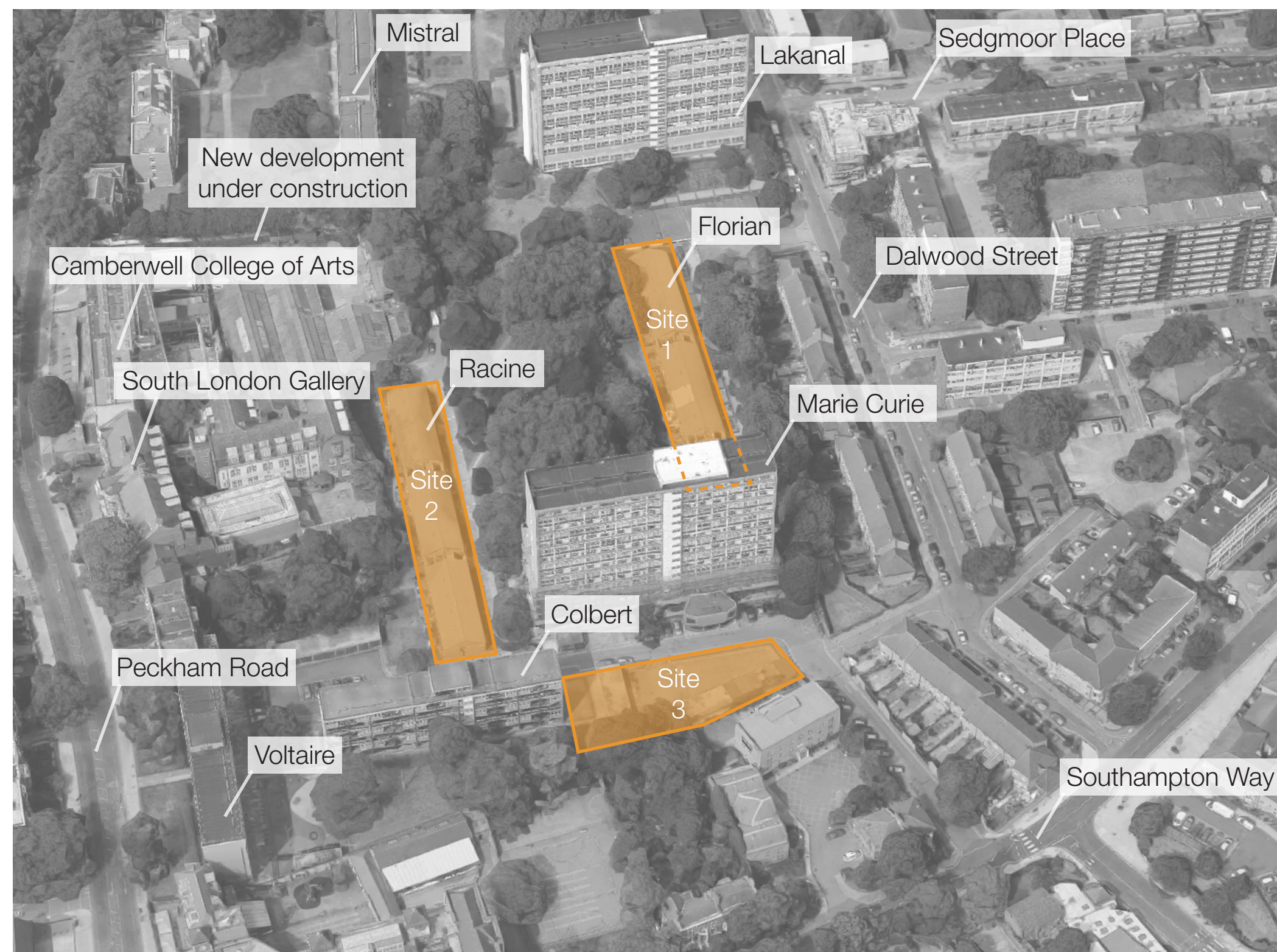


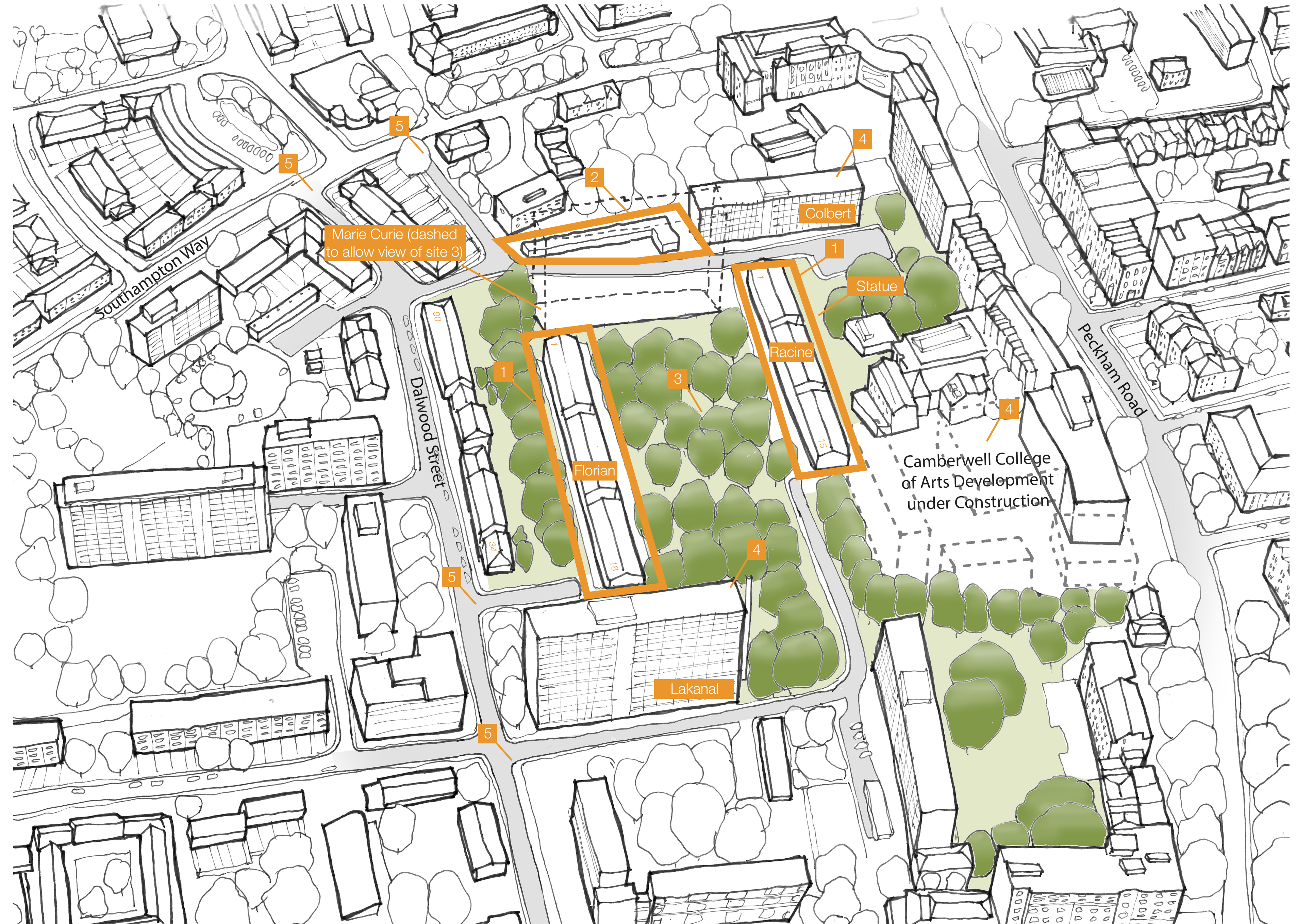
Location



Site Location in