

# Cressingham Gardens

Outline redevelopment  
options study  
(envelope / massing)

May 2014

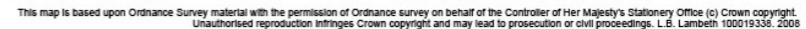
Karthaus Design Ltd  
Architect | RIBA Client Advisor  
[www.karthaus.co.uk](http://www.karthaus.co.uk) | [Roland@Karthaus.co.uk](mailto:Roland@Karthaus.co.uk)

with Ian Sayer & Co.  
[www.iansayer.co.uk](http://www.iansayer.co.uk)



Cressingham Gardens  
sketch by  
Karthaus Design | [www.karthaus.co.uk](http://www.karthaus.co.uk)

- Southwest corner of Brockwell Park, Tulse Hill
- Built late '60's - early 70's led by Ted Hollamby
- Low-rise 1-4 storeys over semi-basement carparking
- 290 units
- Mixed Lambeth Living / leasehold / freehold (majority LL)



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Lambeth 100019338. 2008

**Lambeth**

Envelope massing options for Cressingham Gardens | Karthaus Design, May 2014  
all options subject to surveys, design and planning

## Cressingham Gardens

- Internal walkways
- Aspect on park



## Cressingham Gardens

Key issues:

- Accessibility (stepped topography)
- Isolated structural problems
- Water ingress through the roofs
- A few voids (northern end)



# Cressingham Gardens

## Key constraints

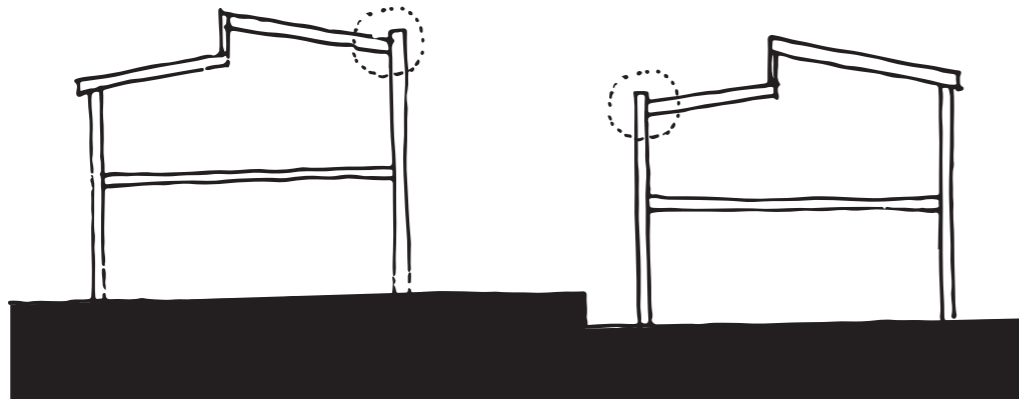
- PTAL rating low to medium
- Park conservation area extends into estate (aspect to and from park)
- Surrounding context low-rise
- Water main
- Access and suspected easements through the site



