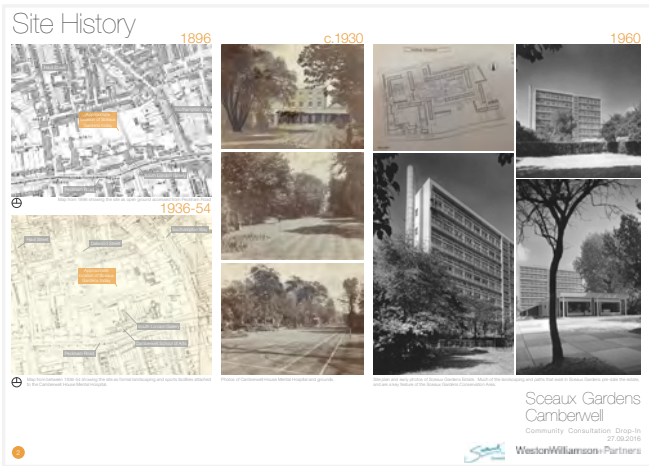
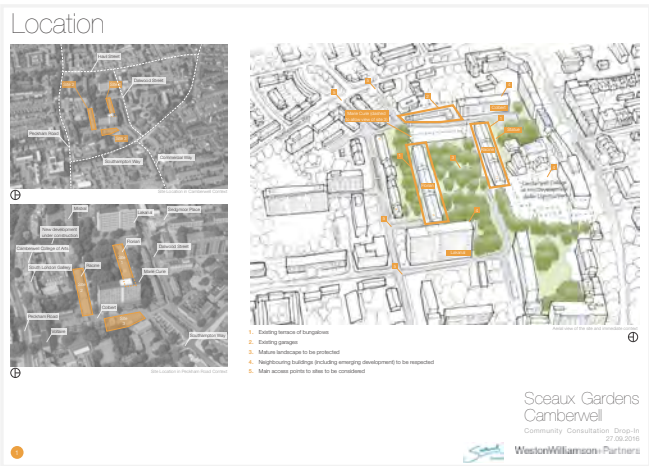
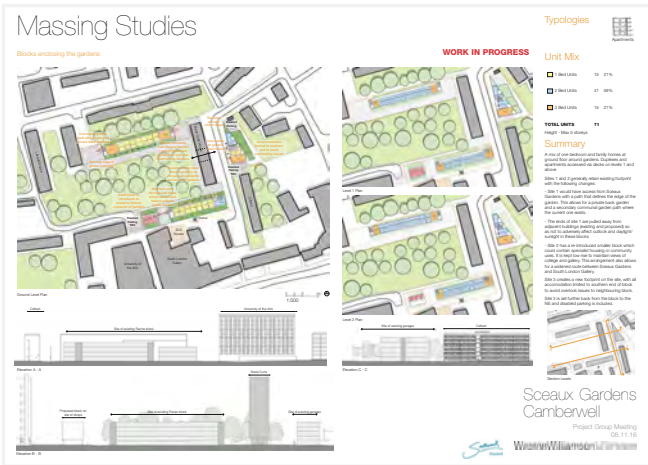
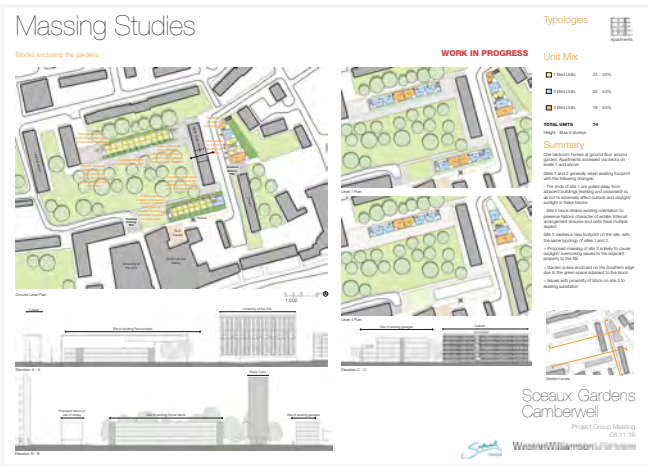
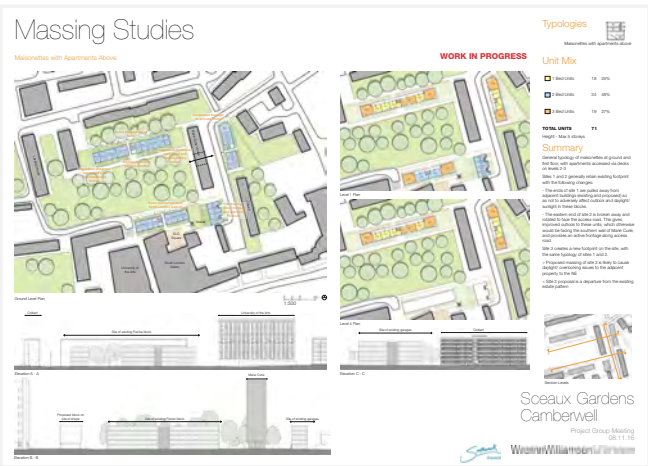


Community Consultation



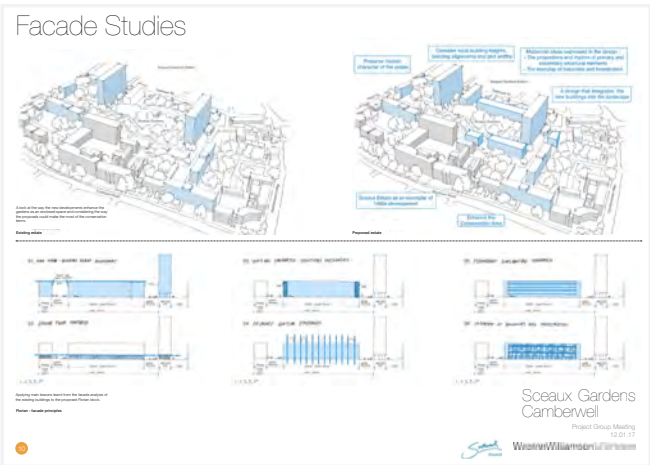
Boards that were presented to residents on 27/09/16

Project Group Meeting 1



Boards that were presented to residents on 08/11/16

Project Group Meeting 2



Boards that were presented to residents on 12/01/17

## 4. Consultation Phase 1: September 2016 - December 2018

The design has been developed through community consultation, in accordance with Southwark's Charter of Principles. A pre-application meeting with Southwark's planning department and a Design Review Panel presentation also enabled us to gain early feedback in relation to how the emerging proposals were meeting local planning requirements. Knowledge and experience within the wider client body has also been captured through consultation with internal stakeholders within Southwark council, such as Building Control, Housing and Estate Management Teams, Maintenance Teams and Highways Engineers. This has enabled us to feed in their 'real-world' experience of managing and maintaining Southwark's building stock into the design process. Our internal design review process has rigorously tested emerging proposals throughout their development - considering wider benefits to the surrounding area, right down to finer details and buildability.

