

7.7 Elevations & Appearance

The key driver for the development of the appearance of the proposal is to tie in with the local context and develop a modern interpretation of the estate aesthetic. While Florian and Racine are very similar in massing and appearance, it is also important that the garage block reads as part of this family of new buildings within the estate, albeit with a slightly different appearance due to the different massing and immediate context.

7.7.1 Analysis of Context:

The starting point for our development of the appearance of the buildings was to understand the appearance of the surrounding estate buildings. On the opposite page is our analysis of the two types of building on the estate (omitting the bungalow blocks which we are proposing to replace with new development):

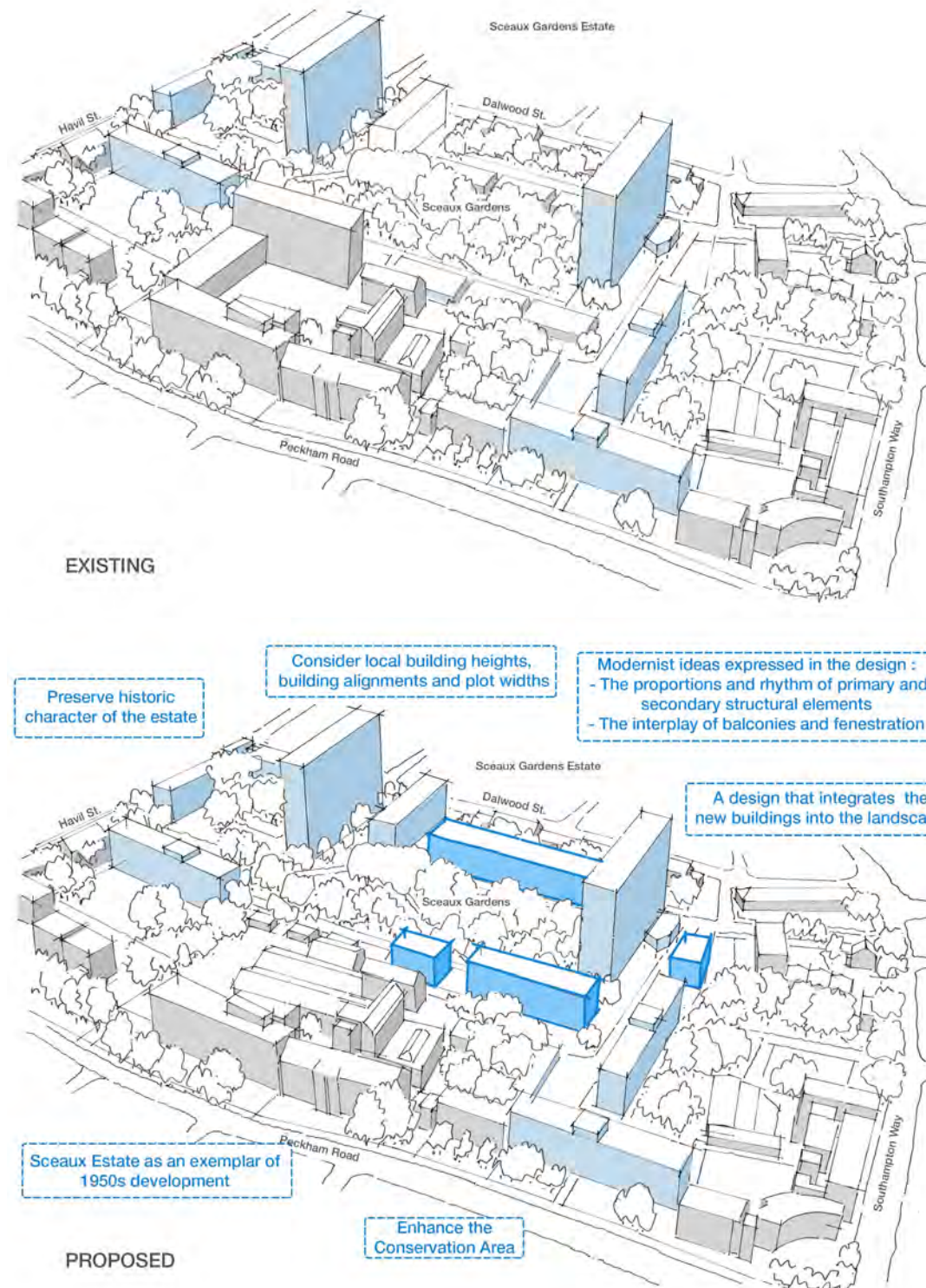
- Existing 16 storey blocks - the two 16 storey blocks (Marie Curie and Lakanal) are very pure in form, with solid, blank end walls. The blocks are raised off the ground level, with fins supporting the structure at ground floor. The blocks have a vertical emphasis identifying the location of the vertical circulation and entrance to the blocks. The facade has a gridded frame, with the horizontals emphasized. The front and back facades mirror each other directly, with alternating levels of inset balconies, reflecting the internal arrangement of the interlocking duplex units. These blocks have a prominent green tone arranged in horizontal panels which further enhance the gridded nature of the elevations.
- Existing 6 storey blocks - the four 6 storey blocks (Colbert, Voltaire, Mistral and Fontenelle) also have a very pure form with solid, blank end walls. These blocks meet the ground, rather than being raised up, but also have a horizontal emphasis identifying the circulation and entrance. Again, the facade has a gridded frame, but with varying front and back facades. The fronts of the buildings are very flat, with no balconies expressed. These elevations have more of a vertical emphasis. The backs of the buildings have a more dynamic facade, with horizontal emphasis created by the recessed balconies on alternating floors. Fontenelle is the only block that turns around a corner. At the corner junction, the circulation is expressed. These blocks also have varied green tones arranged in horizontal panels, further enhancing the gridded frame.

