

# Sceaux Gardens Camberwell

Design Briefing



WestonWilliamson+Partners

# Introduction

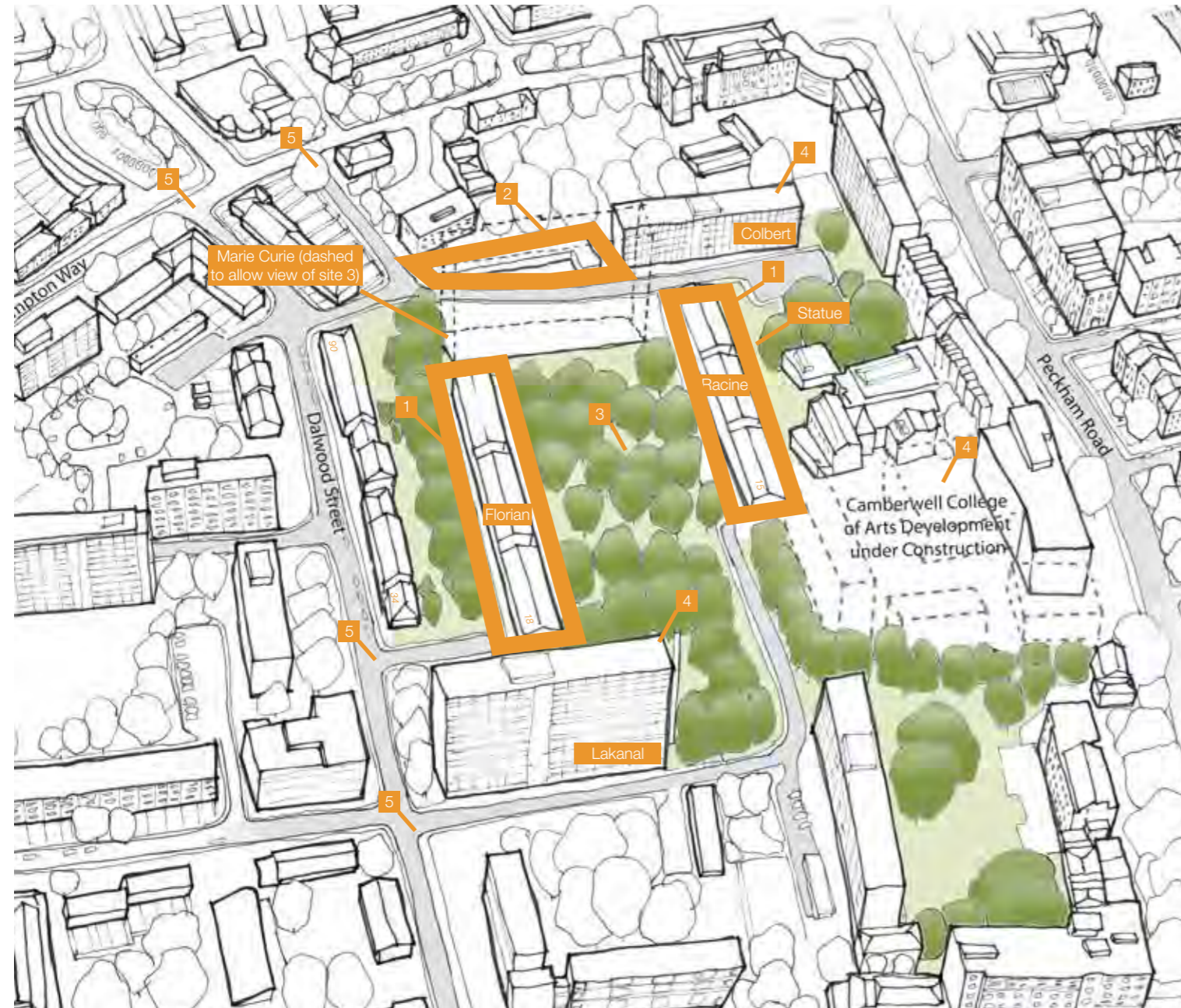


Design briefing on the amendments made to the previous scheme:

- Site appraisal
- **Key Aspirations**
- Site layout
- Re-design
- **Fire Safety / Employer's Requirements' / Energy Strategy**
- Schedule of accommodation
- Appearance
- **Material Palette**
- Elevation comparisons
- Landscape proposal
- Next Steps

# Location

## Site



Aerial view of the site and immediate context

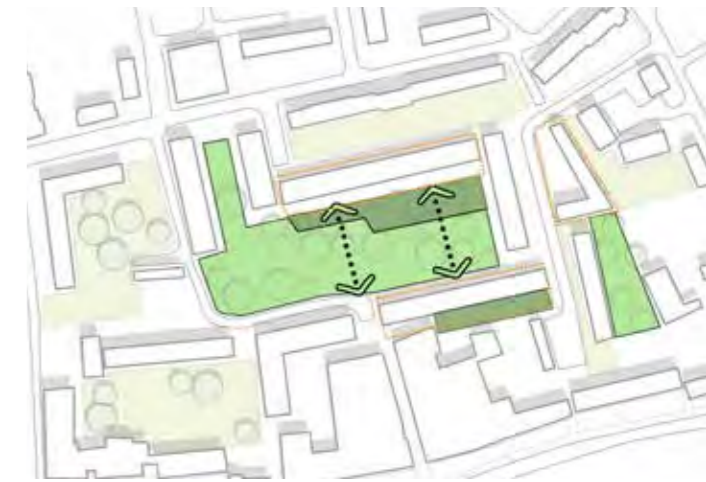
1. Existing terrace of bungalows
2. Existing garages
3. Mature landscape to be protected
4. Neighbouring buildings (including emerging development) to be respected
5. Main access points to sites to be considered

## Opportunities



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.