### 4.1 Community Consultation

In 2014 L.B.Southwark (LBS) agreed a Charter of Principles that would determine how it would work with residents to deliver the New Council Homes programme. Commitment was made to consulting residents for each scheme through establishing Project Groups of interested residents to meet regularly to work with the council to develop the scheme proposals. Local knowledge of residents has proven to be very valuable input into the design process.

#### 4.1.1 Community Consultation Drop-In Meeting – 27th September 2016

Attendees: 18 local residents and members of the project team

Purpose: Initial open meeting to gauge level of community interest and identify Project Group members

Feedback:

- The garage site was generally well received as a site for redevelopment. Concern was raised about the impact the redevelopment of Racine and Florian would have on the existing residents of these blocks. However it was generally agreed that the 2 bungalow sites would benefit from an upgrade.
- Residents raised concern about the impact of taller blocks on the character of the central gardens.
- It was noted that access to Florian and Racine is currently challenging, but acceptable since they are 1 bed bungalows - access issues may arise with more units.
- Concern was raised about the noise and disruption of construction work and the impact of construction vehicles on the already congested estate road. Residents have been dealing with construction work around the estate for a number of years already.
- Residents want to maintain the community spirit of the estate - with people looking out for each other, especially for the elderly.
- There was a desire to maintain the physical and working relationship between Sceaux Gardens residents and the South London Gallery

#### 4.1.2 Project Group Meeting 1 – 8th November 2016

Attendees: 5 Project Group Members and project team

Purpose: Design development update

Feedback:

- There was concern about issues of overlooking from the proposal on the garage site onto flats within Marie Curie building.

- There were queries about the possibility of development on the garage site impacting the use of the T+RA Hall, such as the introduction of acoustic restrictions on the hall. WW+P confirmed that proposals will need to respond to the existing use of the hall.
- Residents raised concern about the increased number of deliveries happening on site due to online shopping, which would further increase with more residents moving to the estate. The estate road is already very congested, and the garage site is currently used for unloading. Consideration should be given to providing a drop-off zone.
- It was suggested that the communal garden behind Racine could become additional parking space as it is currently very under used.
- Concern was raised about the height of the proposed Florian and Racine blocks and how it could potentially result in the breakdown of community. Social interaction to be considered.
- Residents were concerned about the construction logistics and the way it would be managed.

#### 4.1.3 Project Group Meeting 2 – 12th January 2017

Attendees: Residents advisor - Neal Purvis, 5 project group members and project team

Purpose: Explanation of consultation and planning process, design development update

Feedback:

- Residents wanted to know more detail about the programme and phasing of the development.
- Concern was raised about the impact of the garage site proposal on the existing gusts of wind that pass under Marie Curie towards the garage site.
- Concern was raised about potential overlooking of the South London Gallery courtyard.
- Residents confirmed that they would like Neal Purvis to attend future project group meetings.
- Residents had further queries about some of the more detailed aspects of the scheme such as drop off and deliveries and elevational details

#### 4.1.4 Project Group Meeting 3 – 2nd March 2017

Attendees: Residents advisor - Neal Purvis, 6 project group members and project team

Purpose: Design development update

Feedback:

- An enquiry was made on whether consideration would be given to overshadowing of the central gardens
- Concern was raised about the close proximity of the proposed garage block to the Marie Curie community hall
- Overlooking onto the South London Gallery was discussed
- Reintroducing the 1000m2 of communal garden space for Florian to Sceaux Gardens was identified as a positive consideration for the estate
- Concern was raised regarding the increased density of the development and their impact on Sceaux Gardens