7.7.2 Conservation Area

As stated at the start of this report, the estate is in a conservation area. The conservation area appraisal lists various aspects of the appearance of the estate that should be preserved and respected, with emphasis on the building alignments, proportions and integration with the landscape. In terms of facade design, the appraisal document mentions a number of modernist ideas that are expressed in the design:

- the proportions and rhythm of primary and secondary structural elements
- the interplay of balconies and fenestration

The key points listed in the conservation area appraisal, as well as our understanding of the existing estate buildings has directly informed our elevational strategies for the proposed buildings.



7.7.3 Florian and Racine

Florian and Racine are very similar in form, and read as a pair across the central gardens - therefore we have developed a very similar elevational treatment for both. The massing concept for these blocks is a solid mass with a delicate screen sitting in front which provides access decks and balconies, as well as a delicate backdrop to the central landscape. We have selected materials that emphasise the concept of the solid mass of the inner skin, contrasting with the more delicate nature of the outer layer of the building. Each element of the design has been developed in response to the key design features of the existing estate blocks, and the immediate context:

1. A backdrop to the gardens

The key concept for these buildings is to be backdrops to the rich landscape at the heart of Sceaux Gardens. This has been achieved by developing a delicate, ordered and neutral external skin facing the gardens. This enables the solid inner skin of the building to accommodate windows and doors to best suit internal unit arrangements, rather than having to stick rigidly to the elevational grid. The solid skin is revealed to side and rear elevations of these buildings, which are more urban in character and not as sensitive as the garden elevations.

2. Elevational grid

The existing buildings have a strong elevational grid, where the horizontals are emphasised by coloured panels and balconies, and verticals emphasised by window frames. This grid is reflected in the lightweight screen sitting in front of Florian and Racine, facing the central gardens. Two sizes of vertical posts create a rhythm to the grid, with decks and balconies creating the horizontal emphasis, which will be inhabited and bring the building to life. The rhythm and activation of this grid also aid in breaking up the long linear elevations of these two blocks.

3. Raised off the ground

Reflecting the pilotis of the existing 16-storey estate buildings, the lightweight screen stops at first floor, with just the primary vertical elements continuing to ground. This enhances the sense of lightness of the screen, and enables the ground floor gardens to open up to the central gardens.

4. Identification of circulation

The vertical circulation is located at each end of both blocks, and like the existing estate buildings, is identified by a change in elevational treatment. On the inner skin of the building, the circulation is distinguished by use of a green glazed brick.

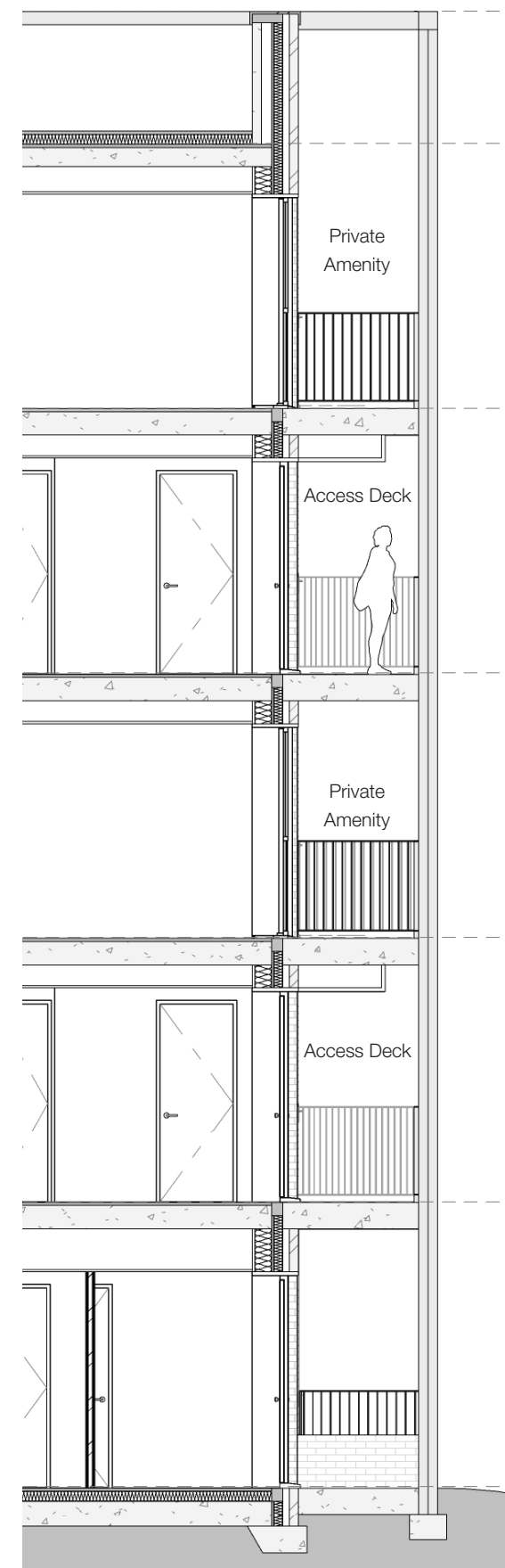
5. Green Tones

The green tones of the existing estate buildings is a key characteristic of Sceaux Gardens. As well as the use of green glazed brick to the circulation routes as described above, green front doors are proposed. This approach keeps the green tones to the inner skin of the building, maintaining the simplicity of the structure which is intended to be a delicate backdrop to the trees. The remainder of the inner skin of the building is a mid-grey brick to reflect the use of grey of the flank walls and parapet of the estate buildings.