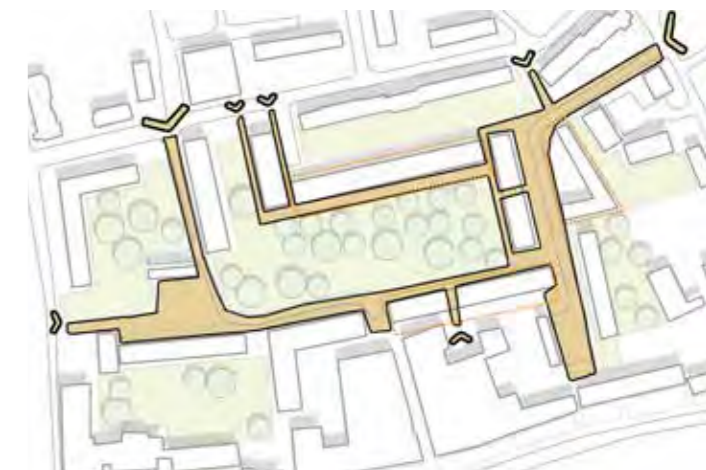
Open Space

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.



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.

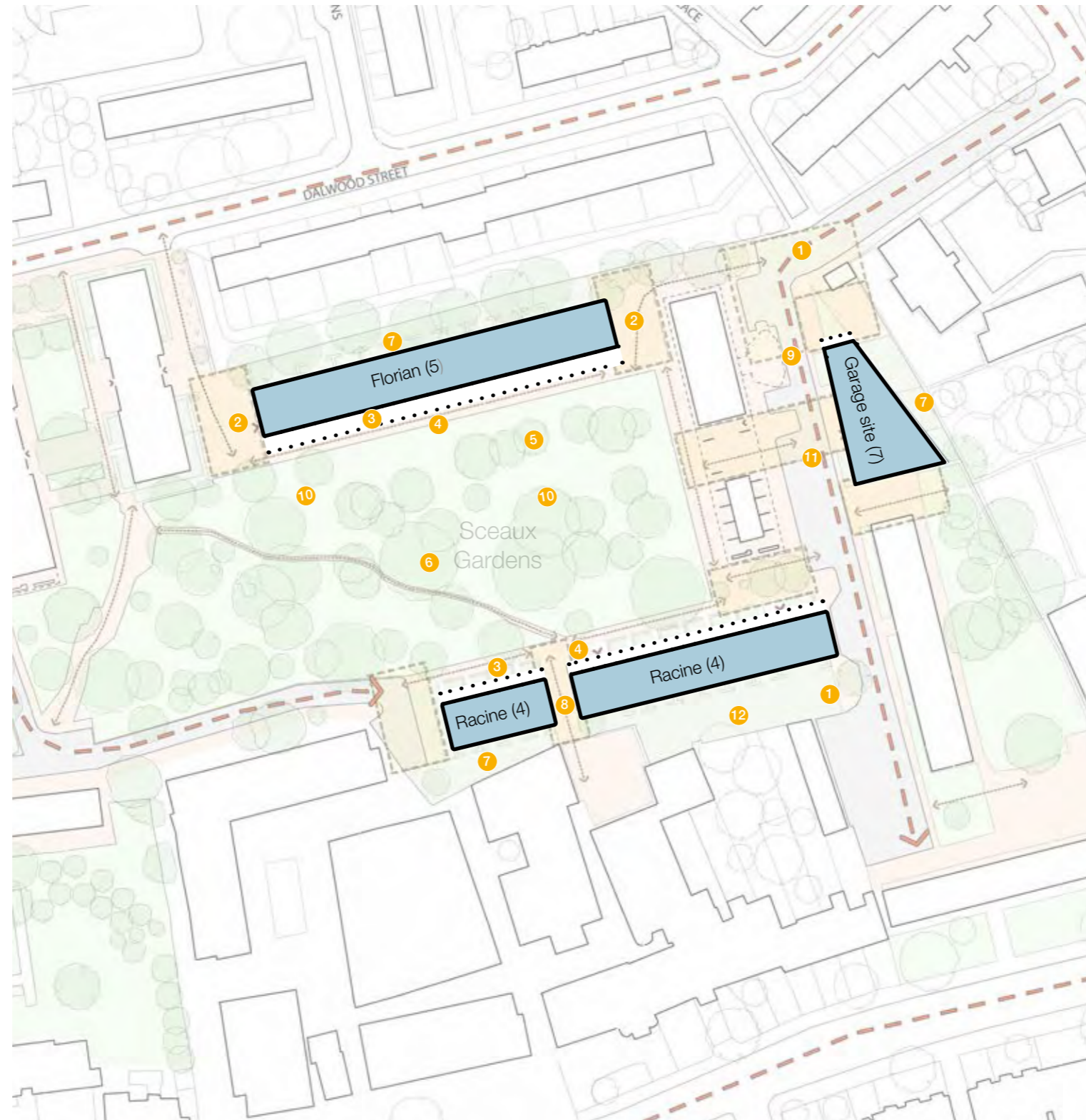


Pedestrian Experience

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.

