

Existing Site

The proposal at Bells Gardens Estate is part of the London Borough of Southwark's 'New Council Homes' Delivery programme.

The development site comprises of a community centre, Launch-it community facility, Multi Use Games Area (MUGA), playspace and associated parking accessed from Buller Close. The proposal site has frontages along Commercial Way and Buller close and is flanked by residential blocks making up Bells Gardens estate – Leontine Close to the east, Wilmot Close to the west and Bunbury House to the south.

We have developed this proposal with input from residents, councillors, planners and internal stakeholders at Southwark to provide high quality new homes, a vibrant new community centre and successful landscape spaces to be enjoyed by both existing and new residents.

We have presented and consulted at:

- 7 Project Group Meetings
- 2 Drop-in consultations
- 1 Community Centre workshop
- 1 Councillors presentation
- 2 Stakeholder meetings (maintenance, building control and estate management)
- 1 Pre-application meeting with planners

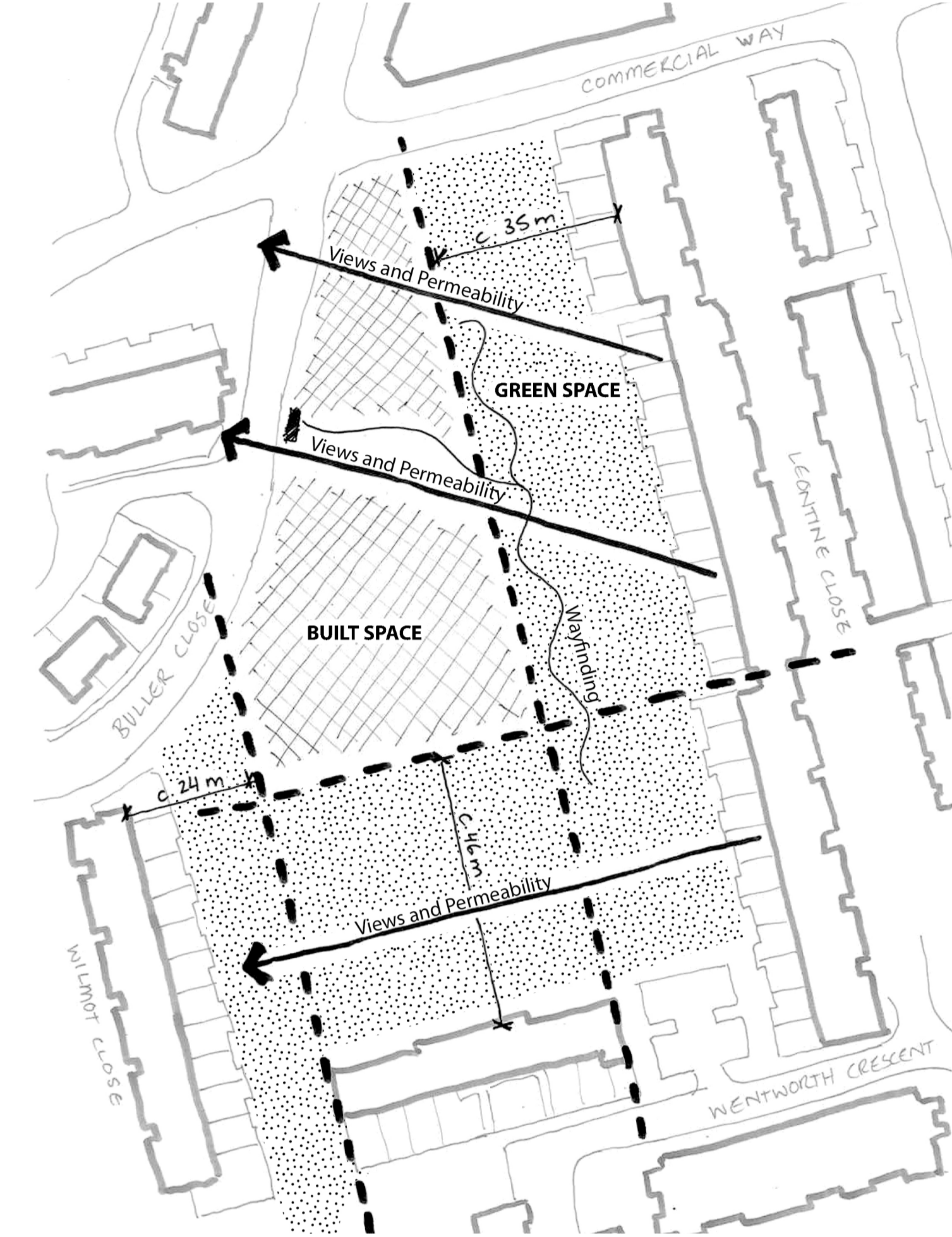
Through these meetings and numerous site visits, it was agreed that the existing mature trees should be retained where possible, the use of a MUGA would be reprovided, the playspace would be extended and improved and the sensory garden would be extended throughout the landscaping proposal. The red-line boundary was also extended to the green space opposite Edwin House to provide wider landscaping benefits into other parts of the estate.

The proposal was developed with the above in mind with the aim of maximising the distance between the proposed buildings to the existing and retaining the permeability through the site.

The drawings and images on the next few slides show the design proposal we intend to submit for planning in the next month.



Site Plan



Concept Sketch

Sketch outlining the ambitions of the site proposal. This concept was developed through input from residents at previous consultation events and project group meetings. It was also supported by the planners at Southwark at the pre-planning meeting.



Photo next to playspace

This photo shows the character of the site with its high number of mature trees, a feature we aim to celebrate as part of the proposal. The site also benefits from clear sight-lines which we would look to retain and improve on.

