



Sutton Town Centre Masterplan

Capacity Appendix
June 2016

SUTTON
2031



PLANNING FOR
OUR FUTURE



SUTTON TOWN CENTRE MASTERPLAN

Capacity Appendix

May 2016

This appendix outlines the capacity work undertaken during the preparation of the Sutton Town Centre Masterplan. In total, 47 sites in and around the town centre are included in this assessment. Each of these sites are identified as potential site allocations in the emerging Sutton Local Plan.

The sites are set out below in turn, outlining an approach to development including the quantum of development, land uses, appropriate scale and massing given the surrounding context, key development principles and the site's key contribution to the vision of the town centre masterplan.

Phasing and delivery

An extensive range of potential development sites has been examined and a high level assessment made of their suitability, capacity and potential availability. This high level qualitative and quantitative assessment has then informed a view on overall deliverability of the sites. In coming to this view, an assessment has been made of the likely sequence of delivery of these key opportunities.

Each site is placed in one of three broad development categories. Sites in the first category are those considered to be the most straightforward opportunities - those that are either already known to be coming forward for development or have existing consents. It is considered that these could be expected to come forward for redevelopment within the next 0-5 year period.

Following this (sites shown within phase 2), sites which are in the Council's control would come forward, assuming that a strategy for delivery is established, initiated and meaningful progress made in 2016. It is reasonable to consider that these sites could come forward for redevelopment within the next 5-10 years.

The final development category - sites shown within phase 3 - is comprised of the longer term development opportunities. Whilst their redevelopment is likely to be more protracted, the development opportunities remain an important and integral part of the Sutton masterplan. It is felt they would come forward in the longer term - in the next 15 years.

This phasing approach is based on a range of delivery factors and assumptions. The intention is to understand the broad trajectory of potential growth and also to provide a framework for Sutton Council to monitor progress. The table is intended as a guide to the likely outcome rather than a specification. In the event that a faster rate of growth is sought, active and further intervention could be applied.

In order to deliver each housing phase it will also be necessary to secure the necessary transport, social and community infrastructure, to serve this growth. In addition, successful housing delivery will also be linked to improvements in the quality of the public realm, an enhanced retail and dining offer and a strengthened employment role. Realising the broad vision set for Sutton Town Centre will be necessary to support sustained demand from households to live in the centre and sustained investment from the development community.

Overall capacity

Source	PD Homes	Opp Sites Homes	Total	Opp Sites Retail SQM	Opp Sites Office - Civic SQM
Potential Phase 1	179	1,302	1,481	23,526	2,451
Potential Phase 2		2,311	2,311	8,105	22,223
Potential Phase 3		2,863	2,863	26,462	4,707
Gross outputs	179	6,476	6,655	58,093	29,381
Existing total		1,188	1,188	26,500	20,000
Net total	179	5,288	5,467	31,593	9,381