Detailed bay study - Racine South Elevation

07. Proposal



Materials



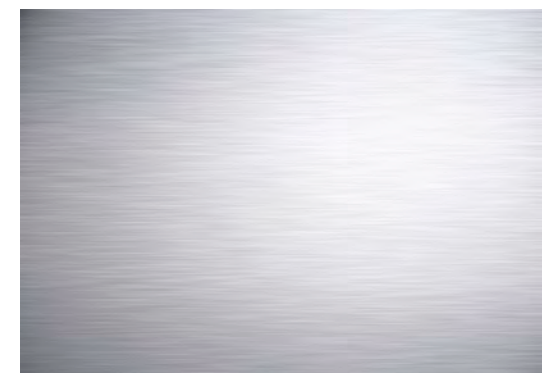
A. Grey Brick - S.Anselmo Vintage Smoked



B. Green Glazed Brick - Ibstock KGB-Mint



C. Solid green door leaf



D. Metalwork

Detailed bay study - Florian South Elevation

Florian Elevations



South Elevation facing out to central gardens (NTS)



North Elevation (NTS)

Racine Elevations



North Elevation facing out to central gardens (NTS)



South Elevation (NTS)

7.7.4 Garage block

The wider Sceaux Gardens estate has a well-considered pattern of buildings around the central gardens, which relate to each other in terms of layout and building proportions. This original vision did not include a building on the garage site (other than garages), therefore, while there are certain elevational features that reflect the existing estate buildings, the appearance of this building is more of a departure from the aesthetic of the wider estate. The proposed materiality and play of an ‘inner’ and ‘outer’ skin ensure that the building reads as part of a family with Florian and Racine, the new additions to Sceaux Gardens.

1. Building as marker

The key concept for the garage block is to act as a marker at this key entrance to the estate, which will activate the much improved public realm at ground floor. The shape of the building, informed by the shape of the site, and surrounding constraints, is a departure from the long rectangular buildings of the estate. We were keen to articulate this form by boldly expressing it as a solid mass with cut out elements, revealing a contrasting inner skin. The same palette of materials is used as for Florian and Racine - a mid-grey for the outer skin, and a green glazed brick for the inner skin. The green inner skin is revealed at a number of key locations of the building:

- The ‘nose’ of the building, the marker facing the entrance to the estate, has deep cut outs, creating generous balconies overlooking the new courtyard and public realm at the estate entrance.
- The two corners at the wider end of the building are also away to create balconies – the south west corner is cut away at every floor, while the south east corner is only cut away on the top two levels.

2. Continuing to ground

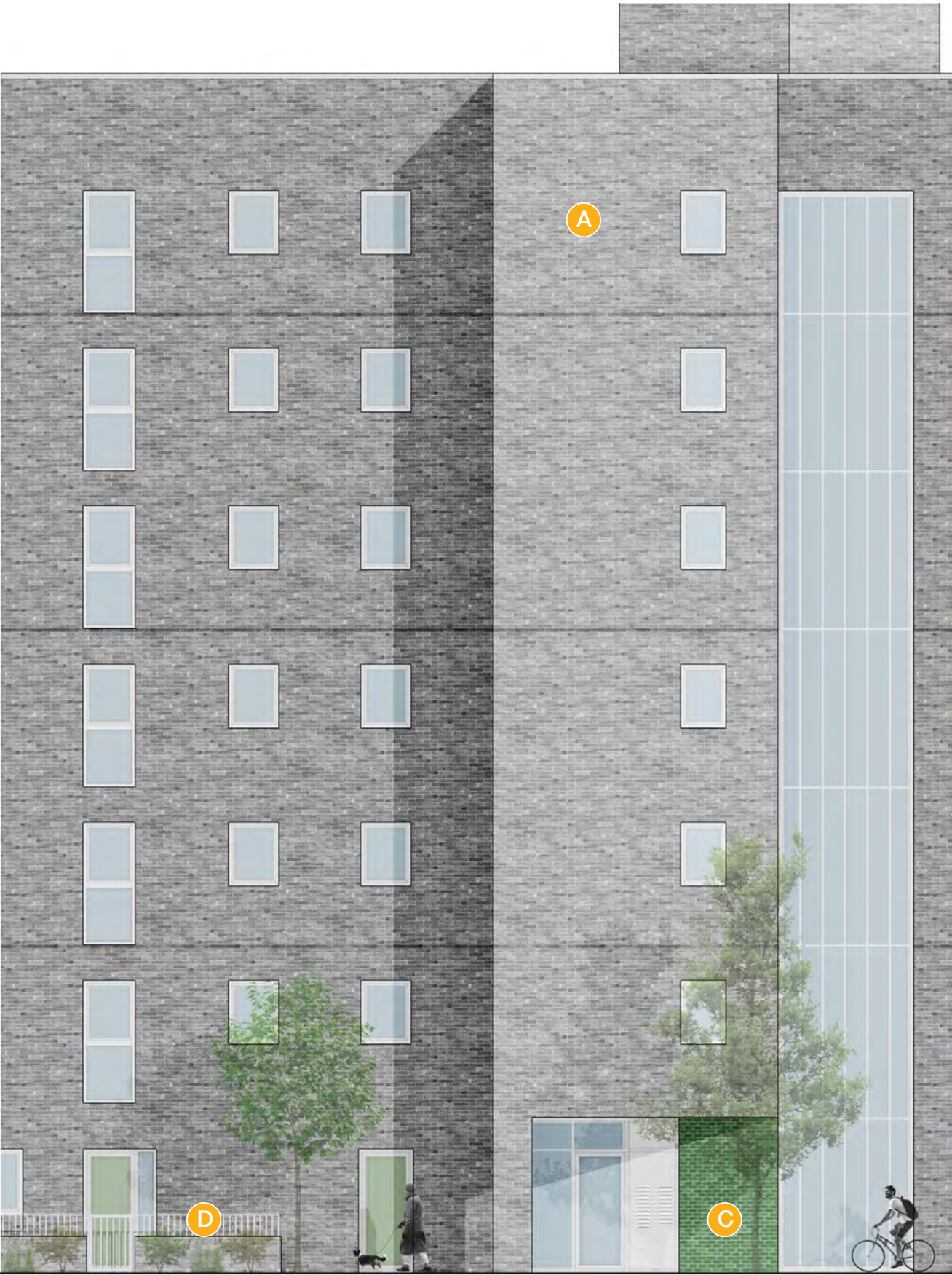
The garage block relates more to the existing six-storey estate buildings by sitting on the ground, rather than being raised on pilotis. This approach emphasises the strong form of the building, and continues to activate the more urban public realm surrounding the site