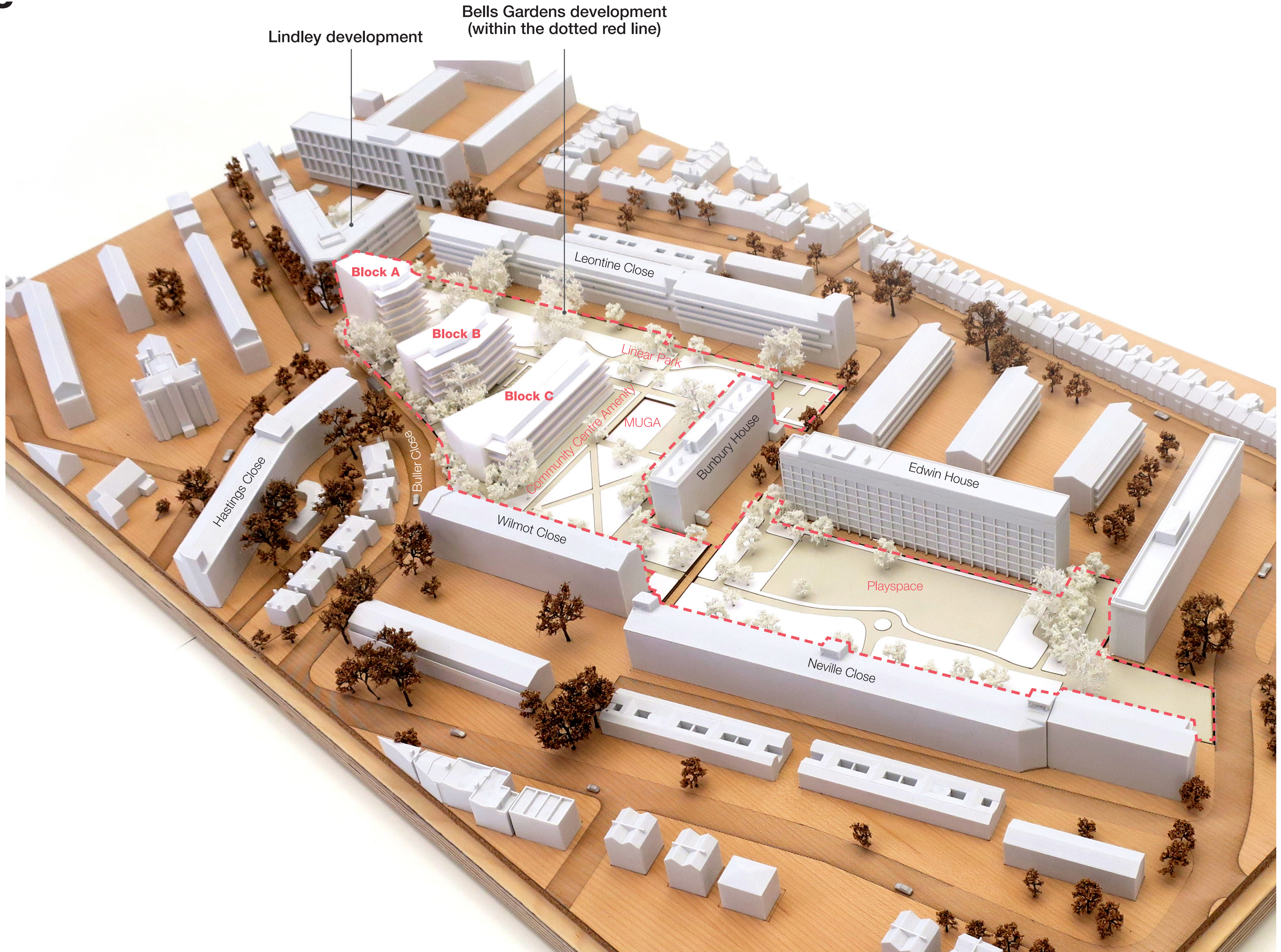
Proposed Site

This is a photo of a physical model which shows the proposal in its context. It shows the stepping in the height with the tallest block (Block A) at the north part of the site, and the lowest (Block C) to the south. This ensures that overshadowing of neighbouring buildings is minimised.

The model also shows the separation distance between the proposed blocks and Leontine Close, Bunbury House and Wilmot Close. As a result of this separation, a new linear park running along the length of Leontine Close is created retaining a large number of the existing trees. A generous open space is also created opposite Bunbury House which will accommodate the reconfigured Multi Use Games Area (MUGA) and a landscaped square.

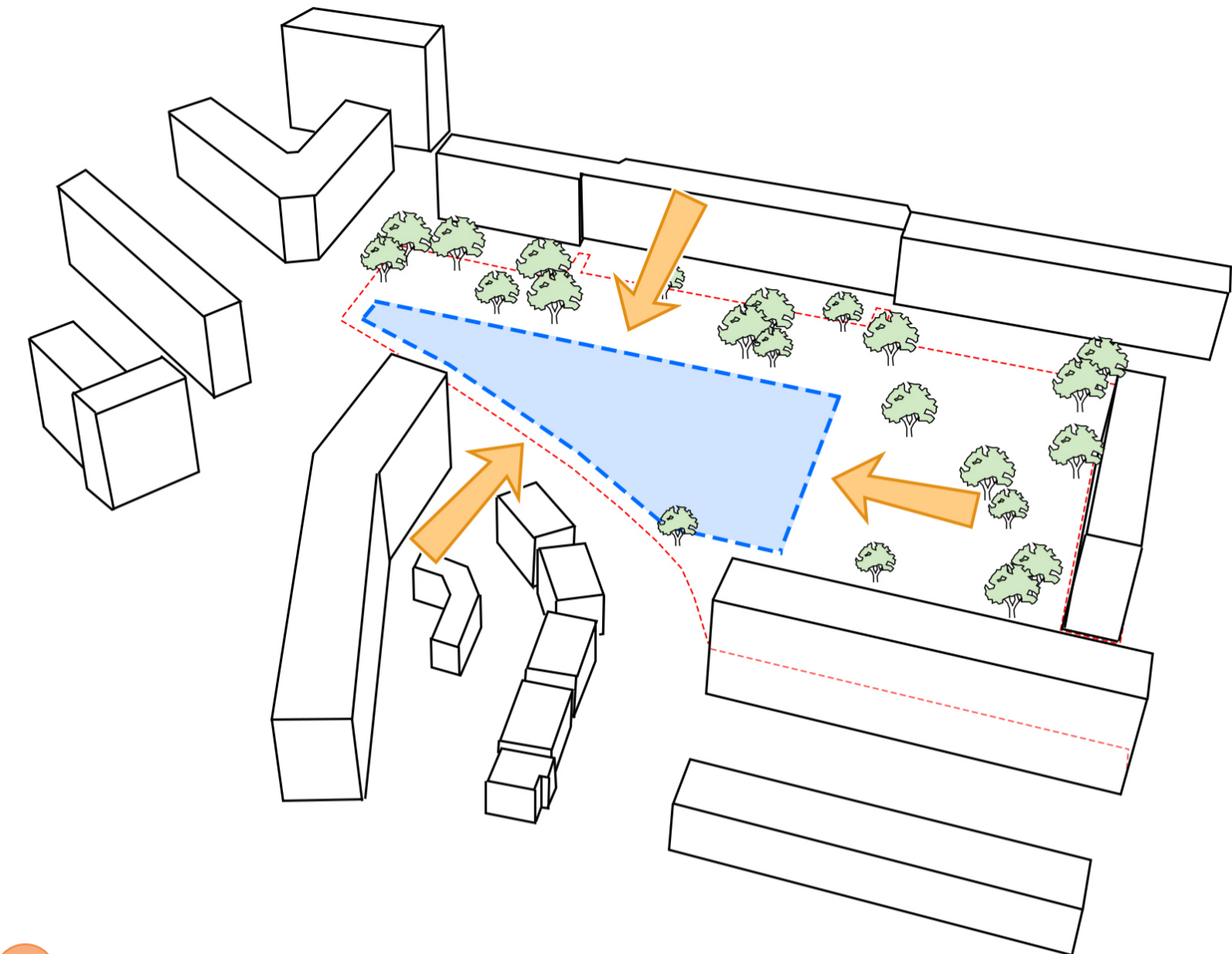
The red line boundary has been extended to include the green space next to Edwin House. The existing playspace has been relocated to this area and increased in size to respond to the increased number of children the new development will bring to the estate.

The new Community Centre will sit at the base of Block C, with a south face outdoor amenity space. The balconies above will provide some solar shading and act as a buffer for noise.