Project Group Meeting 3



Garage Site Appearance

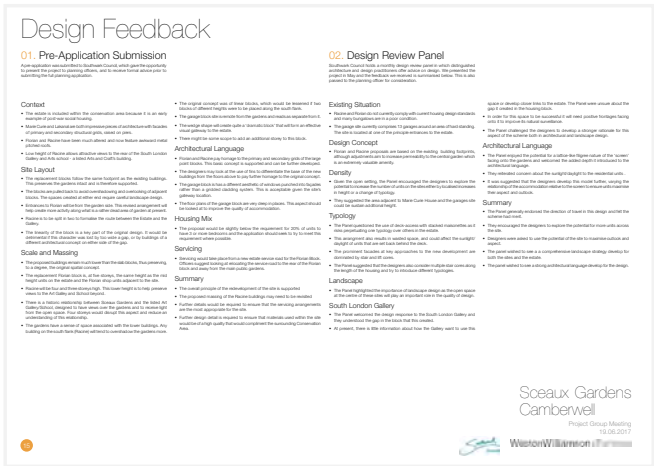


Garage Site Appearance



Boards that were presented to residents on 27/09/16

Project Group Meeting 4



Quality of Accommodation

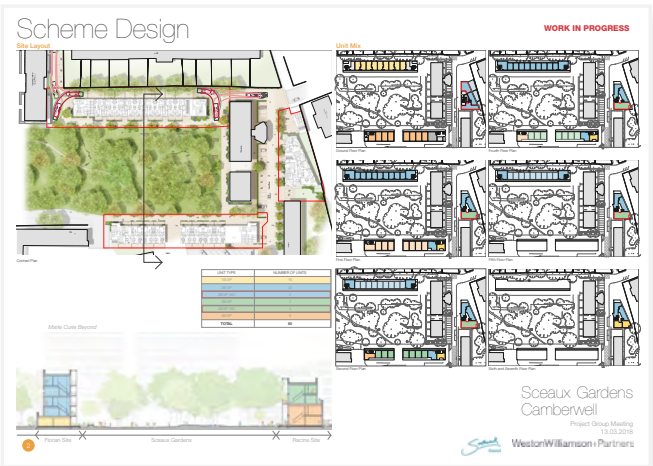


Appearance of Garden Buildings

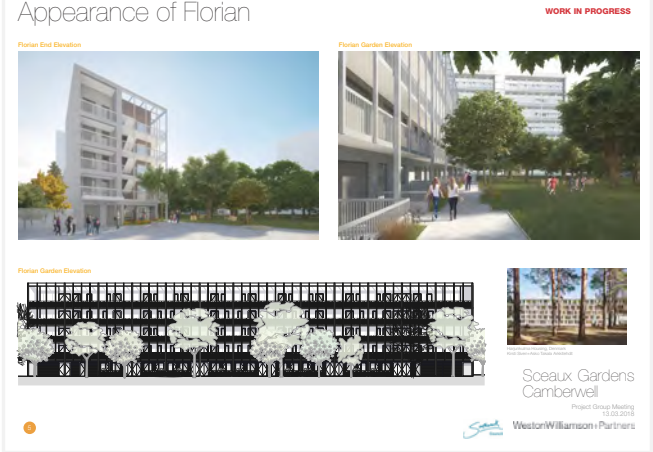


Boards that were presented to residents on 08/11/16

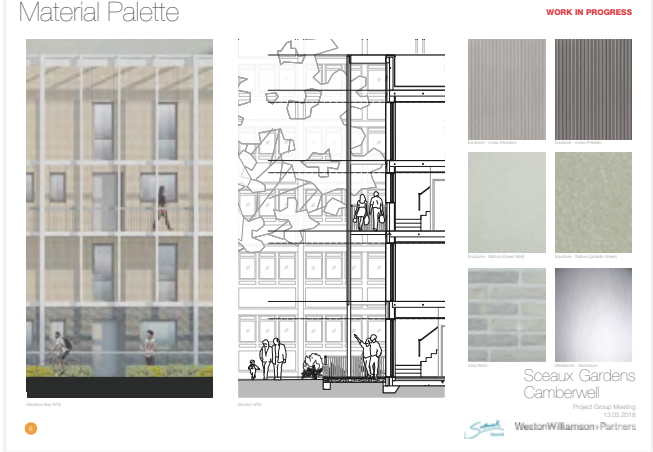
Project Group Meeting 7



Appearance of Florian



Material Palette



Boards that were presented to residents on 08/11/16

## 4.1.5 Project Group Meeting 4 – 19th June 2017

Attendees: Residents advisor - Neal Purvis, 4 project group members and project team

Purpose: Design development update and summary of pre-application and DRP feedback

Feedback:

- The fire strategy was questioned in terms of where the cores were located. It was explained that there were escapes at each end for Florian, and the escape distances met regulations for Racine which provides stairs at one end. The access decks are open and fully ventilated
- Overlooking from Racine to the South London Gallery was raised as a concern, however residents felt comfortable with the current balcony design but requested some additional screening
- The residents requested that the wind tunnel report was shared in advance of the next project group meeting

## 4.1.6 Project Group Meeting 5 – 3rd August 2017

Attendees: Residents advisor - Neal Purvis, 5 project group members and project team

Purpose: Design development update

Feedback:

- The 1 bedroom units on the ground floor were queried in terms of their internal layout and whether an entrance lobby could be introduced without affecting the daylight/sunlight
- Daylight across the scheme was questioned due to some window sizes, it was confirmed that daylight testing would be undertaken prior to planning
- A resident requested motorbike parking to be provided in the scheme, this would need to be confirmed by LBS
- The service road in front of Florian was raised as a concern that other vehicles would enter the central gardens and ruin the landscape, it was requested that the path is curved to avoid speeding along the path. WW+P explained that a device would be put in place to avoid unauthorised vehicles to use the path
- Concern about proposed benches in landscape as they may attract anti-social behaviour

## 4.1.7 Residents Meeting – 7th September 2017

Attendees: Local residents, councillor's and project team

Purpose: Design development update and discussion regarding future housing needs and decants

Feedback (taken from the Cabinet Report) :

- There was a request by residents that phasing is further considered to ensure residents are not surrounded by building works
- Attendees were concerned that the access road would affect the look and feel of the area and be unsafe for residents and visitors, the design team would review the strategy.

## 4.1.8 Project Group Meeting 6 – 21st November 2017

Attendees: Residents advisor - Neal Purvis, 5 project group members and project team

Purpose: Design development update

Feedback:

- Residents were supportive of the removal of the access road to the front of Florian, which was moved to the ends of the blocks
- The 2 phase option of construction was preferable to residents
- Programme moving forward was questioned and it was confirmed that design development was on hold until a decision was made on location of 1 bed and family units.

## 4.1.9 Project Group Meeting 7 – 13th March 2018

Attendees: Residents advisor - Neal Purvis, 3 project group members and project team

Purpose: Design development update

Feedback:

- Parking study along Lakanal was questioned as there are bins along the road for Lakanal House. Consideration to provide shared bin store for Fontanelle and Lakanal
- Trees to the front of the garage site to be specifically considered regarding site, shape and future overshadowing
- Materials for blocks questioned, specifically the Equitone in terms of weathering, maintenance and graffiti
- Preference from residents for green to be the predominant colour on the elevations

## 4.1.10 Community Consultation Drop-In Meeting – 20th March 2018

Attendees: Local residents and project team

Purpose: Final public consultation to give wider community opportunity to see final proposals

Feedback:

- There was a request for improved signage across the estate, especially from Southampton Way to assist visitors and deliveries
- There was a positive response to the landscaping and play space in the central gardens
- The residents were encouraged to see more green applied to the façade, but were concerned about the open screen allowing rubbish and leaves to blow in, they requested us to look at enclosing the space for weather protection.