3. Elevational grid

This building does not have as obvious a reference to the gridded facades of the estate buildings as Florian and Racine, as the concept is for this building is to be read as a solid, punctured form, however subtle references to this characteristic have been developed. The punctured windows in the building’s façade stack vertically, creating a vertical emphasis which is only broken slightly on the top two floors. A subtle horizontal shadow gap in the brickwork continues around the building on every other floor, breaking down the façade vertically.

4. Identification of circulation

The vertical circulation is revealed on the western façade of the building by a glazed façade and green brick lining to the stair well, again reflecting this characteristic of the existing estate buildings. The splay in the western façade, which has been created to provide oblique views along the estate road, also acts as a marker to the building entrance, with the dual purpose of creating a canopy in front of the entrance.





West Elevation along estate road (NTS)



East Elevation (NTS)

7.7.5 Glazing

The windows have been rationalised to just 4 window widths across the scheme, giving the elevations a sense of order and rationality. These will be tilt and turn and full height windows will have a fixed bottom panel to allow for safe internal cleaning.

7.7.6 Metalwork

The metalwork is a prominent feature in the scheme with the gridded frame acting as the primary façade of the garden buildings. The metalwork will be formed of a galvanised aluminium posts with fascia pieces over the deck and balcony edges to tie it together with the gridded frame. The balustrade metalwork along balconies and access decks with two means of escape is made up of simple fins. The galvanised finish of the metalwork will reflect light to enhance the delicacy of the frame.

7.7.7 Materials

As described above, the material palette has been developed with consideration of the context, and to ensure that this piece of high quality architecture will positively contribute to the conservation area, the street scape and garden context. The selection of materials has also been informed by Southwark’s ‘Employers Requirements’ documents in relation to material performance, Section 2C.2. This is to ensure that the materials palette proposed as part of this Planning Submission can be delivered at the construction stage within the overall parameters for the project and without risk to the ‘as-built’ quality of the scheme following Planning Approval.

7.7.8 Precedents

We have selected a number of precedent schemes that we feel illustrate some of the aesthetic aspirations for this scheme, as presented on the opposite page.

Garage Block Precedents - Corner Openings & Brick Detailing



Darbishire Place, London, Niall McLoughlin



St John's Hill, London, Hawkins Brown

Garden Block Precedents - Back drop to gardens



Jarret Housing, Sweden, Jagnefalt Milton



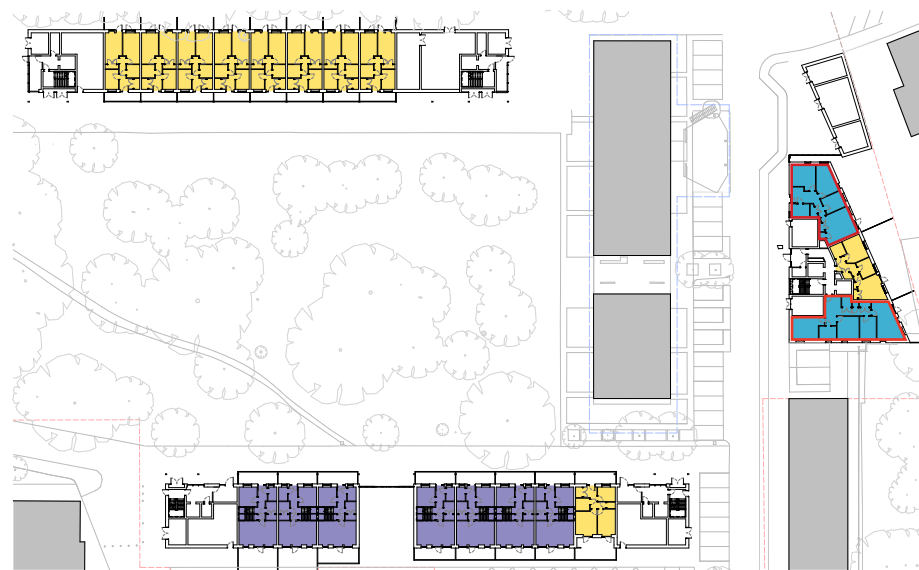
Lohbch I, Austria, Baumschlager Eberle Architekten



