

WestonWilliamson+Partners

Sceaux Gardens Camberwell

Design and Access Statement

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For and on behalf of:

London Borough of Southwark

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Prepared for and on behalf of:
London Borough of Southwark

Project Name:
Sceaux Gardens

Sceaux Gardens - Florian, Racine, Garage site
Camberwell, London
SE5

Report Name:
Sceaux Gardens, Camberwell
Design and Access Statement

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- 1. Existing terrace of bungalows
- 2. Existing garages
- 3. Mature landscape to be protected
- 4. Neighbouring buildings to be respected
- 5. Main access points to be considered

Sceaux Gardens Estate - Site Layout as Existing (May 2021)



1. Introduction

1.1 Purpose of the Design and Access Statement

This report has been prepared on behalf of the London Borough of Southwark’s New Homes Delivery Team who are proposing to redevelop the existing sites of Florian and Racine and garages along the estate road within Sceaux Gardens to deliver 79 new council homes. This report accompanies the full planning application, and should be read in conjunction with accompanying reports. The scheme has been developed with input from local residents who live on and around the estate as well as internal stakeholders within the Council. Two Pre-Application review meetings have been held with Southwark’s Planning Department and the scheme has received feedback from the Design Review Panel.

1.2 Executive Summary

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

The proposal site comprises 3 separate development sites within Sceaux Gardens estate - the sites of the existing Florian and Racine buildings, and the garage site. Florian and Racine are occupied by single storey bungalows in terraces which sit along the north and south edges of the central gardens. The garage site is a car park with garages which sits adjacent to a footpath and a grassed area next to Colbert block. The site is part of the Sceaux Gardens conservation area, more details of which are provided in section 4. The wider Sceaux Gardens estate has blocks of varying scales set around a generous central garden space. The proposals look to compliment the character of the estate with linear blocks on either edge of the gardens, and protect the central garden amenity of existing residents. The key drivers for the design are to increase permeability of Sceaux Gardens by creating defined entrances into the gardens, increasing the openness of the central gardens and creating a more positive environment for pedestrians.

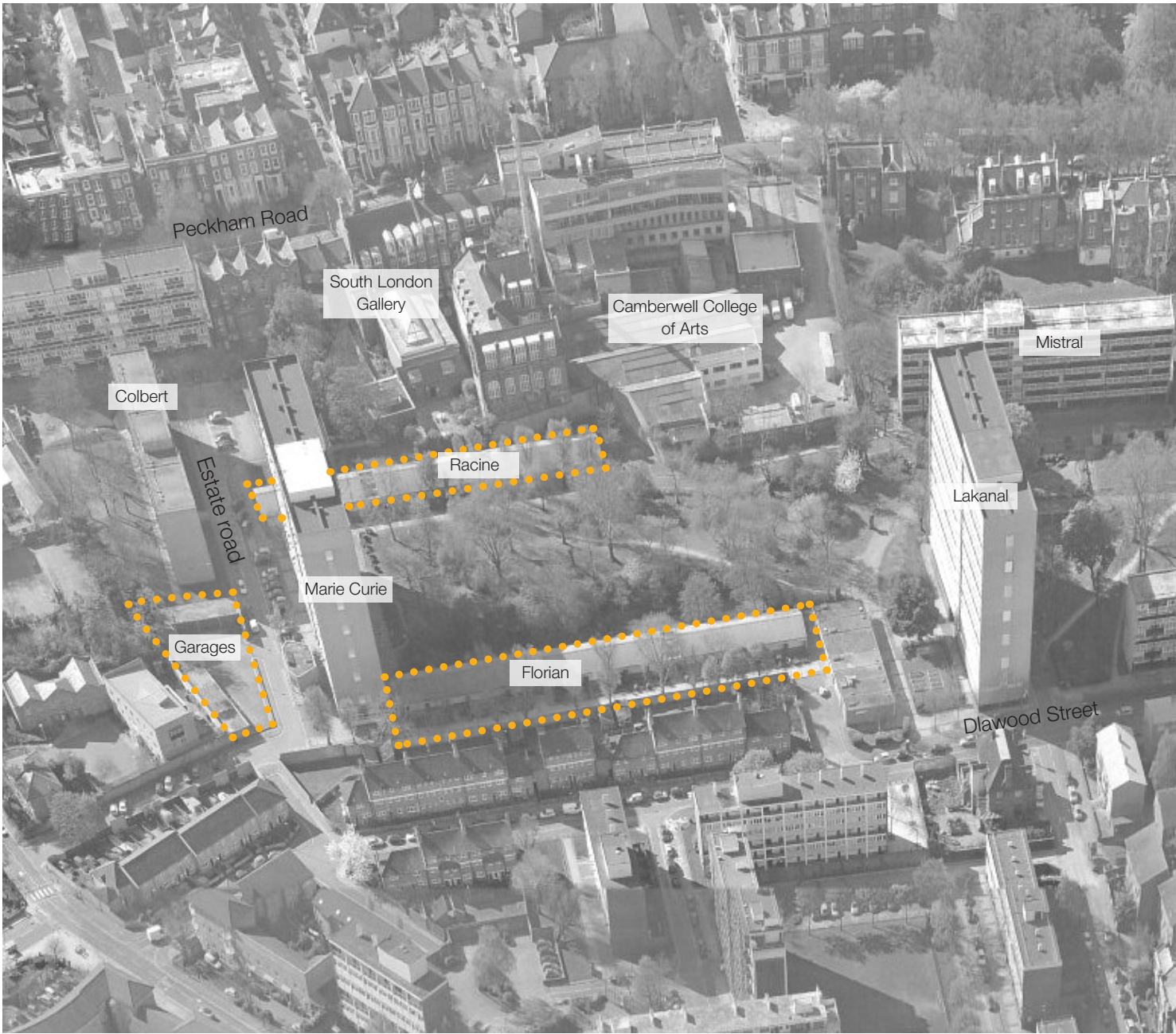
The proposal will provide a total of 79 units across four blocks, all of which are for social rent. The unit mix is planning policy compliant and in line with the New Southwark Plan, with 60% being 2B+, and 25% being 3B+. The majority of 2 beds are for 4 people and all 3 beds have a maximum of one single bedroom.

