


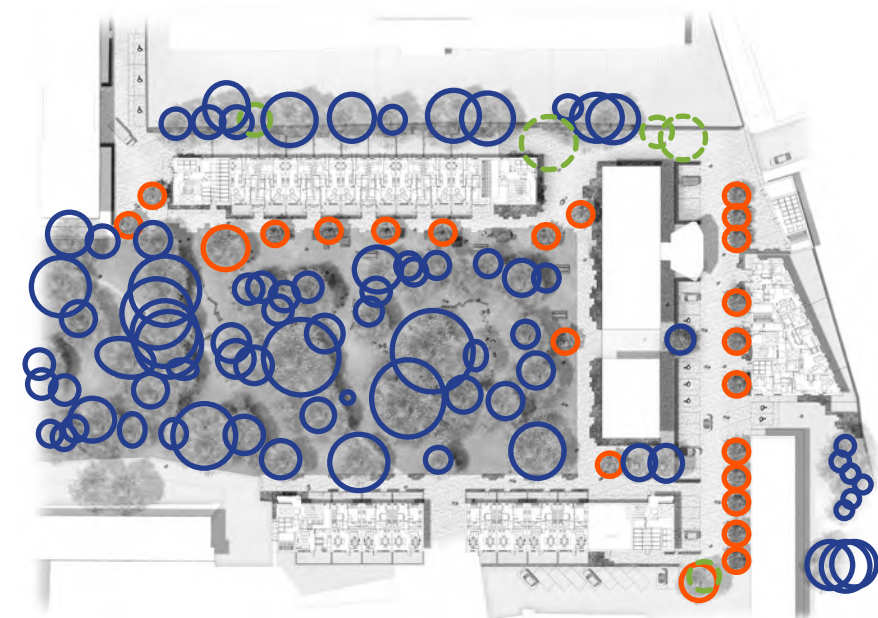
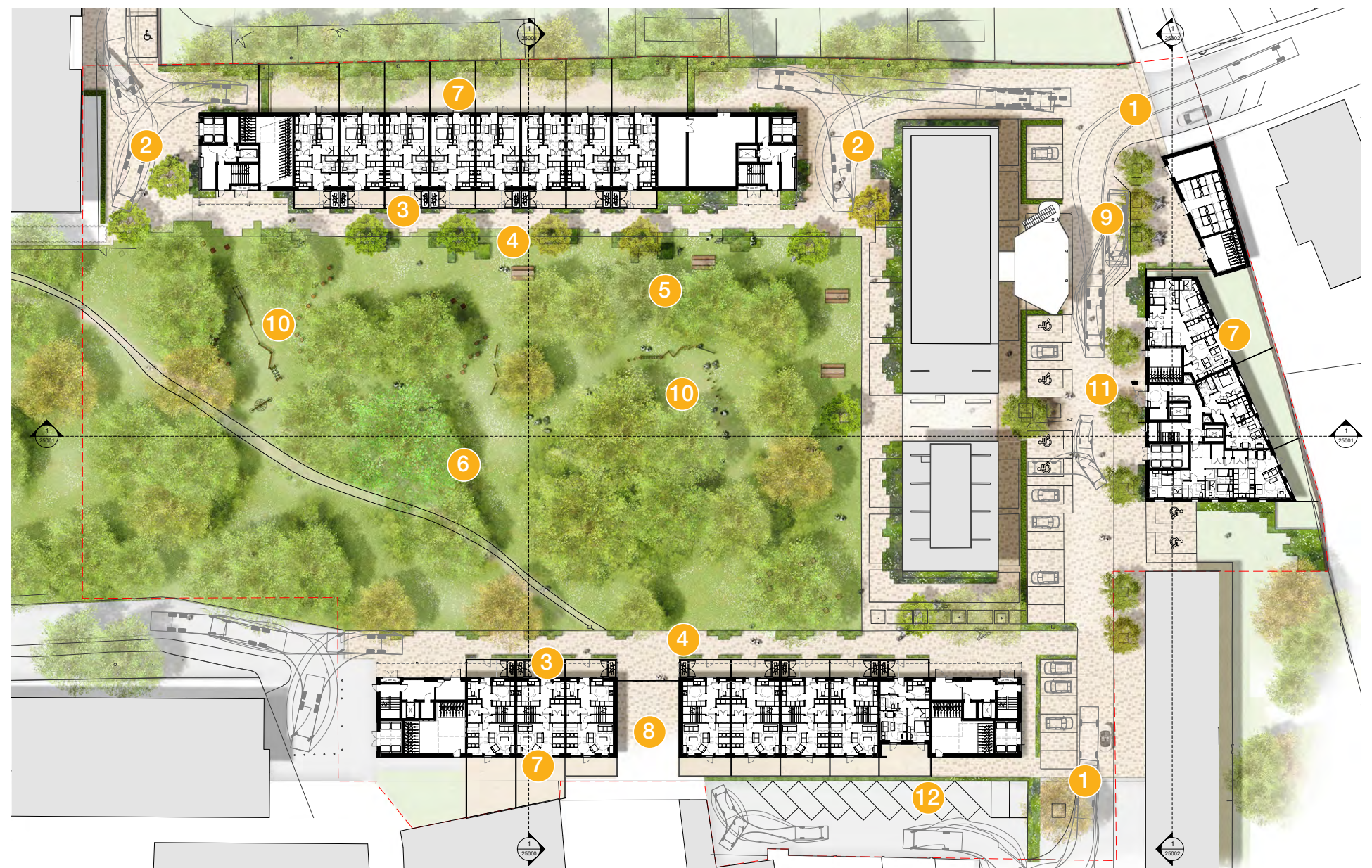


- 1 Vehicle Entrance - raised table to slow incoming traffic
- 2 Shared Surface space - entrance squares into gardens and vehicle turning space
- 3 Front gardens to residential units
- 4 Pedestrian route along gardens and providing access to ground floor units
- 5 Communal garden space
- 6 Existing central 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

-  Existing tree to be retained
-  Existing tree to be removed
-  Proposed tree



Strategic landscaping diagram



Indicative landscaping

7.9 Landscaping

Weston Williamson+Partners have worked with landscape consultants Exterior Architecture to develop the proposed landscape treatment of the scheme. The key concept driving the design of the landscaping has been to increase permeability for pedestrians and improve accessibility through the estate and to the central gardens. As part of this concept, we are proposing a number of new public spaces at key thresholds into the gardens and estate. These spaces will be a mix of hard and soft landscaping. The hard landscaping on some of these squares is in response to the need for some of these to be used as turning circles for refuse, emergency, and delivery vehicles.

7.9.1 Urban Greening Factor (UGF)

In line with Policy G5 of the New London Plan, the proposed landscape scheme seeks to enhance and increase the existing site’s green cover in addition to protecting the existing green space within the site.

The proposed scheme provides the following surface cover types:

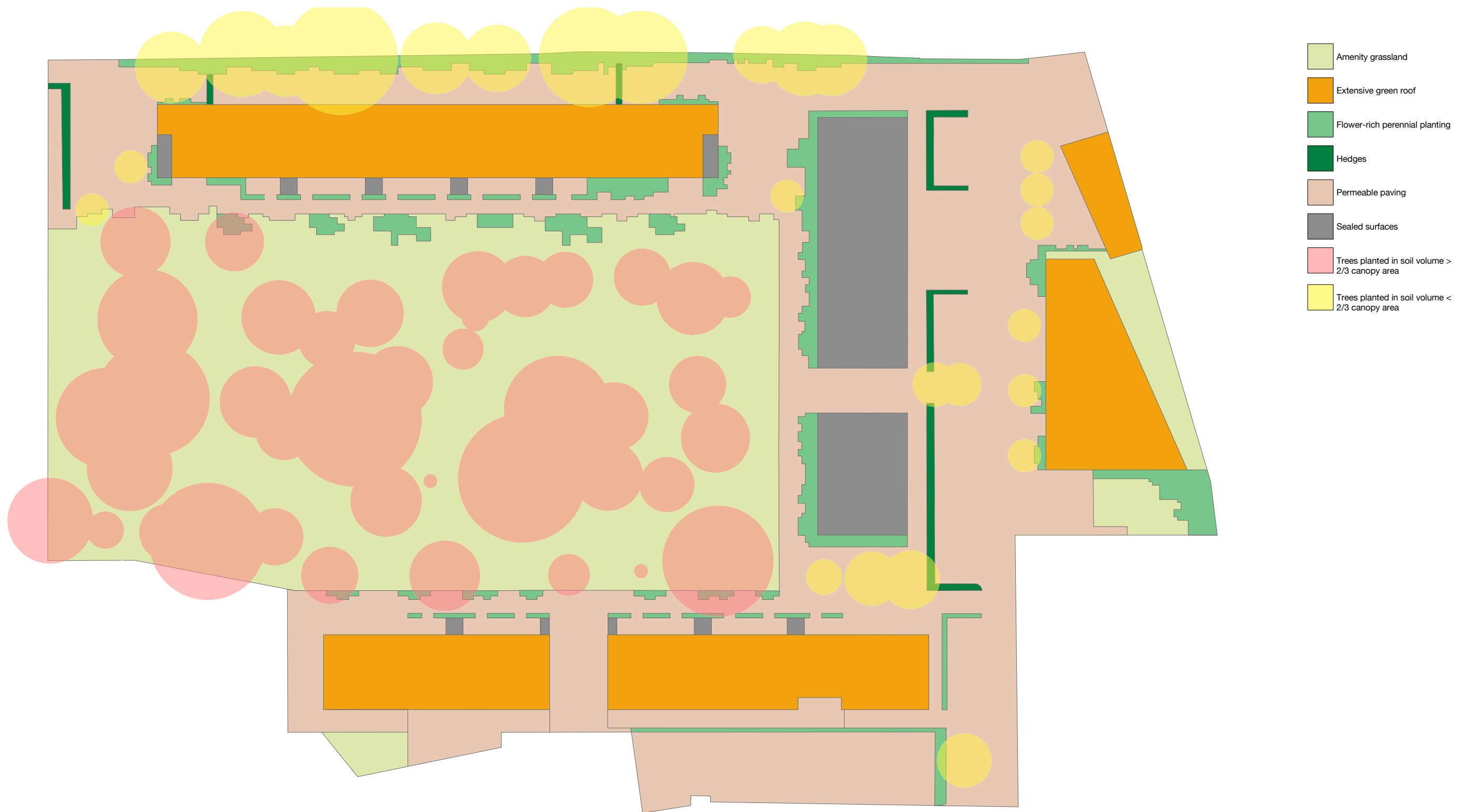
- Semi-natural vegetation
- Extensive green roof with substrate of minimum settled depth of 80mm
- 22No. Standard trees (planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree)
- 84No. Standard trees (planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.)
- Hedges (Line of mature shrubs one or two shrubs wide)
- Ground cover planting
- Flower-rich perennial planting
- Amenity grassland (species-poor, regularly mowed lawn)
- Permeable paving (resin bound paths, play surface, parking bays, permeable asphalt
- Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)

For the purpose of this calculation we have included the Marie Curie site area for completeness which increases the site area to 1.39 hectares.

As this is a residential area, and UGF of 0.4 is recommended. As can be seen from the calculation opposite, the site achieves well above at 0.52.

Surface Cover Type	Factor	Area (m²)	Contribution
Standard trees	0.8	3000	2400
Extensive Green Roof (min settled depth of 80mm)	0.7	1268	887.6
Flower-rich perennial planting.	0.7	730	511
Hedges	0.7	98	58.8
Standard trees planted in pits with soil	0.6	1300	780
Amenity grassland	0.4	5563	2225.2
Permeable paving.	0.1	4684	468.4
Buildings	0	662	0

Total contribution	7331
Total site area (m²)	13900
Urban Greening Factor	0.52



Urban Greening Factor Land Use Plan

7.9.2 Shared Surface

The proposed hard landscaping along the north of the gardens has been introduced to increase accessibility to and around the central gardens. It will provide a route to the residential entrances of Florian, as well as forming a new route from one side of the estate to the other. This increased activity around the gardens should improve safety, along with the increased passive surveillance from the proposed Florian and Racine blocks and the additional use of the space as a play area with designated play equipment. This hard landscape will also provide a surface for different kinds of play to the green central landscape. We extended the hard landscaped surface around the garden to the garage block, making the estate road a shared surface. There would be a raised table upon entering the estate road which will warn drivers of the shared surface. This strategy is also used as a traffic calming measure in response to residents’ concerns about cars speeding up and down the road.

7.9.3 Communal Amenity

The central gardens of Sceaux Gardens estate are an extremely valuable and historic amenity, the proposals for the new development at Florian will increase the size of the gardens by removing the communal amenity space associated with Florian. We have estimated that this will add around 1,100sqm of publicly accessible open space at the centre of the estate. We envisage that a degree of work will be required to make this area accessible, but we are proposing to leave it largely untouched.

7.9.4 Play space

Based on the requirements set out by the GLA, 988m2 of play space is required for this development. 419m2 should be for the under 5’s age group, 333m2 should be for the 5-11 age group, and 236m2 should be for the 12+ age group. The proposed play space within the central gardens meet the requirements for the under 5’s and 5-11 age group and meet required standards that they are overlooked by nearby housing to ensure the safety of children playing there. It is proposed that the play space for the 12+ age group would be catered for in the nearby Central Venture Park.

7.9.5 Private Amenity

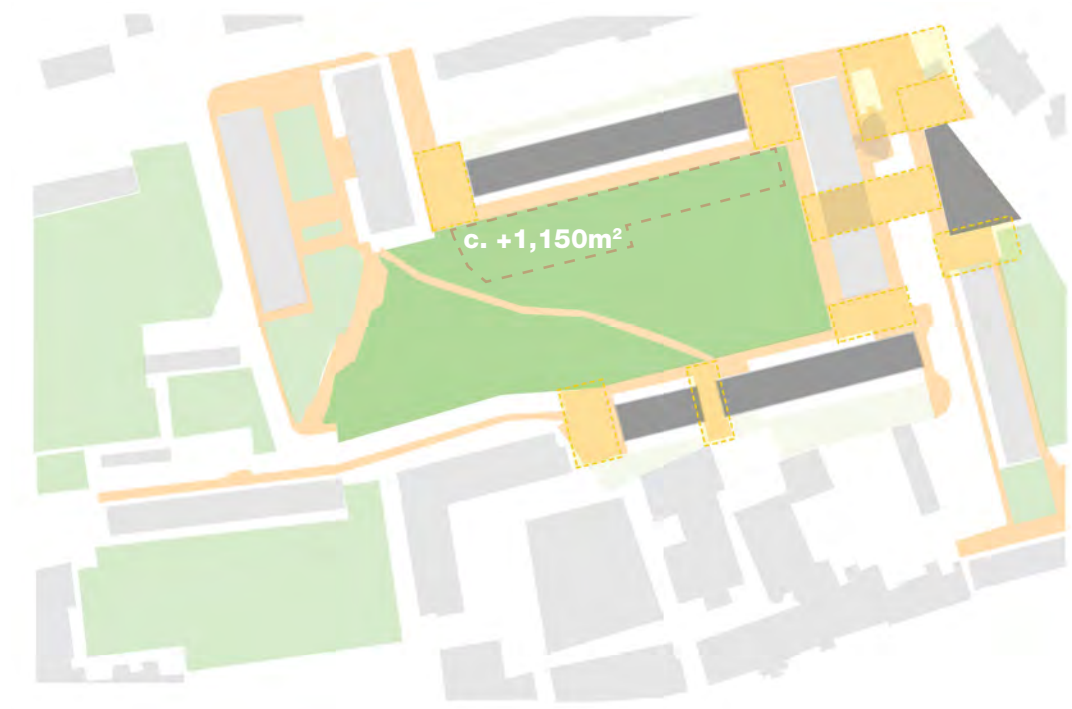
All ground floor units have front and rear gardens. These provide private amenity space for these units, as well as defensible space between public spaces and the homes. These will be enclosed with low level fences and planting. For the garden blocks, low boundaries along the front gardens are especially important to allow for interaction between residents and passers-by. These ground floor gardens will contain the refuse and cycle storage facilities for these units. The ground floor units of the garage block will use the communal bin and bike facilities due to the constraints of the estate road.

It is suggested that consultation is undertaken with future residents of the ground floor units to establish whether raised planters or plant beds are most suited to their needs.