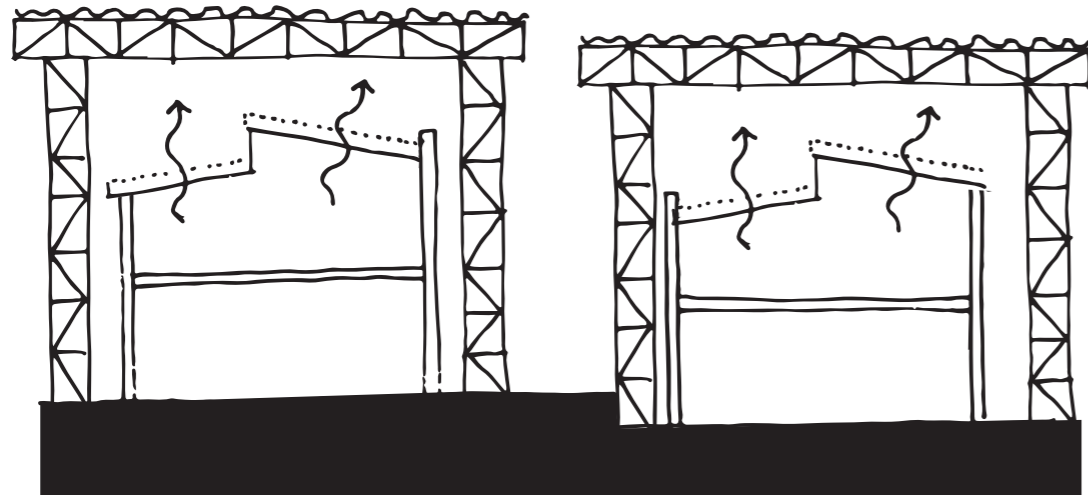


Cressingham Gardens

Option 1: refurbishment only



Existing buildings in poor condition, including water ingress through the roof



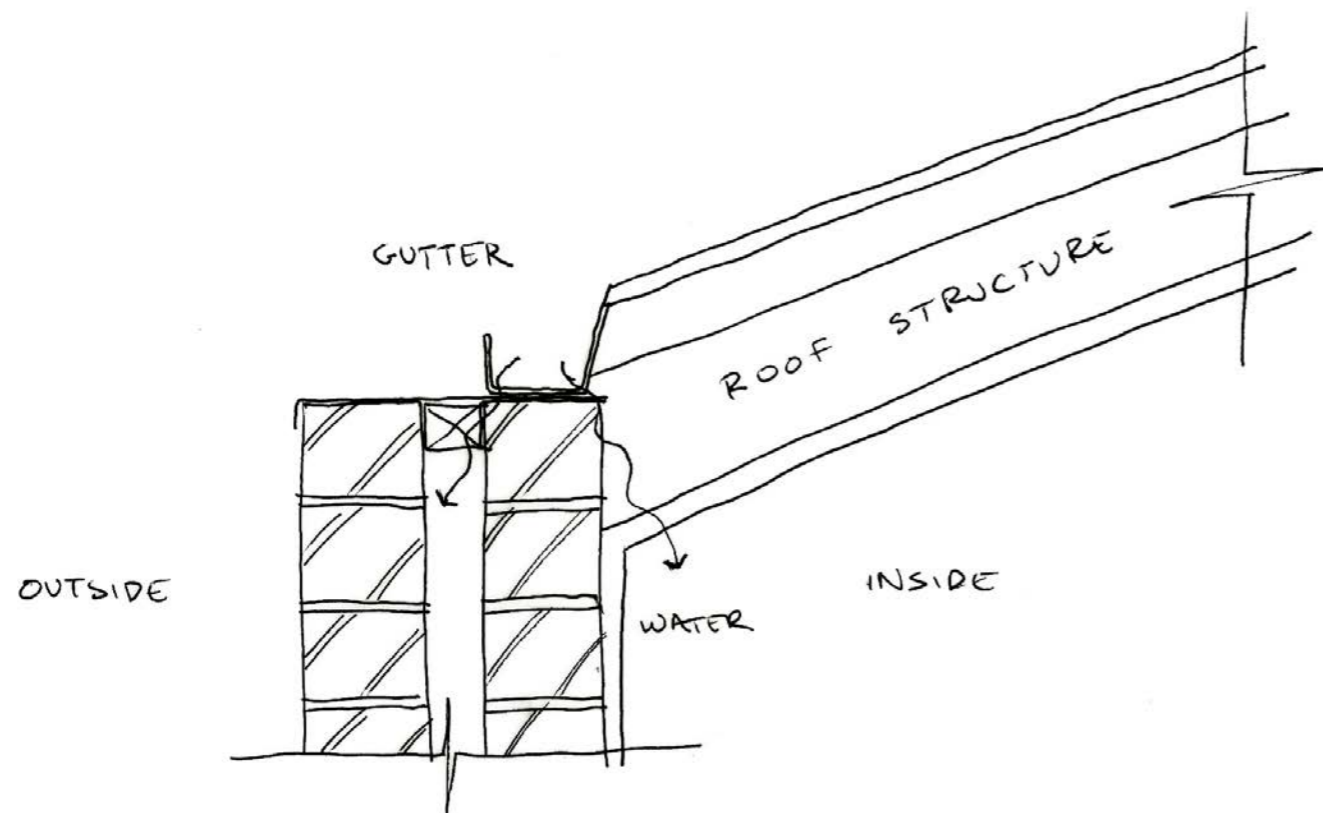
Temporary roof structure; existing roof covering and internal wet plaster removed; ceilings and roof boarding may be retained / repaired and protected with polythene during drying-out period.