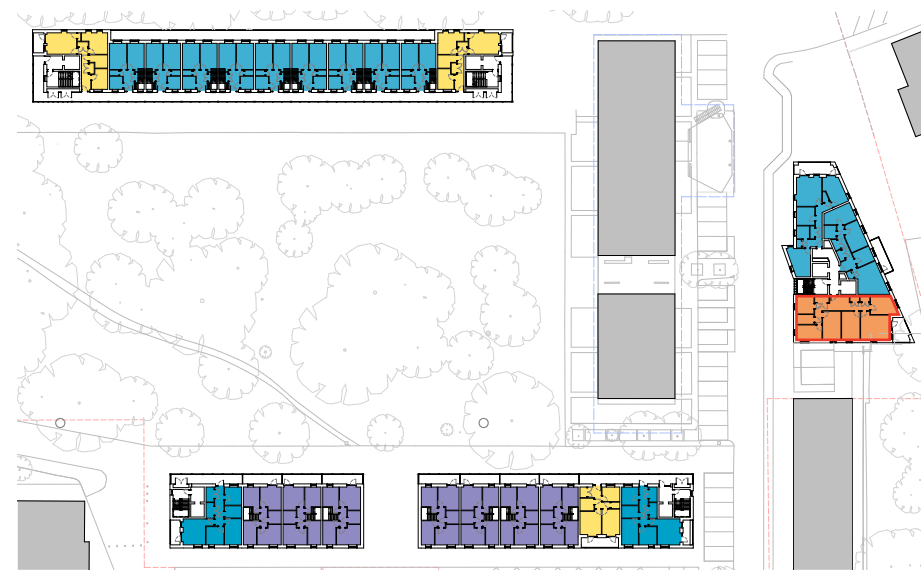
Harjunkulma Housing, Denmark, Kirsti Siven+Asko Takala Arkkitehdit



