

CONCLUSION AND NEXT STEPS

PART **H**

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The proposed Urban Design Framework set out in this document is both an aspirational roadmap for positive change in Sutton Town Centre and a functional set of principles and guidelines to guide development and change up to 2025. The document has set out a robust analysis base upon which an exciting and challenging Vision and Framework Plan have been developed. The framework is then supported by more specific guidelines for the potential development sites which will be proposed in the forthcoming Sutton Town Centre Plan - Preferred Options Document. During the course of the study further opportunities were identified in addition to these sites which, if realised, could create a stronger and more successful urban form for Town Centre to support the overall objectives of raising the design quality of the Town Centre to ensure that it is competitive in the future and that it provides for the needs of all residents, visitors and workers in the centre and surrounding areas.

The vision for Sutton Town Centre in 2025 states that...

"Sutton Town Centre is now a thriving centre for the community, known for its leadership in environmental issues which is seen in its landmark eco buildings, excellent public transport accessibility, safe walking and cycling routes and its leafy green character."

The vision is supported by a number of objectives to guide change over time. These objectives include:

- › Objective 1 - Diversify, Improve and Consolidate the Town Centre Offer
- › Objective 2 - Create Sustainable Communities
- › Objective 3 - Create a Town Centre of Vibrant Quarters
- › Objective 4 - Provide an Exemplary Public Realm
- › Objective 5 - High Quality Architecture That Celebrates Local Identity, Climate, Ecology and Materials
- › Objective 6 - A Connected Sutton

These objectives will ensure that the future development of the Town Centre is guided by a consideration of the key challenges and opportunities facing the area.

To help guide this development and change and to ensure that it is achieved in a holistic planned manner, the concept of formulating 'Quarters' within the Town centre has been developed. These quarters denote a predominant character for a defined area utilising criteria such as land use, scale and massing and public realm provision. The quarters are intended to guide policy and development control decisions for an area to ensure that a diverse Town Centre is developed that is interesting, functional and a pleasure to use for all users.

The four quarters which have been developed include:

- › The Station Gateway - Station Quarter;
- › St Nicholas - Cultural Quarter;
- › The Exchange – Retail Quarter; and
- › Sutton Green Village – The Urban Village Quarter.

The purpose of characterising different areas is to reinforce the identity and 'sense of place' of these various parts of the town centre so that they are more memorable for those living, working and visiting and together reinforce the vitality and viability of the centre. A vision has been established for each quarter together with a broad outline of the potential development capacity within each quarter, development opportunities, design principles and guidance.