Estimated drying out time: 3 months

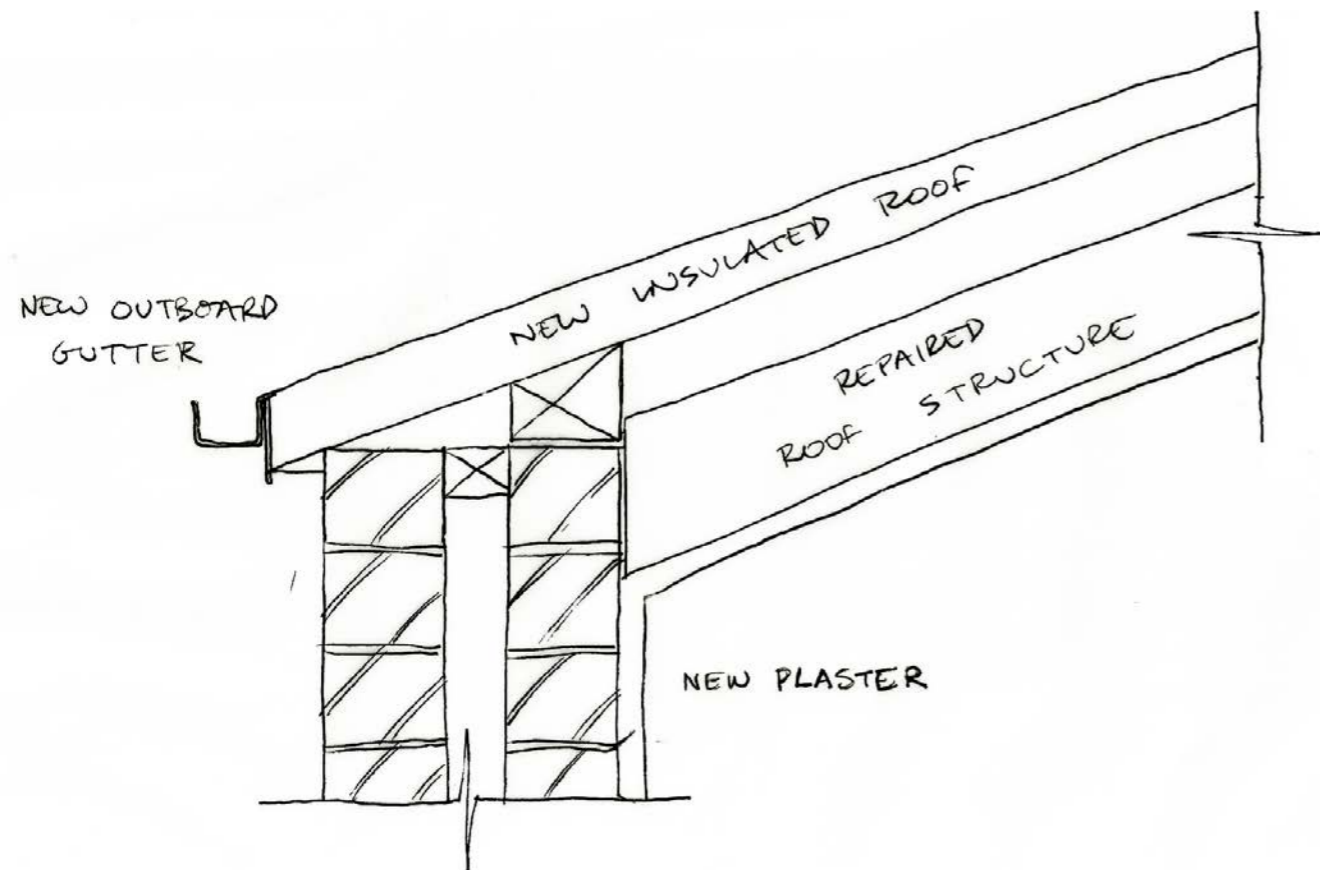


New roof structure may be overlayed on existing structure if sound. New eaves and gutter details. Windows may be replaced.

Total estimated refurbishment period for each property: 6-9 months



Surveys by engineers (Tall) identified existing roof and walls suffering water penetration over prolonged period.



Indicative solution:

If the existing roof structure is sound it can be re-used and a new, modern roof placed on top, with a new gutter detail away from the face of the building.

