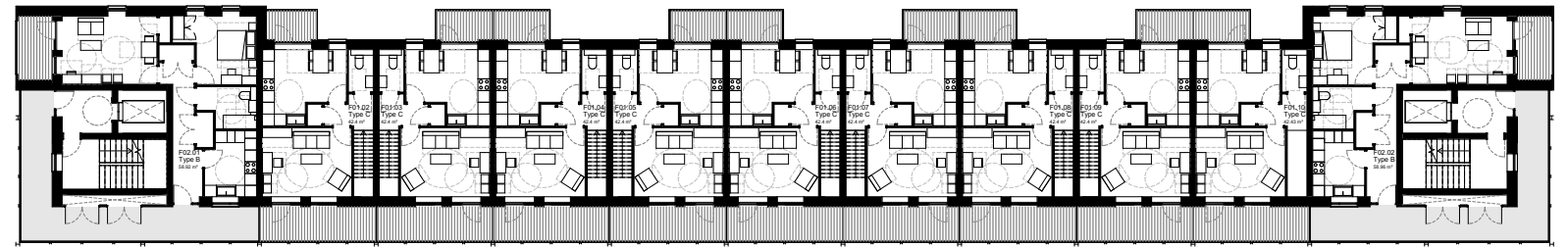
The 1B/2P flats on the east and west sides of the blocks have balconies facing out onto the landscaped entrance squares accessed from the living room. The habitable rooms have again been positioned along the external perimeter to ensure the rooms receive enough daylight and natural ventilation. The risers and lifts can be accessed from the walkways on this level.

7.2.3 Second Floor

The second floor accommodates the upper floors of the nine 2B/4P duplexes from the level below as well as accommodating a further two 1B/2P flats that wrap around the core, with the same floor plan as the flats below. The units are accessed by the communal deck.

The second level of the duplexes contain the kitchen, dining room and living room as well as a WC. The living rooms have access to the south facing balcony overlooking Sceaux Gardens. These balconies are in the place of the deck below, but become screened, private amenity spaces. The kitchen and dining room has access to an additional balcony space on the north side to provide some relief to the elevation to provide additional external space to the dining area, or a place to grow herbs and plants.

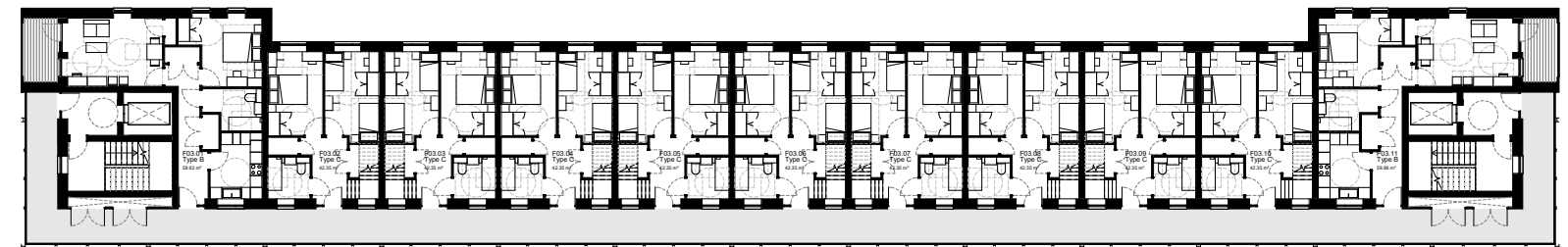
The risers and lift can be accessed via the reduced part of the communal deck which provides access to the two 1B/2P apartments at either end of the block.



Second floor plan (NTS)

7.2.4 Third Floor

The third floor is a repeat of the first floor, with the entry level plan of the nine 2B/4P duplexes and the two 1B/2P flats on either end that wrap around the core. The units can be accessed via the communal deck which is served by the two lift and stair cores on the east and west sides of the block.

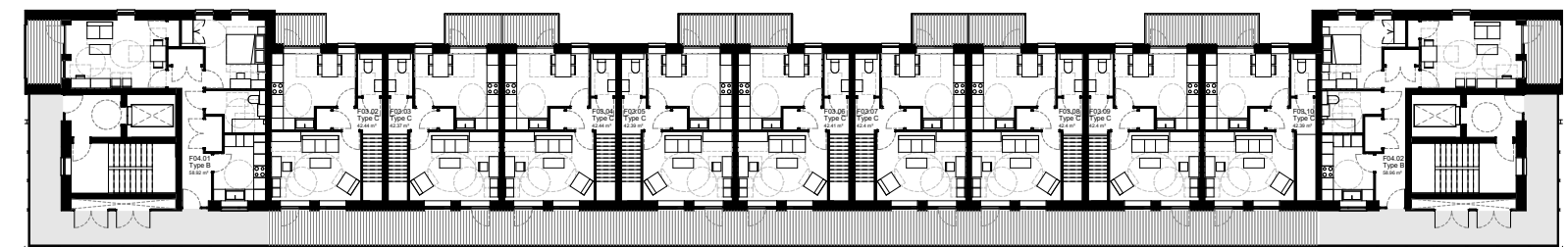


Third floor plan (NTS)