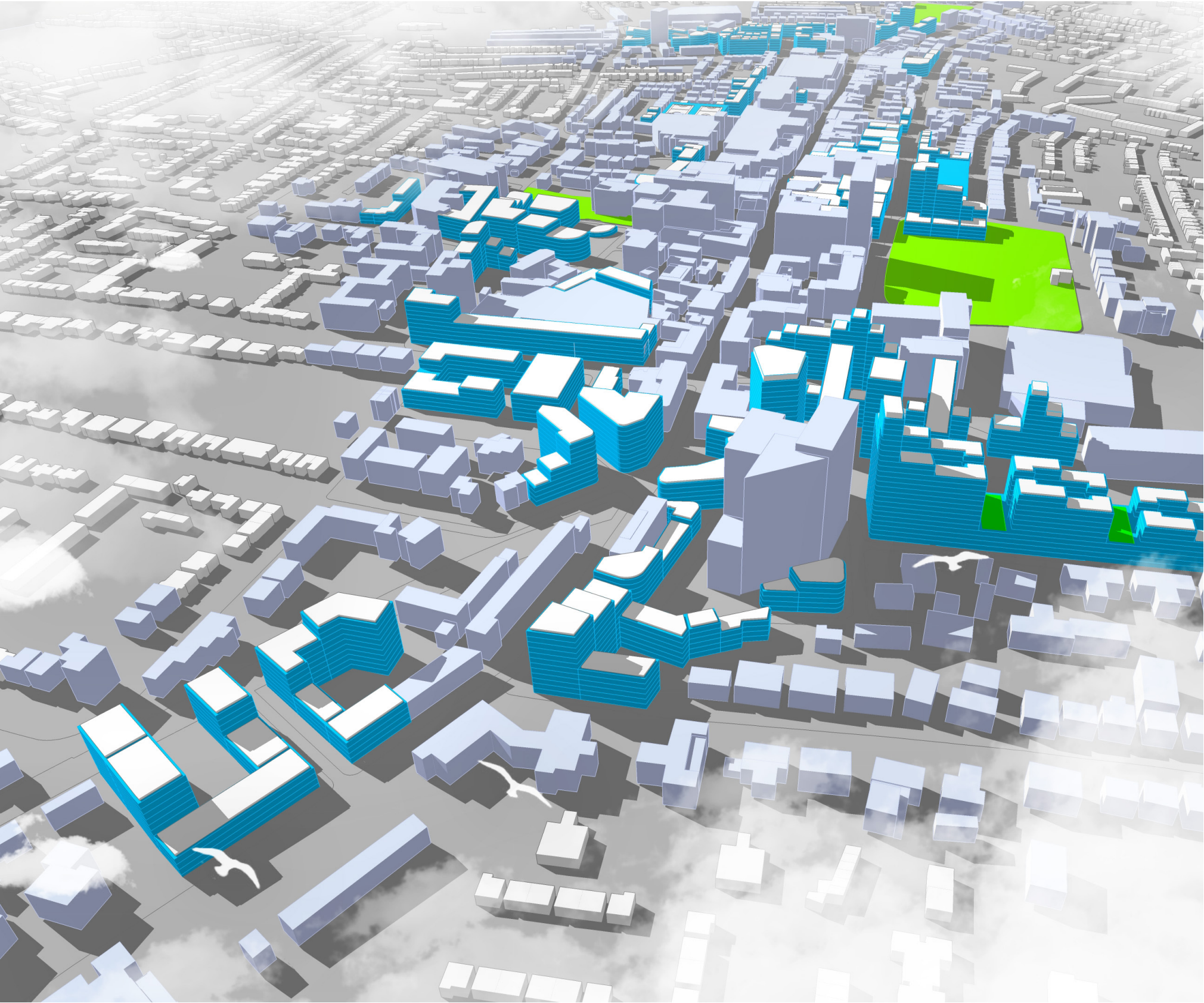
NEXT STEPS

The key recommendations and guidance from this report will form the basis of the Sutton Town Centre Plan - Preferred Options Document. This document will be the basis of further consultation with the community to ensure it reflects their needs and aspirations for the future.