Adjoining a Conservation Area, this will require careful design and detailing

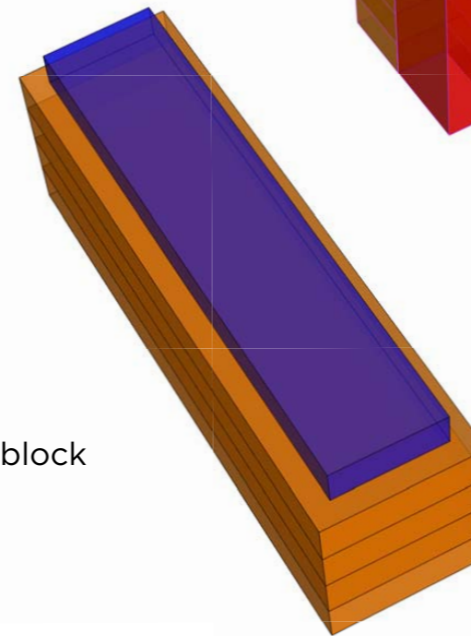
## Cressingham Gardens

### Redevelopment options:

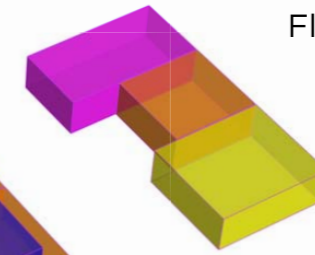
A series of massing 'envelopes' as starting points for options

The purpose of these massing studies is to establish clear parameters for the resident workshops to explore options. Research, modelling the existing site and communication with planners and other officers have established a maximum realistic volume in the case of a full redevelopment. A series of steps have been taken between refurbishment only and full redevelopment, for the purposes of carrying out value assessments. These following options are therefore starting points to show potential volumes and possible outline configurations, but they are not scheme proposals, which can be developed through the workshops. The images, right show how massing envelopes could be designed in different ways.

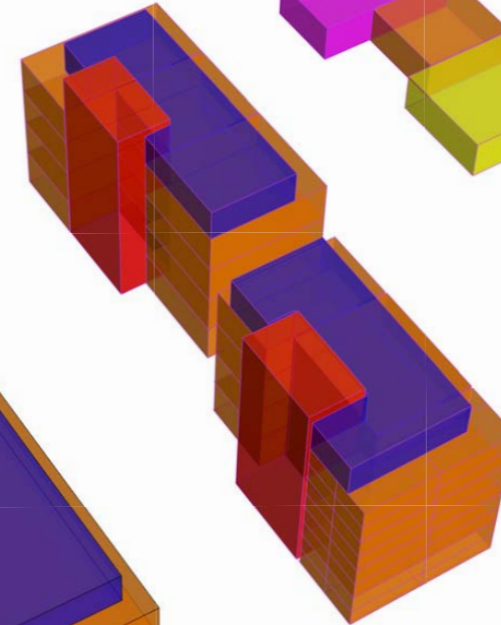
Typical finger block  
'envelope'