The design proposals in this report were developed in two Phases. Phase 1 (September 2016 - December 2018) was the original design period resulting in the main elements of the scheme design. The scheme was not submitted for planning at this stage. Phase 2 has taken place between January and May 2021. The original scheme design has been updated to take account of changes in planning regulations, Building Regulations and Southwark’s Employer’s Requirements which have taken effect since the original design was produced. In addition the Energy Strategy has been revised to include a connection to the SELCHP network. The design updates have been mainly technical, affecting the detailed design of core areas. In terms of the architectural strategy and language the scheme remains substantially as originally designed. The changes are summarised within this report.

2. The Brief

2.1 New Homes Programme

The London Borough of Southwark are seeking to redevelop Florian and Racine block within Sceaux Gardens as well as a garage site adjacent in order to maximise the amount of new affordable residential accommodation that can be provided as part of their New Council Homes programme, building 11,000 new council homes by 2043, with 2,500 council homes to be delivered by 2022.



Site Layout 2017 - Excluding the College of Arts Student Accommodation and Florian Shops development





Photograph locations



1 View from estate road onto Marie Curie and T+RA Hall



4 View of Racine block bounding estate road



7 Statue behind Racine block in communal gardens



2 View up estate road looking at Colbert and Marie Curie



5 View of Racine adjacent to Marie Curie - bounding southern edge of gardens



8 View from beneath Marie Curie towards Florian bungalows with Lakanal in background



3 View of garage site (site 3) at the corner of the estate road



6 View of Racine path adjacent to south of gardens



9 Pedestrian footpath behind Florian block with Marie Curie in behind

2.2 Design Standards

The scheme is being developed in accordance with the following design standards that have been adopted by the London Borough of Southwark as well as relevant building regulations and planning policy:

- Southwark Streetscape Design Manual -rev Dec 2017
- Southwark Streetscape Design Manual: Materials Palette - Dec 2018
- Secured By Design - Homes 2019 Version 2 - March 2019
- Wheelchair Housing Design Guide, Third Edition by Habinteg
- London Borough of Southwark's Employer's Requirements.
- Southwark's New Homes Design Standards Version 20

2.3 Feasibility Study

The design process for these three sites initially began with a feasibility study prepared by BPTW Partnership (November 2015) to test the viability of developing the sites and to establish the number of units that might realistically be achieved. The feasibility report explored various development scenarios that generally maintained linear blocks on the sites of Florian and Racine, and a new apartment block on the garage site. The capacity of the development was 77 units across the scheme with a maximum of 6 storeys.