Balconies have been provided for upper floor units, and these are located to achieve optimum orientation and outlook. Balconies and gardens have been provided to meet at least L.B. Southwark’s minimum standards of 5m2 for a 2-person unit, 7m2 for a 4-person unit and 10m2 for a 5-person unit. In all cases these are at least 1500mm deep to ensure that they provide genuinely usable space. These spaces have been designed so that they can be accessed directly from living spaces within the unit



Existing Central Gardens with communal amenity designated to Florian Block



Proposed Central Gardens with communal amenity given back to the whole estate for shared use



Indicative lighting plan (NTS)



Tree Uplights



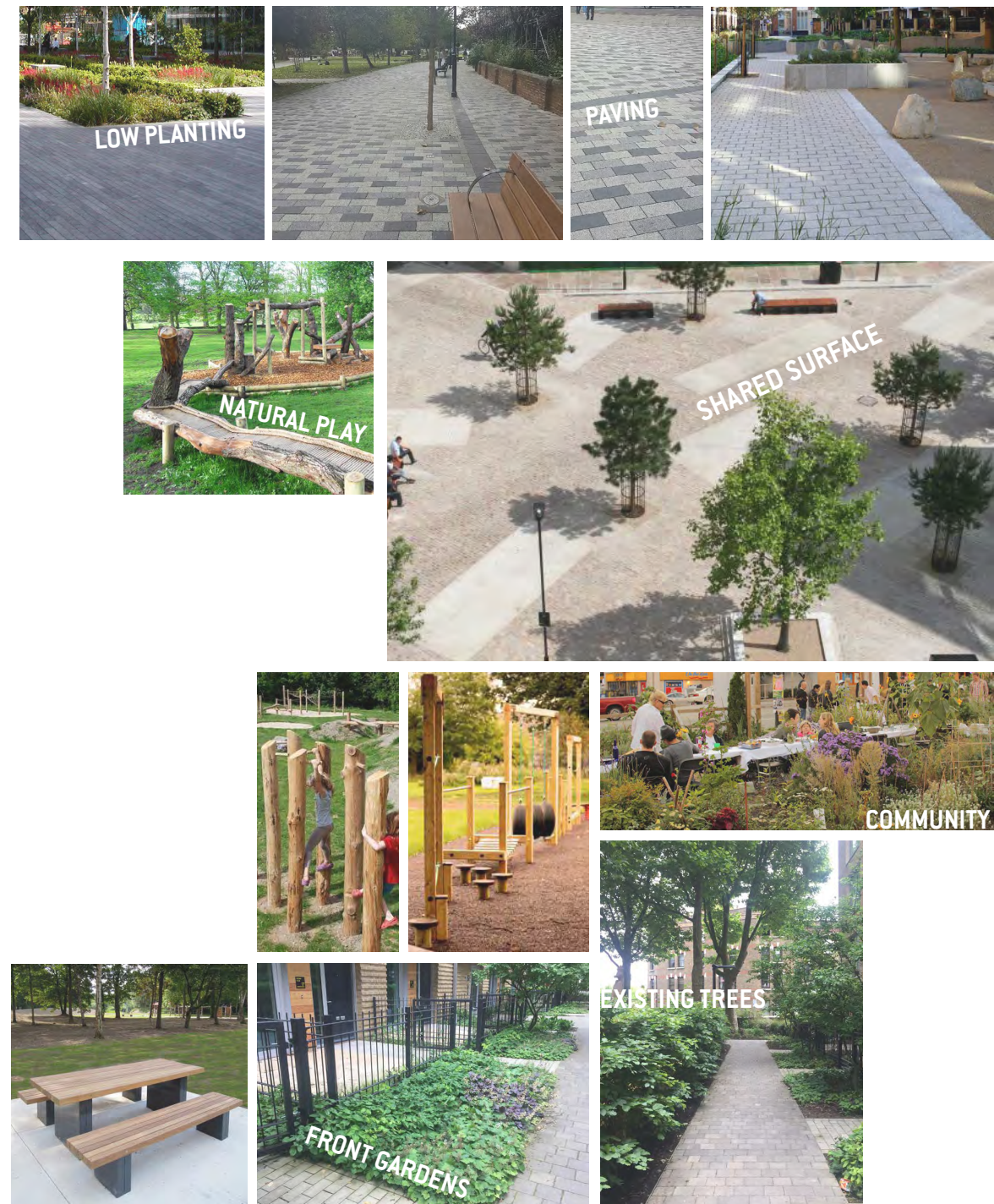
Path finding lights

7.9.6 Trees

There are no tree protection orders on the trees that lie within or near to the boundary, however the whole of Sceaux Gardens is in a conservation area which places great value on the historic landscape of the estate. Therefore we are keen to impact as few trees as possible. Providing access to the proposed Florian block will affect a number of existing trees and there are also roots that may be impacted by the position of the proposed Florian block, as indicated in the diagram on p.52. We would propose that these trees are investigated further as the current root positions are indicative only, and also clash with the existing building.

7.9.7 Lighting

An indicative lighting plan has been developed by Exterior Architecture that will create a safe environment, assist wayfinding and emphasise key landscape features. Lighting fixtures will be robust to ensure they are long lasting and require minimal maintenance. A lighting assessment will be commissioned as part of the next stage.



Landscaping precedents - bug hotels, ecohub, natural play, seating, playspace and species rich lawn

7.9.8 South London Gallery Passageway

The South London Gallery is located to the South of the site and has existing access through the Racine block. The aspiration to maintain this route to the Orozco garden informed the massing, resulting in a well defined break creating a more usable space that can benefit the gallery.

Consultation has been undertaken with the gallery in which they have expressed interest to help curate the space and explore the opportunity to collaborate with local artists on the design. This aspiration can be explored further at the next stage of detailed design. The works included within the planning application deal with the basic accessibility, security and boundary treatments around the walkway which is within Southwark's ownership.

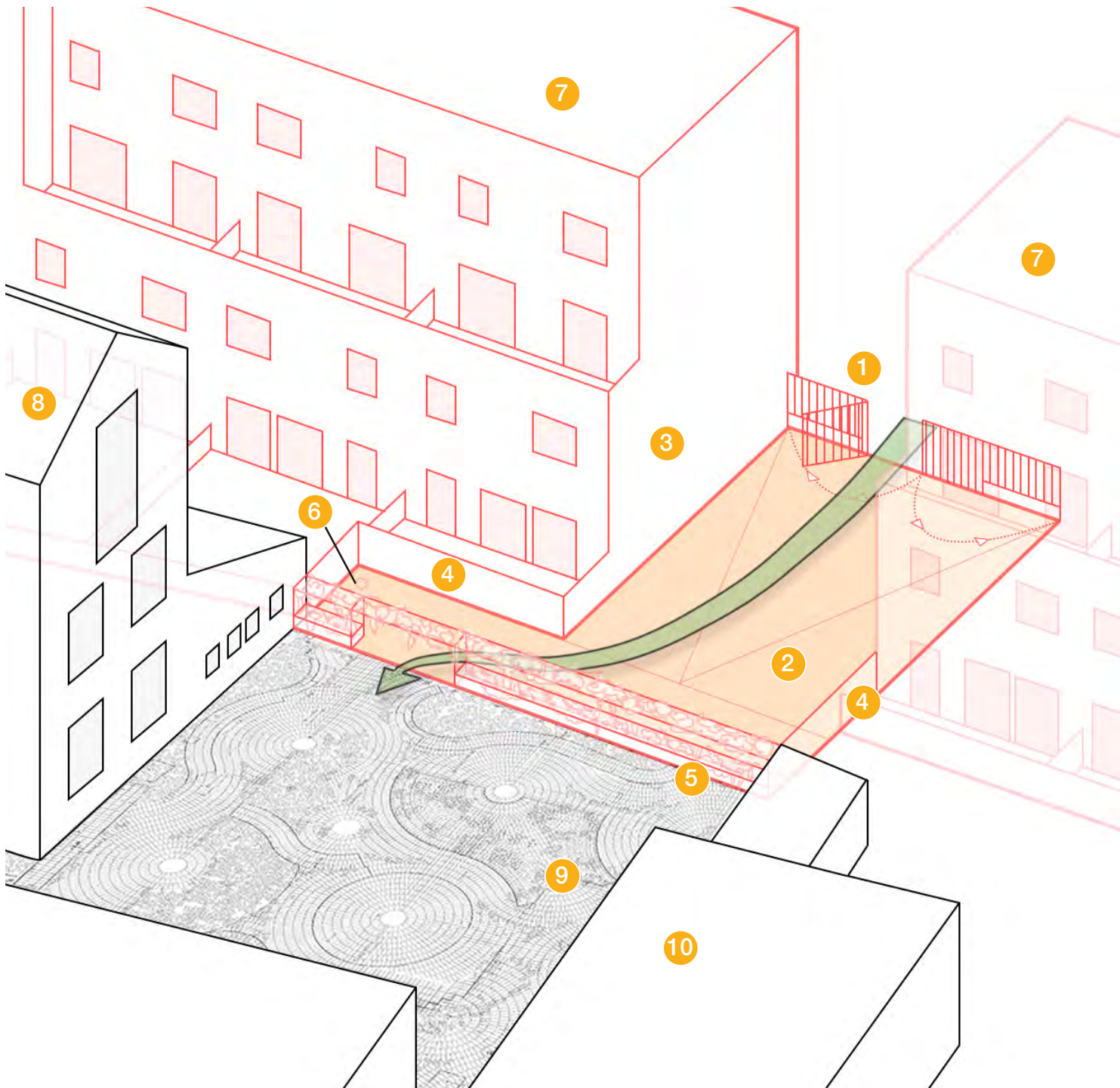
- 1 Large 180-turning entrance gates
- 2 1:35 sloped ramp
- 3 Spot lighting
- 4 Higher boundary walls adjacent to private gardens
- 5 Trellis and plant beds retained, with new wall erected behind (facing passageway)
- 6 Existing artist's landscaping partly retained (any brick pavers removed to be kept)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



Existing passageway through Racine



Existing artist's landscape



Axonometric view of passageway to South London Gallery

7.10 Access and Servicing

7.10.1 Vehicle Access & Parking

The estate is accessed by car via Southampton Way or Dalwood Street. Two estate roads lead off these highways, both of which are cul-de-sacs, providing access to the larger estate buildings and parking areas. One runs along the east of the site, between Marie Curie and Colbert, terminating to the north of Voltaire, the other runs along the west of the site, between Lakanal and Fontenelle, terminating at the western end of Racine. There are two additional dead end roads leading off Dalwood Street towards the estate. These are much shorter and do not provide through access to the estate. The additional dead end road to the north west of Florian is being modified as part of the Florian Shops development, and will become a space for wheelchair parking for the new block.