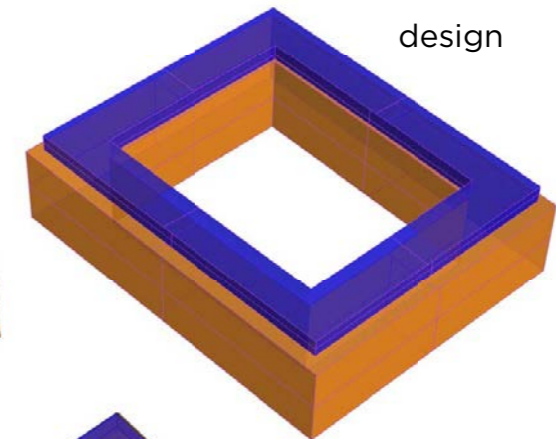
Flats on a typical floor



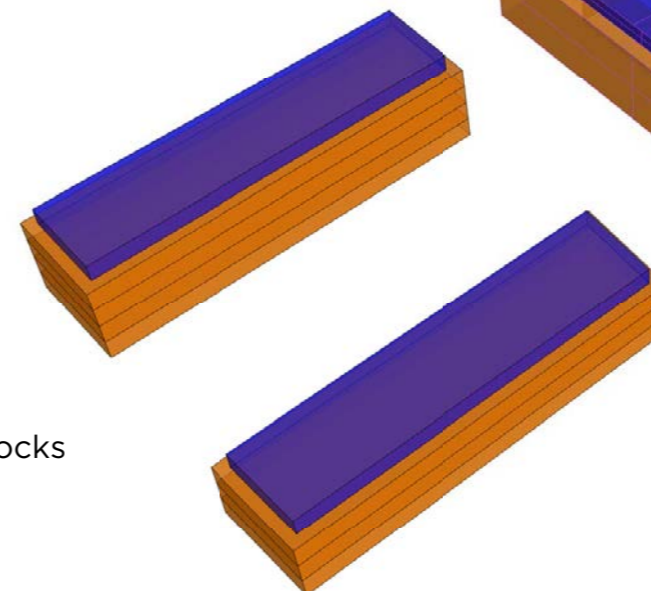
The same volume as a  
possible housing design



The same volume as  
a courtyard housing  
design

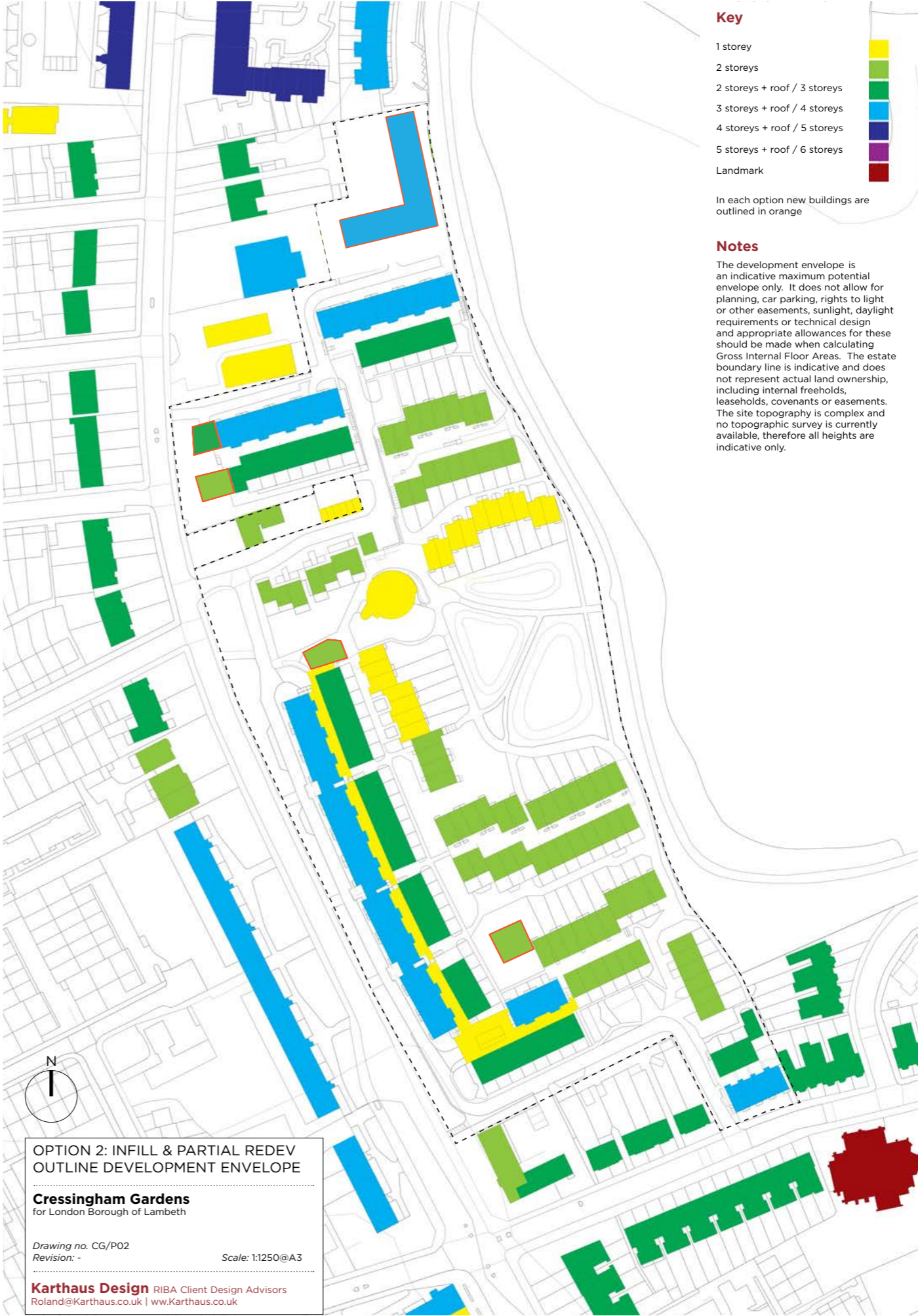


Typical larger blocks  
'envelope'