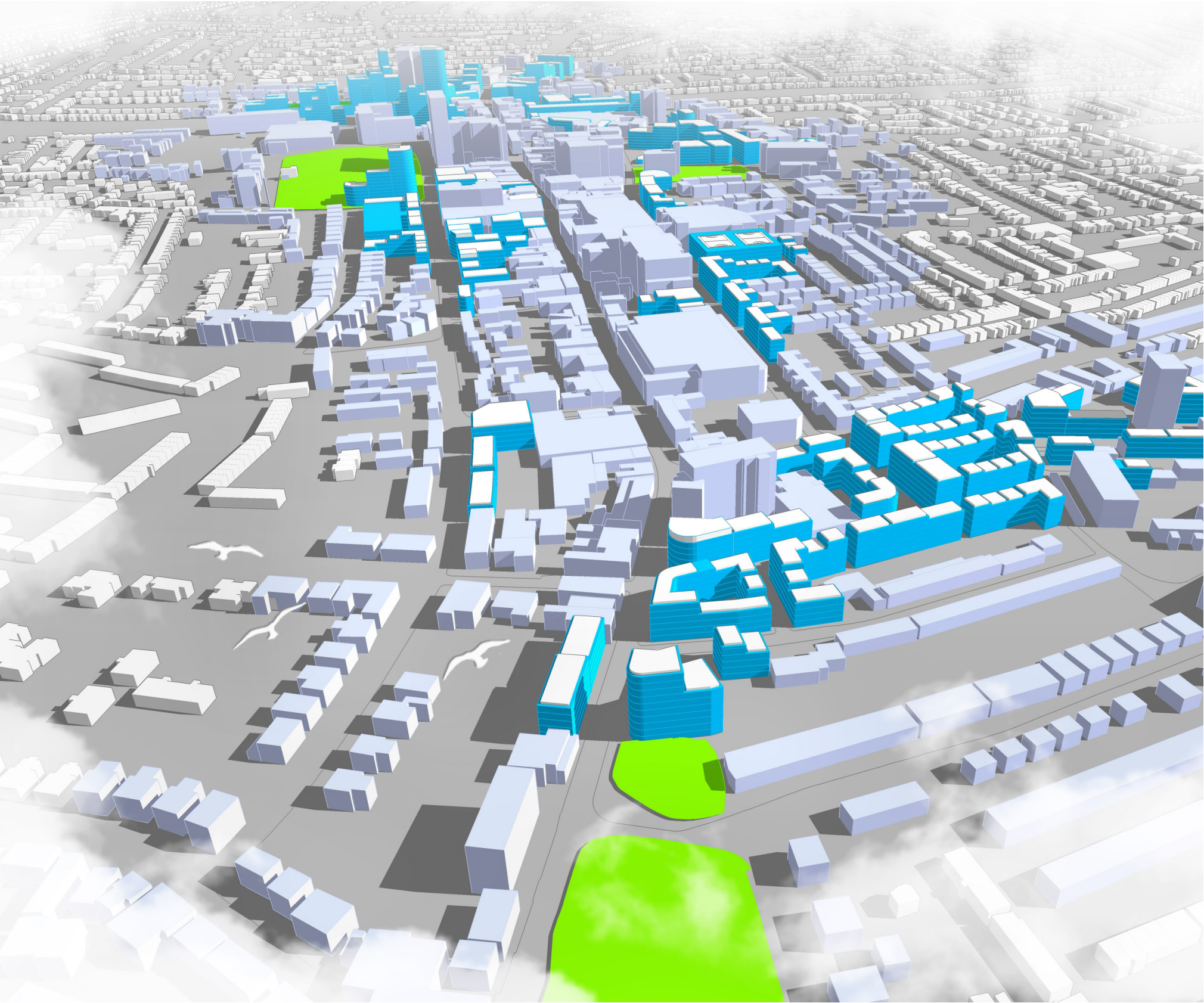
A key element of the plan has been the development of three dimensional images of the proposed development clusters contained within this document which will allow the public to gain a better understanding of how the future form of the Town Centre could appear in the future.