Deptford Market Yard, Lndon, U+I



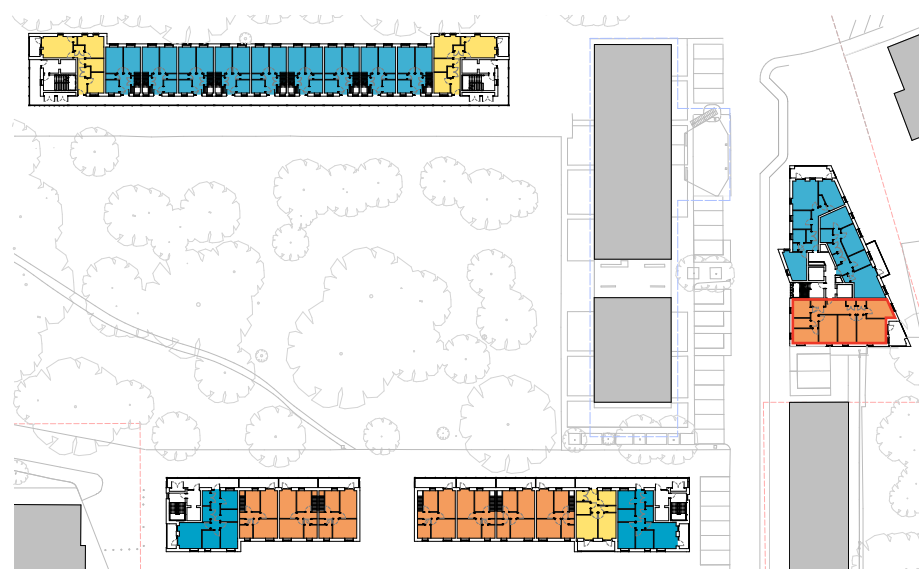
Ground Floor



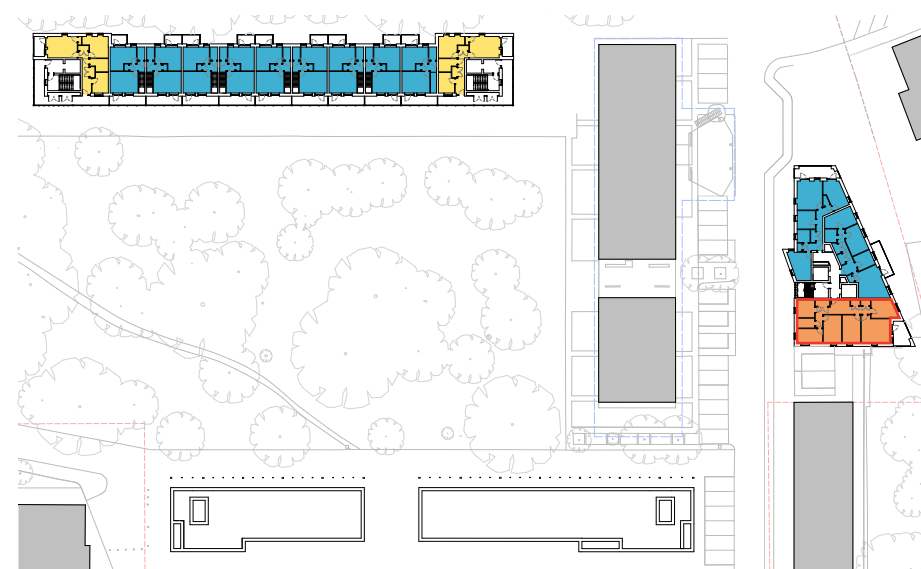
First Floor



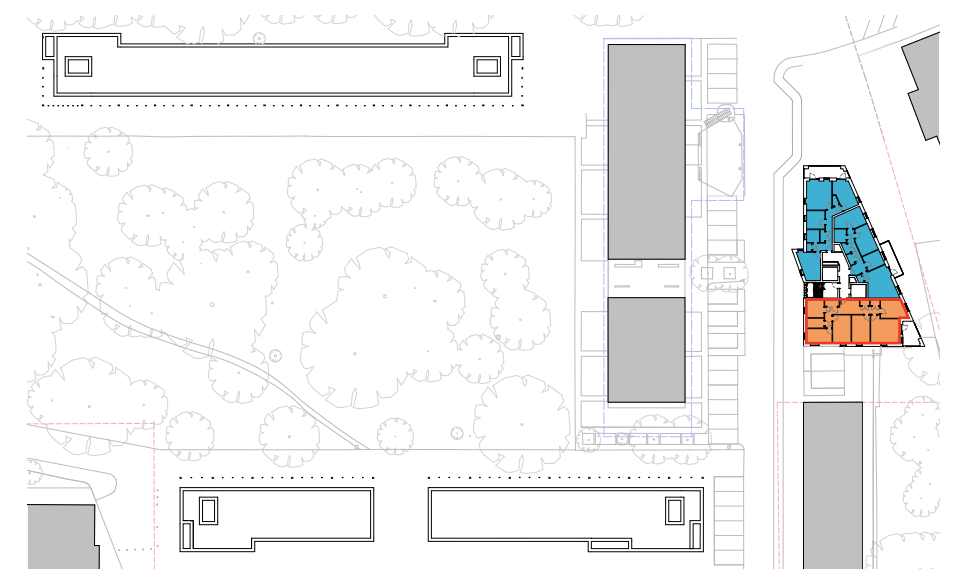
Second Floor



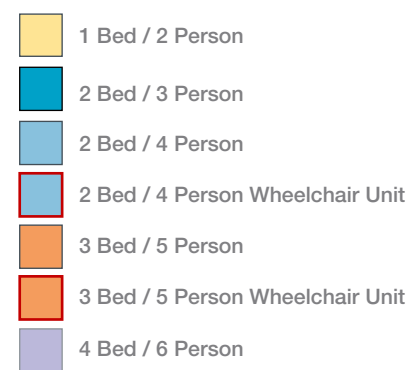
Third Floor



Fourth Floor



Fifth and Sixth Floor



Floor by Floor Schedule of Accommodation



7.8 Accommodation & Amenity

7.8.1 Scehdule of accommdation

The accommodation provided across the entire scheme is presented in the table below, and illustrated on the diagrams opposite:

UNIT TYPE	NUMBER OF UNITS	HABITABLE ROOMS
1B/2P	21	42
2B/3P	6	18
2B/4P	30	90
2B/4P WC	2	6
3B/5P	7	24
3B/5P WC	6	30
4B/6P	7	35
TOTAL	79	243

ANALYSIS	
SITE AREA	1.28 ha
DENSITY	190hr/ha
2B+ UNITS	73%
3B+ UNITS	25%

7.8.2 Density

L.B. Southwark measure density in terms of habitable rooms per hectare, assuming 2 habitable rooms for a 1B/2P unit, 3 or 4 habitable rooms for 2B units, 4 or 5 habitable rooms for 3B/5P units and 5 or 6 habitable rooms for 4B/6P (variables depend on location of dining area).

As stated at the start of the document, the site has a PTAL rating of 3 and is in an urban setting, therefore the appropriate density range for the site is 200-450 hr/ha.

The site area is 1.28ha (as shown on the adjacent diagrams), which takes into account the 3 sites as well as the playspace within the gardens and the car parking area to the south of Racine, so the adjacent schedule of accommodation results in a density of 205 habitable rooms per hectare which is in the low range.

7.8.3 Unit Mix

L.B. Southwark policy requirements for the proportion of particular unit types within the scheme are set out below together with the number of units provided by this scheme:

- 3-bedroom+ (5-person+) units – minimum 25% required: 25% provided
- 2-bedroom+ (3-person+) units – minimum 60% required: 73% provided
- Accessible units (based on habitable rooms) – minimum 10% required: 12% provided

7.8.4 Unit Tenure

L.B. Southwark policy requires a minimum of 35% affordable housing to be provided, and for affordable housing to be a mix of 30% social / 70% intermediate. All of the 79 total units are for Council Rent. The proposal forms part of the wider direct delivery program to provide 11,000 much needed new council homes and as such it is proposed that the tenure is appropriate in order to maximise social housing on this site.

7.8.5 External Amenity Spaces

The development will have access to the existing central gardens as well as the additional garden space due to the removal of the communal amenity solely dedicated to Florian within the central gardens. The development also has private amenity spaces, all of which are accessed from living areas:

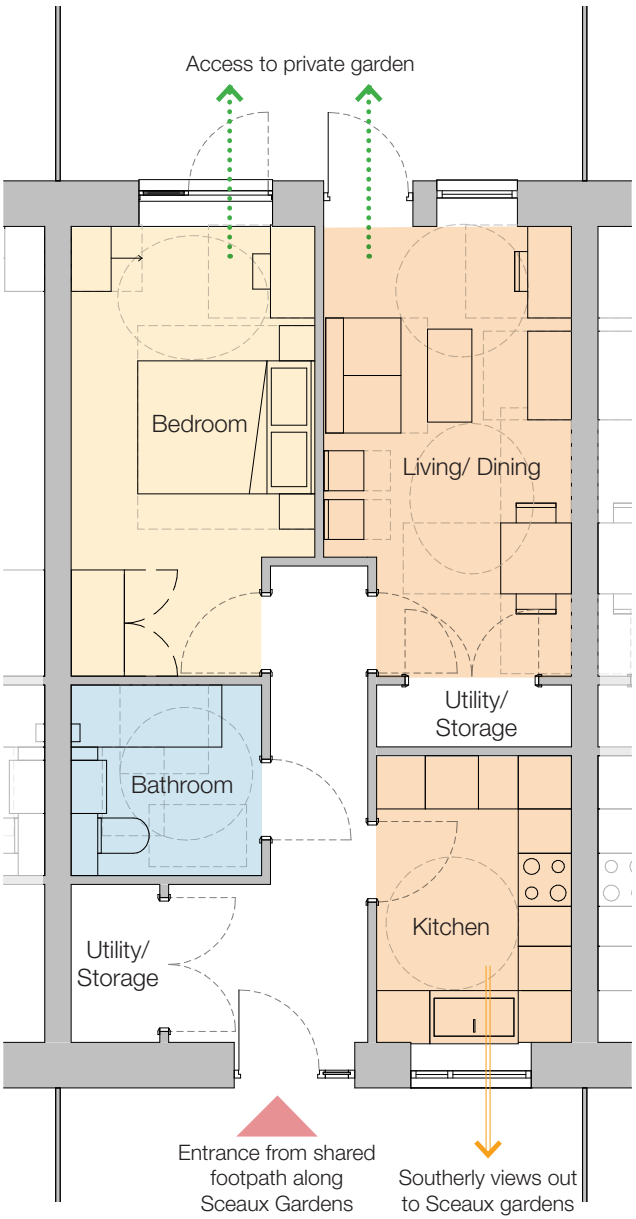
- Private gardens at ground level: c. 828m2
- Communal garden: c. 1100m2
- Balconies: c. 520m2