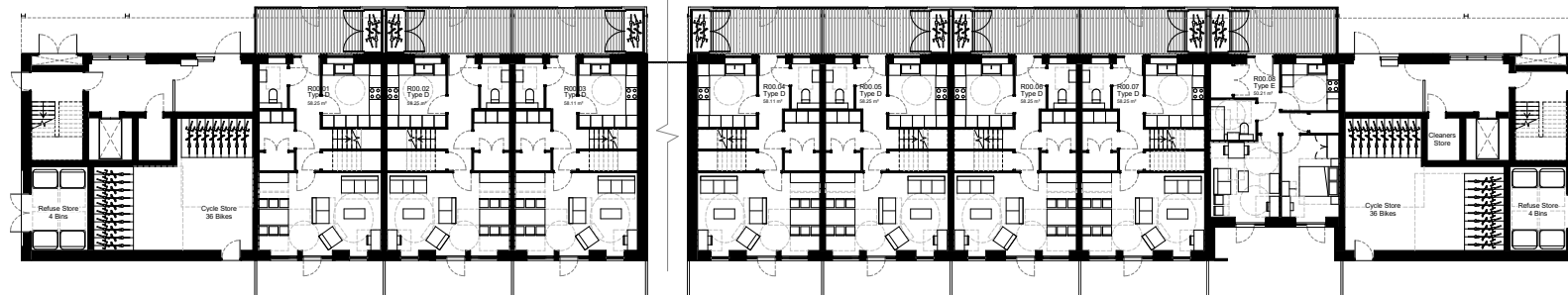
7.2.5 Fourth Floor

The fourth floor is a repeat of the second floor which contains the living spaces of the nine 2B/4P duplexes and the balconies which face south over Sceaux Gardens. The two 1B/2P units are again located on the east and west sides of the block wrapping around the core, with their balconies facing out to the entrance squares alongside Racine.

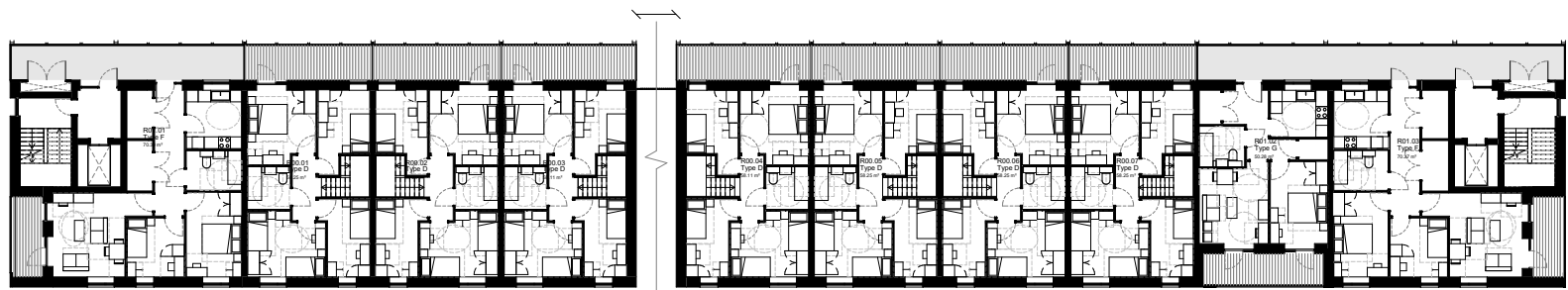
The risers and lifts can be accessed by the communal deck on the east and west sides.



Fourth floor plan (NTS)



Ground floor plan (NTS)



First floor plan (NTS)

7.3 Plans - Racine

7.3.1 Ground floor

The ground floor of each of the Racine Blocks, which sit on the Southern edge of the gardens, contains a core at the outer end of each block accessed from the path that runs along the southern edge of the gardens. The cores each contain a bin and bike store, and provide access to the stair and lifts.

The western block accommodates 3 four bedroom/ six person duplexes and the eastern block accommodates a further 4 four bedroom/ six person duplexes and 1 one bedroom/ two person unit.

The four bedroom duplexes have a front garden along the central garden facing north as well as a large private garden on the south side. Each unit has its own front door which is accessed via the pedestrian path on the southern edge of the garden. The duplexes have the kitchen, dining and living areas on the entrance level as well as a WC and generous utility and storage space. The private garden is accessed from the south facing living and dining room.