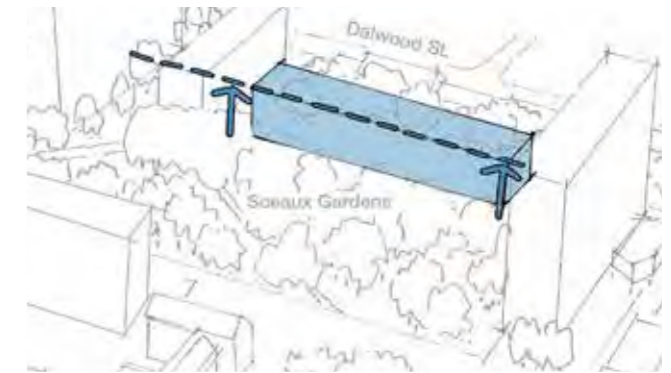
# Site Layout

- 1 Vehicle Entrance - raised table to slow incoming traffic
- 2 Shared Surface space - vehicle turning space
- 3 Front gardens to residential units
- 4 Pedestrian route 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

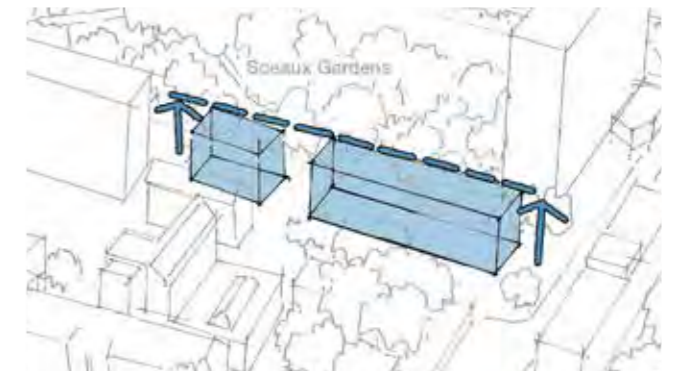


Site Block Plan 

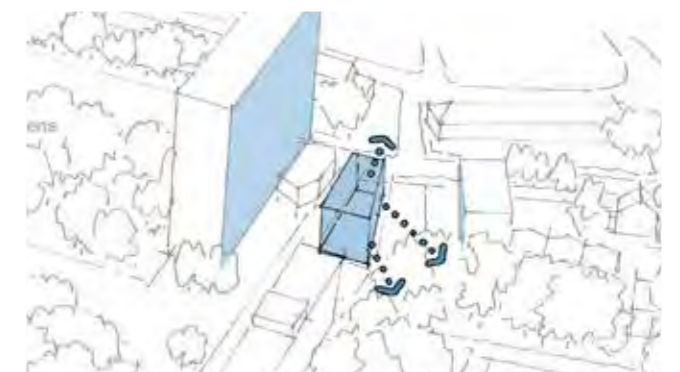
## Massing



Florian to match height of Florian Shops proposal



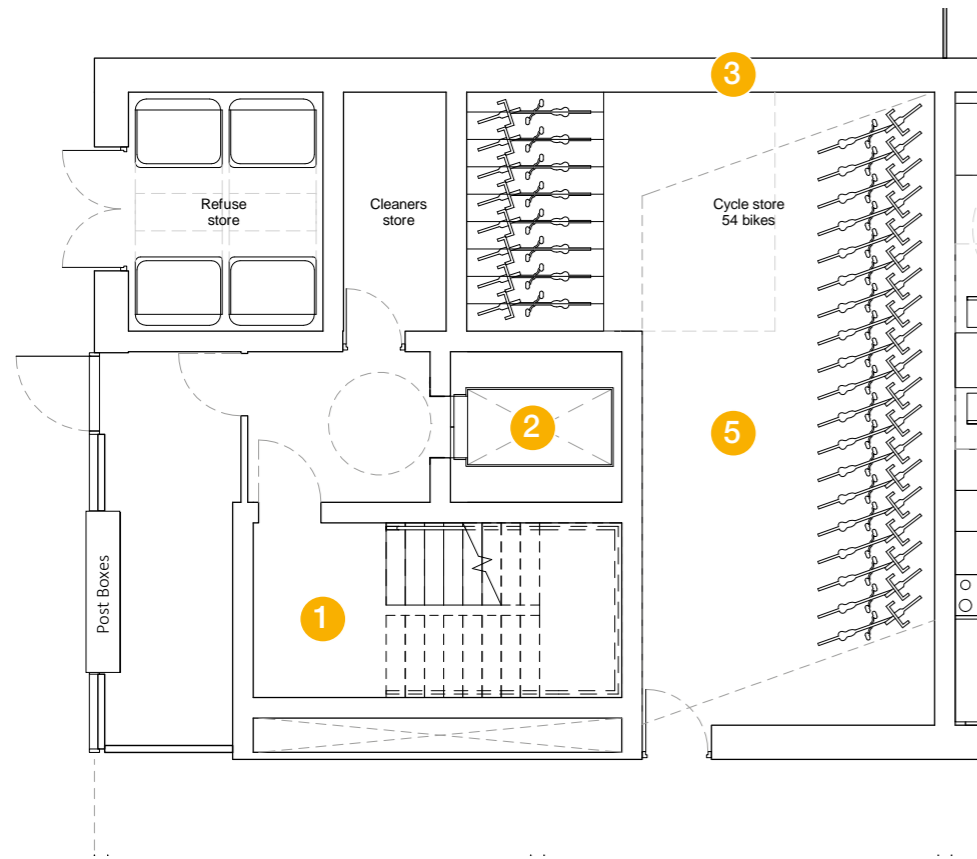
Racine to be 4 storeys to avoid overshadowing central gardens