## 4.1.11 Project Group Meeting 8– 5th December 2018

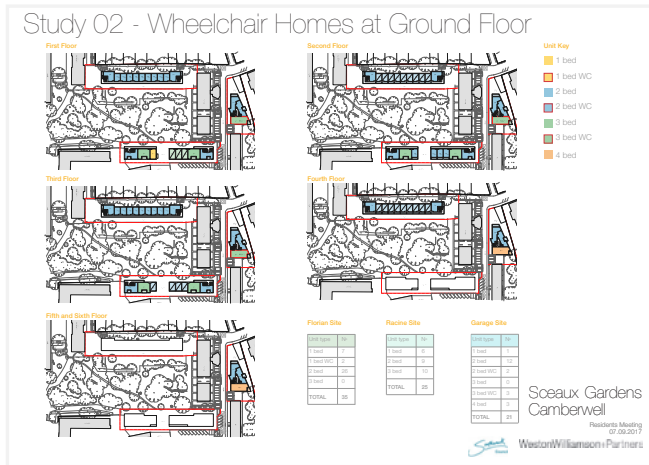
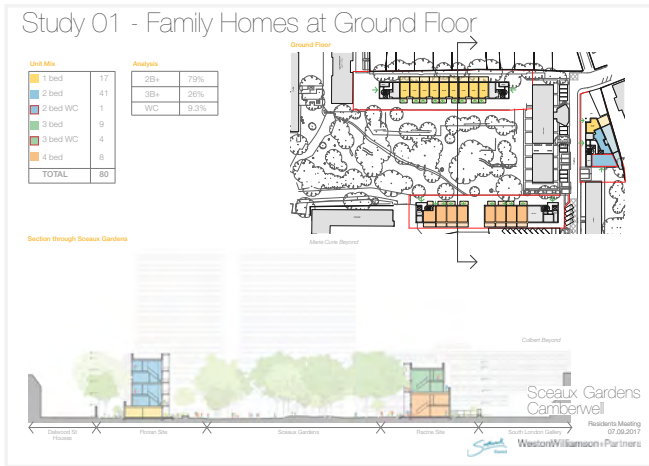
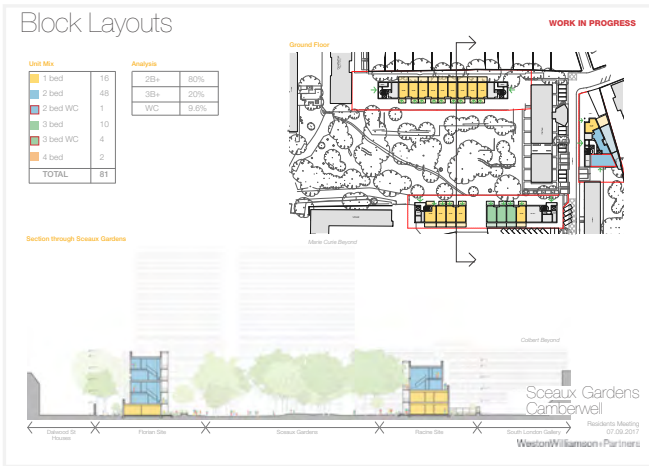
Attendees: Local residents and project team

Purpose: Final consultation to give project group the opportunity to see final proposals

Feedback:

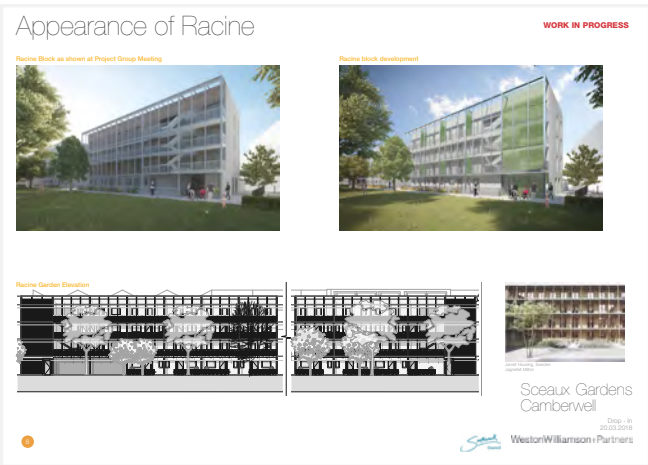
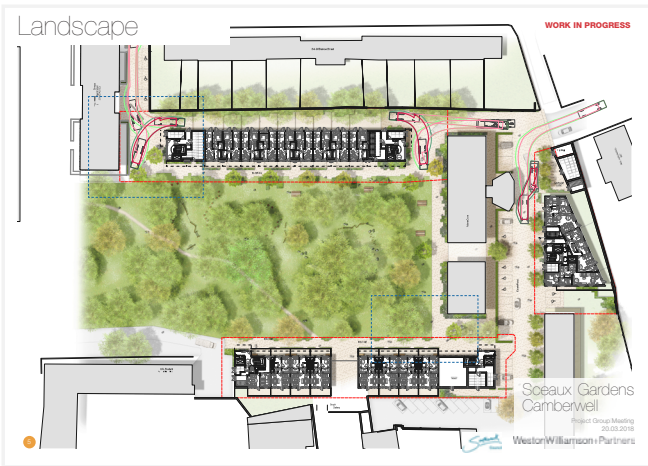
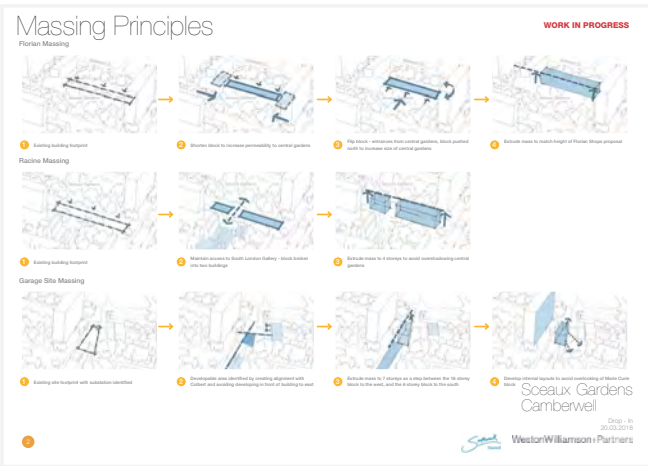


Residents Meeting



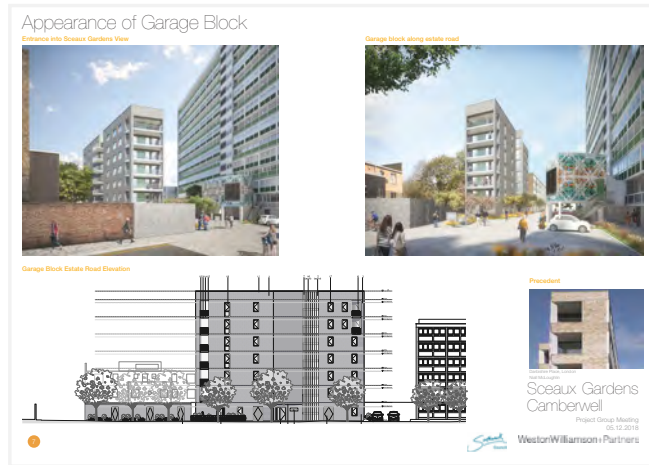
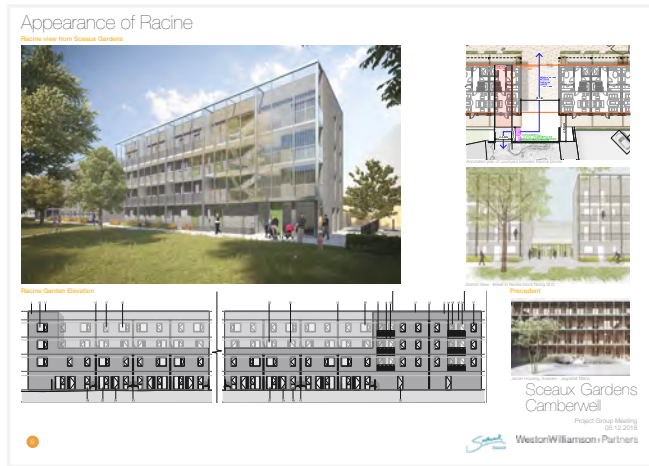
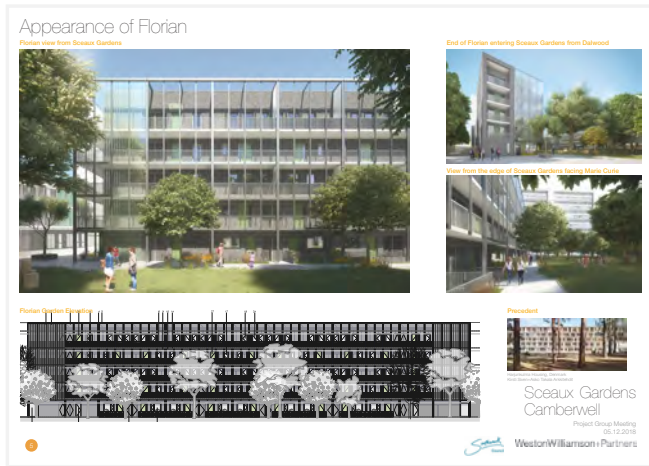
Boards that were presented to residents on 27/09/16