2.4 Planning Policy Considerations

2.4.1 Density

The site lies within a designated Urban Zone with PTAL rating 3. The appropriate density in the Urban Zone is considered to be 200-450 habitable rooms per hectare.

2.4.2 Strategic Policy 5

Strategic Policy 5 states that within Opportunity Areas and Action Area Cores the maximum densities may be exceeded when developments are of an exemplary standard of design. However the site does not fall within these designations.

2.4.3 Strategic Policy 6

Strategic Policy 6 sets guidelines to ensure that there are homes for people on different incomes within Southwark. The policy requires a minimum of 35% affordable homes in developments with 10 or more units. This scheme is providing 100% homes for social rent, as it is part of Southwark's 'New Council Homes' programme.

2.4.4 Strategic Policy 7

Strategic Policy 7 sets out dwelling mix requirements for schemes of 10 units or more. Specific requirements for family housing are also set out in Area Action Plans. Major new housing developments (over 10 units) need to provide a mix of self-contained dwelling types and sizes for different household sizes, as follows:

- A minimum of 60% of dwellings suitable for 3p+ (2B+)
- A maximum of 5% studio flats (not applicable for homes for social rent)
- Due to location within the urban density zone, a minimum of 25% dwellings suitable for at least 5p (mix of 3B, 4B or 5B) with directly accessible amenity space

2.5 Conservation Area

The site sits within the Sceaux Gardens conservation area. The appraisal for this conservation area notes the qualities of the estate that should be respected through any development in the area:

- the mix of high, medium and low-level blocks, and their disposition in a mature landscape
- the rhythmic landscape
- the trees within the Sceaux Gardens Estate which are part of the original plan for the site
- the proportions and rhythm of the primary and secondary structural elements of the estate buildings
- the interplay of balconies and fenestration on the estate buildings

2.6 Existing and Proposed uses

The proposals maintain the existing residential uses of the sites. There is no planning policy in place that indicates that these sites would be suitable for commercial use. The proposals include:

- Social Rented Accommodation for new/existing Council tenants – this will include a proportion of wheelchair-adapted units
- Amenity spaces – a mixture of private gardens for some ground floor units and communal gardens serving the new residential blocks
- Parking – 8 nr dedicated parking spaces to serve the wheelchair-adapted units provided as part of the scheme.
- The electrical substation on the garage site will need to be retained



3. The Site

3.1 Location and Neighbouring Buildings

There are 3 separate development sites as part of the proposal for Sceaux Gardens estate - the sites of the existing Florian and Racine buildings, and the garage site. Florian and Racine are occupied by single storey bungalows in terraces which sit along the north and south edges of the central gardens. The garage site is a car park with garages which sits adjacent to a footpath and a grassed area next to Colbert block.

Florian Site

The existing Florian block contains 18 1 bed units. Our proposals look to replace this existing block with new accommodation that meets modern standards.

The bungalows are bounded along the north by a pedestrian footpath which runs along a series of mature trees and a high panelled concrete wall separating the estate from homes along Dalwood Street. To the south of Florian block are small private gardens with low fences which sit next to a communal garden which is separated from the central gardens by a tall fence.

To the east of Florian is Marie Curie, which is also part of the Sceaux Gardens estate. This is a 16 storey building which encloses the eastern edge of the central gardens. At the western edge of this site is a pedestrian path which leads to Dalwood Street. The path is flanked by the end of Florian bungalows and a recently completed 5 storey residential block.

Racine Site

The existing Racine block is made up of 15 1 bed units. Our proposals look to replace this existing block with new accommodation that meets modern standards.

The bungalows are bounded to the north by private front gardens for the residents of Racine block alongside a pedestrian path which bounds the southern edge of the central gardens. To the South of Racine block is the South London Gallery which can be accessed via a path between the bungalows, as well as a communal garden for Racine residents which houses a historic statue.