Secure cycle parking has been provided to meet the GLA requirements (as per Florian) Communal cycle storage has been provided as two tier racks in the western edge to make the most efficient use of space and as bike lockers in the eastern block. The 4B/6P units on the ground floor have their own secure cycle locker in their front gardens. The refuse stores are located around the corner from the entrances to the block on either end, and comply with maximum travel distances for residents (30m) and waste operatives (10m) and meet space requirements of Southwark's guidance document; 'Waste Management Guidance Notes for Residential Developers.' The 4B/6P ground floor units will also make use of the communal bin stores as their front gardens would exceed the maximum travel distance for waste operatives.

The riser cupboards sit within both internal lobbies. The scheme will be served by the energy centre located in the Florian block.

7.3.2 First floor

The first floor accommodates the upper floors of the 7 four bedroom/ six person duplexes from the level below, as well as accommodating a further 3 units, one of which being a two bedroom/ three person flat located in the western block and the other 2 in the eastern block, a one bedroom/ two person flat and a two bedroom/ three person flat, which repeat on all floors above. These units are accessed via the communal deck. The other units utilise the deck space as additional balconies to provide views onto the central gardens. The balconies are screened for privacy. The upper level of the duplexes accommodate the bedrooms and bathroom and have been organised to maximise daylight into the bedrooms.

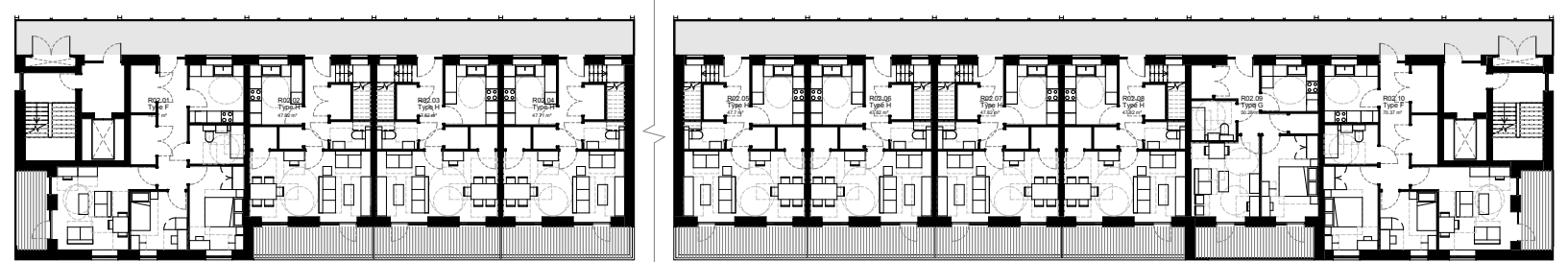
The 2B/4P unit has been arranged to avoid having habitable rooms facing out onto the deck. The kitchen sits on the north side, facing the deck whilst the living/ dining room and two bedrooms are arranged on the southern edge of the unit. The balcony is inboard and accessed from the living/ dining room. The 1B/2P unit sits on the eastern corner and has been arranged to maximise the corner aspect by locating the living, kitchen and dining space in this area. The balcony is inboard and accessed from the living room. The bedroom also sits along the perimeter making the most of the south aspect and daylight.

The risers and lift can be accessible via the communal deck which is still accessible on the ends.

7.3.3 Second Floor

The second floor of Racine contains 1 four bedroom/ six person duplex and 7 three bedroom/ five person duplexes as well as a 2B/4P flat and 1B/2P flat that repeat from below, all accessed from the external deck. The duplexes have access to south facing balconies accessed off the living/ dining rooms, with kitchens in the 3B/5P duplexes located along the deck to avoid having habitable rooms along this edge. The units have been arranged to ensure all rooms have sufficient daylight and natural ventilation. The duplexes have their living room, kitchen, dining room and WC at entry level. The 4B/6P duplex in the western block has the living room, dining, kitchen, WC and single bedroom at entry level.

The risers and lift can be accessed via the communal deck that runs along the front of the block.

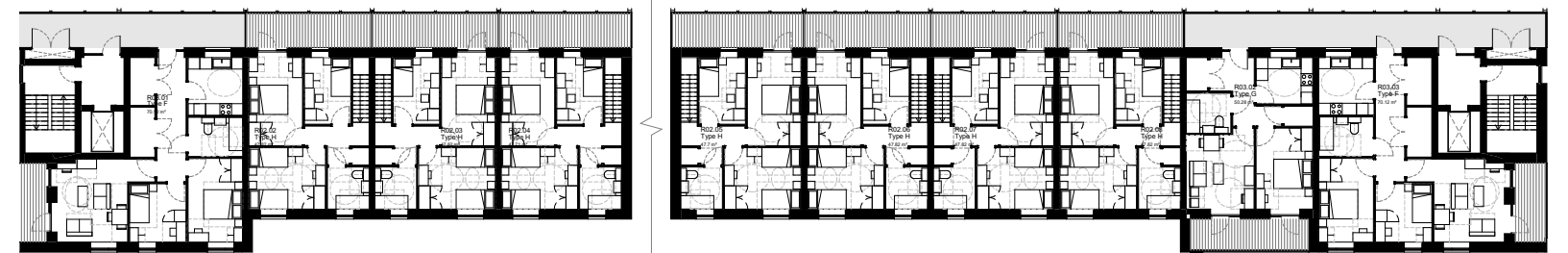


Second floor plan (NTS)

7.3.4 Third Floor

The third floor accommodates the second level to the 1 four bedroom/ six person duplex and the 7 three bedroom/ five person duplexes and the 2B/4P flat and 1B/2P flat that repeated from below. The second level of the duplexes contain the bedrooms of each duplex as well as a bathroom. The access deck has been converted into an additional balcony for the duplexes, which provide views out onto the central gardens.