The ongoing delivery of the development proposals will involve the Council, land owners and developers. There are immense challenges in the delivery of all the proposals within this document and it is envisaged that further detailed work will be required on particular sites in the form of masterplans or further detailed design guidance. The Council is in a strong position to deliver on the many sites within the Town Centre in its ownership and these developments should seek to capitalise on the sustainability and design quality objectives which are at the core of the vision for Sutton Town Centre.

3D View of Town Centre from South looking North



3D View of Town Centre from North looking South



3D View of Town Centre From North West Looking South East - expanded view

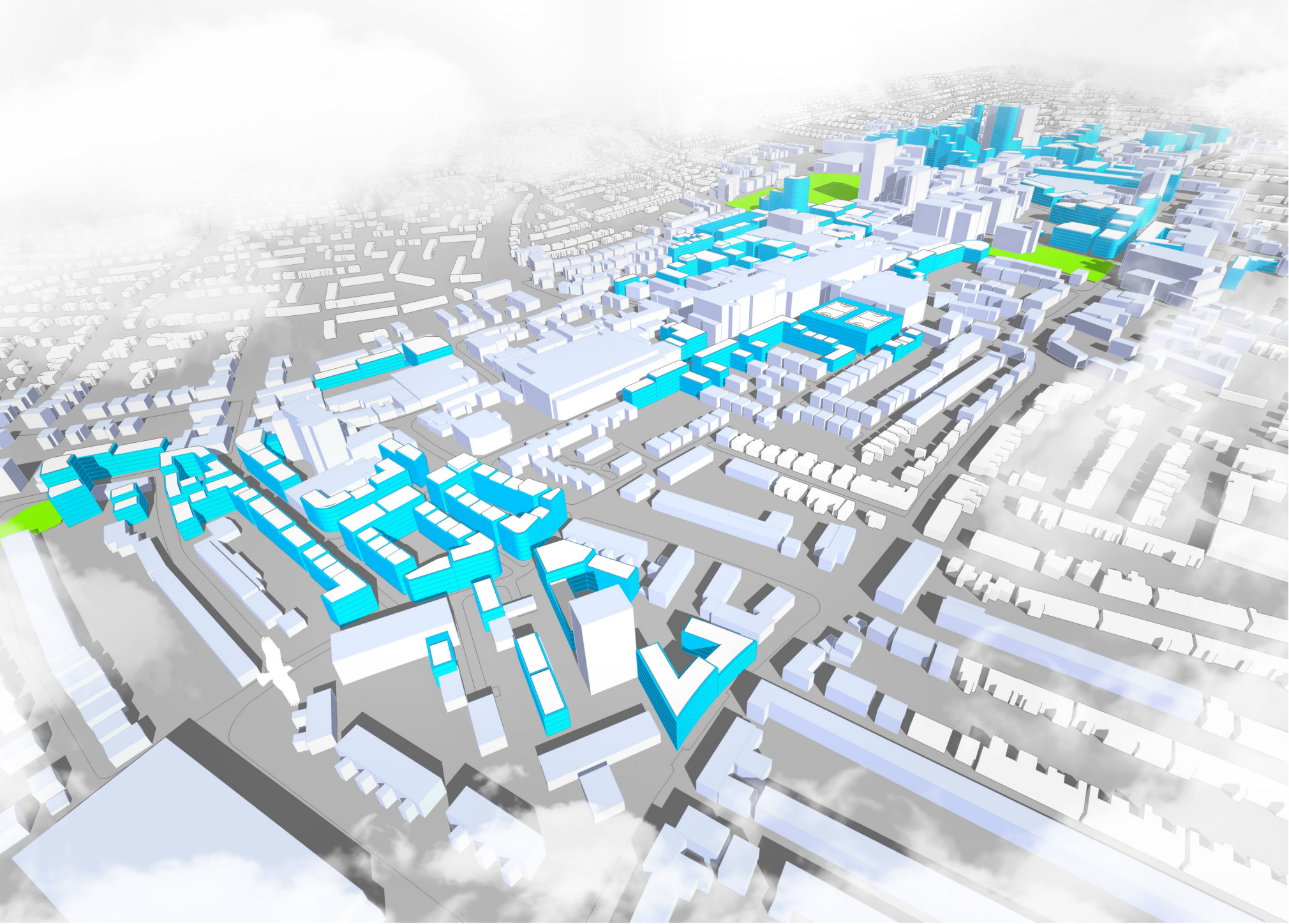
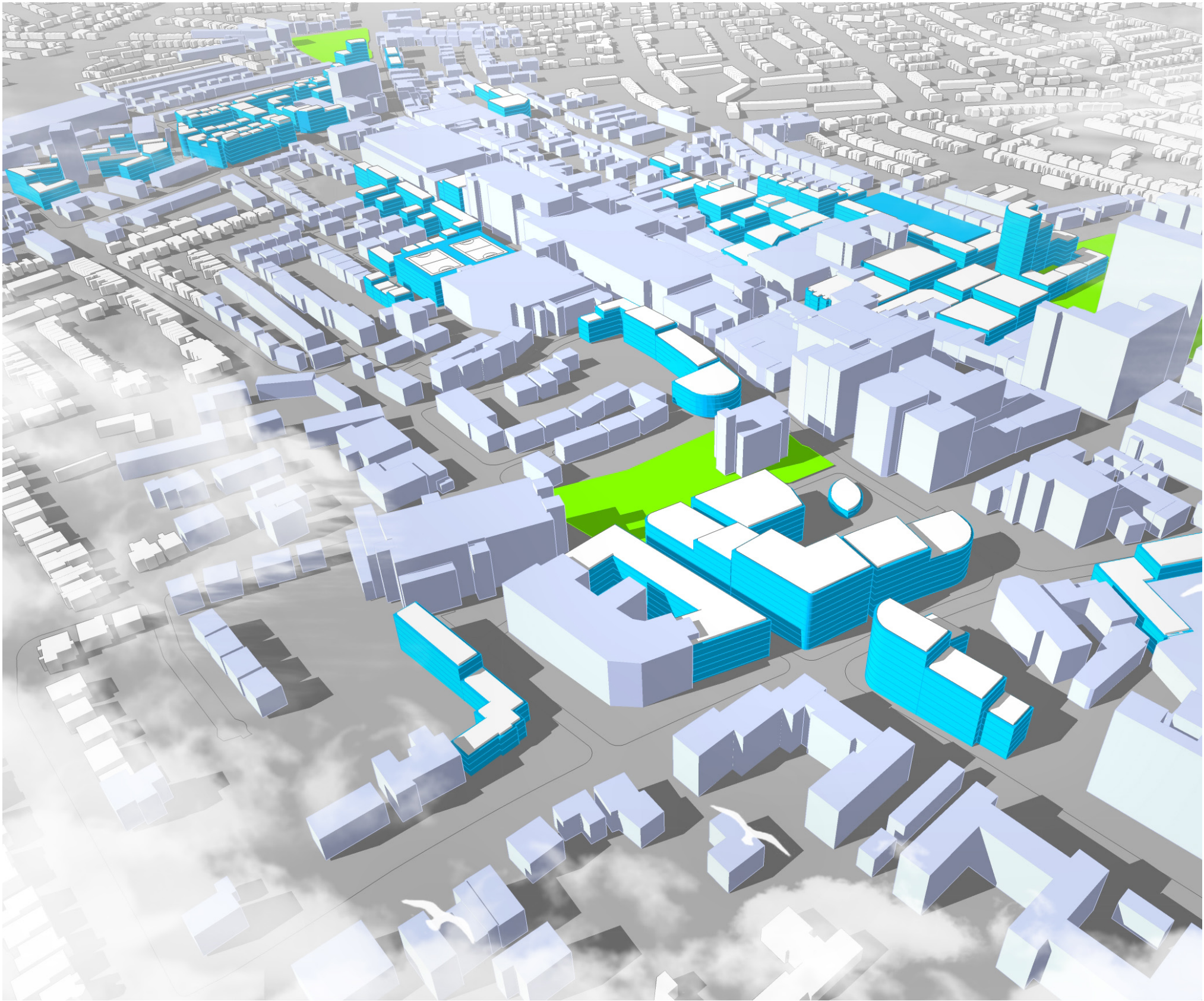
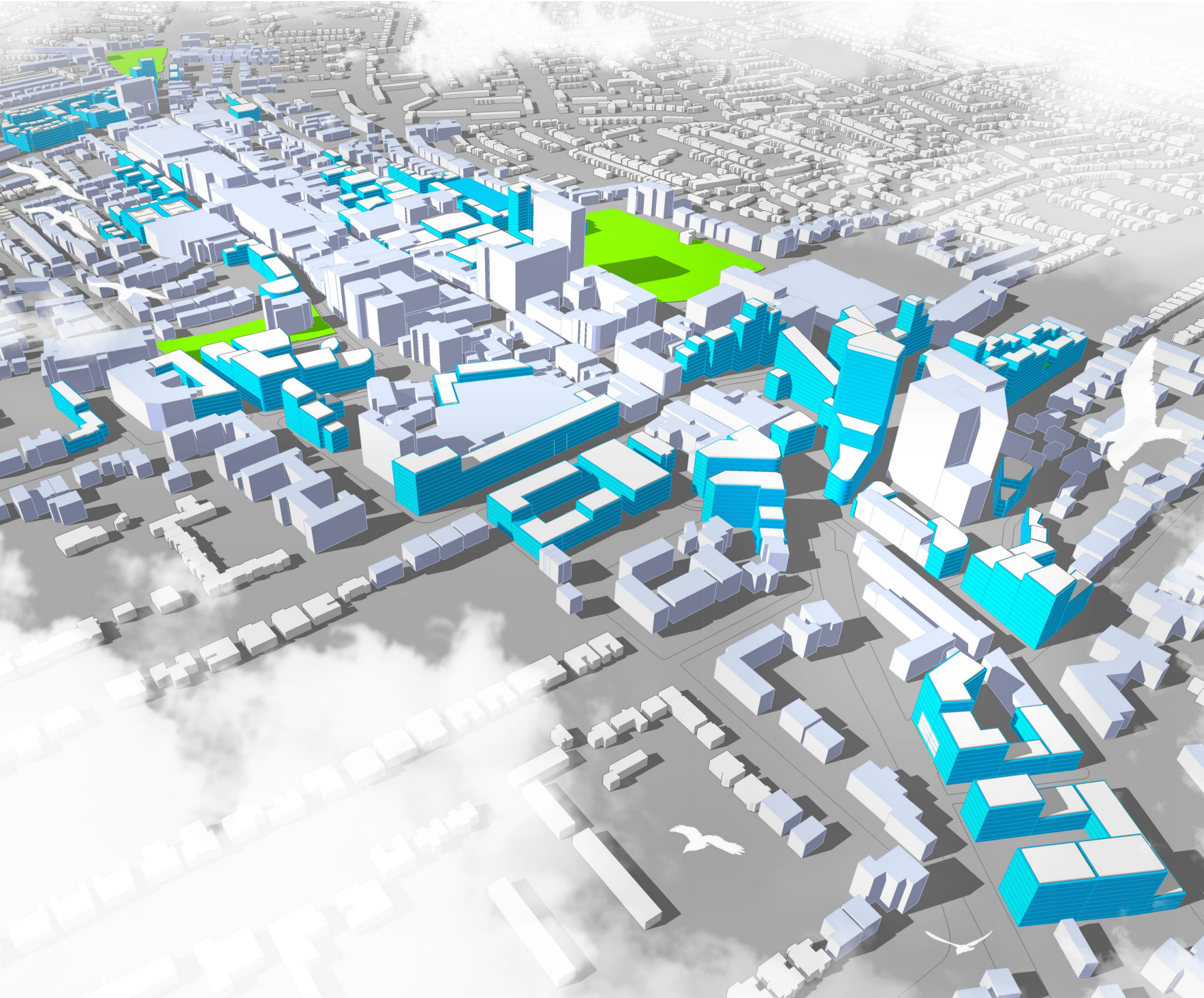


Fig E6: 3D View of Town Centre From South West Looking North/ North East



3D View of Town Centre from South West Looking North/ North East



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