# Cressingham Gardens

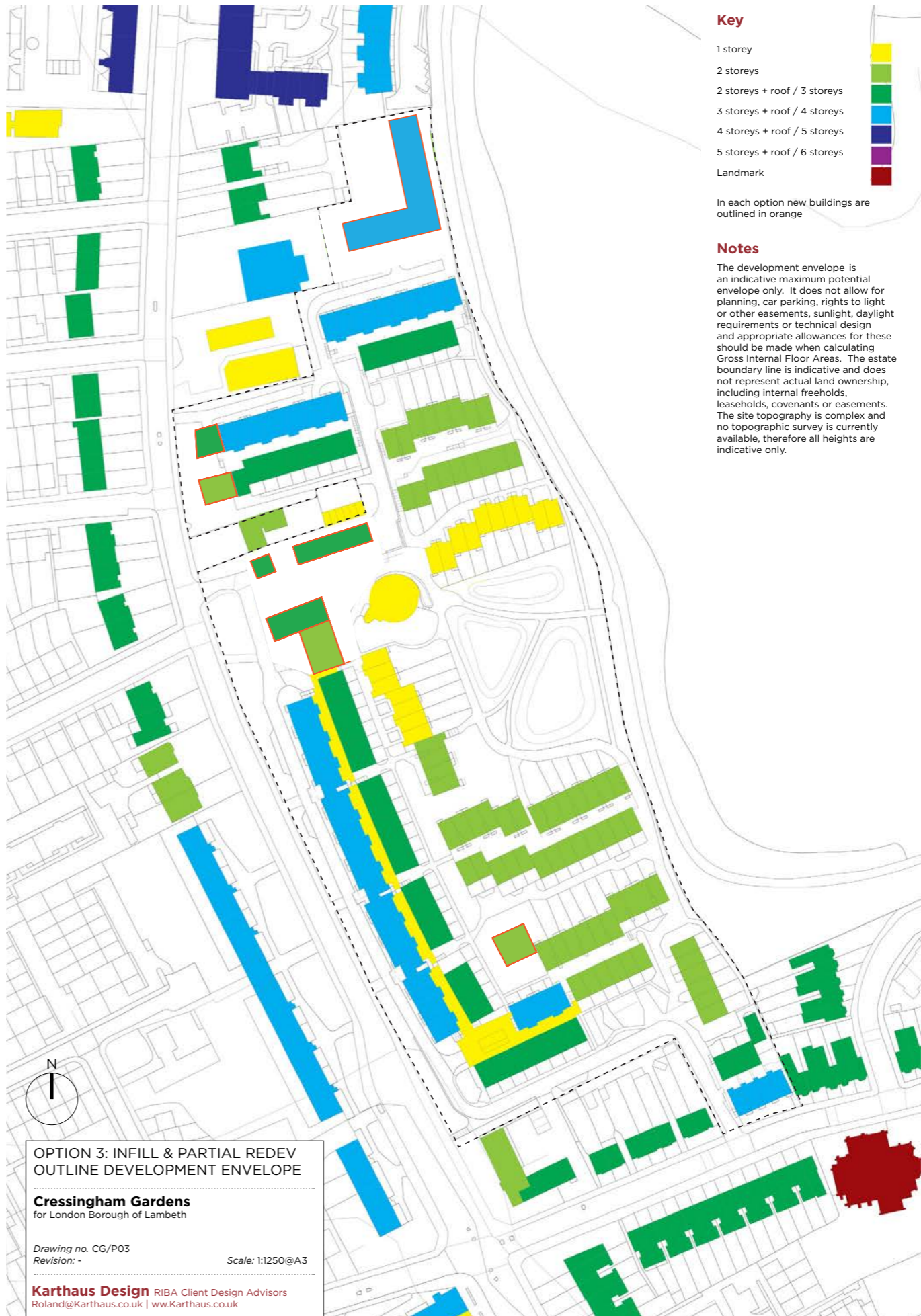
Option 2: infill and minimal redevelopment