There is controlled parking around the estate; in garages, in designated parking bays, and on street parking. The estate roads are very congested with permitted and illegally parked vehicles, which has caused issues for refuse and emergency vehicles accessing the estate. There is also concern from residents that the road will become more congested as a result of removing the garages, and a significant amount of new residents moving to the estate. It has also been noted that deliveries currently use the garage forecourt for unloading, which will not be possible with the redevelopment of this site. In response to the issue of deliveries, we have proposed a designated bay at the entrance of the estate which sits centrally to all three blocks of the proposal and which will not obstruct traffic needing to travel up or down the estate road.

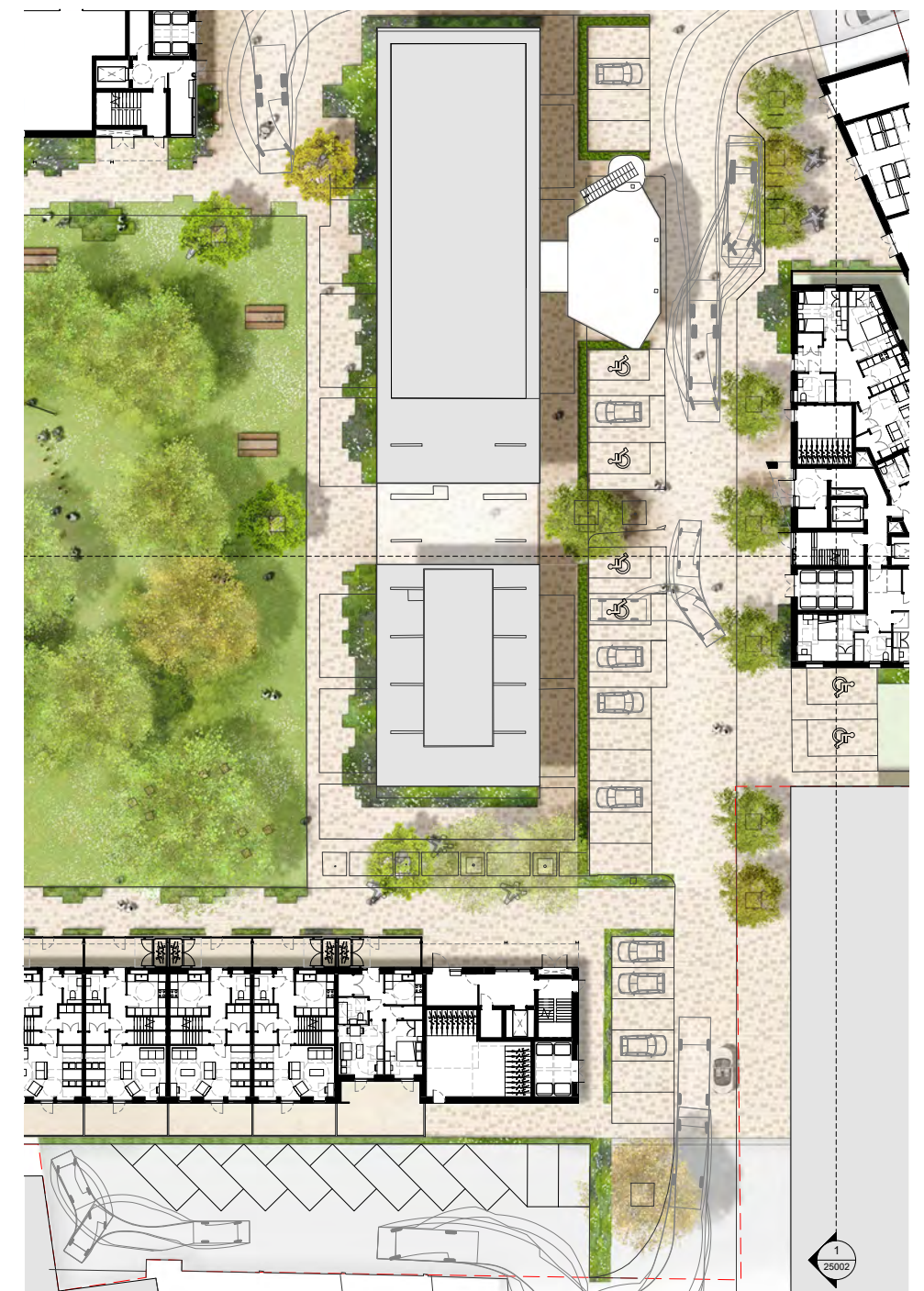
The scheme has been designed as a 'zero-parking' development, however 8 parking spaces will need to be provided, allocated to the wheelchair adapted units. The wheelchair units are all located in the garage block, therefore the parking spaces are located adjacent to this block. We are proposing to locate two spaces in between the proposed garage block and Colbert. The remaining 6 spaces will replace some existing on-street parking which will be relocated as described below. The wheelchair-standard parking spaces will have 1200mm wide access zones to 3 sides.

In response to residents' concerns about the parking limitations across the estate we have replaced the under-used communal garden to the south of the eastern part of Racine with a parking area in order to ease congestion on the estate road. This proposed parking area would provide 10 parking spaces. This parking space would be separated from the private gardens of the ground floor units to the north with defensible fencing and hedging. We have also reconfigured the parking along Lakanal House, Sedgmoor Place to provide 2 additional parking bays along this street which could be converted into motorcycle parking and a car club membership space.

The re configuration of the parking space along the estate road for the wheelchair parking and the removal of parking along the east side of the estate road will ease congestion issues whilst retaining the overall parking numbers.



Lakanal Parking Arrangement



Proposed Parking Arrangement

7.10.2 Pedestrian Access

The majority of residents will access the development from either the North, East or West sides of the estate, these being from Dalwood Street, Southampton Way or Havil Street respectively.

The entire scheme has been designed to have level access - either directly from the street for ground floor units, or via the circulation core with lift access and level access via decks or corridors. Circulation areas are a minimum of 1500mm wide, allowing for wheelchair users to pass each other, manoeuvre and to access any flat. Private amenity areas (balconies and gardens) are designed to be level-access from the units, and are also a minimum of 1500mm wide to ensure that the spaces are accessible and usable. A maximum of 6 units are accessed from the core at any floor level, encouraging a sense of community on each floor.

All units within the scheme have been designed to meet Building Regulations Part M4 (2) - Visitable and Adaptable Dwellings.

7.10.3 Cycle Access & Parking

Cycle use will be encouraged and will meet the Mayor’s design standards. Secure, covered cycle storage places will be provided for each home – 1.5 spaces for every 1B unit and 2 spaces for every 2B+ unit.

We are proposing centralised cycle stores at ground floor by each building core. This arrangement allows bikes to be dropped off at the bike stores, avoiding the need for bikes to be transported through internal entrance spaces, in the lifts, or along the access deck, which can add to wear and tear of communal areas. The entrance areas will benefit from passive surveillance with people entering and leaving the buildings regularly. Two-tier racks are proposed in bike stores which are tight on space and require a more efficient use of space. Ground floor units of the garden blocks will have their own secure cycle lockers within their front gardens as well as the ground floor unit accessed externally in the garage block. Visitor’s cycle parking is provided in the new landscaped square to the north of the garage block along the estate road and along the eastern Racine block in front of the plant room.

7.10.4 Public Transport Access

Public transport access to the site has been outlined in section 3, and is further detailed in the accompanying Transport Statement included in the planning submission. The proposal will not make any changes to public transport arrangements.

7.10.5 Waste Management

The requirement for communal refuse storage, to incorporate both refuse and recycling facilities, has been calculated for the scheme in accordance with Southwark’s ‘Waste Management Guidance Notes for Residential Developers’ (February 2014).

The necessary provision is contained within a communal refuse store for each block. The communal stores are designed to be within 30 metres horizontal distance of the entrances to the residential units. Refuse vehicles will be able to stop within 10m to the entrance of the refuse stores. For Florian, the landscaped squares on either end allow for refuse vehicles to pull up next to the bin stores. For Racine the refuse vehicles can access one core from the cul-de-sac on the west side of the block and the other bin store can be accessed from the estate road, the garage block bin store can be accessed directly from the estate road. Care has been taken with the elevation design to avoid the refuse stores becoming prominent features of the streetscape.