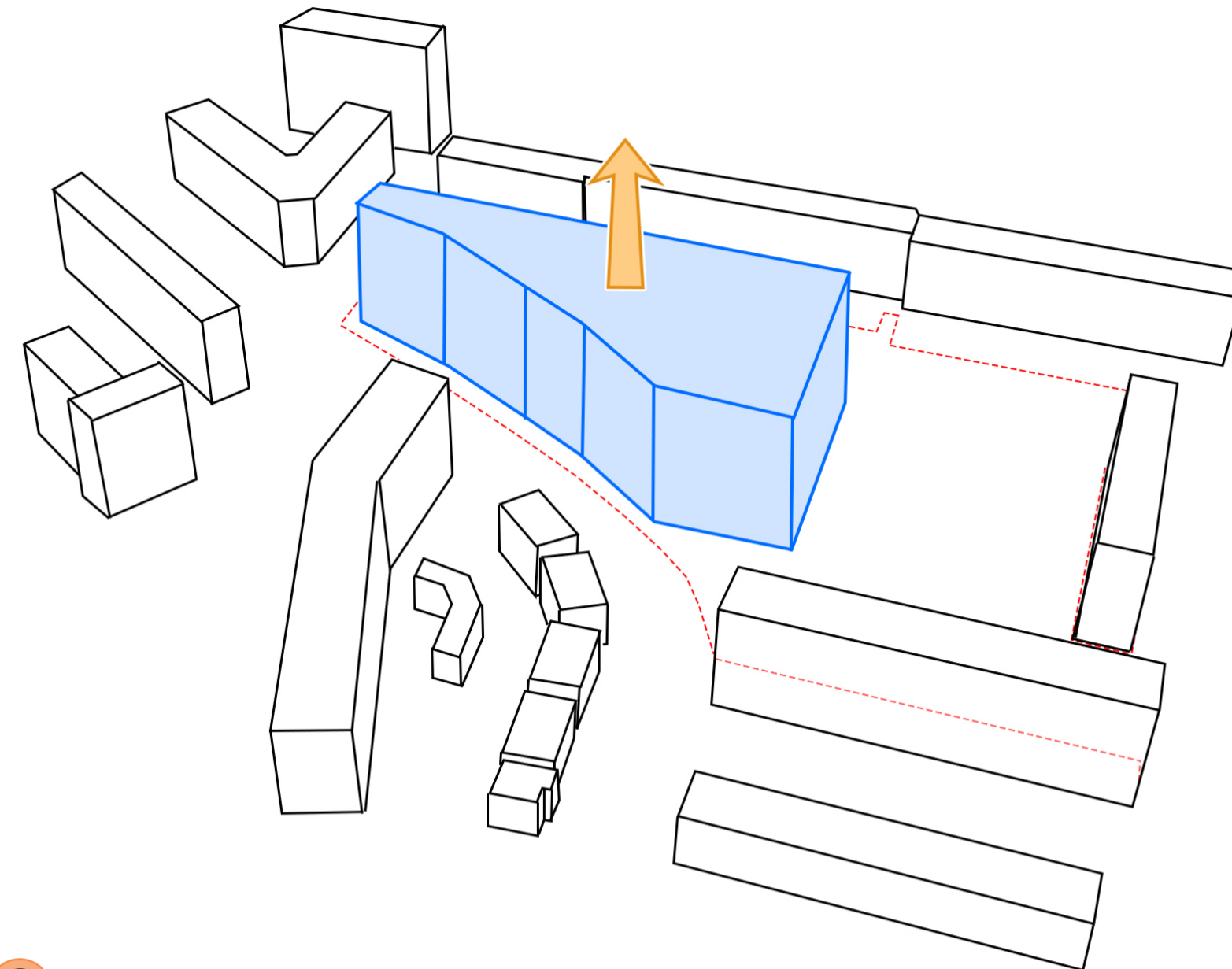


Massing Principles

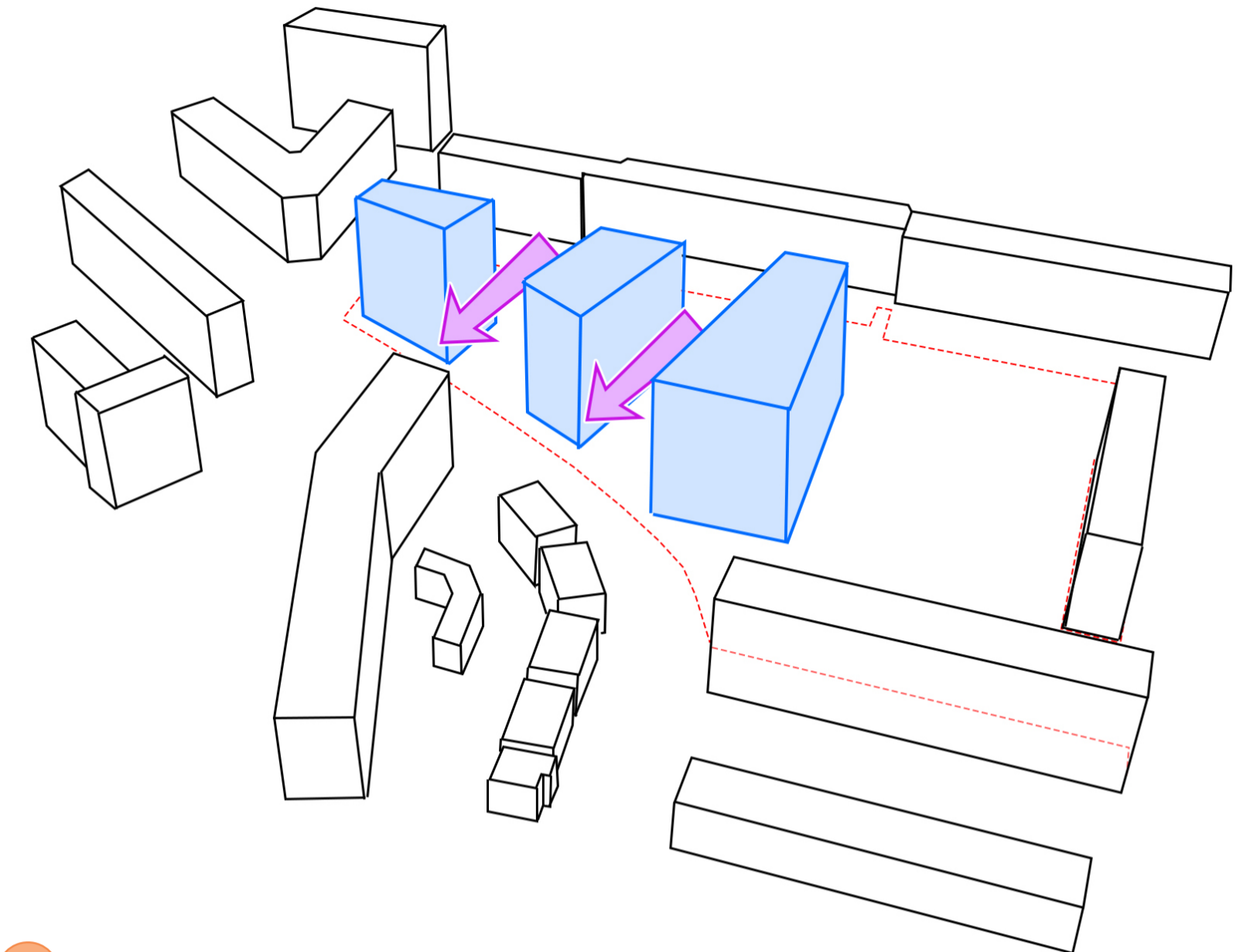
The diagrams alongside show the key massing principles for the scheme. The proposal was developed prioritising the concept sketch agreed with residents of the Project Group. The proposal aims to maximise the number of trees retained, maximise permeability through the site and minimise overshadowing through steps in height.



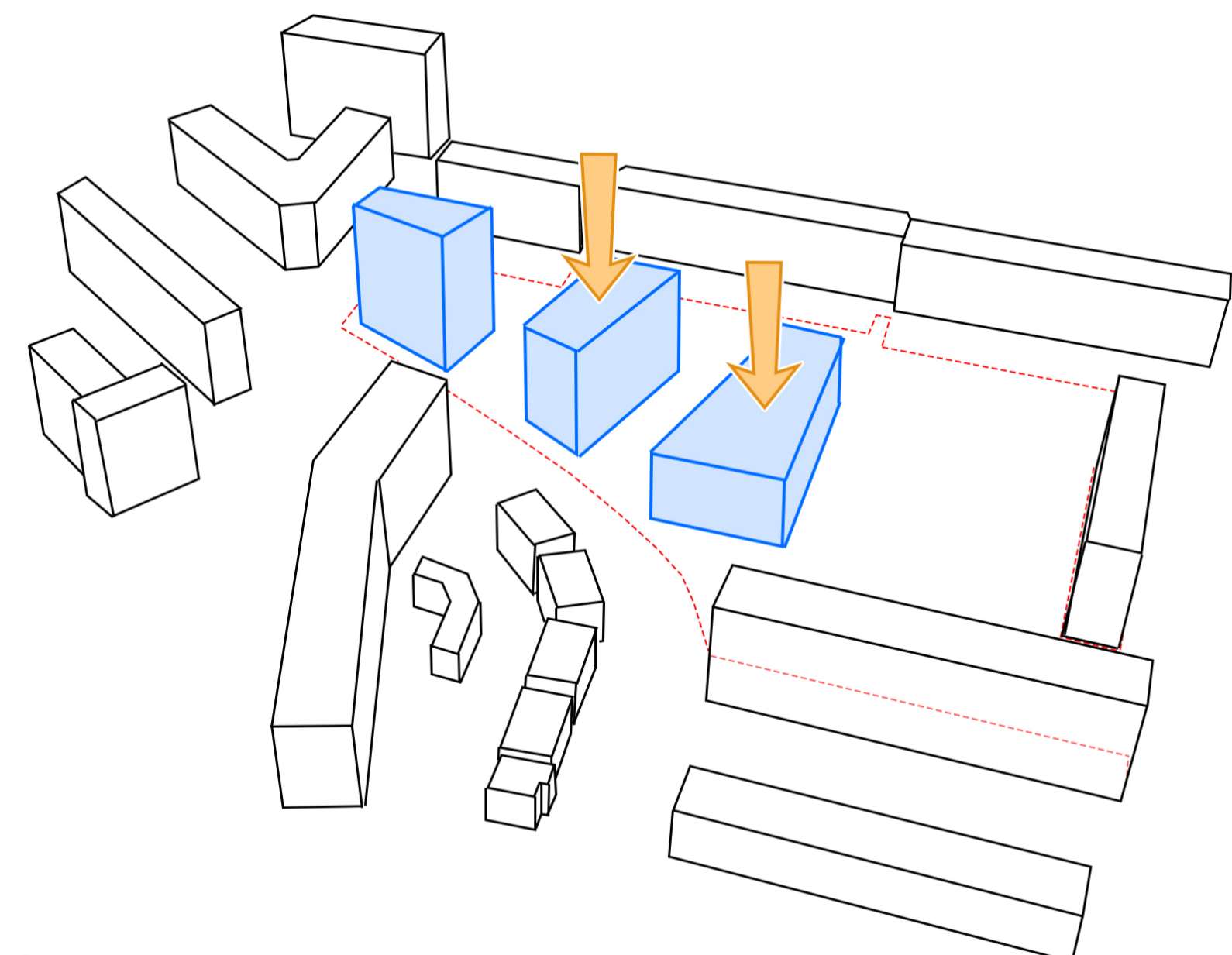
1 Maximising distance to adjacent blocks and maximising green space