7.8.6 Quality of Residential Accommodation

The creation of high quality living spaces - from front door through to private spaces, has been the key driver of the design development. Unit layouts have been developed to ensure optimum orientation for daylight, outlook and privacy, with careful consideration of how the internal spaces will be used.

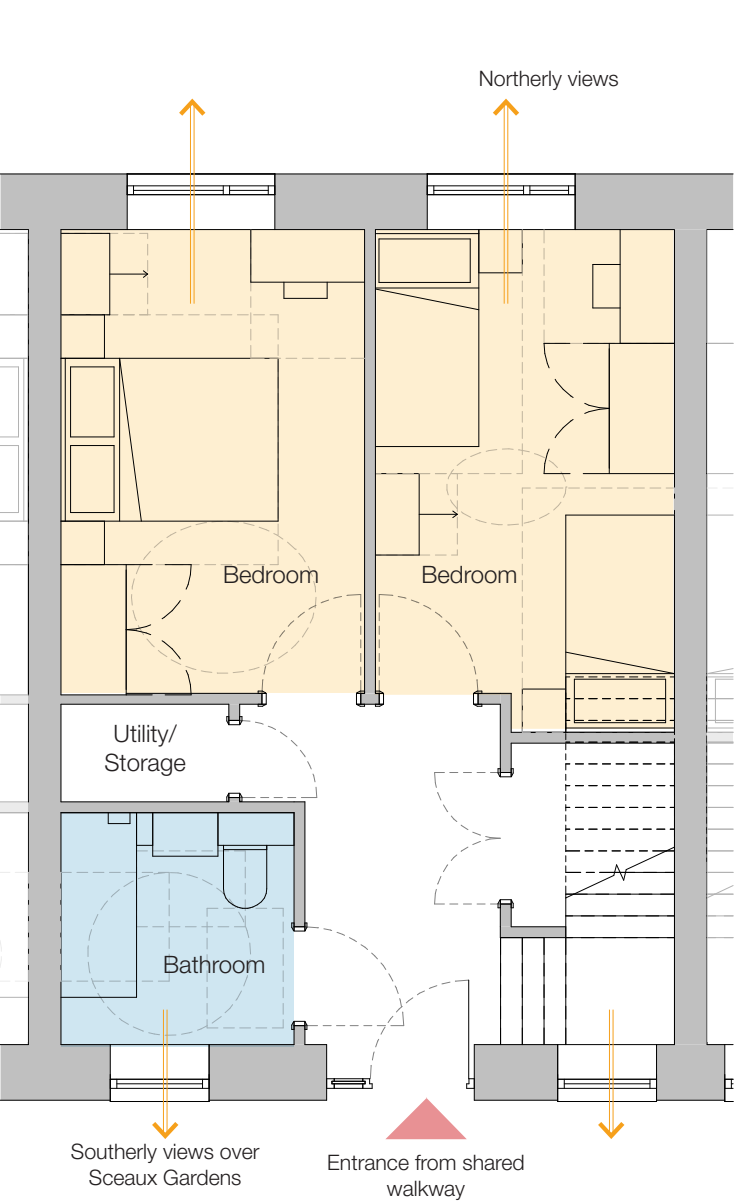
Typical unit layouts are presented on this spread.

One Bedroom Flat (Florian)