The risers and lifts are accessed via the communal deck at the end of each block.



Third floor plan (NTS)



Ground floor plan (NTS)

7.4 Plans - Garage site

7.4.1 Ground floor

The ground floor contains the communal entrance to the block, accessed from the estate road, as well as the bike stores (also accessed directly from the estate road, and to comply with GLA and Southwark requirements). Some of the bike and bin storage is located in a new pavilion that will enclose the existing substation and a new bike store to house existing bins and located next to Marie Curie. This will greatly improve the public realm at this entrance to the estate and enable Florian to be accessed by refuse and emergency vehicles.

The ground floor of the garage block also contains two 2B/4P homes (one of which is wheelchair accessible) and a wheelchair accessible 2B/3P flat. The 2B/4P wheelchair unit on the north side of the block can be accessed via its own front door directly off the estate road. This unit benefits from triple aspect and has access to a generous private garden on the east side accessed from the open plan living/ kitchen/ dining room. The 2B/3P wheelchair unit is accessed from the communal circulation. This unit also benefits from triple aspect and has access to a large private garden from the open plan living/ kitchen/ dining room. A 2B/4P unit is also located on the ground floor and is accessed from the communal corridor. This unit is single aspect, which benefits from a large amount of eastern frontage. The open plan living/ kitchen/ dining room provides access to a large private garden.

The riser cupboards sit within the internal lobby, which is mechanically ventilated due to its location in the centre of the block. This block is served by two lifts due to the provision of wheelchair units above ground level.