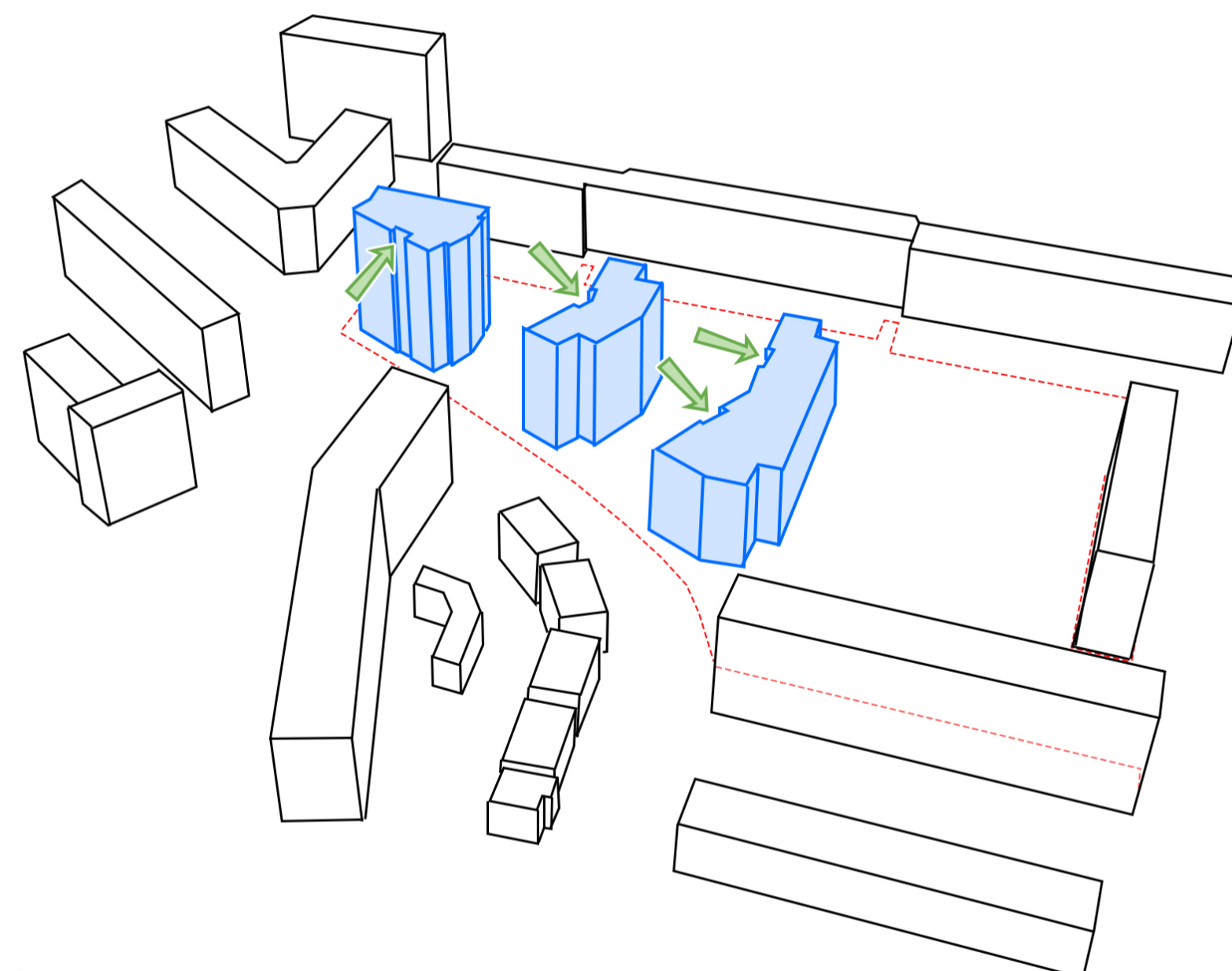
2 Building heights to create frontage along the street and marker on the corner



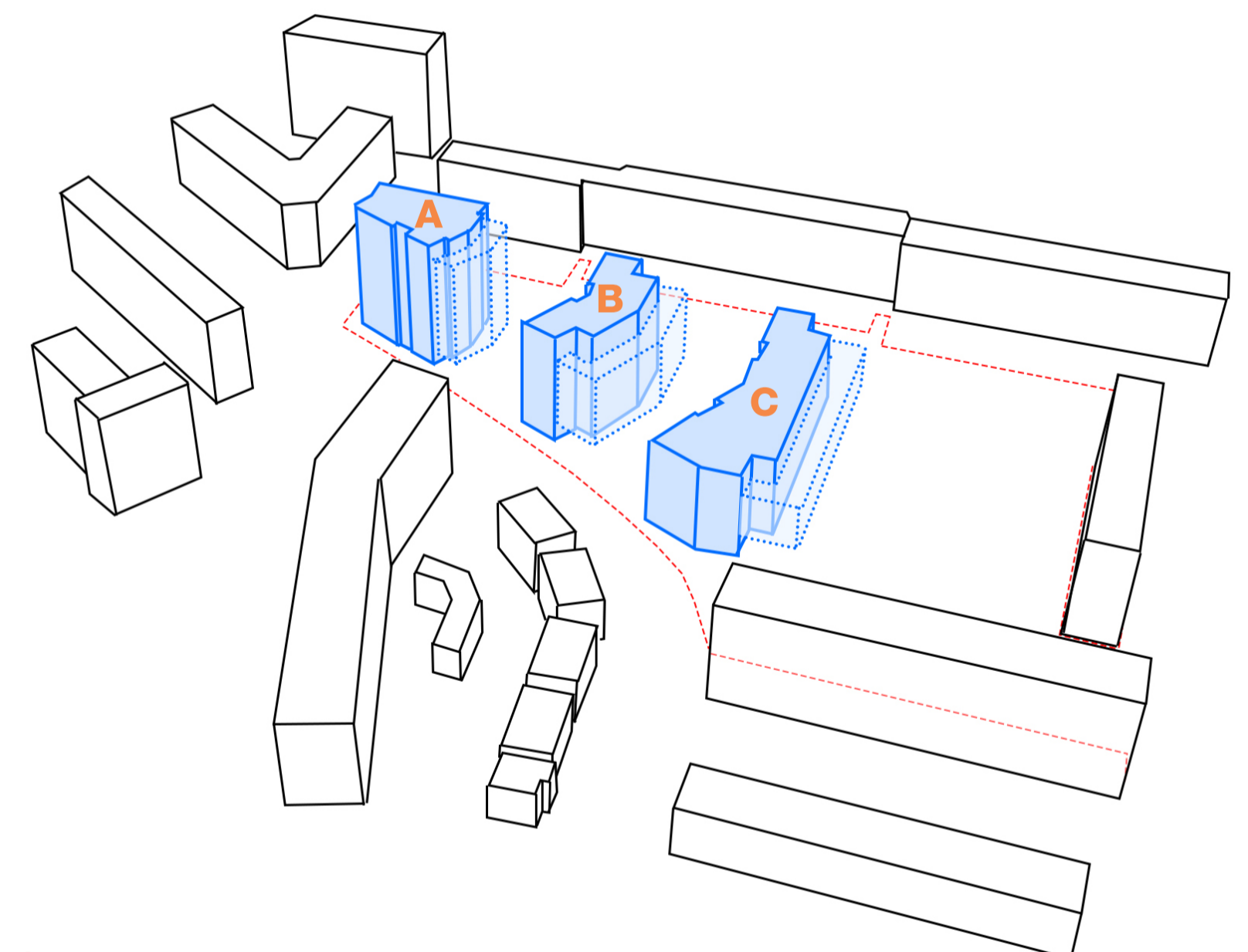
3 Mass broken down to allow permeability through the site, for pedestrian access and views from adjacent blocks



4 Massing stepped respond to southern aspect and minimise overshadowing.



5 Block entrances and enhanced through recesses in the form



6 Mass broken down into two forms. A solid block to the north and a more delicate screened block to the south to respond to its aspect

Proposal

The drawings on this sheet show more detail of the proposal within its context. The drawing on the left is a landscaping plan which shows the layout of the site, identifying where the key features will be located.