# Cressingham Gardens

## Option 3: infill and partial redevelopment





# Cressingham Gardens

## Option 4: infill and partial redevelopment

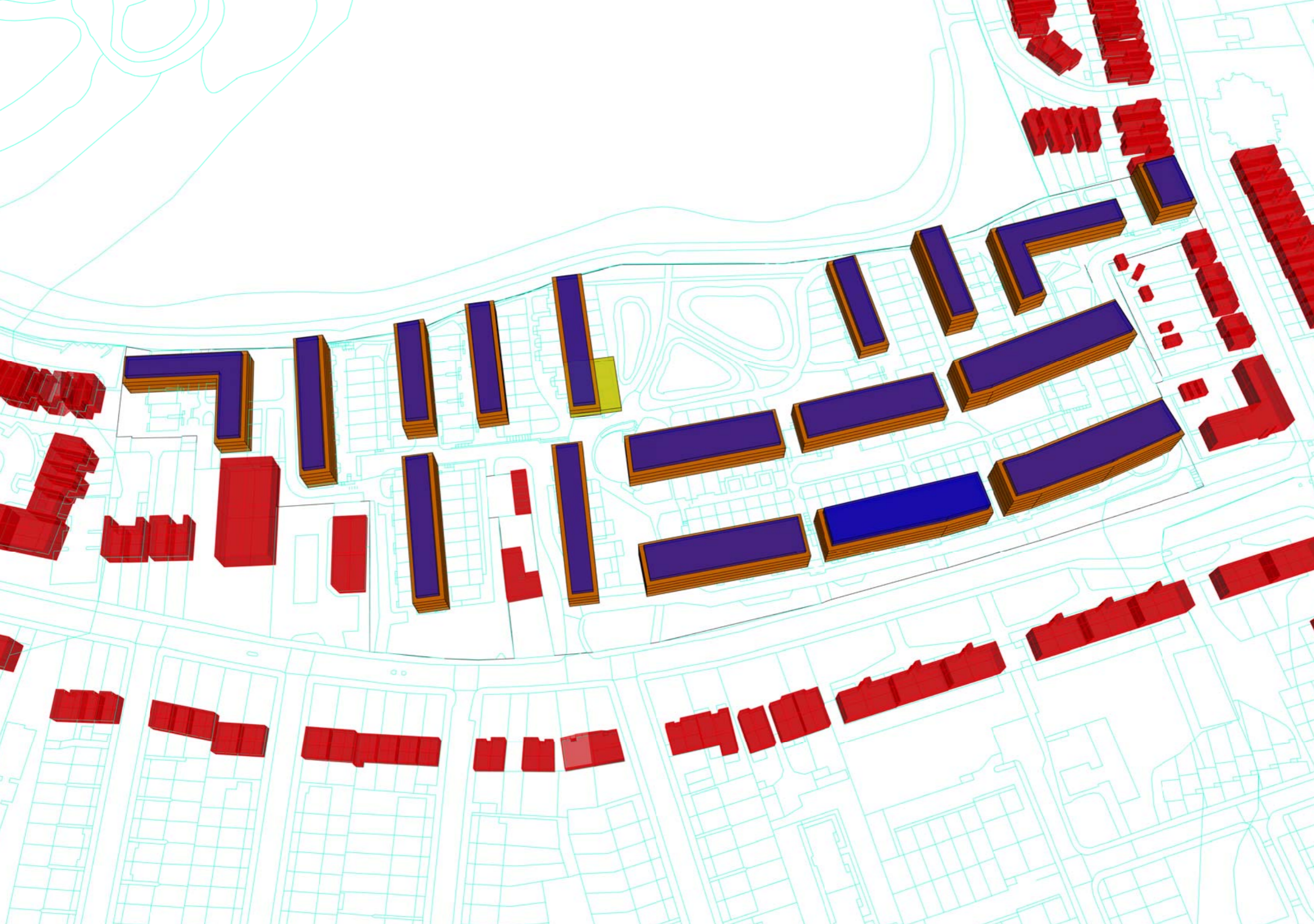




# Cressingham Gardens

## Option 5: full redevelopment



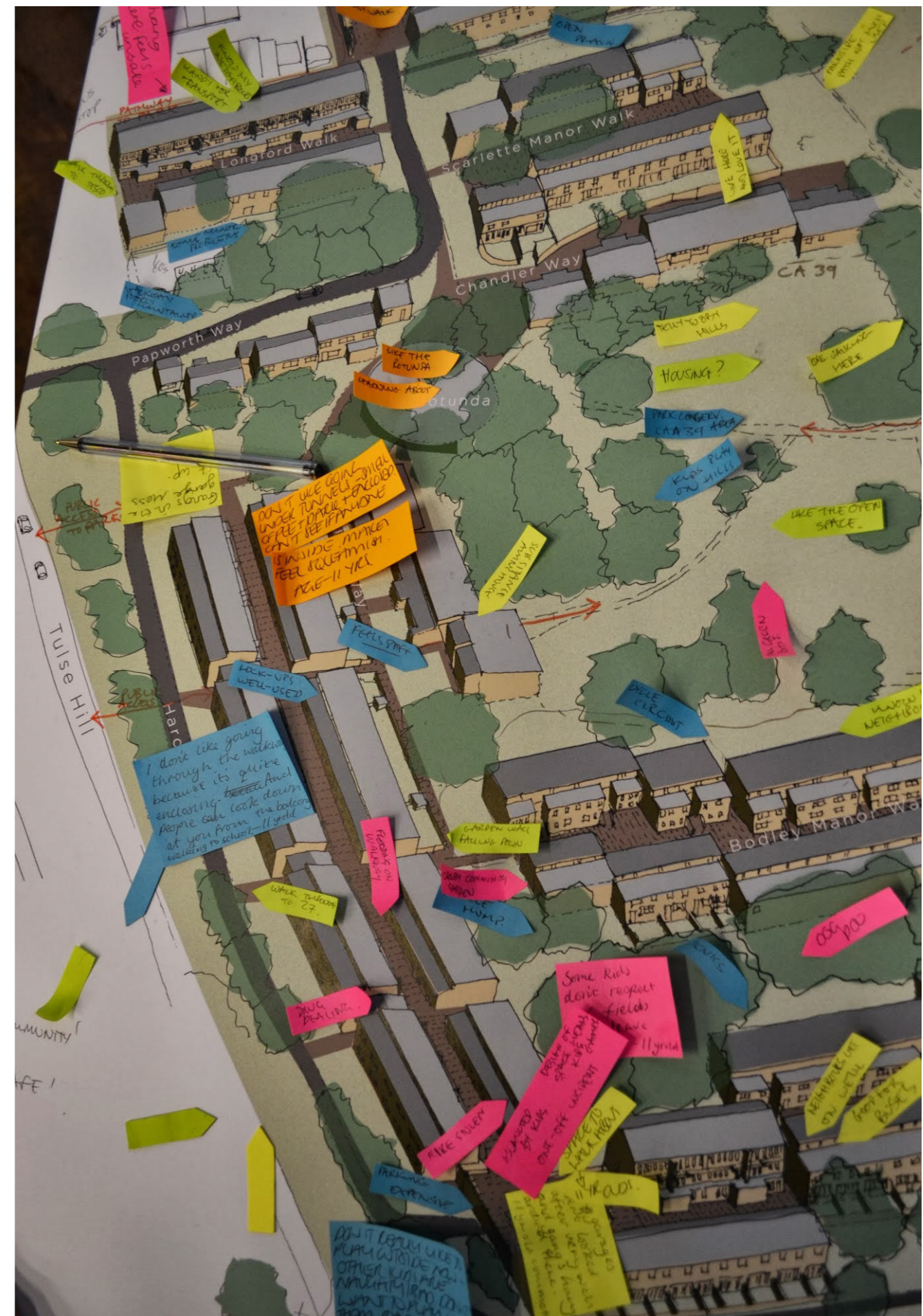


## Resident engagement

- Existing estate is well-liked by many
- But, many homes in poor condition and many want better conditions
- Balance between cost of repairs and potential for additional housing (options)

## Introductory workshop in 2013

- Followed extensive process by Social Life
- Explain the process (establishing good information)
- Understand the existing



## Resident engagement

### Forthcoming workshops (June)

- Use the outline options as a starting point
- Enable discussions about the costs of repairs and the potential of the site
- Ensure that existing qualities are not lost in any new scheme
- Explore how ongoing engagement can be secured eg. through a 'social design code'