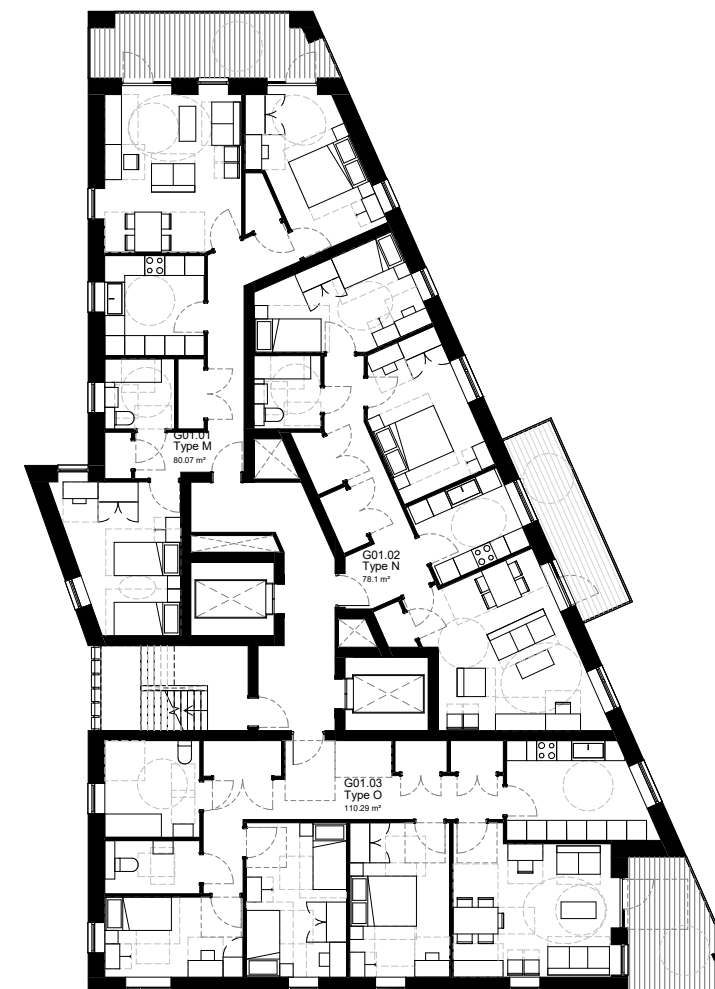
7.4.2 First – Fourth Floor

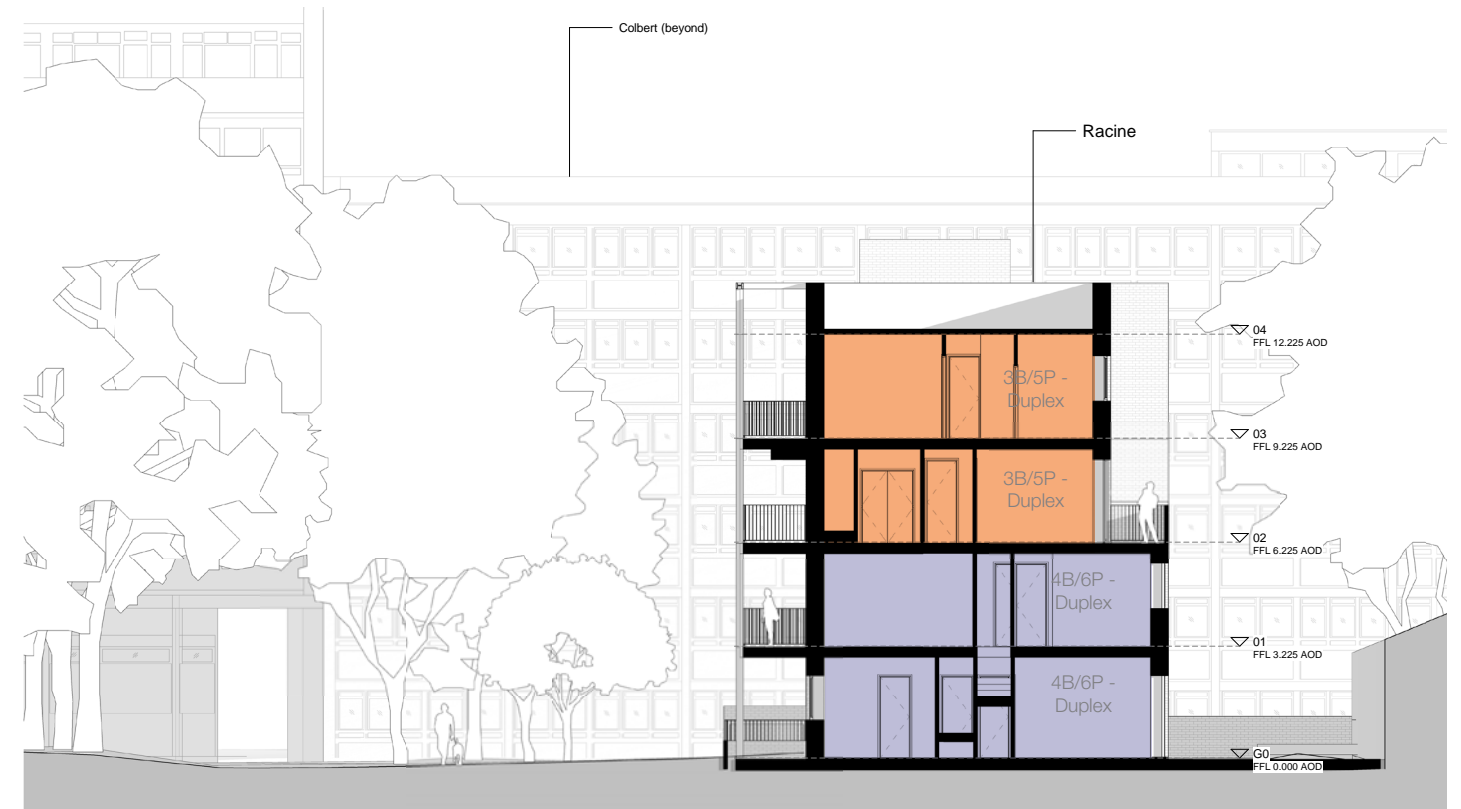
The layout from the first floor repeats up until the fourth floor in this block. As mentioned before, the riser cupboards sit within the internal lobby, which is mechanically ventilated due to its location in the centre of the block. This block is served by two lifts due to the provision of wheelchair units on these upper levels.

These levels contain 2 two bedroom/ four person units and 1 three bedroom/ five person wheelchair unit. The 2B/4P units are located on the northern end of the block. One of the units is triple aspect with northerly, easterly and westerly views. West facing windows have been limited to smaller windows from non habitable rooms, or smaller secondary windows from habitable rooms to minimise overlooking to Marie Curie. A splay has been introduced in plan to the bedroom to direct views up the estate road away from Marie Curie. The living/ dining room provides access to the generous corner balcony which overlooks the new landscaped square at the entrance to the estate. The 2B/4P unit on the east side has access to a large balcony from the living/dining room.