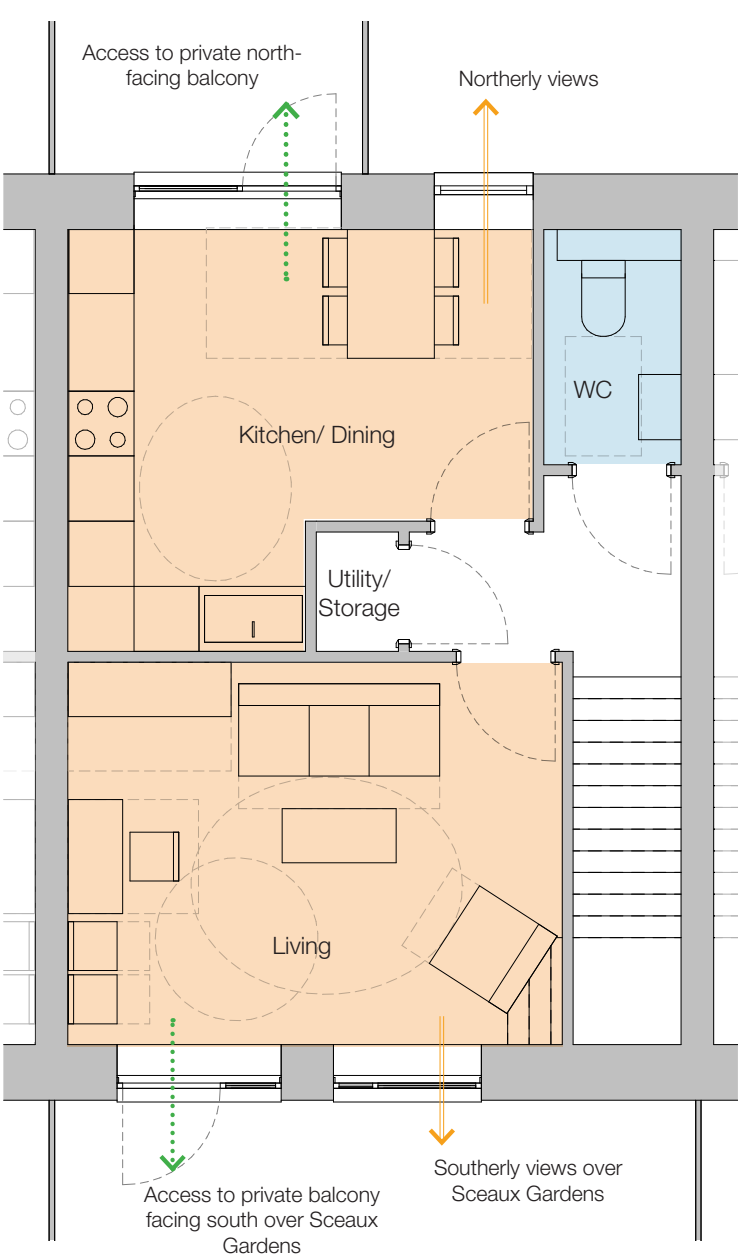


GIA: 52.1 m²
Private Amenity: 20 m²

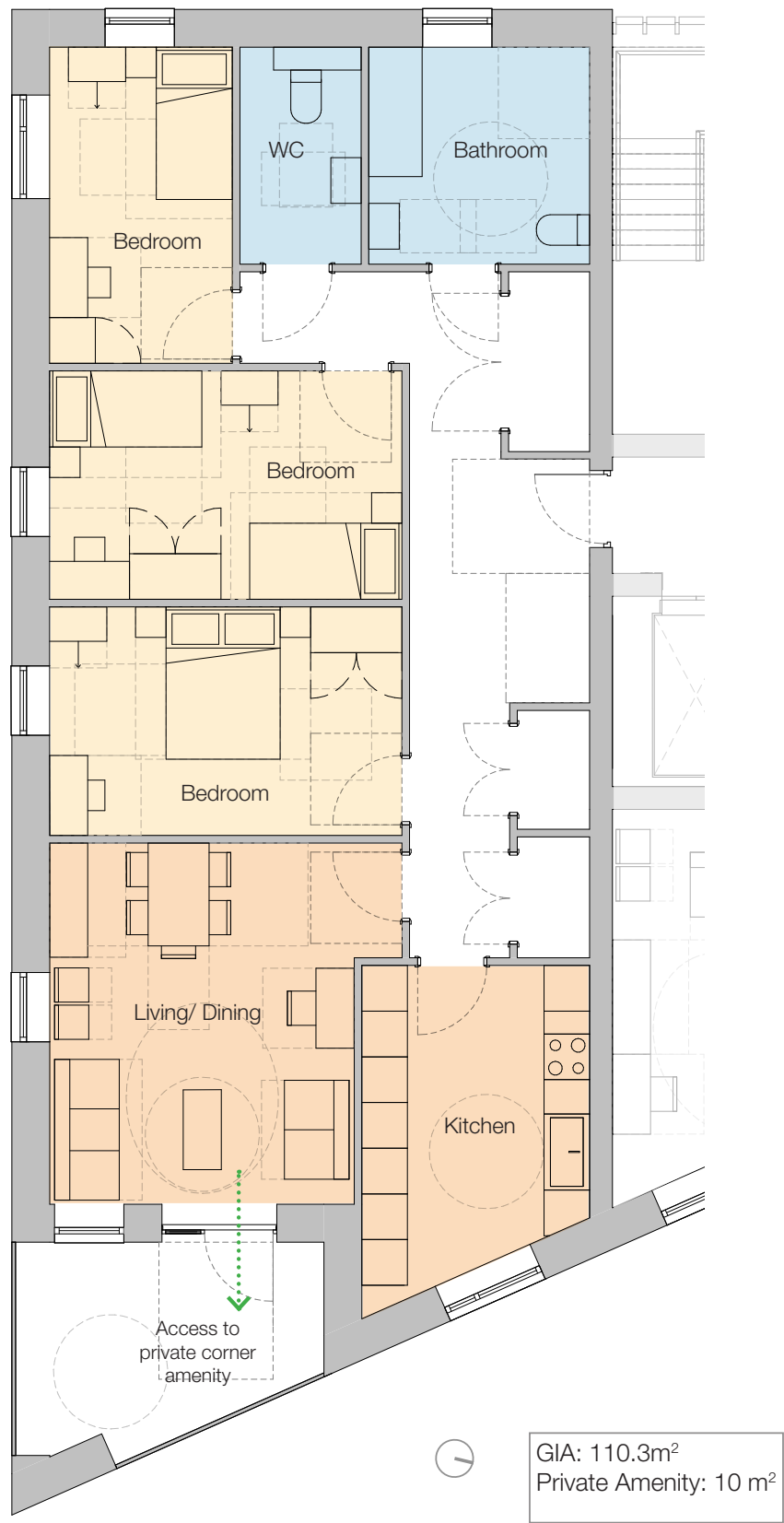
Two Bedroom Maisonette (Florian)



GIA: 84.8 m²
Private Amenity: 13 m²



Three Bedroom Wheelchair Unit (Garage Site)



Four Bedroom Maisonette (Racine)