7.10.6 Emergency Vehicle Access

Emergency vehicles will be able to park within 10 metres of the residential entrance on either end of Florian, on the west side of Racine and the Estate Road. Dry risers have been included in all blocks with inlets within 18m from the emergency vehicle access points.

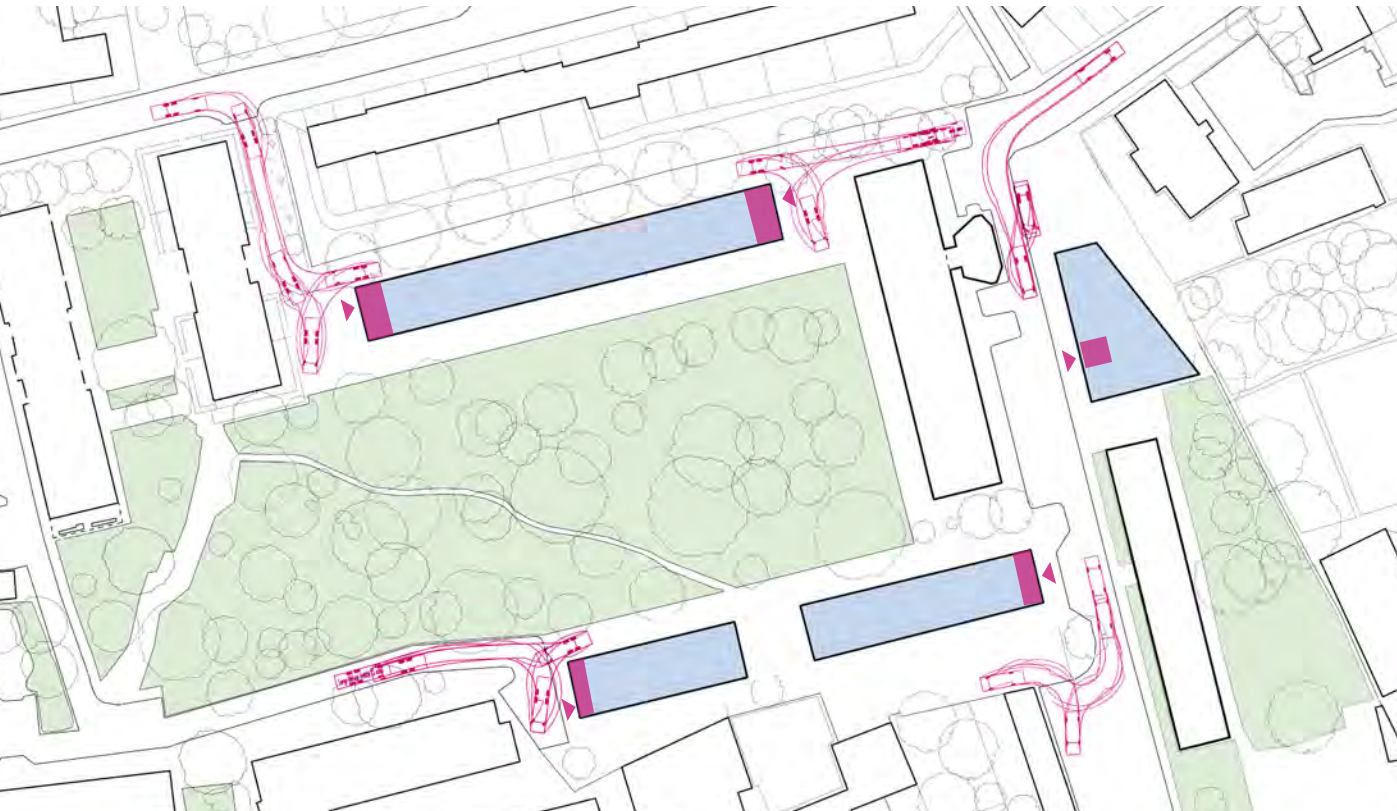
7.10.7 Maintenance Servicing / Plant Replacement

Florian contains the plant room and energy centre that will serve all three blocks. Maintenance vehicles will be able to pull up and park along the estate road, within 10 metres of the plant room containing the energy centre and water tank plant rooms.

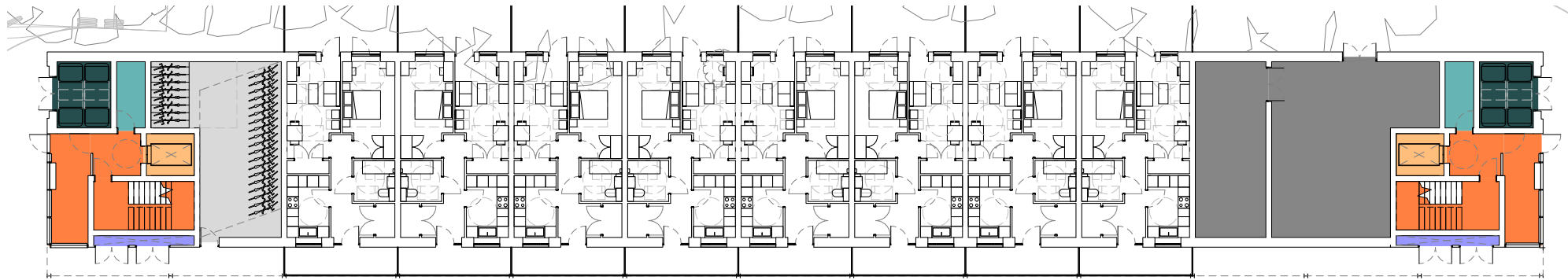
7.10.8 Facade Access and Maintenance

All tilt and turn opening apartment windows will be cleaned from the inside. Balcony doors will be cleaned with a long handled tool from the balcony. Railed balustrades will be galvanised steel which will not require cleaning.

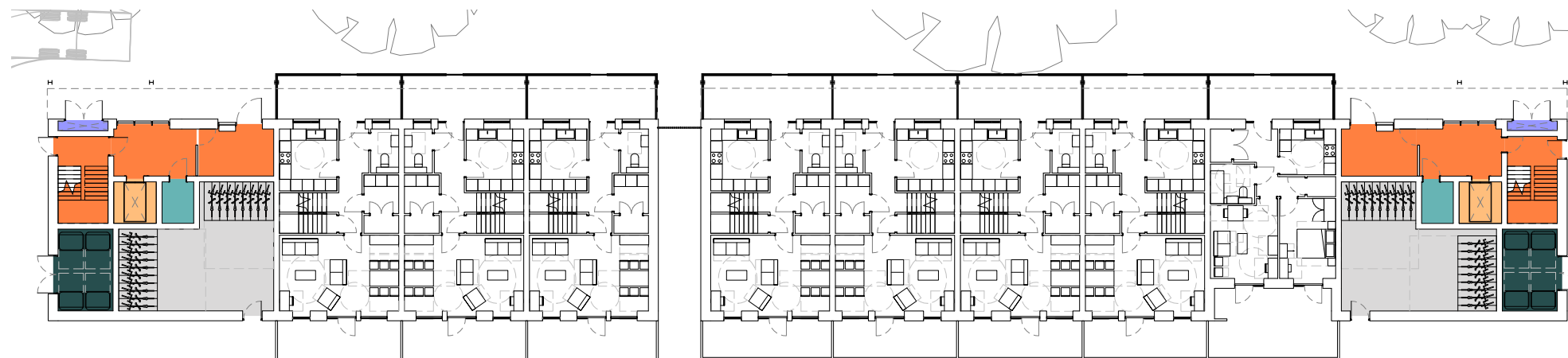
Any glass replacement required in the apartments will take place internally. The lifts are sufficiently sized to accommodate the largest size of glass required. All facades are brick which have been designed to require minimal maintenance. In the event of maintenance being required the affected area would have to be accessed via scaffolding.



Indicative Refuse/ Emergency Vehicle and delivery van tracking



Florian Ground Floor Plan NTS



Racine Ground Floor Plan NTS

Indicative Servicing Strategy Diagrams



Garage Block Ground Floor Plan NTS

- Cleaning & maintenance stores
- Communal entrances & circulation
- Communal refuse & recycling stores
- Cycle
- Lift
- Plant
- Vertical service risers & dry riser

7.11 Building Services

Weston Williamson + Partners have worked with consultants Vector Design to develop the following strategy for building services for this scheme.