The east of the bungalows is bounded by the estate road, with Colbert, one of the 6 storey Sceaux Gardens blocks, on the opposite side of this road. To the west of the bungalows is a 10 storey student accommodation block which is part of the University of the Arts, Camberwell Campus

Garage Site

The garage site contains 19 garages, as well as an electrical substation in the north east corner. On the southern boundary is a green amenity space along a footpath which leads to Colbert block - the flank wall of this block has no openings. To the east of the site is a 3 storey housing block with rear gardens directly adjacent to the garages. There is also a planted green space for Oliver Goldsmith Primary School on the south eastern side of the site. The western edge is bounded by a pavement and the estate road, with Marie Curie on the opposite side of the road. A raised Tenants and Residents Association (T+RA) Hall protrudes from the first floor of the block.

3.2 Existing Transport Links and PTAL Rating

TFL has assessed the level of transport services to the site as PTAL rating 3. This suggests a moderate level of accessibility to public transport. The site is a 20 minute walk to Denmark Hill station which provides train services to London Victoria, the south east. Peckham Rye station is a 15 minute walk and provides train services to London Victoria, London Bridge and the south east. Queen's Road Peckham station is located 20 minutes' walk from the site and provides train services to London Bridge, West Croydon and Beckenham. All three stations provide London Overground services to Clapham Junction and Dalston. A number of bus routes serve Sceaux Gardens estate, with stops within a 2 minute walk of the site. Buses from these stops provide connections to areas across London.

The site is well located for walking and cycling with large open spaces such as Burgess Park, a 20 minute walk and Central Venture Park, Brunswick Park and Lucas Gardens within a 10 minute walk.

There are a number of local amenities, including a supermarket and restaurants along Peckham Road and a number of cultural amenities nearby such as the South London Gallery and Theatre Peckham. Larger shopping centres are located nearby at Peckham and Brixton, both of which are easily accessible by train and bus. The site is also located close to educational establishments, with 4 primary schools, 2 secondary schools and 1 higher education facility within a 20 minute walk.

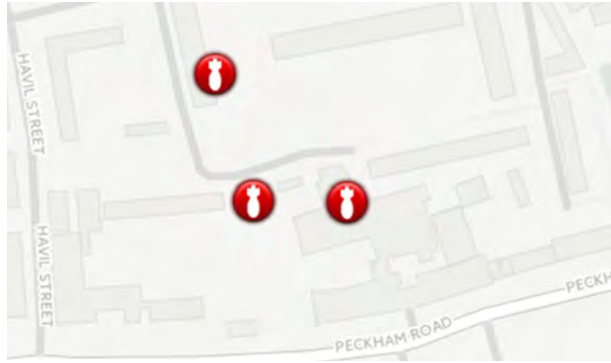
3.3 Grain, Scale, Use and Open Space

The adjacent diagrams analyse the grain, scale, land use and open space around the site.

Grain and scale – the predominant typology in the area is terraced housing and purpose built housing. Most of the buildings are low-medium rise, however there are a number of taller buildings, notably the 16 storey blocks within Sceaux Gardens estate. The sites are part of Sceaux Gardens estate, which is made up of buildings that range between 5 and 16 storeys.

Land Use – The area is largely residential with a few community uses and schools nearby.

Open space – the sites enjoys ample open space nearby, the largest being to the North. Sceaux Gardens estate itself has a large central garden which can be enjoyed by its residents



c. 1930
Photo of Camberwell House



1960
Photo looking towards Florian shops site, with Florian and Marie Curie beyond



1890
Site shown as open land. Camberwell House Lunatic Asylum can be seen along Peckham Road. The asylum opened in 1846, and closed in 1955.