The drawing on the right aims to represent this in a 3D way as an aerial view, showing the height of the blocks, the linear park, playspace, MUGA, proposed trees and existing trees



Landscaping Plan



Landscaping Plan

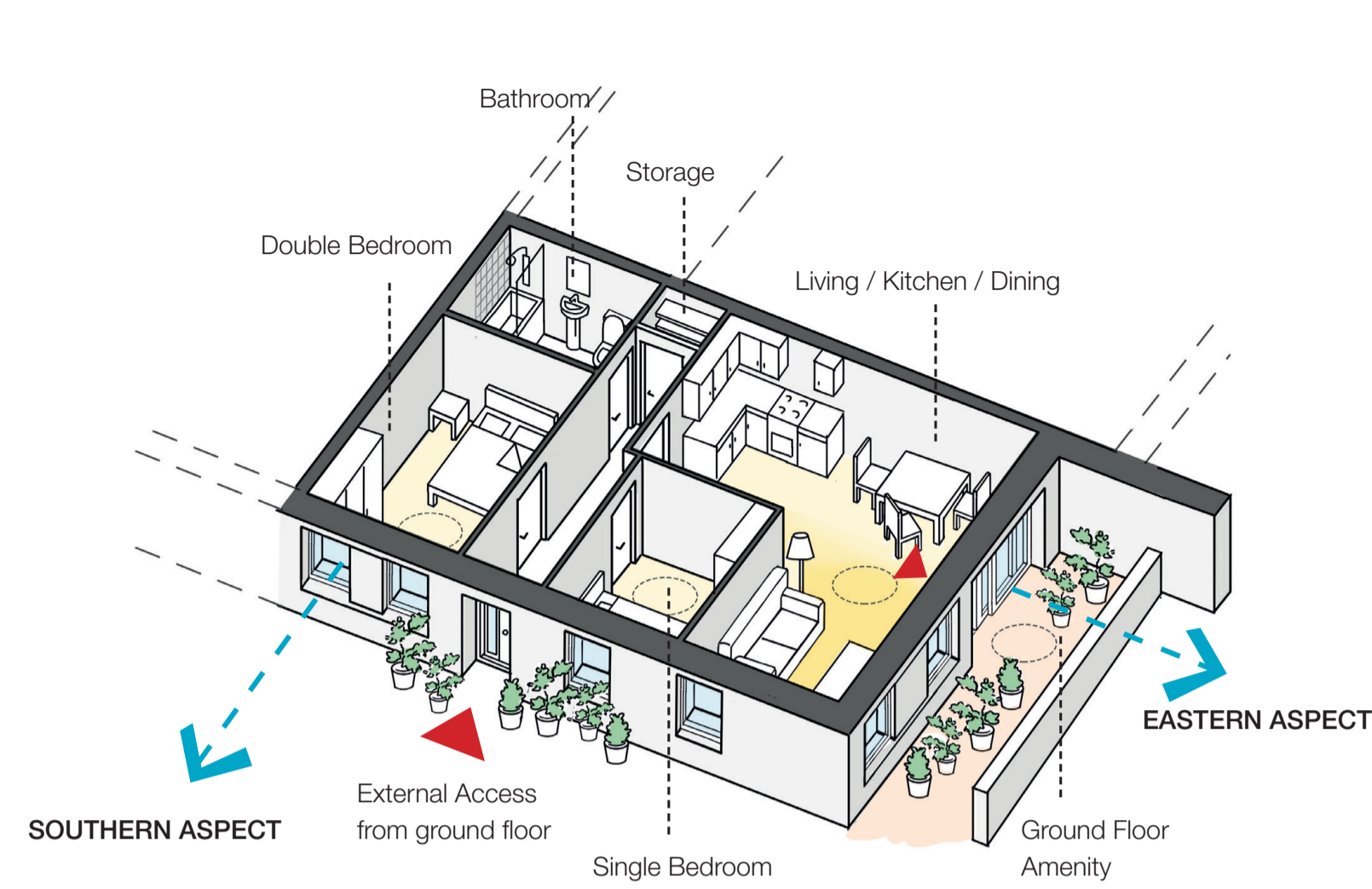
Schedule of Accommodation & Unit Types

The table below provides an overview of the unit types we are proposing across the three blocks. The drawings alongside give an idea of the proposed unit layouts and their orientation. Units with an eastern aspect would be facing towards Leontine Close, western aspect units would be facing towards Wilmot Close and Buller Close.

UNIT TYPE	NUMBER OF UNITS (PRIVATE)	NUMBER OF UNITS (SOCIAL)	HABITABLE ROOMS
1B/2P	8	15	2hr x 23 = 46
2B/3P	1	-	3hr x 1 = 3
2B/3P (W)	-	4	4hr x 4 = 16
2B/4P	23	25	3hr x 48 = 144
2B/4P (W)	-	1	4hr x 1 = 4
3B/4P	-	1	4hr x 1 = 4
3B/5P	-	11	4hr x 11 = 44
4B/6P	-	8	5hr x 8 = 40
TOTAL (97)	32	65	301

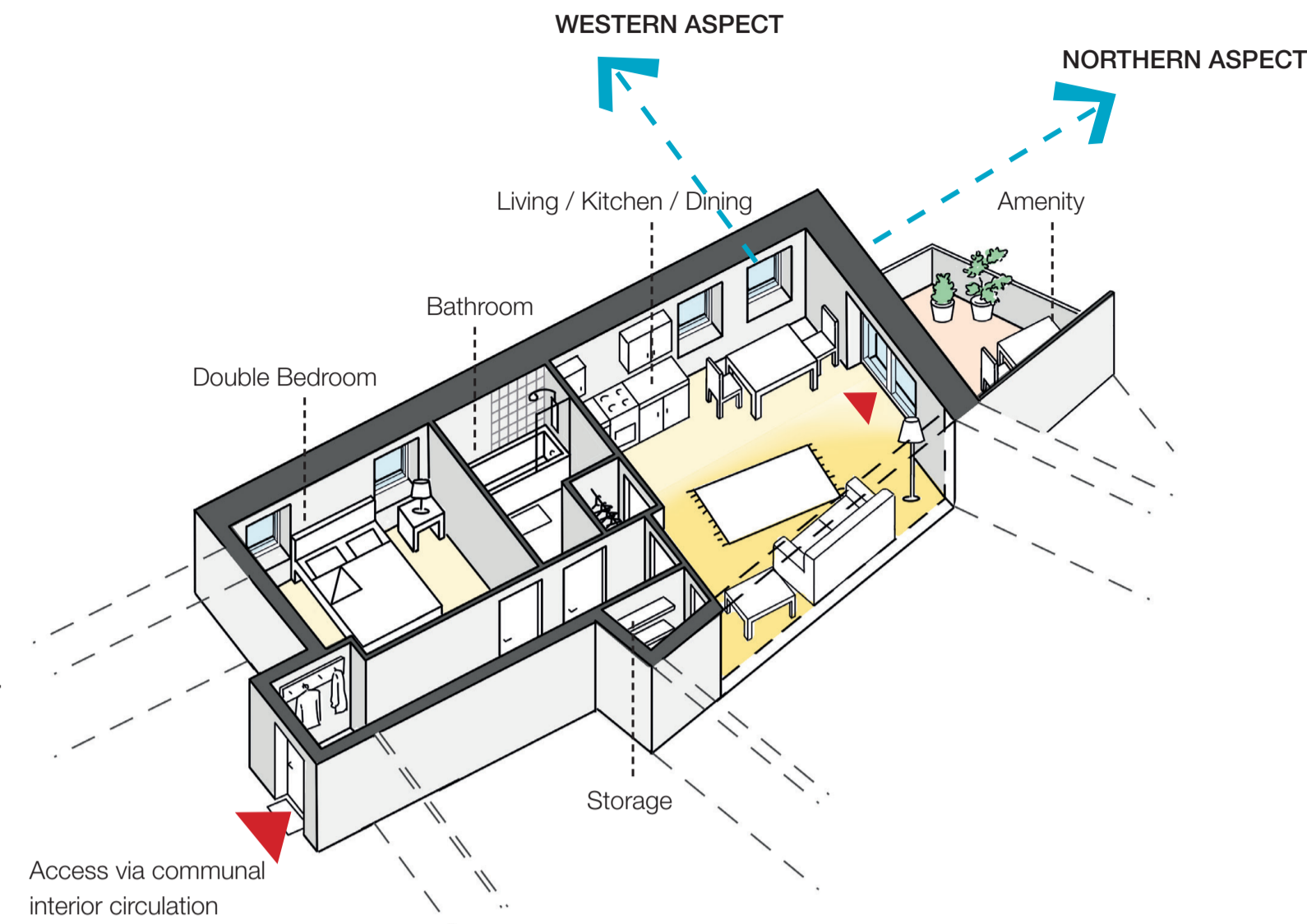
ANALYSIS	
SITE AREA FOR DENSITY ANALYSIS	1.21 ha
DENSITY	249 hr/ha
PRIVATE TENURE (%)	29%
SOCIAL RENT TENURE (%)	71%
WHEELCHAIR UNITS (%)	7%