Community Consultation



Boards that were presented to residents on 12/01/17

Project Group Meeting 8



Boards that were presented to residents on 05/12/18

- There was a request for the planting along the estate road to be raised slightly to avoid cars driving over the plants
- Residents were supportive of the choice of u-channel glazing which would provide some weather enclosure for those using the lifts and stairs
- The garage block ties in well with the aesthetic of the wider estate
- There were concerns about the disruption that would be caused by the construction

4.2 Pre-application Meeting – 28th March 2017

The team presented the emerging scheme at a pre-application meeting with L.B.Southwark’s planning department at the end of March. The meeting was attended by Alex Cameron (Case Officer), Martin McKay (Design and Conservation Officer), the client, the Employer’s Agent, the planning consultant and the architects. The pre-application material presented the proposed site layout, servicing strategies, building massing, internal layouts and early thoughts on building appearance. These proposals were presented alongside the design development process to date. Formal feedback was received on the 9th of May 2017.

Overall the feedback was supportive of the scheme and recognised the potential of the scheme to provide high quality new residential accommodation as part of Southwark’s ‘New Council Homes’ delivery programme. The overall approach to site layout, massing and initial elevational concepts were supported. Further detailed comments can be summarised as follows:

- Site layout, massing and design has been considered carefully and makes a positive response to the site and context. The height of Racine was questioned in terms of the way it blocks the backs of the buildings to the south which the conservation officer felt contributed to the conservation feel of the area
- Further details would be required to ensure that the servicing arrangements are the most appropriate for the site
- Further design detail is required to ensure that materials used within the site would be of a high quality that would complement the surrounding Conservation area.

4.3 Design Review Panel – 8th May 2017

The scheme was presented to the London Borough of Southwark Design Review Panel. The panel on that occasion was comprised of:

Chair: Joseph Watters

Panel Members: Tim Bowder-Ridger, Joe Morris, Amanda Reynolds, Carl Turner, Sandy Wright

A brief presentation was given based on a series of presentation boards and covering an analysis of the site and the wider area as well as more detailed studies related to quality of accommodation, landscaping and building appearance. A summary of the feedback is described:

- The panel generally endorsed the direction of travel in this design and felt the scheme had merit
- They encouraged WW+P to explore the potential of the site to maximise outlook and aspect
- The panel encouraged WW+P to explore the potential for more units across the site, including more height, particularly on the garage site
- The panel wished to see a comprehensive landscape strategy develop for both the sites and the estate
- The panel had a desire to see a strong architectural language develop for the design

4.4 Southwark Internal Stakeholder Consultation

A number of meetings were held with Southwark’s internal stakeholders to review the emerging proposals:

- 6th February 2018 - Fire Safety
- 6th February 2018 - Building Control
- 6th September 2017 Housing / Asset Management
- 7th February 2018 – Resident Services/ Occupational Therapy
- 29th March 2018 - Design Briefing Meeting (with ward members and lead Councillors)
- 30th March 2021 - Update on design changes

These meetings provided valuable input on the design of the cores and servicing areas, particularly in terms of means of escape and servicing strategies.



Having concluded the extensive consultation process described above the proposal for Sceaux Gardens Development had reached completion as indicated in the images on this page. However, it was not submitted for planning due to ongoing negotiations within the London Borough of Southwark. During this period of negotiations, the planning policy, building regulations and Southwark's Employer's Requirements have been reviewed and updated.



A. Florian South elevation facing onto central gardens



B. Florian South elevation with decks and balconies facing onto central gardens



## 04. Consultation Phase 1



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



E. Racine North elevation facing onto central gardens



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



F. Garage block North elevation facing onto landscaped entrance square



5. Consultation Phase 2: March - May 2021

As a result the design had to be reviewed and amended to address the new regulations. Further consultation was undertaken to inform residents and planners of the changes.

5.1 Pre-application Meeting – 12th March 2021

The meeting was held to refresh the planning team on the content of the scheme for Sceaux Gardens estate, originally presented for Pre-App in 2017 but yet to be submitted as a planning application. The team presented the revised project and ran through the key changes, which have been made in response to changes in planning policy, building regulations and Southwark’s Employer’s Requirements since the scheme was originally designed.

Input was also received at the meeting in relation to high-level Building Control issues that would need to be considered as the detailed design progresses.

Although the changes were agreeable on the whole there were further comments on the following aspects:

The New Southwark Plan requires 25% 3B+ Units. The design was reviewed and amended to achieve this requirement.

Concerns were raised regarding the north-facing windows to bedrooms in the Garage block building opposite Marie Curie House was questioned. The rationale for this given that there are other windows in this façade facing towards Marie Curie House. In response to this concern additional windows have been added to the facade to optimise the light to the bedroom.

Fire Safety requirements for façade design to be reviewed, in particular the laminated glass located at the ends of each block. In addition to previous concerns on the maintenance of these glazed aspects they have since been omitted

The planners were in agreement that a gas boiler was a suitable interim solution before the development can be connected to SELCHP as providing space for/spending LBS money on ASHP’s would not be a cost-effective proposition, and also that the carbon impacts of installing and then decommissioning equipment could outweigh any potential benefits. Design to proceed on the assumption that a gas boiler installation would meet the ‘interim’ condition.

5.2 Councillors Meeting – 22nd March 2021

Attendees: Councillors Stephanie Cryan (Cabinet Member for Council Housing) plus local ward Councillors Radha Burgess, Jason Ochere and Ian Wingfield.

Purpose: Provide recap on the previous scheme and changes since the original planning pre-app meeting.