7.11.1 Electricity

It is understood that the existing substation on the garage site is likely to have sufficient spare capacity to serve the new scheme but this will need to be confirmed. Therefore at this stage it has been assumed that a new substation is unlikely to be required for this development

7.11.2 Energy Centre

The heating to the dwellings will be served from a communal heating system. A single heat substation connected to SELCHP will be located at ground floor of Florian which will serve a communal heating network distributing to each of the new blocks. Should the SELCHP expansion not be completed before the heat is required at the site, then temporary gas fired boilers will be provided to serve the communal network. These will then be replaced by the SELCHP as soon as this does become available.

7.11.3 Cold Water

A boosted cold water supply will be required to serve the new scheme since the water authorities are unable to provide guarantees in relation to water supply pressures. This will require a Tank Room to house the cold water storage tank and pumps to pressurise the system aswell as a tank for the sprinkler system. We have assumed a single tank room to serve the whole development and can be found in the ground floor of Florian.

7.11.4 Vertical Risers

The services are distributed through riser that are located adjacent to the cores on each of the blocks. Risers in the scheme will be needed to allow space for electrical meters and distribution, boosted cold water pipework and water meters and LPHW heating flow and return pipework.

Florian - The ground floor units are served directly from the incoming services run. The duplexes above are served by the communal risers located next to the cores which distributed to each unit via truncking along the underside of the deck. The flats on either end of Florian are served by these risers located next to the core.

Racine - The ground floor duplexes are served directly from the incoming services run. The duplexes on the second and third floor are served by the communal risers which are distributed to each unit via truncking along the underside of the deck. The 1B/2P unit and the 2B/4P unit on each level are also served by the communal risers located next to the core.

Garage Block - The risers are distributed along the edges of the corridors that provide access to the units.

7.11.5 Servicing Residential Units

Each individual apartment will require space to locate the ventilation plant for the mechanical ventilation and heat recovery system (MVHR). We have provided a dedicated cupboard within each apartment, typically 1500mm x 800mm. This space will also accommodate a washing machine, freeing up space within kitchens and containing the noise generated by washing machines.

7.11.6 Roof

Communal roof-mounted plant includes TV Aerials/Satellite dishes, hybrid ventilation plant and Photovoltaic panels. Rainwater drainage from the roofs will be designed so as not to pass through dwellings.

7.11.7 Cleaner’s Cupboard

All five of the residential cores will be provided with a Cleaner's Cupboard located at ground floor level with access to hot and cold water and drainage.

7.12 Sustainability Strategy

An energy statement has been prepared to support this planning application and is included in the appendix. A brief summary of the report is given below:

The targets for this development is to reduce carbon dioxide emissions on site by:

- 100% on 2013 Building Regulations Part L standards for residential development; and
- A minimum of 40% on 2013 Buildings Regulations Part L and zero carbon (100%) for non-residential developments.
- Any shortfall against carbon emissions reduction requirements must be secured off site through planning obligations or as a financial contribution.

Be Lean

A ‘Fabric First’ approach has been adopted with U-values of 0.15W/m2k for external walls (0.13W/m2k for walls to communal areas), 0.1W/m2k for floors and 0.10W/m2k for the roofs, 1.3W/m2k for windows and 1.3W/m2k for external doors. Air permeability has been set at 3.5 m3/m2.hr@50Pa for the whole development. The CO2 reductions as a result of this approach have been calculated to be 2.93% reductions in emissions over the Part L1A 2013 compliant baseline.

Be Clean

The proposed extension to the South-East London Combined Heat & Power Network will run adjacent to the site, making it possible to connect the development to the supply. Should the connection not be available at time of completion, then temporary gas boilers will be provided to serve the communal heating system on site until such time as the connection becomes available. CO2 energy demand savings can be made at this stage and accounted for in the energy statement.

Be Green

In terms of on-site renewables / low carbon technology, on site energy will be generated through the use of a photovoltaic array on the upper most roofs. A mechanical ventilation heat recovery (MVHR) will be provided to each dwelling. High efficient LED lighting will be used throughout.

Following the full implementation of the energy hierarchy, the site achieves a 78% reduction on Part L 2013 baseline emissions using SAP10 carbon factors, achieving and bettering all energy targets provided in the steps of the energy hierarchy.

7.13 Structural Strategy

Weston Williamson + Partners have worked with consultants Price and Myers to develop the structural strategy for this scheme. Southwark’s Design Guidance documents rule out the use of any form of timber framed construction system. Therefore the proposed superstructure design is based on an in-situ Reinforced Concrete structural frame with flat slabs to allow ease of services distribution. External wall constructions are assumed to be a combination of metal-frame inner leaf with facing brickwork external leaf.

7.14 Substructure

A Phase 1 Contamination Assessment has been carried out for the site to assess the condition of the ground. The assessment identified potential contamination sources that could affect the site condition as;

- made ground from previous phases of construction and demolition on site
- oil/fuel as a result of spillages/leakages from stored vehicles in garage area
- garage located 13m east
- depot located 26m south
- petrol stations located 66m southwest and 70m south

The report therefore advises that a number of further ground investigations take place ahead of construction to establish ground conditions, to ensure that detailed substructure proposals are suitable.

The existing housing blocks and garage structures will need to be demolished to enable this development to take place. A careful demolition plan will need to be developed ahead of construction to establish safe ground conditions for the proposed building.

NOTE: At the time of writing a separate planning application for the demolition of the existing Florian block has been submitted and is awaiting determination to allow these works to proceed as ‘enabling works’ and to allow further site investigations to take place once the site has been cleared in anticipation of the construction of the new buildings forming the current planning application.

7.14.1 Standalone Structures

The new buildings will be designed to be structurally independent of any existing structures remaining on the site, however great care will need to be taken when demolishing existing buildings, so as not to affect surrounding buildings and existing trees.

8. Fire Statement

8.1 Introduction

The New London Plan dated March 2021, which replaces all previous versions, is legally part of each London Local Planning Authority's Development Plan and must be taken into account when planning decisions are taken in any part of Greater London. Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise.

London Plan Policy D12(B) states, in relation to planning applications, that 'all major development proposals should be submitted with a Fire Statement'. This statement has been prepared in accordance with guidance set out in the 'London Plan Guidance Sheet – Policy D12(B)' and is designed to assist the reader in understanding how the design has been developed with regard to fire safety, appropriate to the current workstage and level of design development.

8.2 Basis of Design

The scheme has been designed in accordance with the following relevant documents to ensure that the highest standard of fire safety is designed into the building development:

- British Standard BS 9991
- Building Regulations Approved Document B (ADB) 2019 edition incorporating the 2020 amendments
- London Borough of Southwark Employer's Requirements

8.3 Level of Design Development and Status of Design Information

The design has been developed to RIBA Stage 3 – a sufficient level of detail to support the submission of a planning application for the scheme.

8.4 Consultation

8.4.1 Consultation during the design process

The updated scheme design was presented at a Pre-Application Meeting with Southwark Council on 12th March 2021 which was attended by Stephen Rizzo, Head of Building Control for Southwark. A number of issues in relation to fire safety were discussed, minuted below:

- Façade Design and proposed glazing systems: The façade designs have since been modified, omitting the use of full-height glazing previously used to screen the stairwells.
- Fire Brigade Access arrangements: these are covered within this fire statement.
- Green Roofs and the potential for fire-spread in the event of drought. It was recommended that provisions for back-up or manual watering arrangements should be incorporated at the detailed design stage to ensure that green roof areas do not become a potential source of fire spread during drought conditions.
- Firefighting Lifts: these are covered within this fire statement.
- Potential impacts of the Building Safety Bill including requirements for information provision at handover: These will need to be reviewed and incorporated once the Bill takes effect.

8.4.2 Statutory Consultation

During the Building Regulations application process, the building control body is required to formally consult with the local fire authority. The purpose of this consultation is to give to the fire authority the opportunity to make observations with respect to the Building Regulations and to provide an opportunity to make the applicant aware of action that may have to be taken to meet the requirements of the Fire Safety Order.

The consultation should allow both parties to reach mutually compatible views on whether the building meets the requirements of both pieces of legislation. In the exceptional event that the fire authority propose to require physical changes to the buildings to meet the requirements of the Fire Safety Order, the building control body should make the applicant aware.

8.5 Building Construction: Methods, Products and Materials to be used.

The final construction method to be adopted will be a matter for the Design and Build Contractor once appointed by Southwark. At the planning submission stage it has been assumed that all of the buildings will be constructed using in-situ Reinforced Concrete structural frames and that external walls will be formed using SFS metal structural framing systems for the inner leaf and facing brickwork for the external leaf, with non-combustible insulation within the cavity. Roof slabs will form part of the concrete frame.

8.5.1 Risk of fire spread to other structures

All of the proposed buildings will be free-standing, stand-alone structures within the Sceaux Gardens Estate – they do not physically adjoin or connect to other buildings. This, combined with the use of compartmentation, with each flat treated as a fire-compartment, as well as the use of non-combustible materials within the external wall constructions, should minimise the risk of any fire spreading to other structures on the site.