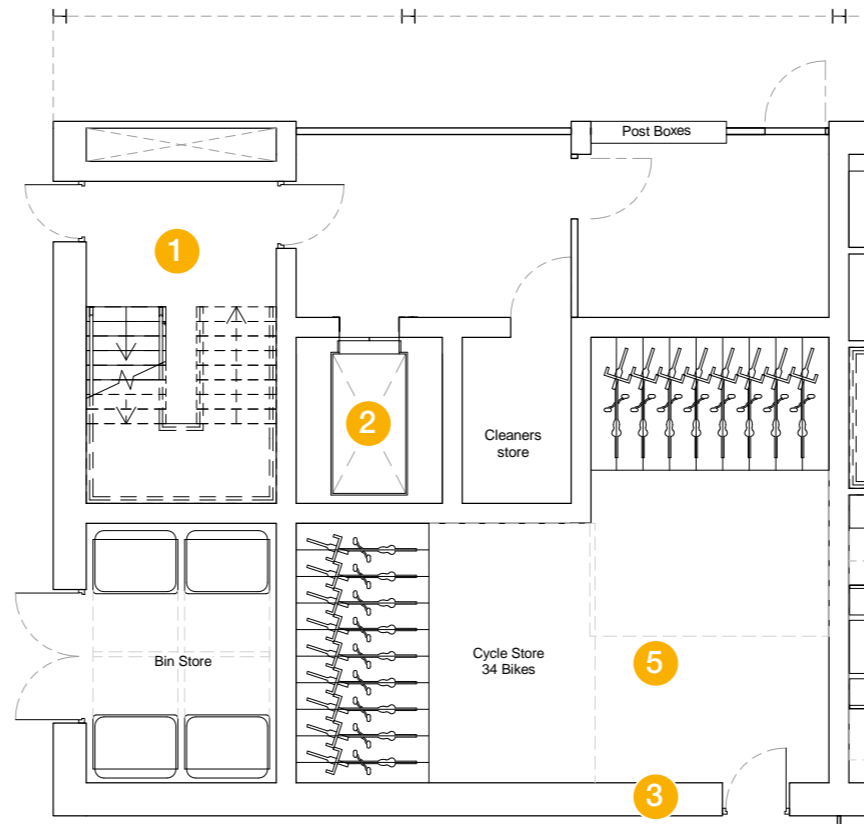
Garage to be 7 storeys as a step between the Marie Curie building and the 4 storey block to the east, and the 6 storey block to the south

# Redesign

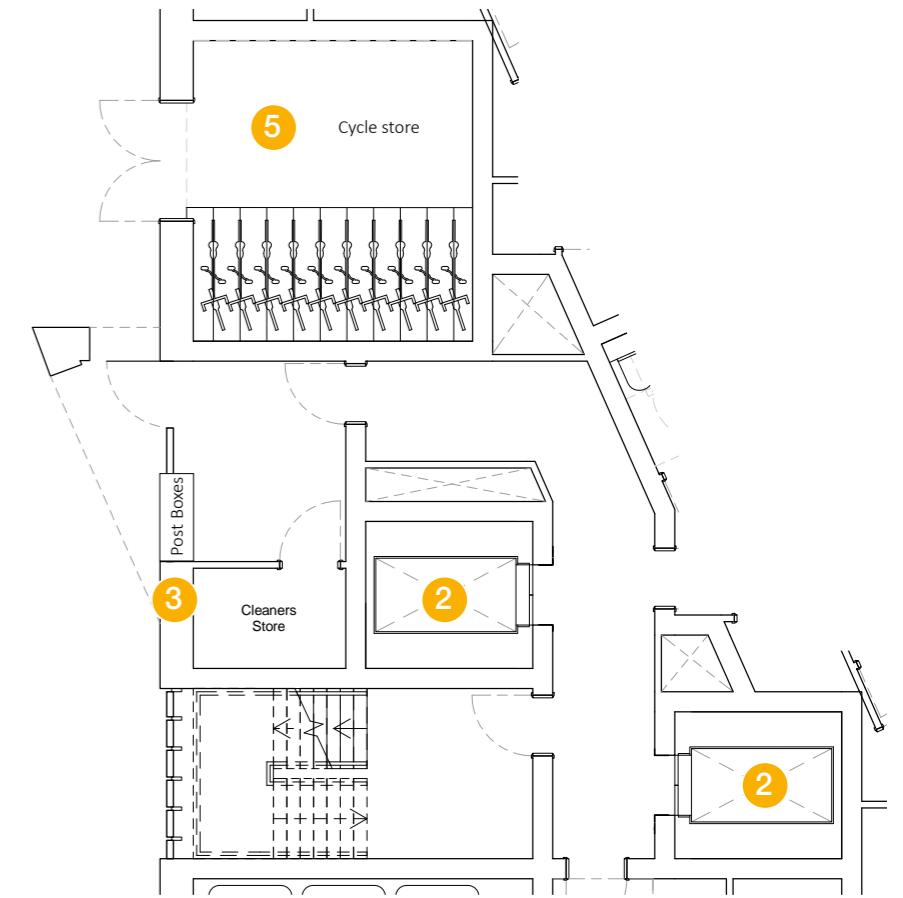
Fire Safety / Employer's Requirements' / Energy Strategy



Florian



Racine



Garage

## IMPACTS

- 1 Enclosed Stairs - BS 9991
- 2 Lift Supplier / Lift Motor Room to roof
- 3 Thicker external wall build up to allow for non combustibile insulation.
- 4 100% sprinkler provision
- 5 Cycle capacity - 1.5 spaces per 2p/1b dwellings

# Schedule of Accommodation

## Previous Scheme

Block	1B/2P	2B/3P WCH	2B/4P	2B/4P WCH	3B/5P	3B/5P WCH	4B/6P	Total units	Total units by block
Florian	9	0	26	0	0	0	0	35	81
Racine	3	0	4	0	7	0	9	23	
Garage	4	1	13	1	0	4	0	23	
<b>Total</b>	<b>16</b>	<b>1</b>	<b>43</b>	<b>1</b>	<b>7</b>	<b>4</b>	<b>9</b>	<b>81</b>	
H. Rooms	32	3	129	3	28	16	45	256	
Bed spaces	32	3	172	4	35	20	54	320	