Camberwell Context



Site Location in Peckham Road Context



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

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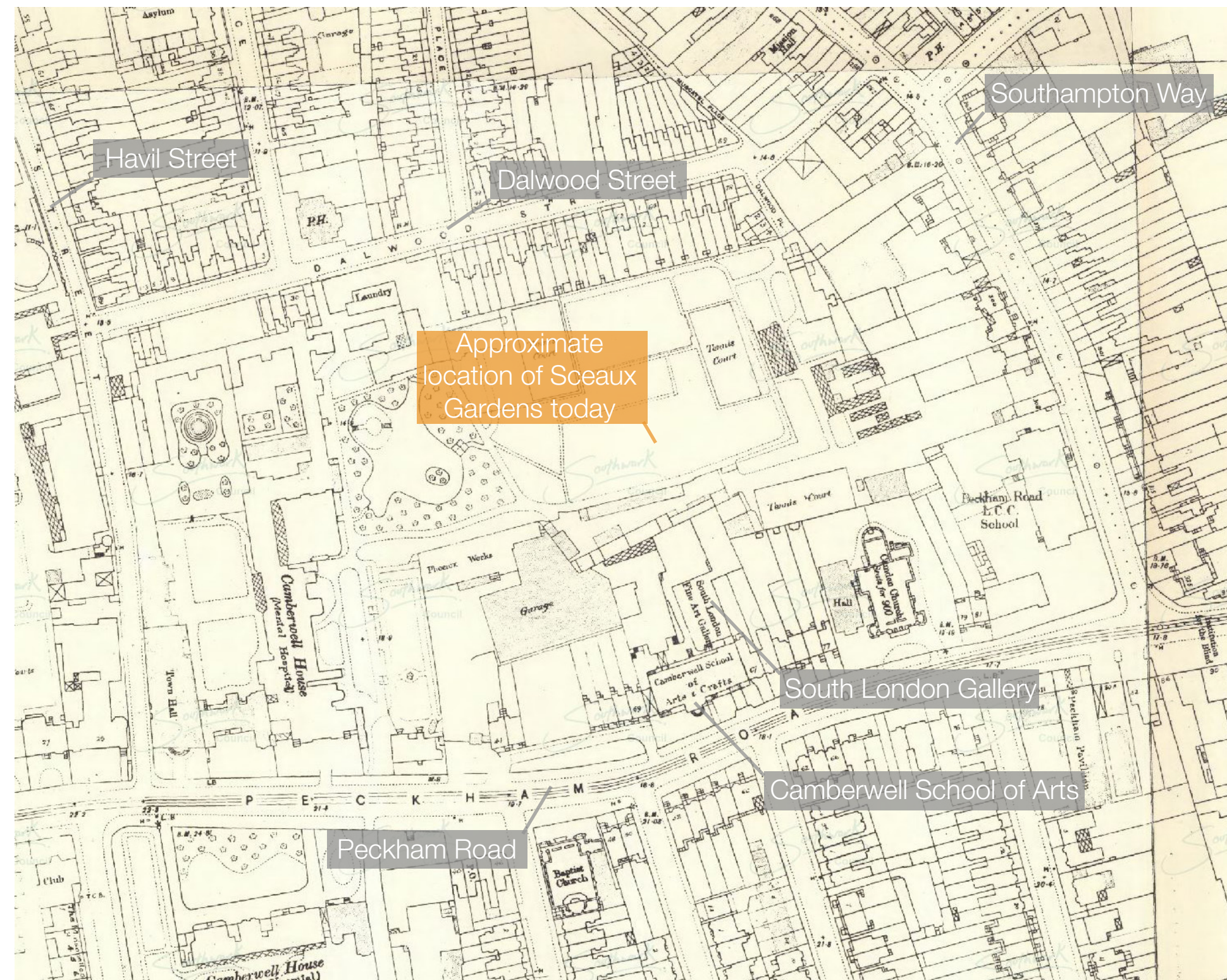
Site History