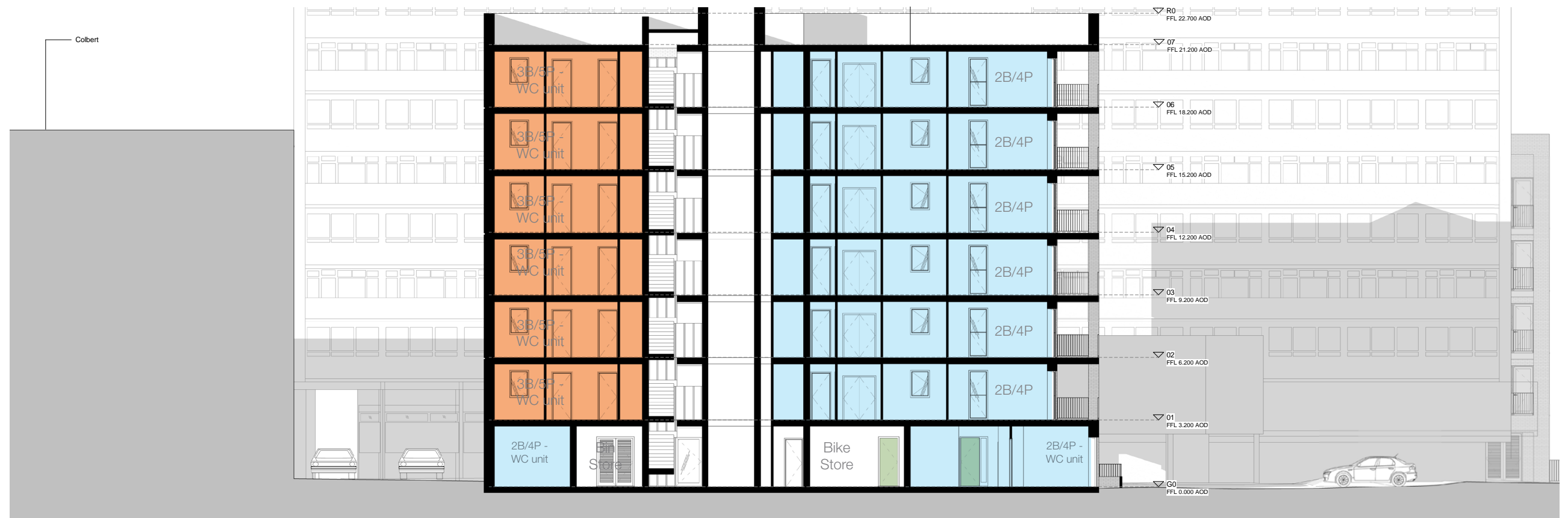
The 3B/5P wheelchair unit is triple aspect with southerly, westerly and easterly views. It is made up of two double bedrooms and a single bedroom. The open plan living/ kitchen/ dining room is large and arranged to comfortably accommodate turning circles and access to all parts of the room. This space also provides access to the corner balcony.

All bedrooms, living spaces and kitchens are arranged along the perimeter of the units receiving sufficient daylight and natural ventilation.





Section through Gardens showing the garden blocks - Florian and Racine



Section through the Garage block

7.5 Building Height

The proposed heights of the buildings have been developed in response to the buildings and gardens in immediate context of the site. The garden blocks have been kept as monolithic linear blocks without steps in height to respond to the estate aesthetic of linear massing.

Florian, which sits along the north edge of Sceaux Gardens and doesn't pose a risk of overshadowing to these gardens, has been extruded to match the height of the Florian shops development at 5 stories. By shortening this block we are minimising the impact of the increased height on the adjacent properties in Marie Curie and the homes on the shops site. Daylight and sunlight studies have indicated that this height building will not negatively impact the homes to the north on Dalwood Street. Assuming parapet guarding's at roof level, the overall height of Florian block is c. 16.725m

Racine, which sits along the south edge of Sceaux Gardens, is proposed at 4 storeys to avoid detrimental overshadowing to the central gardens. The two blocks which sit on the Racine site are the same height to express the monolithic linear nature of the estate. Assuming parapet guarding's at roof level, the overall height of Racine blocks is c. 13.725m

The Garage site block sits at the edge of the estate where we were keen to create an entrance marker to the estate. The height is proposed at 7 storeys to act as a transition between the 6 storey Colbert block to the south and the 16 storey Marie Curie block to the west. Assuming parapet guarding's at roof level, the overall height of the Garage blocks is c. 22.725m.

Typical floor-to-floor heights of 3 metres will allow for 2.5 metre internal ceiling heights required by the Southwark Design Guidance. At ground floor the floor-to-floor height is 3.2 metres to create a sense of openness at ground level and also allow for offsets in services due to different unit arrangements above.

7.6 Sections

The sections on this spread show the proposals in relation to the context. The first section is cut through Sceaux Gardens and the two garden blocks on the north and south sides facing towards Marie Curie. This section shows the space between the two blocks and the scale of the central garden. It also shows the access decks and balconies for both blocks which face the central gardens.

The second section is taken through the garage block facing the other side of Marie Curie. It is a section cut from North to South which shows the stair core and the change of unit arrangement on the southern end of the block from 3B/5P wheelchair homes to the 1B/2P units. This section also shows the scale of the proposed block in relation to Colbert and Marie Curie.