8.5.2 External Walls

Unprotected areas of the facades that are not fire rated (glazing and openings) will be sized so that fire spread is unlikely to occur to nearby buildings. An external wall assessment will be undertaken at the detailed design stage, however none of the facades are within 1m of a relevant site boundary where the area of unprotected openings would be more restricted.

8.5.3 Roofs

Green roofs are proposed to the new buildings and these will require maintenance during any drought conditions to ensure that they do not dry-out sufficiently to become a potential source of ignition or fire spread across the roof areas. Provision of water supplies to roof level to allow manual watering in drought conditions will need to be incorporated at the detailed design stage.

8.6 Means of Escape for all building users

8.6.1 Escape within flats and maisonettes

All of the dwellings have been designed to have protected entrance hallways/staircases within the unit serving each room from the flat entrance door, with a maximum travel distance of 9m within the hallway. The protected entrance hallways will be provided as 30-minute enclosures with FD20 fire doors.

8.6.2 Means of Escape within Common Areas

Florian Block – deck access with two cores at either end of the block. The decks are external and naturally ventilated and the cores at either end of the building offer alternative means of escape in two directions from the front door of each home. The only limitations on the length of the balcony decks are determined by firefighting requirements.

Racine Blocks – each of the two Racine blocks has deck access reached via a single stair core at one end of the building. The decks are external and naturally ventilated. The single cores mean that the external access decks therefore offer means of escape in one direction only.

Garage Blocks – internal corridor access between the stair core and individual flat entrances. All apartments can reach the stair within the required safe travel distances. To ensure smoke clearance, a 0.6m2 smoke extract shaft has been provided to allow mechanical smoke ventilation of the internal corridor.

8.6.3 External Access Decks

The following requirements will be incorporated within the detailed design of the external access decks serving the Florian and Racine blocks:

- The structure including the floor shall be protected by at least 30 minutes fire resisting construction.
- The walking surfaces will be imperforate.
- The sectional profile will be such that any fire plume breaking out of a flat or maisonette is directed outwards and upwards and so that smoke does not leak laterally along the soffit. At least 50% of the vertical section shall be open and the area for ventilation shall be open between the top of the balustrade and the soffit of the balcony above.
- The faces of the buildings fronting onto the balconies shall provide at least 30 minutes fire resistance.
- All of the proposed access decks are less than 1800mm in width (typically 1500mm wide) to reduce the risk of the escape routes becoming smoke logged. Vertical downstands at 90 degrees to the face of the building on flat separation lines are not therefore required for this design.
- Doors opening onto the balconies (Flat entrance doors) should be FD30S self-closing fire doors.
- Window openings should not extend below a height of 1.1m above the deck level.
- Surface materials of the facing wall, balcony soffits and balustrades should be of a Class 0 rating.
- Where decks are providing a single direction of escape (Racine Blocks), the external balustrade guardings have been designed as imperforate. This will be achieved with the use of fire-rated glazing to retain the appearance of open railings while meeting the smoke control requirements (BS9991:7:3).

8.6.4 Escape for building users who are disabled or require level access

Policy D5 Inclusive Design of the New London Plan outlines that emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. It suggests that the installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution.

Policy D12 Fire Safety recommends that in developments where lifts are installed, Policy D5 Inclusive Design requires as a minimum at least one lift per core to be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

However, a fully compliant evacuation lift would require a full time staff presence to operate. This is impractical for a residential scheme where there may not be sufficient permanent staff on site at all times when evacuation could be required.

The Florian and Racine blocks do not contain wheelchair accommodation. Although their access cores have lifts, it is not proposed that these are evacuation lifts for the reasons described above. The Garage Block contains wheelchair adapted/adaptable flats at ground level and on upper floors. This block will therefore provided with two lifts, one of which will be a fire-fighting/evacuation lift. This provision would allow an occupant unable to use the stairs to descend to ground floor level under fire service instruction and supervision during an evacuation of the building.

8.6.5 Firefighting/Evacuation lifts

See section 8.4.

8.6.6 Signage

Escape signage will be designed to follow the recommendations of BS 5499. Wayfinding signage will also be required for the fire service in each of the blocks and will be detailed as the design develops.

8.7 Passive and Active Fire Safety Measures

8.7.1 Passive fire protection measures will include:

- Non-combustible primary building structure (Reinforced Concrete Frame)
- Non-combustible external wall constructions to all blocks.
- Compartmentation in accordance with Approved Document B, with all floors and all walls separating flats from other areas constructed as compartment walls
- Protected internal hallways/stairways to flats and maisonettes.
- Provision of dry-risers to all blocks.

8.7.2 Active Fire Safety measures will include:

- Provision of sprinkler systems to all residential areas.
- Provision of fire-fighting/evacuation lift to the Garage Block.
- Provision of mechanical smoke extract shaft to common corridors within Garage Block. A smoke detection system will be provided within these areas with the sole purpose of activating the smoke ventilation system. No sounders or manual call points will be provided in the common corridors.
- Fire Detection/Alarm systems within flats (not within common areas). As all apartments have protected entrance hallways they would be provided with a minimum LD2 automatic fire detection and alarm system designed, installed and maintained in accordance with BS 5830 Part 6. Depending on the detailed design and specification of the proposed sprinkler installation it may be possible to vary the specification of the fire detection/alarm systems within the flats to an LD1 system.
- The fire alarm and smoke detection within the ancillary spaces, stores, plant and refuse rooms should be designed in accordance with BS 5839 Part 1 and be of type L3.
- Emergency Lighting as backup lighting will be required. Final locations and routes will be agreed during detailed design development.

8.8 Access for fire service personnel and equipment

8.8.1 Access

The Florian and Racine blocks replace existing buildings occupying the same footprints on the site. The Garage Block replaces an existing area of hardstanding with single-storey garages. All of the sites are already served by existing Estate Roads providing access for emergency service vehicles. These are cul-de-sacs rather than through roads and therefore turning spaces are provided where there are dead-end situations. Emergency Fire Tenders will be able to park on hardstandings within 10 metres of the entrance cores to all of the buildings. An indicative vehicle movement and tracking diagram is provided within the Design and Access Statement (Access and Servicing).

8.8.2 Water supplies.

Dry risers will be provided within the stair cores of all buildings, with access level inlets within the required 18 metres of fire brigade access points in each case. Inlets will be visible on the face of the building from the parking position of the fire appliance.

ADB recommends that hydrants should be provided as necessary to ensure that wet and dry riser inlets are within 90m of a fire hydrant. Where the existing hydrants cannot achieve this then a private hydrant should be provided.

It is proposed that a site survey should be undertaken at the detailed design stage to confirm whether the above criteria are achieved based on existing hydrant provisions on the site. If this survey establishes that the existing hydrants are inadequate it is recommended that additional private hydrants are included within the site.

8.8.3 Provision and positioning of equipment

Manual firefighting equipment will not be provided within the residential accommodation. In the event of fire residents should evacuate their flat and call the fire brigade.

8.8.4 Firefighting and fire evacuation lifts

For each block, the height of the uppermost residential floor level above the fire services access level is as follows:

Florian Block = 12.225m
Racine Blocks = 9.225m
Garage Block = 18.200m

The Garage Block will therefore be provided with a fire-fighting shaft containing a fire-fighting/evacuation lift and a dry riser outlet at each floor level. The firefighting shaft will be designed in accordance with ADB including:

- 120 minutes fire-resisting construction
- Include a firefighting staircase at least 1100mm wide
- Include a firefighting lift (provided with dual power supply, water protection etc)
- Ventilated fire-fighting lobby
- Outlet from the fire main (dry riser) at each storey that the firefighting shaft serves (within the staircase)
- Protected access to the firefighting shaft at access level.
- A 1.0m² vent at the head of the staircase.

As the common corridor will be used as the firefighting lobby within the Garage Block, the entrance to the stairs and lift will be within 7.5m of each other.

8.8.5 Stairs and lobbies

The stair cores to the Florian and Racine blocks are enclosed in fire-resisting construction and are directly accessible at ground level. On the upper floors they serve the flats via external access decks and naturally ventilated lobbies are provided between the stairs and the access deck. The stairs themselves can be naturally ventilated and would have AOV's provided at the head of the staircase. The stair core to the Garage Block is enclosed in fire-resisting construction and located on an external wall to allow natural ventilation. The stair is designed as a firefighting staircase at least 1100 wide between handrails and with no service risers accessed from the staircase. An AOV would be provided at the head of the staircase. An internal lobby is provided at each floor level between the staircase and the residential units, with the lifts (including firefighting/evacuation lift) opening onto this lobby. As the lobby is internal it will be mechanically ventilated via a mechanical smoke ventilation shaft with smoke extract fans mounted at roof level.