1896



Map from 1896 showing the site as open ground accessed from Peckham Road

1936-54



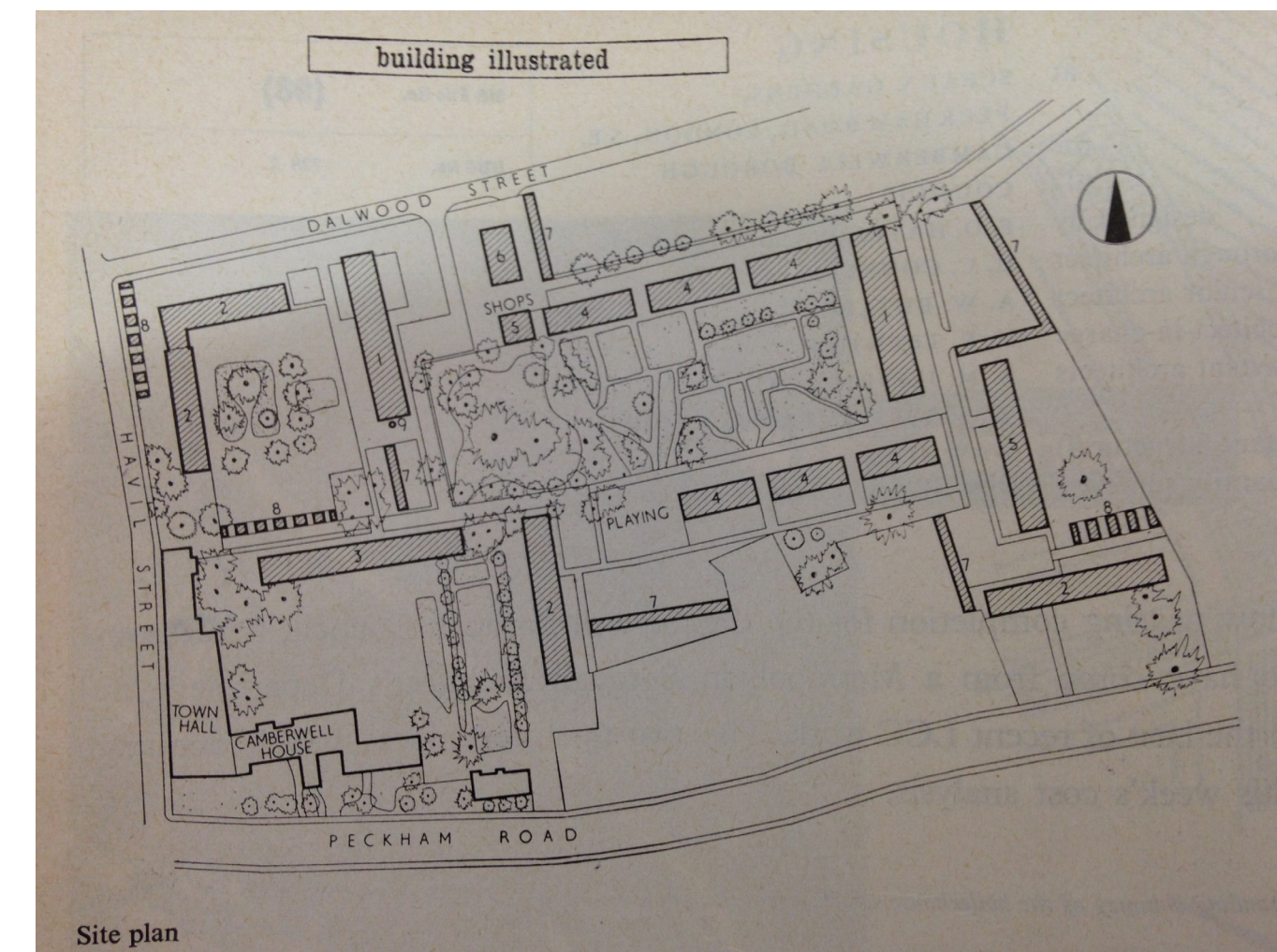
Map from between 1936-54 showing the site as formal landscaping and sports facilities attached to the Camberwell House Mental Hospital.

c.1930



Photos of Camberwell House Mental Hospital and grounds.