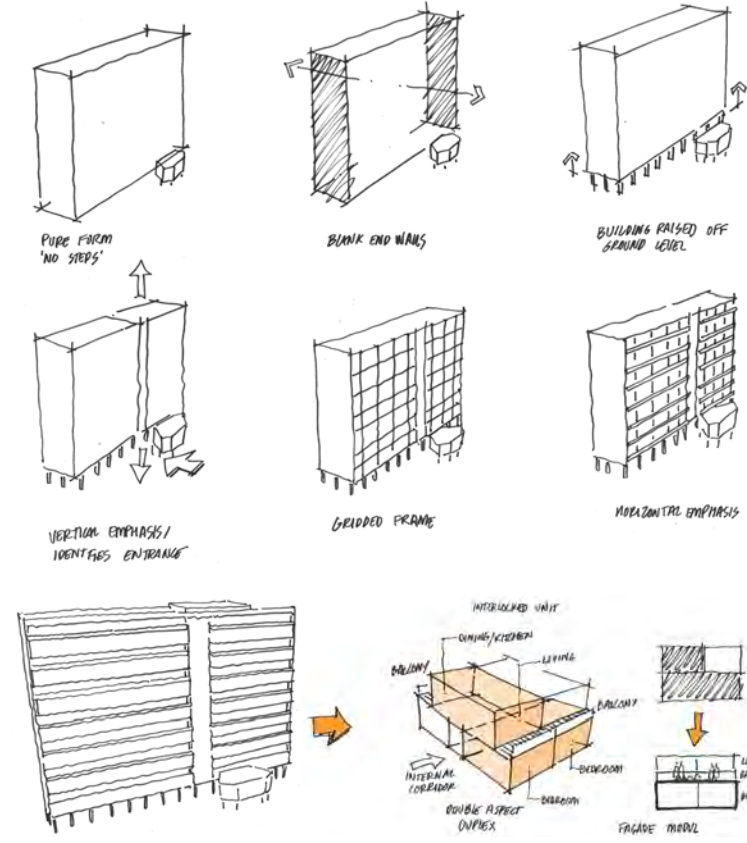


Section through Gardens showing the garden blocks - Florian and Racine

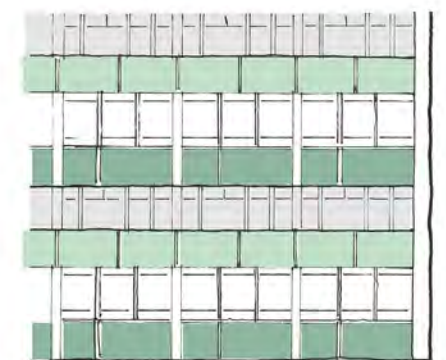
16 Storey Buildings



Looking at the facade principles of the 16 storey developments around Sceaux gardens - breaking down their key elevation concepts and how their internal layouts respond inform the outer facade.