Feedback:

- Councillors felt there should be more and wider consultation with residents. Currently covid restrictions mean there cannot be face to face consultation, However additional online Drop in session were scheduled to ensure proposals are more widespread.

- Councillors questioned the proximity of the garage block to Marie Curie. it was noted that windows were generally to non-habitable rooms such as bathroom and kitchens; with angled façade to habitable rooms to reduce overlooking.
- The energy stratgy required the connection to SELCHP that may not be available in time for first completions. The Councillors were of the opinion that the development should be delayed until SELCHP is available. They requested that the project team look at the SELCHP programme with Tom Vosper and impact on the construction programme

## 5.3 Virtual Drop-In Meetings – 15th & 20th April 2021

Attendees: Local residents and project team

A brief presentation was given to the residents to remind them of the previous scheme and outline the changes in LBS Design Standards and Building Regulation Standards regarding sustainability, and fire and run through the changes to the design as a result. A summary of the feedback is described:

- Concerns over the loss of green space and removal of the green screen to allow for the new car parking spaces. Measures to retain the green screen have been explored and
- It was questioned whether the gap between the Racine buildings could become an area of anti-social behaviour. This has been addressed by providing gates at the front face of Racine for which the Gallery will become responsible for the maintenance of the area.
- Proximity and overlooking concerns of Racine to the properties along Peckham Road was raised. It was confirmed that there are 52m between buildings with mature trees located in the gardens that will screen Racine.
- Concern was raised about the possibility of shading from the new garage block to dwellings in Southampton Way. We could confirm that the Daylight & Sunlight Report did not indicate an issue.

## 5.4 Project Group Meeting - 14th May 2021

Attendees: Residents advisor - Neal Purvis, 5 project group members, 3 local Councillors and project team

Purpose: Present the revised scheme to be submitted for planning following the required changes and those amendments following the community consultation.

As there has been very few visible changes to the original scheme the feedback was positive. The additional time has allowed for further development of aspects such as the South London Gallery Passageway and landscape proposal. Further detailed comments can be summarised as follows:

- Councillors raised security concerns regarding the South London Gallery access path and parking spaces to rear of Racine. A Secure by Design (SBD) officer was consulted in the first part of consultation and SBD compliance will be a planning condition of funding.

- Group members were unaware of the temporary loss of use of Colbert Garages due to construction. The construction phasing and hoarding location is to be reviewed to mitigate this loss.
- Residents were concerned about the existing gusts of wind that pass under Marie Curie building to the garage site and if the proposal would make it worse. The increased height of the buildings should provide further protection from prevailing winds however further studies are to be carried out.
- Councillors queried if LBS had been liaising with wider uses eg. the 2 nearby hostels. (Southampton Road Care Home – Equinox Care. It was confirmed they had been informed however as Covid restriction are now lifting more active consultation such as door to door visits will take place ensuring residents around the estate are well informed.

A consultation strategy has been put in place to continue these discussions through the development process between the residents and Southwark and the Contractor to ensure any outstanding or future concerns can be addressed.



Design Development Sketches & Models



5.1 Rotated end block



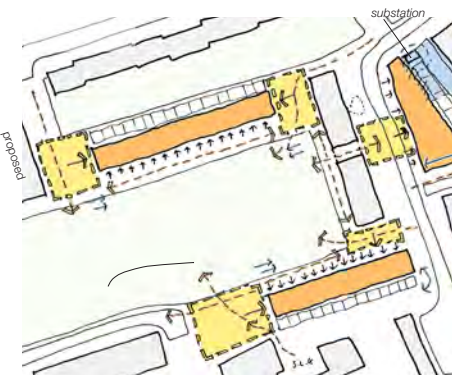
Aerial view of context



View across Sceaux Gardens



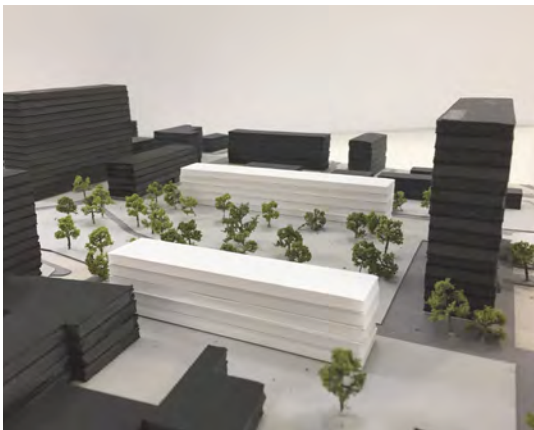
View between Florian and Racine proposals



5.2 Shortened block



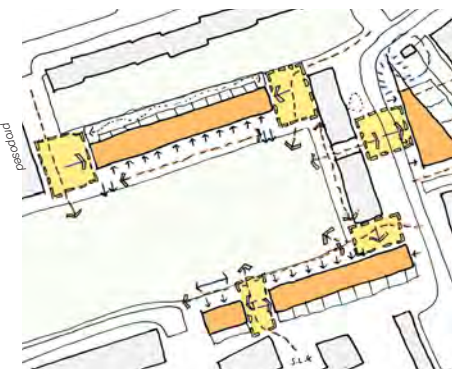
Aerial view of context



View across Sceaux Gardens



View between Florian and Racine proposals



5.3 Broken up blocks



Aerial view of context



View across Sceaux Gardens



View between Florian and Racine proposals

6. Concept & Development

6.1 Initial Massing Studies

Presented on this page are three early iterations of the scheme that followed on from analysis of the site and the capacity study scheme. These early studies enabled us to establish the key design concepts that we have taken forward to the proposal.

6.1.1 Linear blocks with rotated Racine block

Due to the conservation area status and guidelines, the development of Florian and Racine will need to respect the existing proportions of, and relationship between, the various blocks on the estate, as well as protecting the central gardens. The garage site however has more freedom to create a new building form, but it will still need to fit in with surrounding buildings.

**Florian** - this study maintains the general footprint of the existing block, but shortens its length by pulling the ends away from the adjacent buildings. This avoids overlooking and overshadowing issues with Marie Curie and the proposed residential block on the Florian Shops site. As larger spaces have been provided at the ends of the block, just one additional route is created at the centre of the block, as

opposed to the two that currently exist that connect to the communal gardens for this block. We have proposed 5 storeys for this block to tie in with the Florian shops site proposal.

**Racine** - this block generally retains the existing footprint, and the route through to the South London Gallery. However the eastern end of the block is rotated to create frontage onto the estate road in order to activate this traffic dominated area. Again, 5 storeys are proposed for this block.

**Garage site** - two linear blocks are proposed on this site, to create more active frontage to the estate road. However this block would be difficult to plan due to overlooking issues to the east and west. These blocks are proposed at 5 storeys.