*PERCENTAGES ARE BASED ON HABITABLE ROOMS



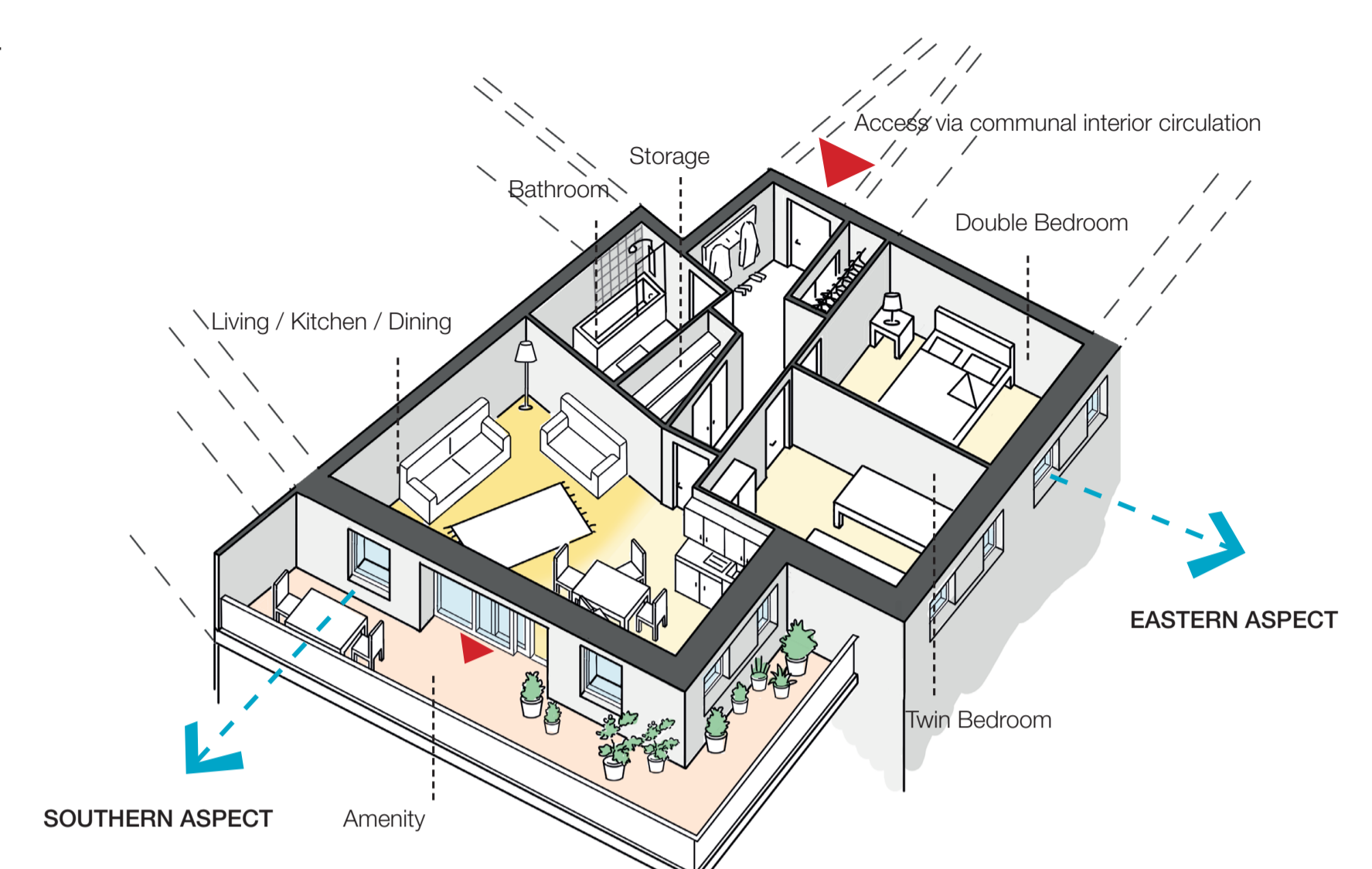
Social Rented - 2B/3P Wheelchair adapted unit

Location: Block B - Ground Floor
 GIA: 75 m²
 Private Amenity: 22 m²



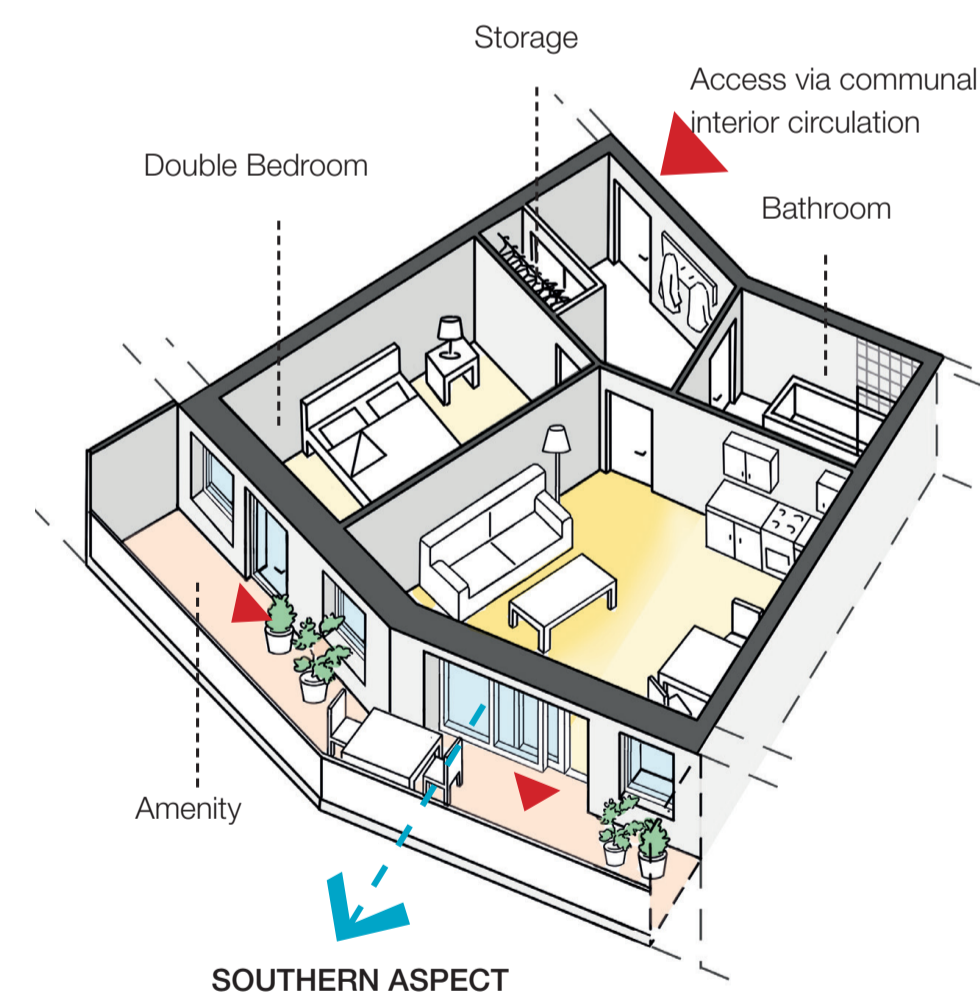
Private Sale - 1B/ 2P unit

Location: Block A - 1st, 2nd, 3rd, 4th, 5th, 6th, 7th and 8th Floor
 GIA: 53 m²
 Private Amenity: 7 m²