1950
This map shows further detail of the uses of the gardens, that still remain part of Camberwell House



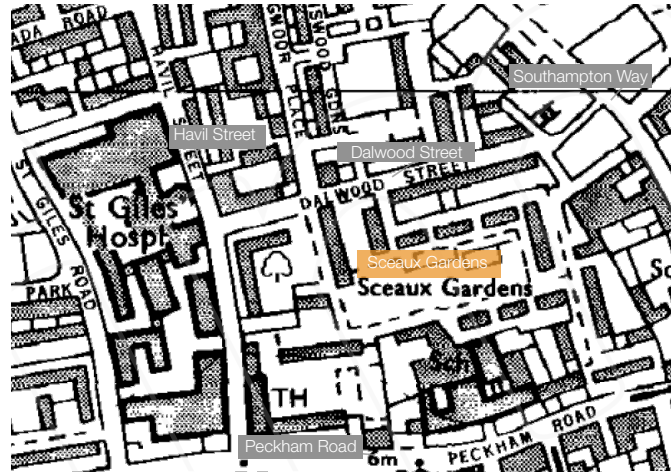
1910
The site has changed little since the late 1800s. The proposal site is labelled as land forming part of Camberwell Asylum.



1960
By 1960 the site had been developed as the Sceaux Gardens housing estate



1920
The site remains as open land that is part of the asylum.



1980
Some surrounding buildings have changed since 1980, such as the redevelopment of Camberwell Art College, and the Theatre Peckham site along Havil Street

3.4 History & Previous Development

Historically the site contained the gardens of the Camberwell House Lunatic Asylum, as shown in the maps below.

The existing Sceaux Gardens estate was built in 1955, replacing a number of WWII bomb-damaged buildings, such as a chapel on Peckham Road where Voltaire now sits. The estate creates a distinct contrast with the surrounding 19th century terraced housing, and its layout is heavily influenced by the existing garden landscape. At the time it was built, the estate was a showpiece of local authority public housing schemes. The development is a mix of flats, maisonettes and bungalows skilfully designed around retained elements of the earlier landscape.

3.5 Evaluation – Site Appraisal

Following our assessment of the previous design approaches to the site and the history of development in the area, we identified a number of 'Constraints' and 'Opportunities' which have informed our own design approach to the scheme.

Constraints



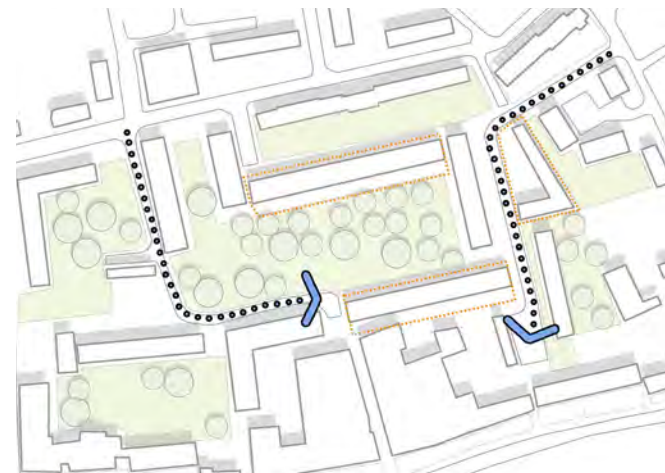
01. Conservation Area

The site is within the Sceaux Gardens Conservation Area, therefore the proposals must respond to and respect the qualities of the conservation area, including the proportion of blocks and interplay with landscape.



02. Proximities

There are a number of areas where the proposal sites are in close proximity to existing or emerging buildings. New development must respect these buildings in terms of daylight / sunlight and overlooking.



03. Access

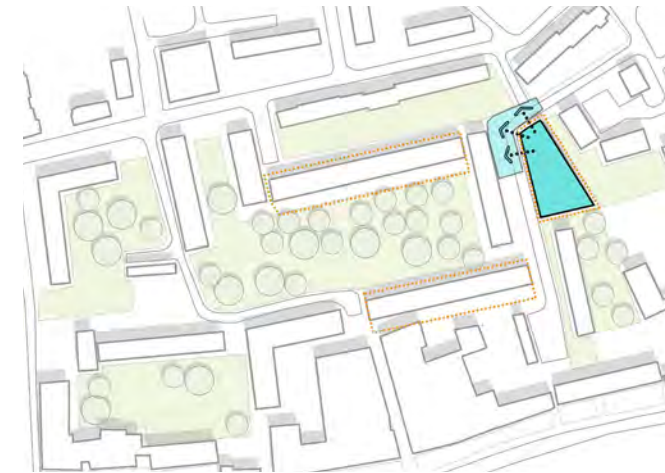
Vehicle access around the site is limited to two cul-de-sac estate roads along the east and west of the estate. Development of Florian and Racine would need modification to existing access arrangements to allow for servicing the new blocks.