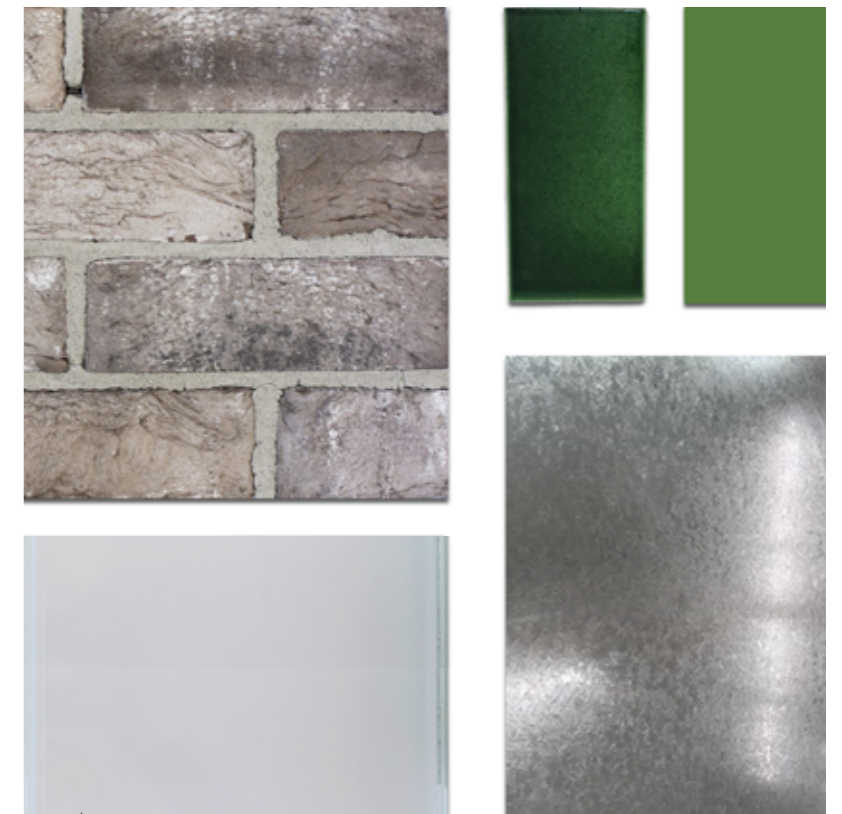
Total percentage of 3B+ (5p+) Units (min. 20% required):	<b>24.7%</b>
Total percentage of 2B+ (3p+) Units (min. 60% required):	<b>80.2%</b>
Total percentage of 1B Units (min. 20% required):	<b>19.8%</b>
<b>Total percentage accessible units habitable rooms:</b>	<b>8.6%</b>

## Current Scheme

Block	1B/2P	2B/3P	2B/4P	2B/4P WCH	3B/5P	3B/5P WCH	4B/6P	Total units	Total units by block
Florian	16	0	18	0	0	0	0	34	79
Racine	4	6	0	0	7	0	7	24	
Garage	1	0	12	2	0	6	0	21	
<b>Total</b>	<b>21</b>	<b>6</b>	<b>30</b>	<b>2</b>	<b>7</b>	<b>6</b>	<b>7</b>	<b>79</b>	
H. Rooms	42	18	90	6	28	24	35	243	
Bed spaces	42	18	120	8	35	30	42	295	

Total percentage of 3B+ (5p+) Units (min. 25% required):	<b>25.3%</b>
Total percentage of 2B+ (3p+) Units (min. 60% required):	<b>73.4%</b>
Total percentage of 1B Units (min. 15% required):	<b>26.6%</b>
<b>Total percentage accessible units habitable rooms:</b>	<b>12.3%</b>

# Appearance



# Appearance

## Amendments

In addition to the technical requirements there has also been minor amendments to the elevations:

- Stair location / enclosure
- Lift motor room
- Riser access
- Balcony locations