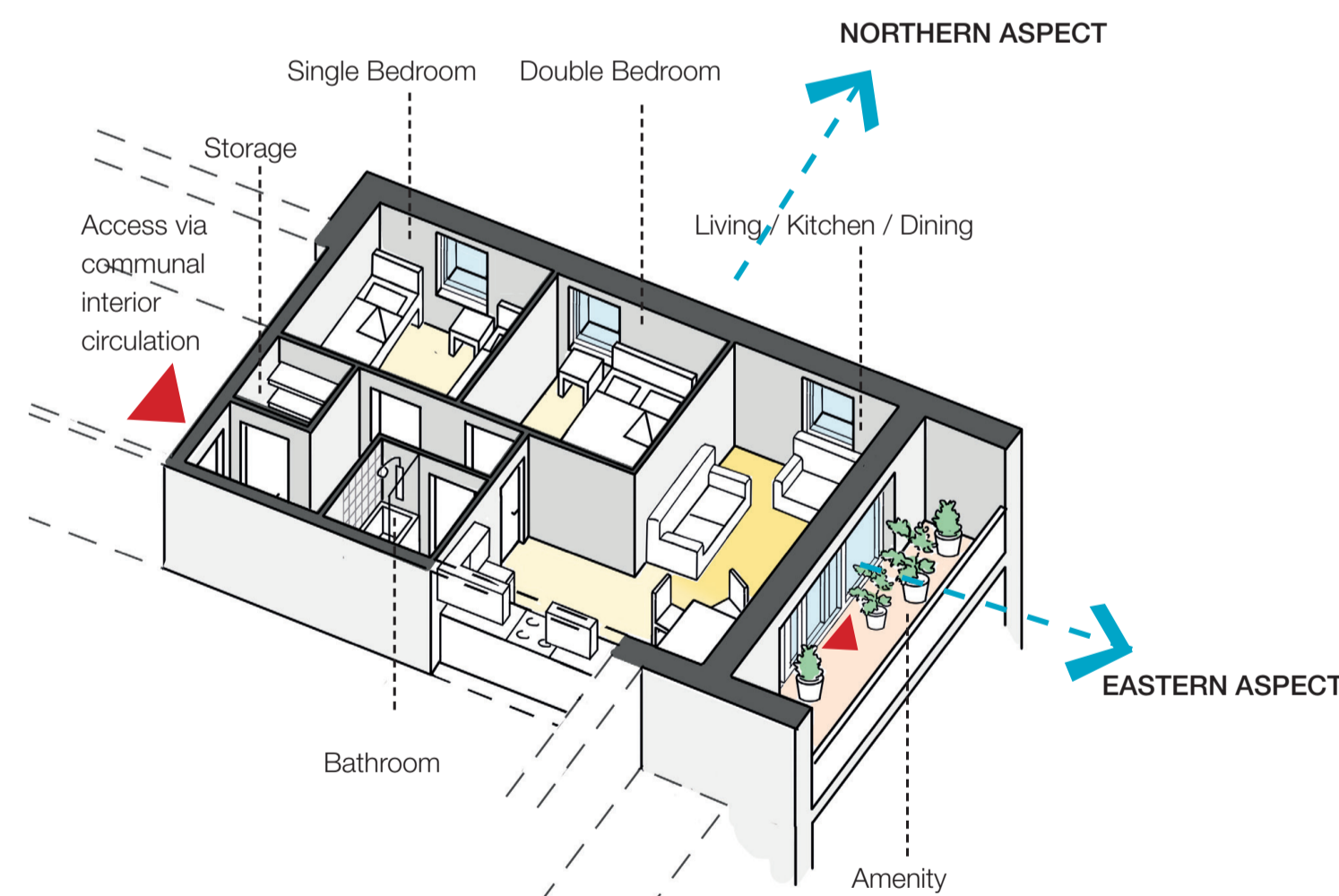
Private Sale - 2B/ 4P unit

Location: Block A - 1st, 2nd, 3rd, 4th, 5th, 6th and 7th Floor
 GIA: 73 m²
 Private Amenity: 19 m²