04. Trees

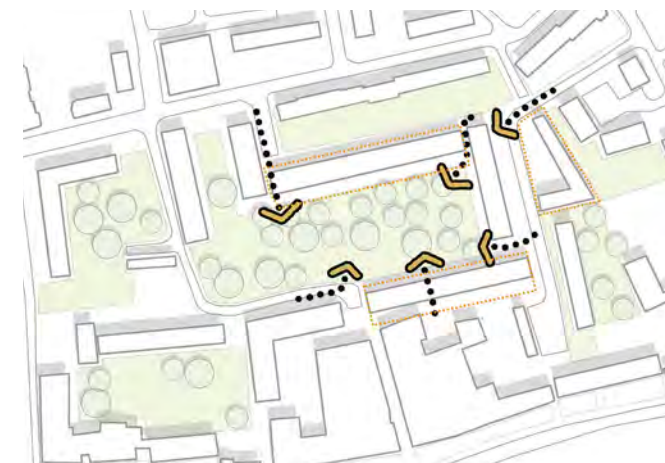
The central gardens are of high quality with trees pre-dating the estate, which form a key characteristic of the conservation area. Therefore the development and construction work should avoid affecting these valuable trees.

Opportunities



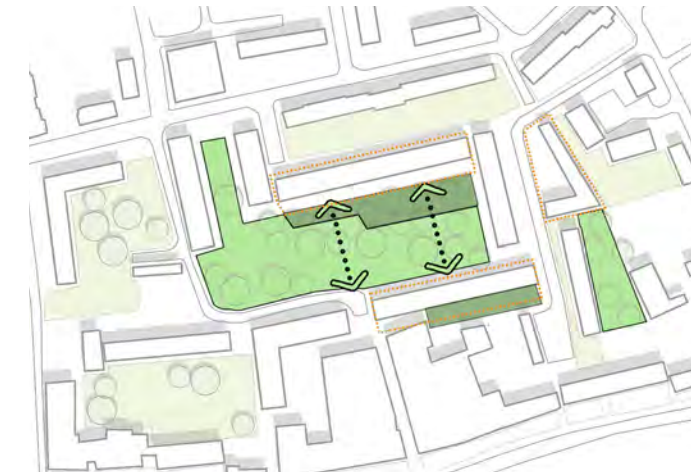
05. Garage Site

The redevelopment of the garage site provides an opportunity to activate this key entrance point to the estate. The building doesn't form part of the original estate formation, so provides the opportunity to create a new building form, which compliments the surrounding buildings.



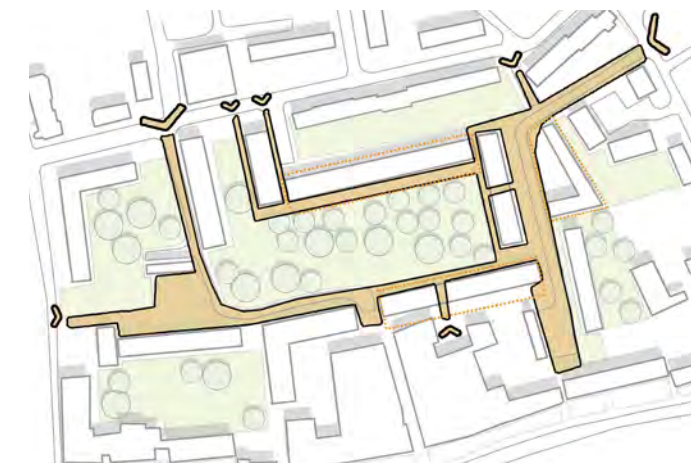
06. Entrances

Redevelopment of the three sites provides the opportunity to improve pedestrian access to the estate and the central gardens. We are keen to carefully study the thresholds into these spaces.



07. Open Space

The estate has a significant amount of open space, but there are opportunities to improve the layout to increase the amount of publicly accessible open space, and to improve accessibility to it.



08. Pedestrian Experience

The estate roads are heavily congested with cars. We are keen to explore the opportunity of easing this congestion, and making the estate a more pedestrian friendly environment.