8.8.6 Fire suppression and smoke ventilation systems proposed

Residential Sprinkler Systems will be provided to all residential areas of all the buildings in line with the May 2020 amendment to Approved Document B. This guidance requires sprinkler installation to residential buildings with a highest floor level 11 metres or more above fire service access level designed in accordance with BS 9251. Although this would not apply to the two Racine blocks, Southwark’s updated Employer’s Requirements require the installation of sprinklers to all residential blocks irrespective of height, providing an added level of fire protection over and above that required by current regulations. A mechanical smoke ventilation system is proposed to the internal lobbies on the upper floors of the Garage Block as passive smoke ventilation of these spaces is not possible. An 0.6m2 mechanical smoke ventilation system (MSVS) will be provided, with a shaft of minimum 0.6m2 free internal area with a 0.6m2 Automatically Opening Vent (AOV) opening into the smoke shaft at each floor level from the common corridor.

Replacement air will be provided to the shaft via the 1.0m2 AOV at the head of the Garage Block stair. Where inlet air is required from the staircase AOV, the staircase doors will need to open into the common area on the floors that are ventilated by the MSVS to provide the replacement air, which will also protect the staircase from smoke ingress. At the later stages of design, a Computational Fluid Dynamics (CFD) assessment will be required to validate the smoke venting strategy.

8.8.7 Emergency Power Supplies

Each life safety system provided within the building will have an independent power supply which would operate in the event of a failure of the main supply.

Secondary power supplies should be provided to the following life safety systems:

- Automatic opening vents
- Mechanical Smoke Ventilation System
- Fire Alarm Systems where installed
- Emergency lighting and signage
- Firefighting lifts
- Sprinklers

8.9 Future development of the asset and the ‘Golden Thread’ of information

8.9.1 Regulatory Reform (Fire Safety) Order

Once the buildings are occupied, the Regulatory Reform (Fire safety) Order (RRO) becomes the controlling fire safety legislation. The Order came into force on 1st October 2006 and revoked the previous Fire Precautions Act and Workplace Regulations. Under this order it will be necessary for the owner/occupier of the buildings – in this case the London Borough of Southwark – to carry out and maintain a fire safety risk assessment.

The building management team will also be responsible under this order to ensure that the buildings’ fire safety provisions are appropriately managed, maintained and tested over the whole life of the building.

8.9.2 Primary elements of the design which, if modified during future refurbishment or alteration works, may adversely affect the original fire safety strategy:

- Any alterations to internal flat layouts affecting compartment walls or partition walls around protected entrance hallways or corridors.
- Any changes affecting the primary building structure or compartmentation.
- Any changes affecting the external wall constructions, including replacement or over-cladding.
- Any changes to the mechanical or electrical services installations including within flats, risers or distribution routes that could affect fire-stopping or bridge the compartmentation strategy.
- Any reconfiguration of communal areas including stair and lift cores.
- Any replacement of flat entrance doors or other fire-resisting doors within any part of the buildings.
- Any drilling or other forming of new penetrations through existing walls/floors/roofs that could compromise the compartmentation or fire-stopping installations.
- Any changes to the wider estate layout or access arrangements that could affect access arrangements for the fire service.

8.10 Conclusions

This report outlines the fire safety strategy proposals for the Florian, Racine and Garage Block developments on the Sceaux Gardens Estate and seeks to explain the measures adopted at the planning submission stage to demonstrate compliance with the Building Regulations, generally in the form of the recommendations of Approved Document B.

Further technical design will be required, including development of this fire strategy, before the scheme can progress to tender and construction to ensure that once a Building Regulations application is made, all of the relevant fire safety elements will be incorporated into the plans.

The current proposals are not for Building Regulations application or construction issue purposes but are indicative of the design intent and design principles on which the scheme has been based, together with drawings and other supporting information provided to accompany the planning application.

9. **Accompanying Reports - Summary**

The following third-party reports have been commissioned to support this planning submission and should be read alongside the architectural design information and this Design & Access statement. The reports are listed below together with a brief description of their coverage and conclusions.

9.1 **Air Quality Assessment**

The air quality assessment has determined that the proposed development meets the BEB and TEB, therefore the emissions from traffic associated with the proposed development fully meet the Mayor of London's requirements for air quality neutrality and where necessary the appropriate mitigation for construction dust has been identified, which should be included in the construction method statement.

Therefore the site is considered suitable for the development type proposed and no mitigation of exposure for new receptors introduced by the proposed development is required.

9.2 **Biodiversity Survey & Report**

The main protected species within Sceaux Gardens identified during this ecological assessment, were nesting birds and bats. A single woodpigeon nest was found within a holly tree within the parkland, demonstrating that breeding birds are present within the application site as well as record of a total of six bat species within 1km of the application site. A survey has been commissioned for June to further investigation on bat presence at the application site will be needed given this species diversity and that common pipistrelles were present in the previous 2017 bat emergence survey at Sceaux Gardens.

Overall though, no rare wildlife or habitats were present at the application site. The previous block with the doctor's surgery had been demolished since 2016 so the survey area was smaller than before.

Therefore, the application site, based on the evidence, is still of low ecological value, although the parkland trees, especially those with damage present, will be of value to local wildlife within such an urban setting.

9.3 **Daylight/Sunlight**

A Daylight and Sunlight Report has been carried out by Calford Seaden, which assesses the proposal in accordance with the recommendations contained in BR209 Site Layout Planning for Daylight and Sunlight A Guide to Good Practice and BS 8206-2. The full Daylight and Sunlight Report is included as part of this application.

The report confirms that the proposal is respectful of its neighbours' access to daylight and sunlight and meets all of the respective guidelines as per the daylight and sunlight report received. The majority of the habitable rooms within the proposed development will meet the guidance levels for ADF and DDR. According to the assessment the scheme causes minimum impact on existing surrounding dwellings whilst achieving acceptable results within the proposed development.

9.4 **Flood Risk Assessment**

The site is located in Flood Zone 1 and is suitable for re-residential development. Surface water will be attenuated on-site and discharged at a restricted rate providing betterment on the current regime and thus reducing flood risk off-site.

Due to the ground conditions not being suitable for infiltration and there being no suitable watercourse in the vicinity of the site to discharge surface water to, it is proposed to discharge surface water run-off from the site to the TW sewer following the existing regime. It is currently assumed the existing site discharges to the combined sewer in Dalwood Street and this connection should be re-utilised to serve the proposed site.

Where feasible, such as the parking and hardstanding areas underground attenuation should be incorporated into the drainage design for the site to provide temporary storage of surface water to allow a lesser discharge rate from the site. Further opportunities should be investigated to incorporate SuDS into the development where practicable.

9.5 **Tree Survey/Arboriculture Impact Assessment**

The arboricultural impact assessment has identified a number of high quality arboricultural features that will require significant reduction to their crowns to provide sufficient clearance with the proposed structure. Although the required facilitation pruning goes beyond the previous reduction points, the trees are considered healthy and should respond to the initial reduction in folia mass. Further root investigation works will be required during the demolition of Florian House to ascertain root growth beyond the building line.

The trees that are being retained can be protected during the construction period and successfully integrated into the site post development. Due to the sites historical and landscape importance, arboricultural features at the site have been considered throughout the design of the proposed re-development, with maximum tree retention considered of paramount importance. The removal of four individual trees as a result of the redevelopment can be mitigated by on-site planting on a like for like stem diameter basis. A robust and detailed arboricultural method statement and finalised tree protection plan for both demolition and construction phases will be produced prior to commencement of works to provide the principle contractors with defined sympathetic working practices and tree protection measures to be implemented throughout the project.

9.6 **Noise Impact Assessment**

The assessment has been based on detailed environmental noise measurements made at the proposed development site. The suitability of the site for residential development has been assessed based on the current development proposals and the measured noise levels, which has shown that noise conditions suitable for residential development can be comfortably achieved by incorporating mitigation measures which are typical for this development type.

In the light of the findings of this report, it is considered that noise should not present a constraint to the granting of planning permission for residential development at this site.

9.7 Transport Assessment

As part of this application a transport assessment has been submitted.

9.8 Heritage statement

On the basis of the study undertaken, it is concluded that the proposed redevelopment within the Sceaux Gardens Estate would not have a significant impact on any designated heritage assets. No listed buildings would be demolished or altered and no scheduled ancient monuments would be impacted. The settings of listed buildings and the Sceaux Gardens conservation area would be preserved, as would the character and appearance of the conservation area itself.

Despite the loss of two of the original Sceaux Gardens low-rise residential blocks and an area of garages and hard standing, this is unlikely to have a significant impact on the character or appearance of the conservation area overall, as it would not affect the overall layout of the estate and the balance between open space and buildings would be maintained, which was clearly a major consideration of the original designers. It is also likely that the loss of these elements would be offset by a substantial gain to the community by way of a significant increase in social housing.

Broadly, therefore, the proposal complies with national planning guidance and the relevant planning policies contained with the development plan and emerging NSP.