# Elevation Comparison

## Florian Elevations

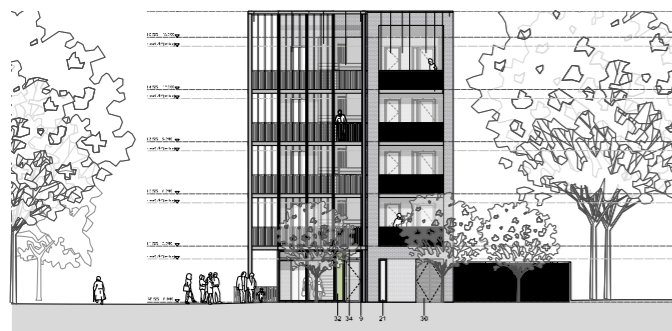
### Previous Scheme



South Elevation



North Elevation

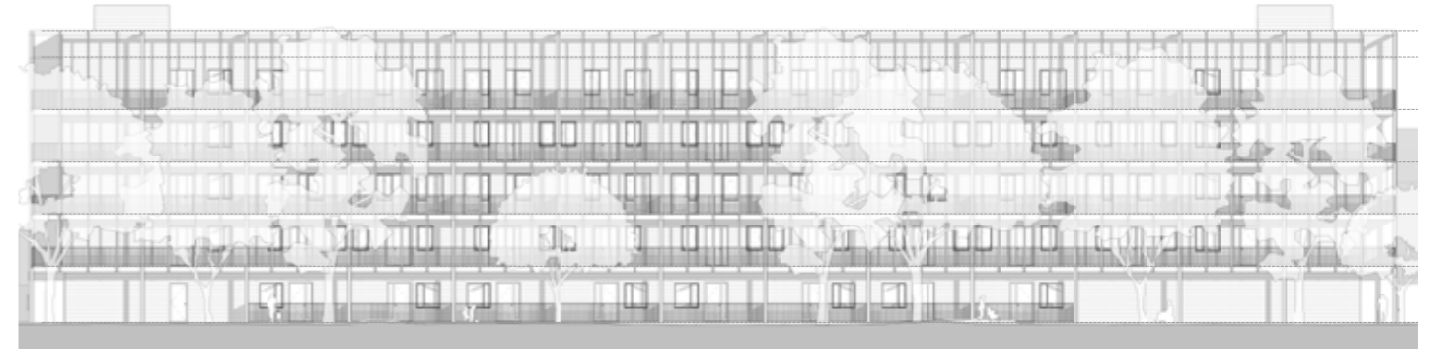


East Elevation



West Elevation

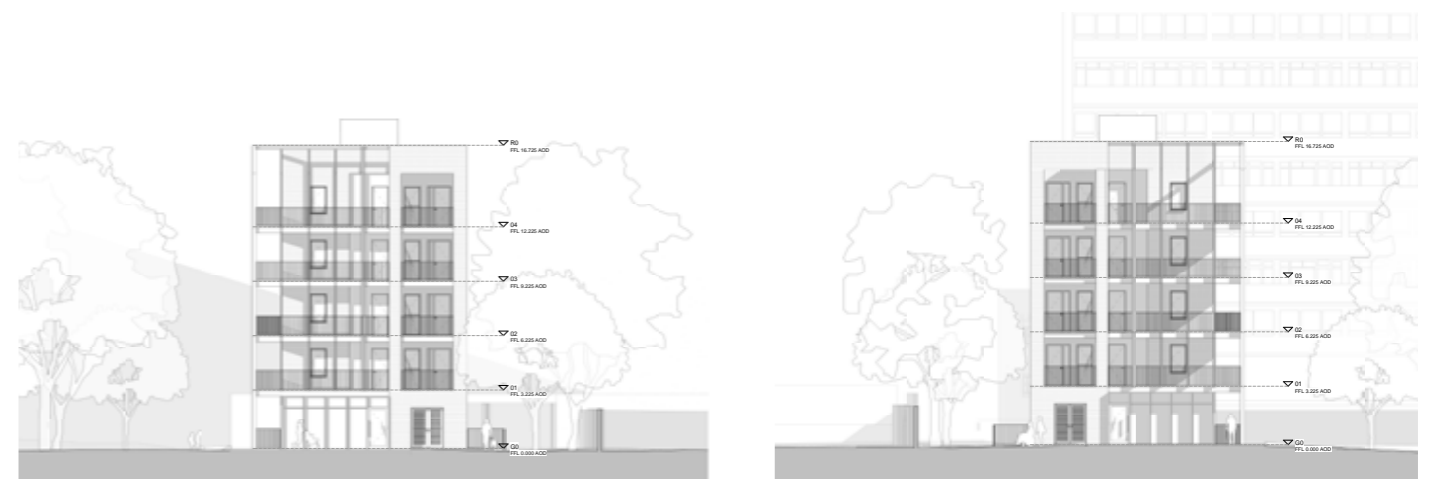
### Current Scheme



South Elevation



North Elevation



East Elevation

West Elevation

# Elevation Comparison

## Racine Elevations

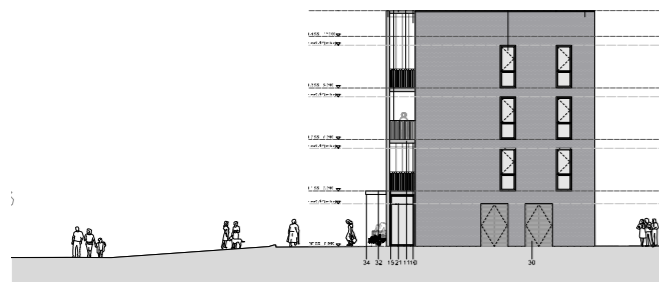
### Previous Scheme



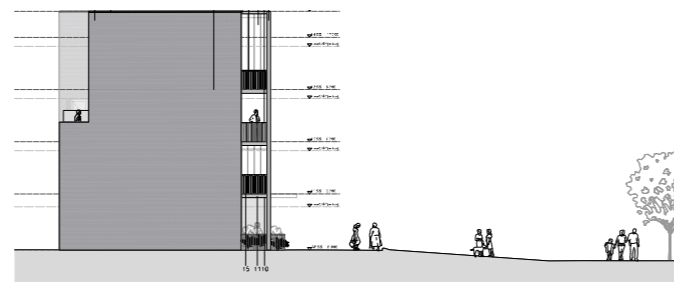
North Elevation



South Elevation

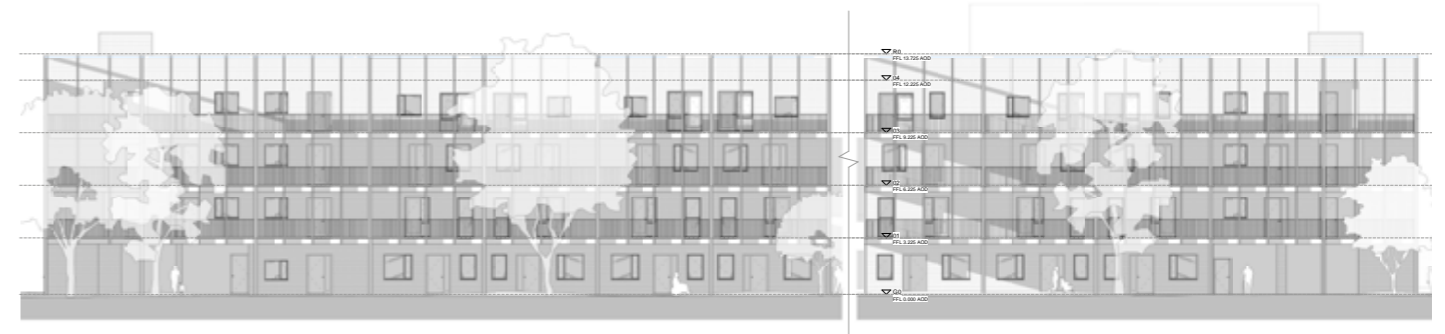


East Elevation

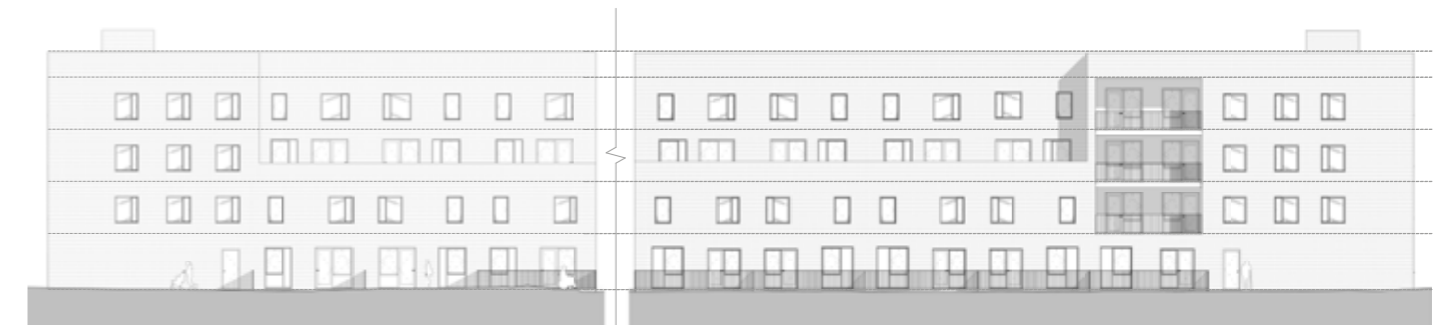


West Elevation

### Current Scheme



North Elevation



South Elevation



East Elevation



West Elevation

# Elevation Comparison

## Garage Elevations

### Previous Scheme



West Elevation