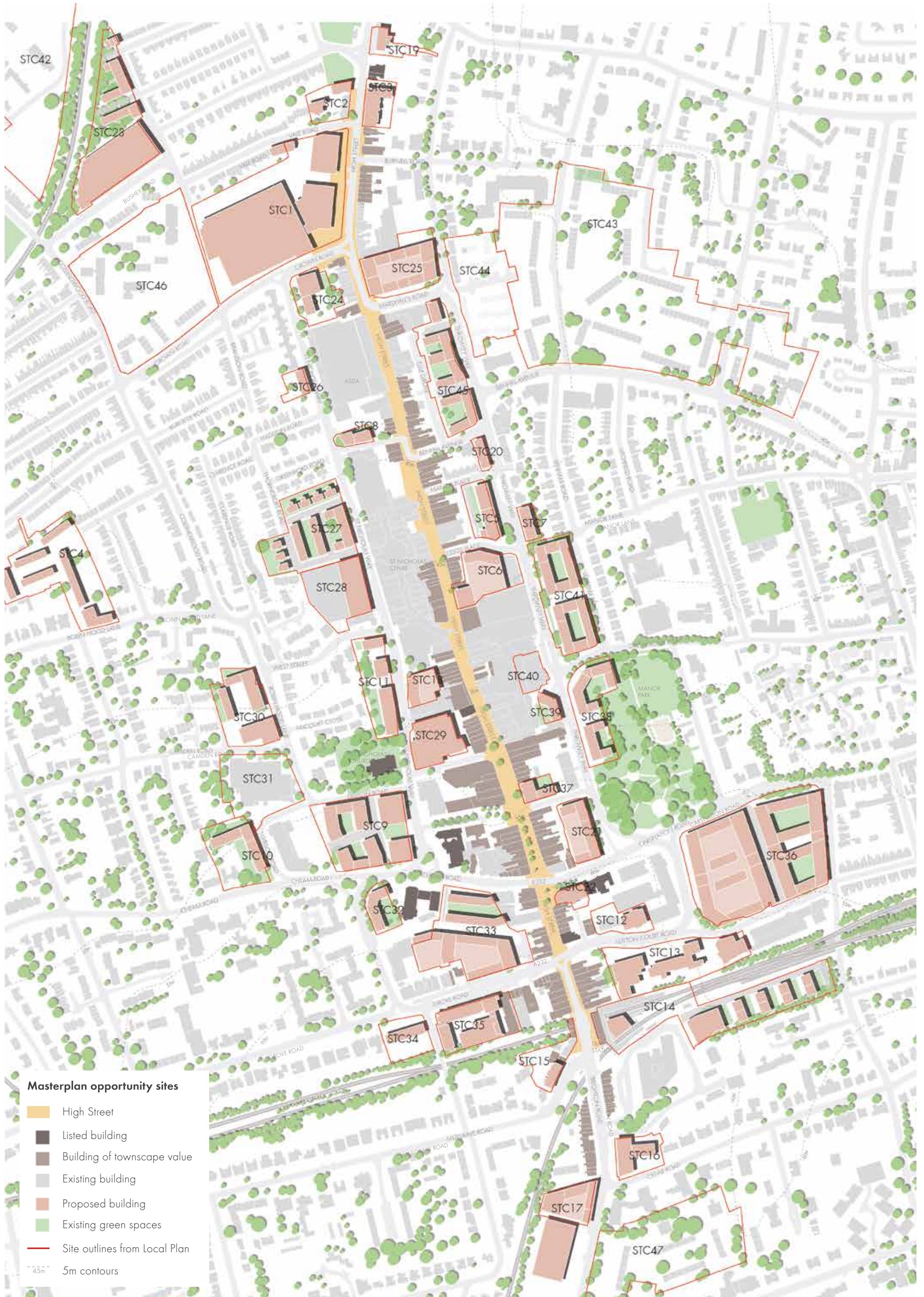
N.B. The Opportunity Sites totals for Phase 1 include the sites within the Masterplan area which have prior approval / planning permission

Capacity calculations: methodology

Capacities have been generated for each site through the design of schemes. The following steps have been taken:

1. The site's opportunities and constraints have been considered and designs created based on each specific site. These proposals have then been drawn in CAD, using the existing OS map for accuracy and comparison.
2. The CAD file is organised in layers containing the following information:
 - Site code (e.g. STC1)
 - Site boundary (red line)
 - Site area (ha)
 - Proposed block name (e.g. A1)
 - Proposed block footprint
 - Proposed block height in storeys (e.g. G+4)
 - Proposed block area (GEA sqm)
3. The CAD information is then transferred onto a spreadsheet where GEAs for each site are allocated a use (residential, retail or civic).
4. GIA is assumed as 90% of GEA (as best practice)
NIA is assumed as 75% of GIA (as best practice)
The average dwelling size is assumed as 70 sqm
The number of dwellings is derived from NIA / 70
5. The key information for each site has been transferred into the table below.