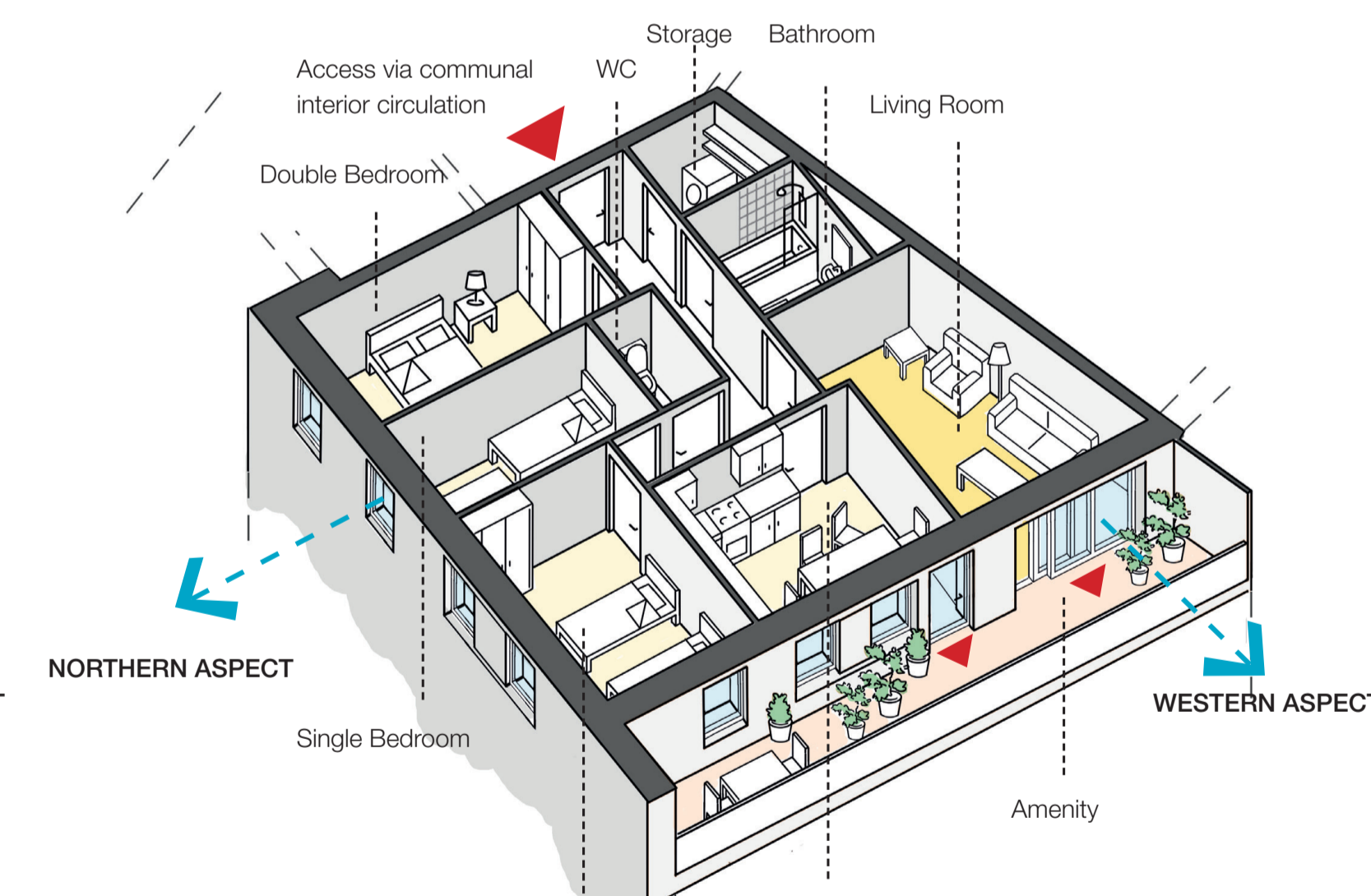
Social Rented - 1B/2P unit

Location: Block B - 4th and 5th Floor
 GIA: 56 m²
 Private Amenity: 15 m²



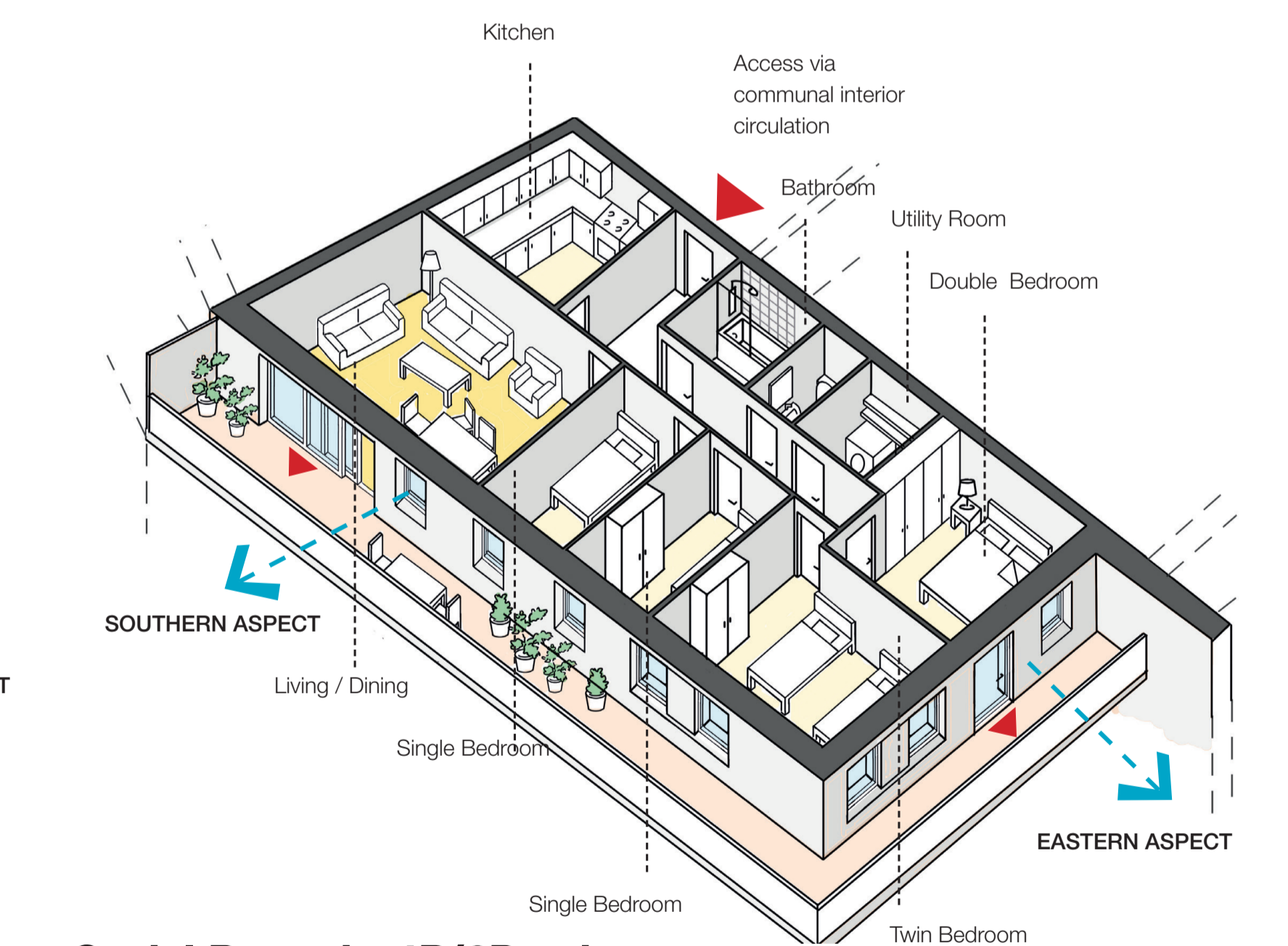
Social Rented - 2B/4P unit

Location: Block B - 1st, 2nd, 3rd, 4th and 5th Floor
 GIA: 72 m²
 Private Amenity: 11 m²



Social Rented - 3B/5P unit

Location: Block C - 1st, 2nd, 3rd and 4th Floor
 GIA: 86 m²
 Private Amenity: 17 m²



Social Rented - 4B/6P units

Location: Block B - 1st, 2nd and 3rd Floor
 GIA: 103 m²
 Private Amenity: 35 m²

Elevation Design

The drawings alongside show a bay study of a the materials and details proposed for the blocks.

The building façades will always been seen through a layer of trees. The material palette was kept as natural tones with the intention for the blocks to be backdrops to the existing trees and proposed landscape.

Through our previous consultation, residents expressed a desire for the prominent yellow tone of the estate to be referenced in the proposal. This yellow tone has been picked up in the details of the Community Centre which sits at the base of Block C



South Elevation

The south elevation consists of projecting balconies which provide the amenity and also provide shading to south facing units.



East/ West Elevation

The east and west elevations consist of the balconies which would face out over the linear park and Buller Close. They contain recessed balconies to provide a buffer space for privacy and against noise from traffic



North Elevation

The north elevations contain the entrances to the residential cores which have been expressed in a darker brick. These entrances are further emphasized at ground level through canopies and side panels which will contain signage to flats.



Precedents



Equitone - Fibre Cement Board
Material Palette



S. Anselmo - Grey Brick



Window frame colours



Textured Concrete

Community Centre

This page provides an overview of the community centre layout and design.

The Community Centre has been organised around two key routes through the building. The primary access runs from north to south, linking the main entrance to the back entrance which opens out onto the community centre amenity. This central 'spine' will also act as an additional flexible event space or spill out space for the event halls.

The second 'spine' runs east to west and provides access to the spaces supporting the community centre use, such as the conference room, IT room, small hall, large hall, storage spaces and WC facilities.

The Community Centre office is located adjacent to the main entrance, offering a welcome point but also allows for surveillance to the outside of the centre and entrance area.

The elevation design has been developed to introduce an element of play and colour to the community centre. The small event hall, large event hall and entrance lobby have large opening doors and windows to spill out into the outdoor amenity. They also contain smaller circular openings which help breakdown the long elevation and create a point of interest. These smaller openings will also help contain the noise from the Community Centre as well as providing spaces for sitting internally and externally. Due to the changing heights of these windows, it also provides privacy to the conference room and IT room when the external amenity is in use.



Community Centre 3D Axonometric View

Schedule	Existing (m2)	Proposed (m2)
Large Hall	143	128
Small Hall	60	60
Conference Room	22.5	25
IT Room	22.5	28
Main Office	46	29
Kitchen 1	15	13
Kitchen 2	8	4
Kitchen 3	21	13
Lobby	58	87
Caretaker's Room	9	8
Storage	46	39
WCs	25	30
Parking	8 spaces	8 spaces



Community Centre perspective collages of central lobby



Large Event Hall | Conference Room | Entrance Lobby | IT Room | Small Event Hall

Rear elevation of community centre

Visualisations

These images are computer-generated-images (CGI's) which give a more realistic eye level view of the proposals within the Bells Gardens Estate. Each view has been marked on the plan to identify where someone is looking from to see this view.

They give an accurate representation of the heights, materials and spaces between the blocks.



1. View looking up Linear Park with Leontine Close to the right



2. View across the Linear Park looking to the gap between Block A and B



3. View looking up Buller Close



Key Plan