East Elevation



North Elevation



South Elevation

### Current Scheme



West Elevation



East Elevation



North Elevation



South Elevation

# Landscape Strategy

## Site Plan



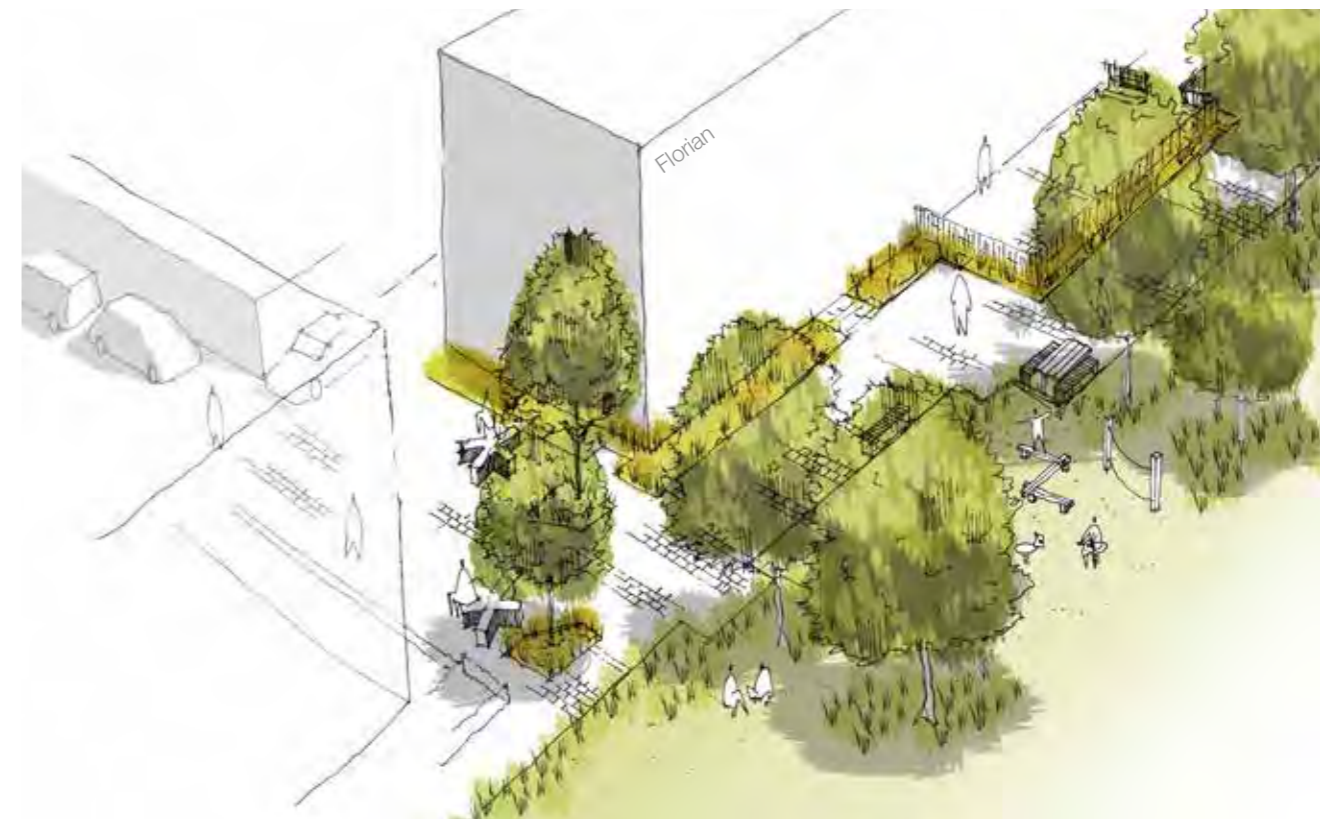
- 1 Increase permeability of pedestrians and improve accessibility through the estate and to the central gardens.
- 2 1,100sqm Florian communal amenity given back to the whole estate for shared use
- 3 Provide a number of new public spaces at key thresholds into the gardens and estate.
- 4 All ground floor units have front and rear gardens.
- 5 New trees to the northern perimeter of the site and estate road
- 6 Existing central green space retained
- 7 Additional community elements including timber play, picnic benches and fitness equipment.