1960



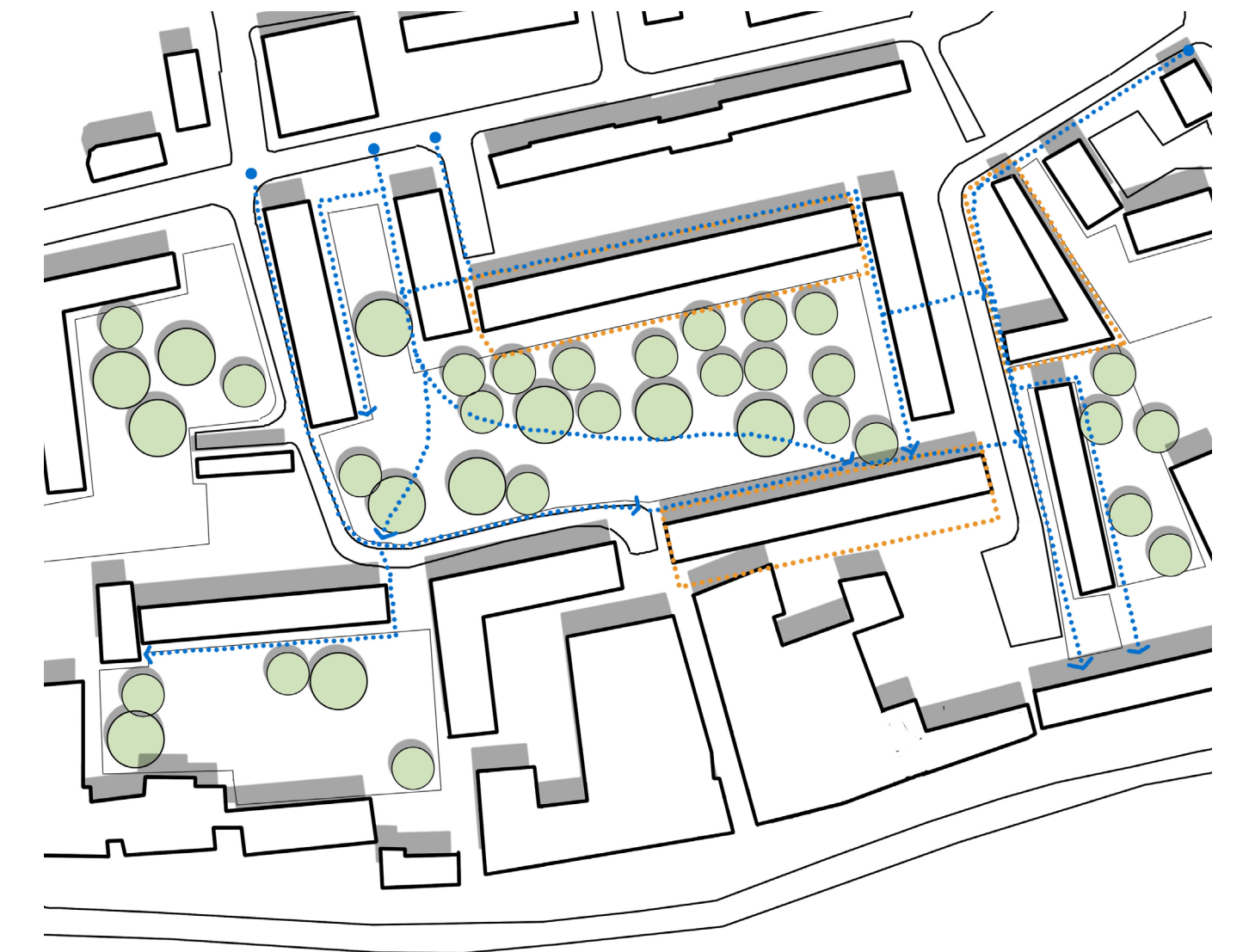
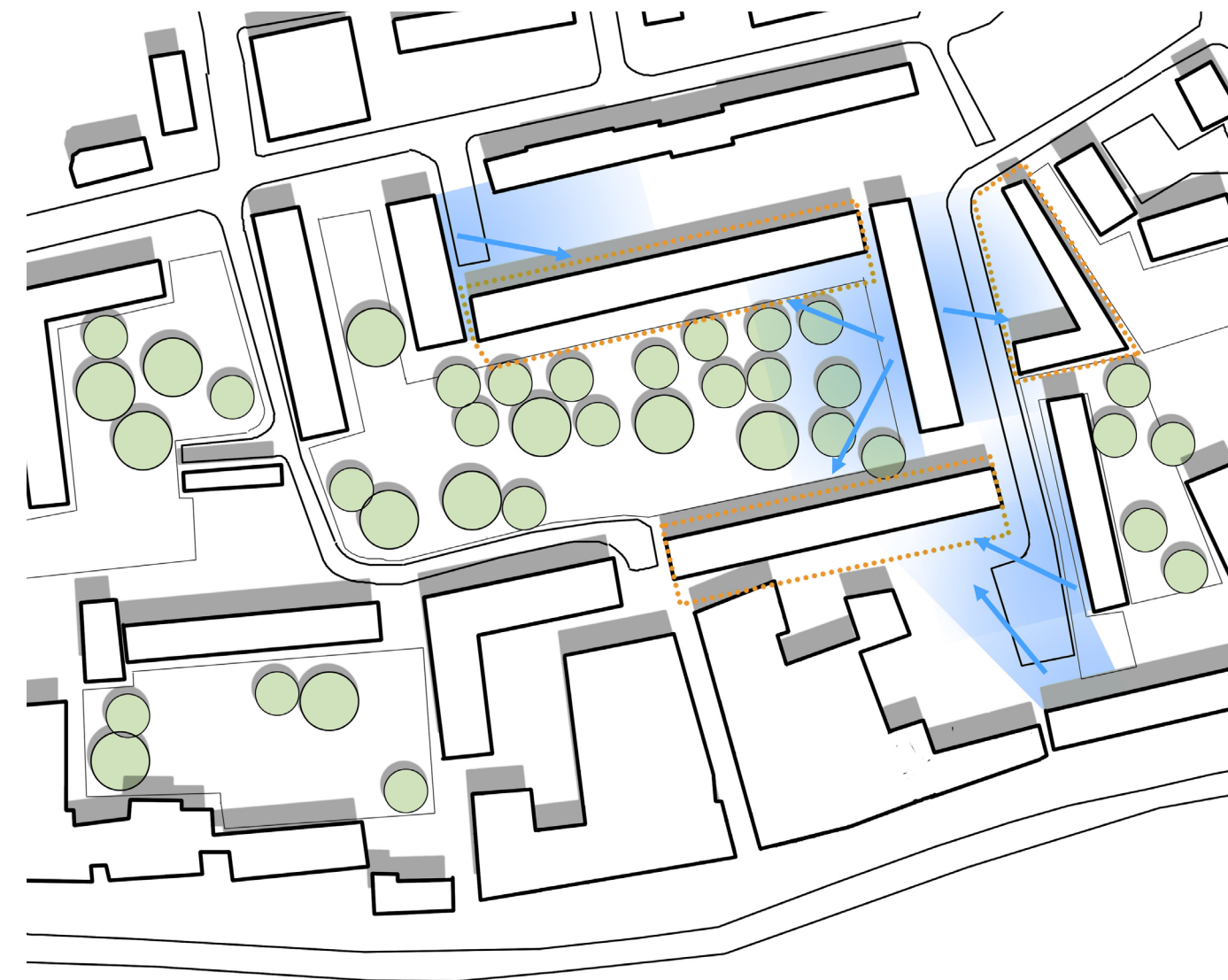
Site plan and early photos of Sceaux Gardens Estate. Much of the landscaping and paths that exist in Sceaux Gardens pre-date the estate, and are a key feature of the Sceaux Gardens Conservation Area.