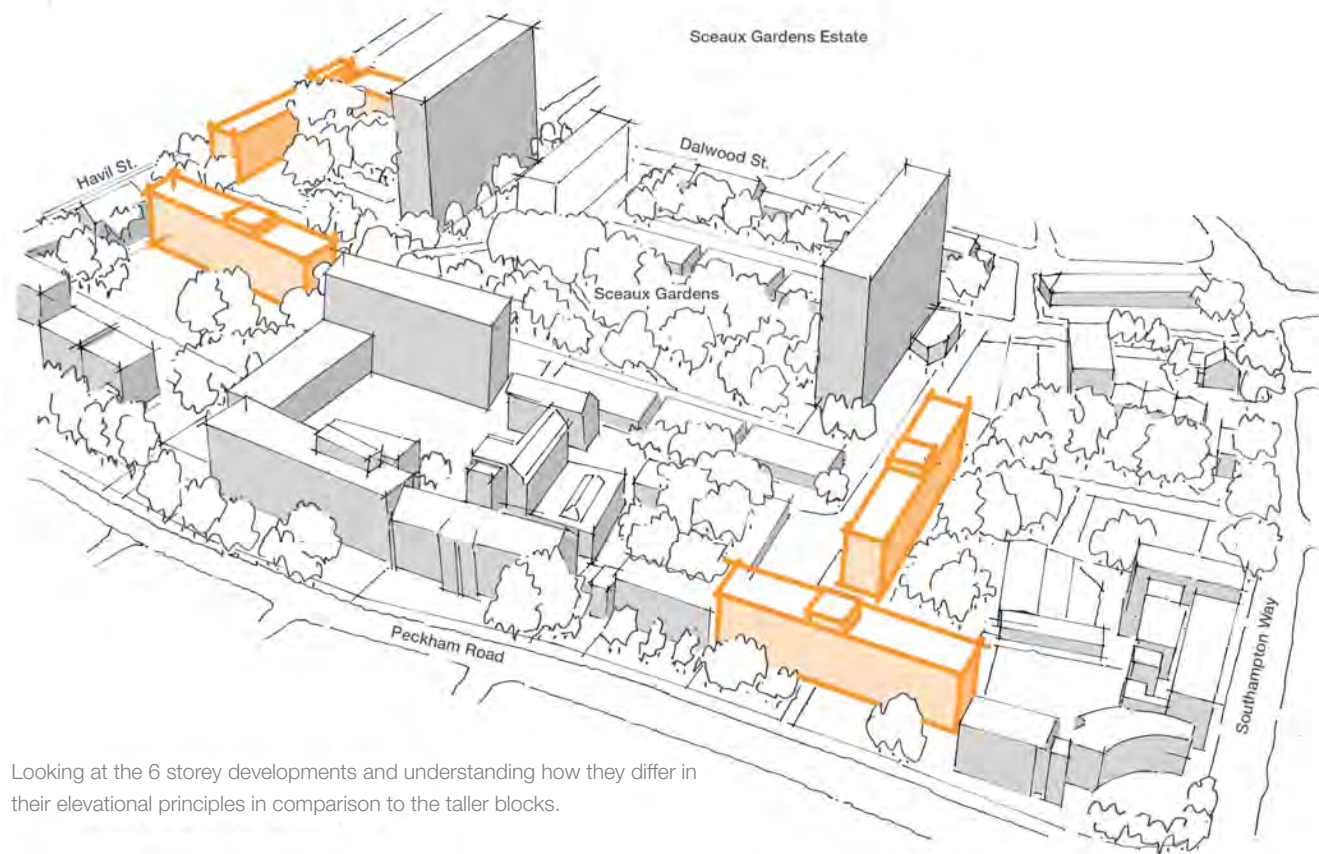


Architectural components

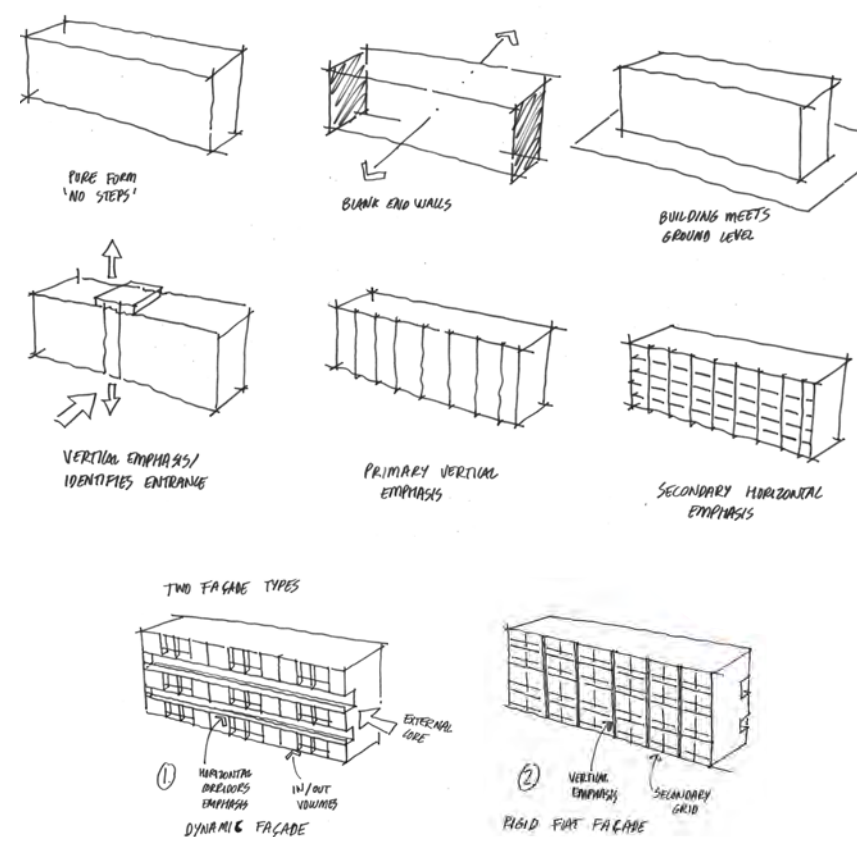


Facade elements

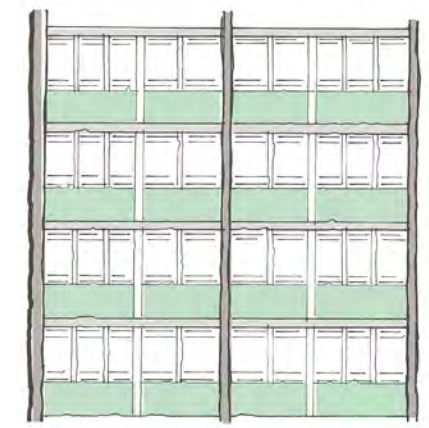
6 Storey Building



Looking at the 6 storey developments and understanding how they differ in their elevational principles in comparison to the taller blocks.



Architectural components



Facade and massing elements