# Proposed Landscape

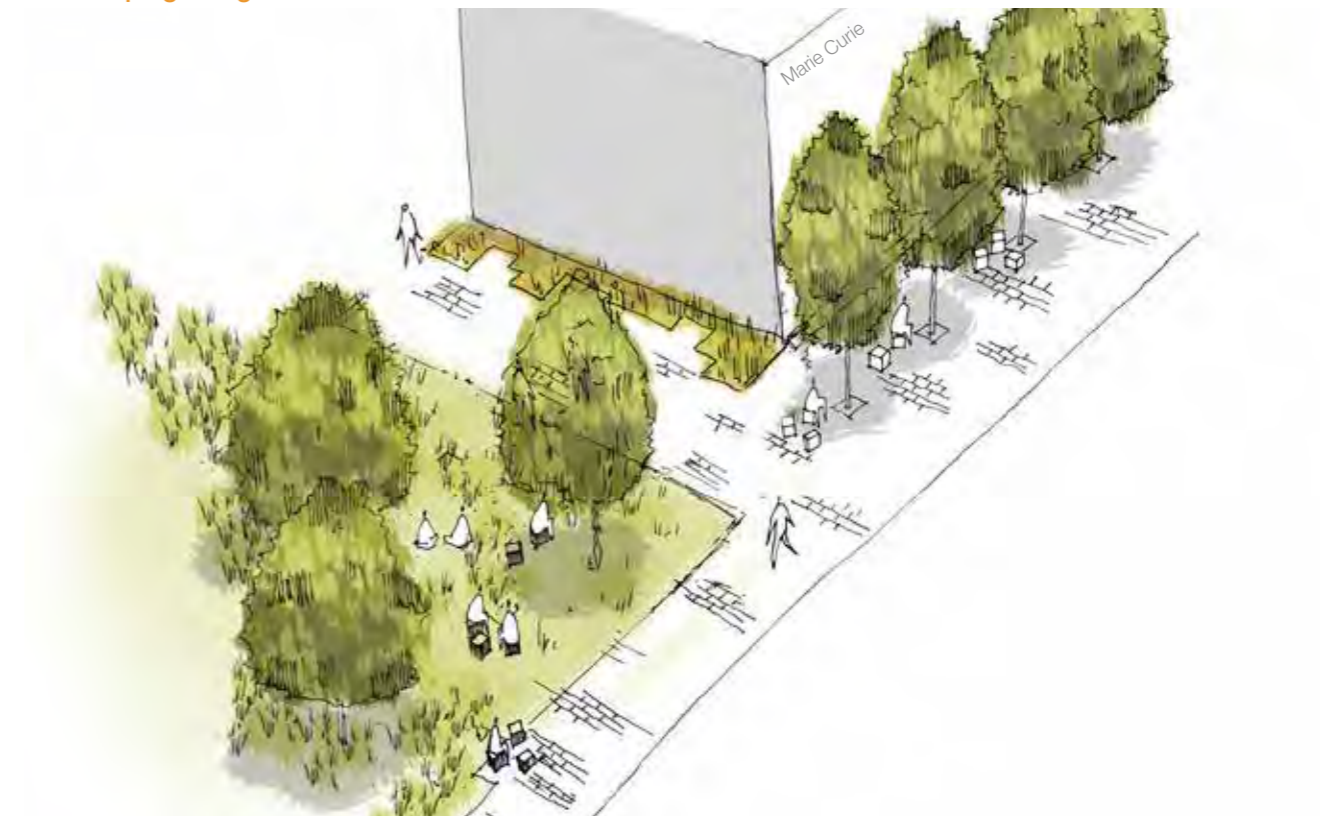
## Materials



## Landscaping along Florian

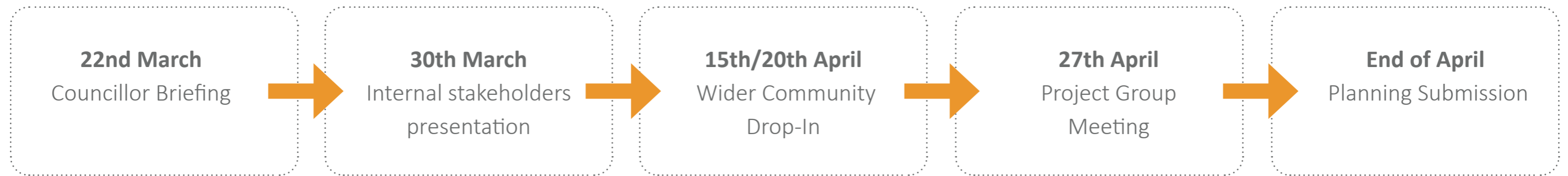


## Landscaping along Racine

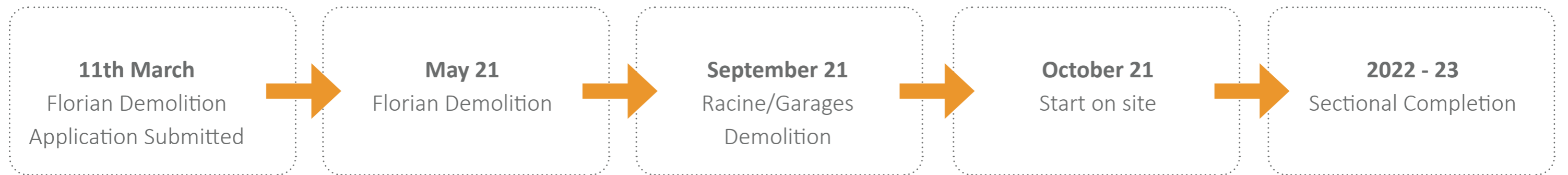


# Next Steps

## Consultation Programme



## Construction Programme



Indicative programmes subject to confirmation