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Existing Site



01. Daylight & Sunlight

The proposals should consider daylight and sunlight - ensuring that new homes have good quality living spaces with generous natural daylight. Neighbouring buildings should not be overshadowed by the new buildings.

02. Overlooking

The sites should be developed with consideration of how the new buildings and amenity spaces might be overlooked by adjacent existing buildings. Proposals should ensure that existing accommodation is not overlooked by the new homes.

03. Views

Existing open space should be protected and views of these spaces should be embraced.

04. Integration

New development should be integrated with the existing buildings and landscape. Pedestrian access should be considered and improved where necessary to provide safe and pleasant routes to new and existing buildings.



05. Potential Site 1

Proposed site 1 is currently occupied by Florian - a terrace of single storey bungalows. These units front a footpath that passes between Florian and a wall separating it from the back gardens of an adjacent block. To the rear of the bungalows is a communal back garden adjacent to, but fenced off from, the central communal gardens. Pedestrian paths run along the east and west flank walls of the block. To the east of the block is the 15 storey Marie Curie residential building. To the west of the block is the single storey block of shops, most of which are currently vacant.



06. Potential Site 2

Proposed site 2 is currently occupied by Racine - a terrace of single storey bungalows. These units front a footpath that runs alongside the central landscaped square of the estate. Directly to the rear of the properties is a communal garden. Beyond this garden is the South London Gallery. A path runs between the communal gardens and bungalows to provide access from the gallery to the central landscaped square. To the west of the block is Camberwell College of Arts. A new development is currently under construction, including a new 10 storey student accommodation block.



07. Potential Site 3

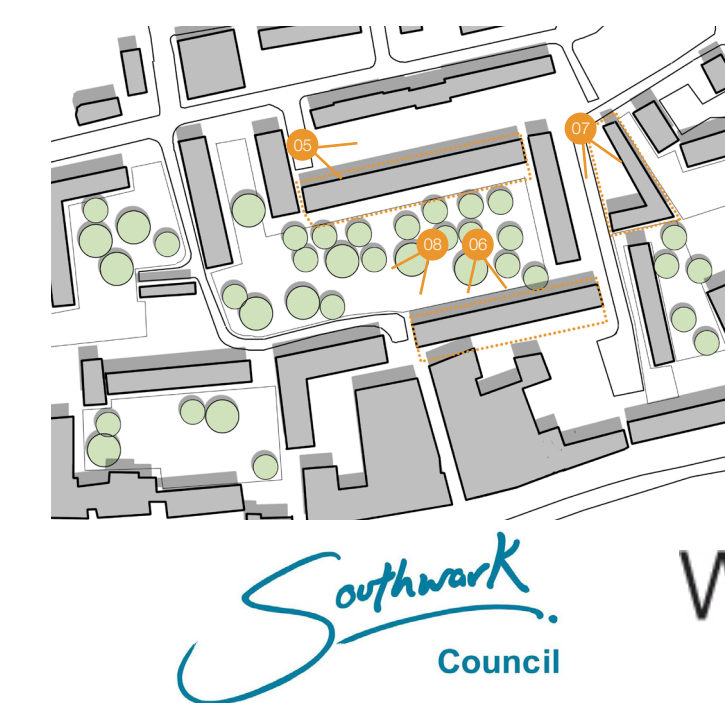
Proposed site 3 is currently occupied by garages and adjacent forecourt. To the south of the site is Colbert - a 6 storey residential block. An access road runs along the west of the site, separating site 3 from a 15 storey residential block Marie Curie. The road leads off Southampton Way, and continues on past Colbert, and on to Racine, another 6 storey residential block. To the north-east is a 3 storey residential block. To the east is a school and accompanying play space.



08. Existing Projects+Timings

Sceaux Gardens is already going through some changes - refurbishment of Lakanal including 'The Shop of Possibilities' - a new a social space for play; a new 5 storey block of flats between Lakanal and Florian; and the TRA have recently received c.£200,000 of funding, which they are currently balloting for ideas for new improvements. Camberwell College of Arts are currently developing the site next to Racine.

For this project, Weston Williamson + Partners will be developing a design proposal with Southwark over the coming months, with a planning application anticipated in Spring 2017. Consultation meetings with Project Groups will be held every 4-6 weeks during the design stage, where residents will have the opportunity to comment on the developing designs.



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