6.1.2 Flipped Florian block and wedge shaped garage block

We started to focus on clearer entrance spaces at the ends of each block.

**Florian** - The key move for this study was to flip the orientation of Florian, moving the communal open space for this block away from the central gardens. By flipping the orientation of this block, the entrances are accessed from the central gardens, mirroring Racine, and activating this open space. Significant open space can be gained by moving the existing communal gardens for this block to the north of this building. The central route through this block is omitted, with focus on the routes at each end of this block.

**Racine** - We felt that the previous proposal for Racine departed too much from the existing estate layout, so reverted to a linear layout. We also felt that the numerous routes between the buildings were diluting the access arrangement. The existing footprint is retained, but is significantly shortened, to create a large public square leading to the path to the South London Gallery

**Garage site** - We developed the garage site to respond more positively to the surrounding buildings. Building heights are maintained at 5 storeys. a wedge shaped block is proposed to reflect the shape of the site. Careful internal planning would be required to avoid overlooking to adjacent homes.

6.1.3 Enclosing the central gardens with linear blocks, and refined wedge shaped garage block

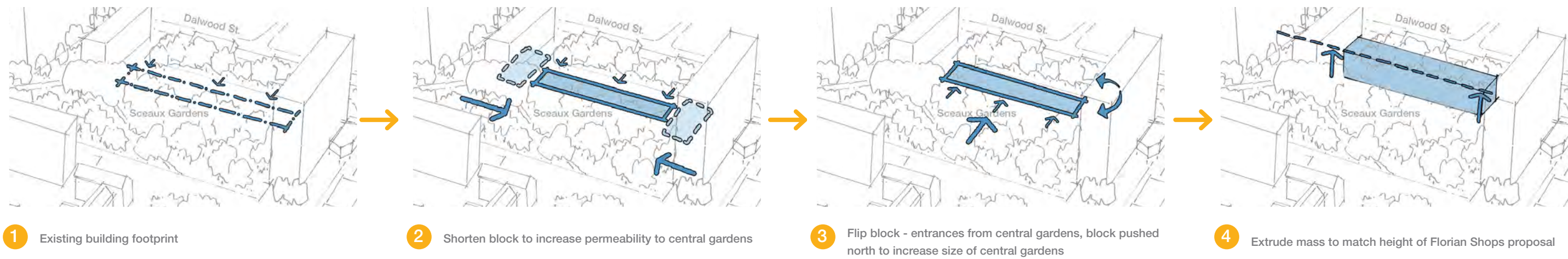
**Florian** - this block is shifted slightly further north to provide more generous south facing front gardens, and to create space for a perimeter hard landscape around the central gardens to improve accessibility. This block stays at 5 storeys.

**Racine** - a smaller block is introduced to the western end of this site to provide better enclosure to the gardens and to define the surrounding routes. The long block is reduced to 4 storeys to avoid overshadowing the gardens. The smaller block is 3 storeys to protect the views and daylight of the college building behind, and to reveal it's attractive and historic facade to the gardens. This block will accommodate family houses. Alternative building heights were explored through our massing model, as shown in photos opposite.

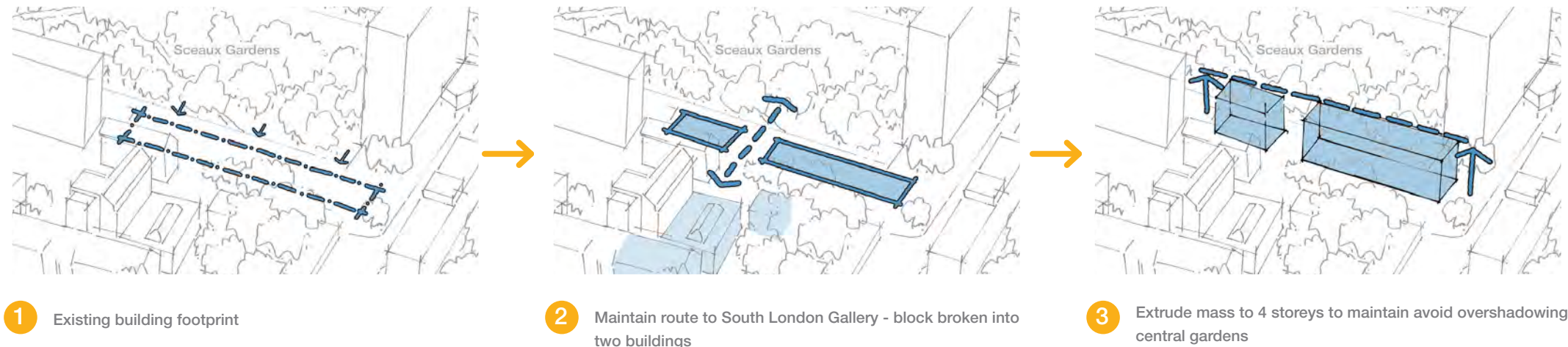
**Garage site** - the footprint of the 'wedge' shaped mass reduces significantly to pull away from the building to the east. This creates the opportunity to design a new public space at the northern end of the site, which could really improve the existing entrance point to the estate. The entrance to this block is aligned with the route under Marie Curie to the central gardens. The internal layouts would be designed to avoid overlooking to Marie Curie. This block is proposed at 5 storeys to create a transition in height between Colbert and the residential building to the east.



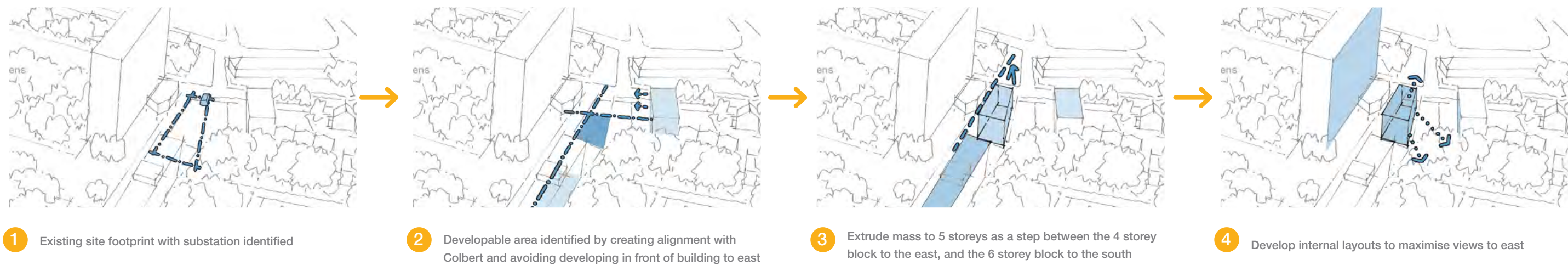
Florian Massing



Racine Massing



Garage Site Massing



## 6.2 Design Development

The initial massing studies explored on the previous spread demonstrated that the most appropriate massing was for two linear blocks to bind the north and south edges of the garden, and a defined wedge shape for the garage site acting as an entrance point to the estate. The key massing principles are illustrated on the opposite page, and the proposal is summarised over the following pages, along with development sketches that accompanied the design development of the scheme.

### *Florian Development*

The proposed massing of Florian looks to remain in line with the existing footprint of the existing building, as it forms a key piece to the overall arrangement of the estate. We have shortened the block, taking length off both ends to open up these access points to the gardens, and to step away from the adjacent existing and proposed properties.

A key change we have made to this block is to flip the orientation, so that entrances are located to face the central gardens. This creates a number of benefits - it mirrors the arrangement of Racine, provides improved activation and overlooking of the central gardens, and allows the communal fenced off gardens to be relocated north of this block. This last move has substantially increased the size of the central gardens, and has increased openness of the space. This block is proposed at 5 storeys tall which is in line with the residential proposal on the adjacent Florian Shops site.

We are proposing a number of 1 bed units at ground floor, to re-provide a proportion of the existing provision. On the upper floors we are proposing 2-bed duplex units, which are accessed by an external deck. This arrangement ensures dual aspect units within this long narrow block which reflects the existing building proportions.

### *Racine Development*

The proposed Racine building maintains the footprint of existing building. The proposal creates a more definite break in the massing to maintain a route to the South London Gallery.

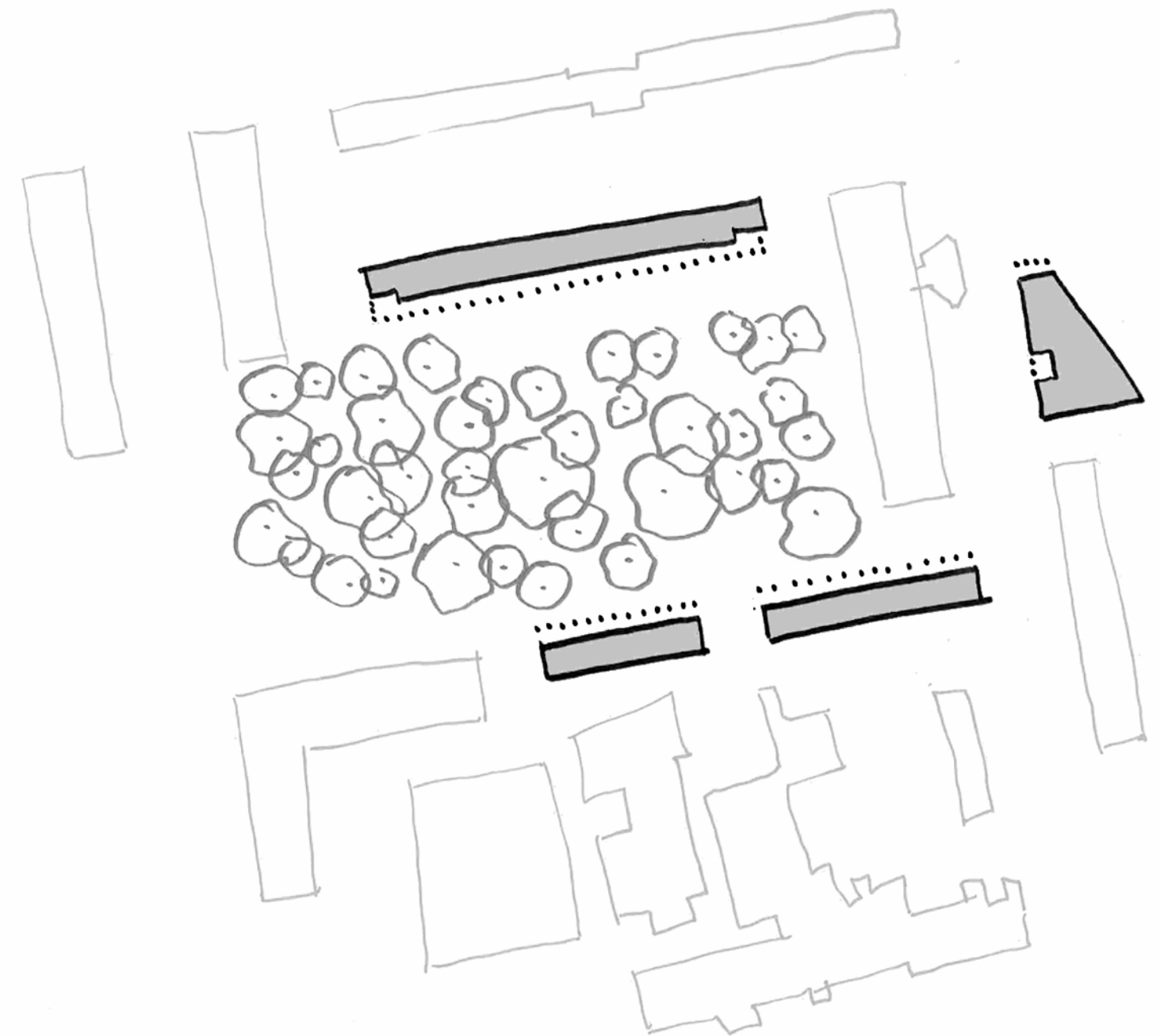
We are proposing that the Racine block is 4 storeys tall to avoid overshadowing of the central gardens (which sit to the north of this block) and to create a step in massing across the gardens. We are proposing a number of four bed duplexes at the ground floor of both Racine blocks, family units which will have access to private amenity on the ground floor. Three-bed duplex units are located on the 2nd-3rd floor, with 1B/2P and 2B/4P units on the 1st-3rd floors of the eastern block.

### *Garage Site Development*

The development of the massing on the garage site is determined by the various constraints of the site, particularly the existing substation, and proximity to Marie Curie and the residential building to the east.

The alignment along the west of the site is set in line with Colbert, the building to the south. The northern boundary is established by drawing a line to the most southerly window of the residential building to the east. The remaining area reflects the shape of the site - a wedge-shaped plan, which we felt could be very interesting in contrast to the pure orthogonal forms of the estate buildings. A new open space is created to the north of the site which creates a real opportunity to significantly improve this entrance area to the estate.

We are proposing that this building is 7 storeys high, which acts a transition between Marie Curie (15 storeys) and Colbert (6 storeys). All living spaces and amenity face north, east or south.



Concept Diagram - Garden blocks as back drop to gardens. Layered elements to give elevations depth