OPPORTUNITY SITES WITHIN SUTTON TOWN CENTRE MASTERPLAN


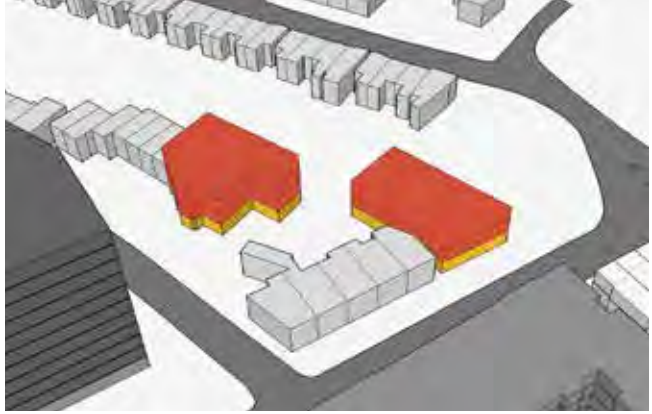

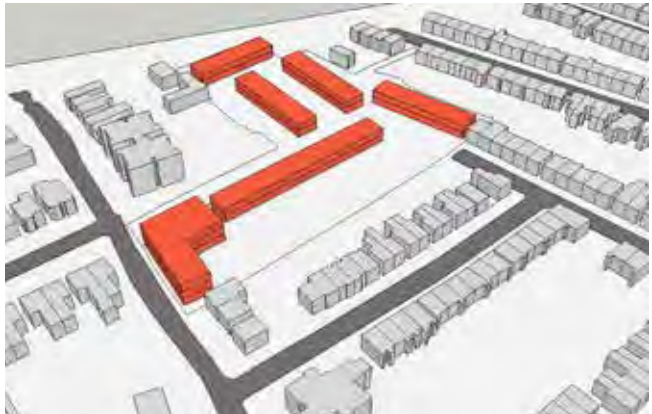
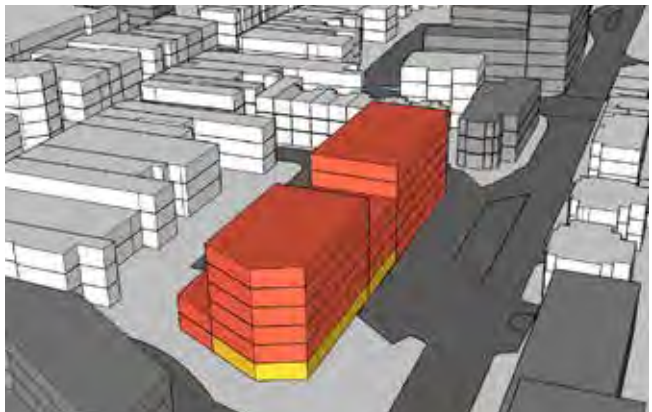


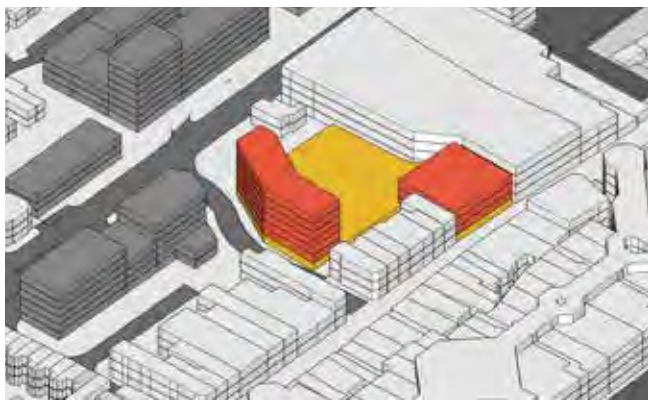




THE SITES



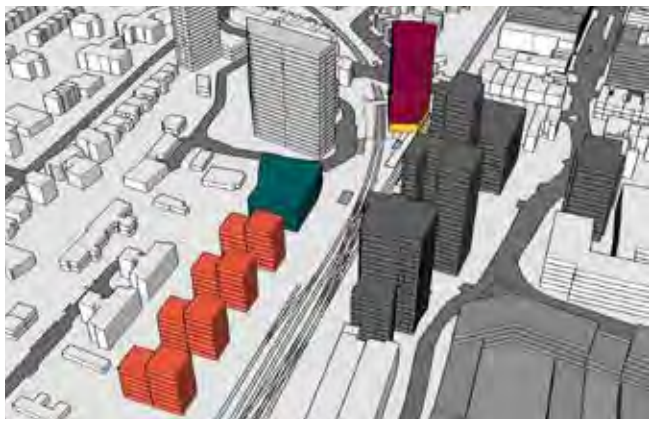



This table sets out the approach to development for each of the proposed sites within the Sutton Town Centre Masterplan. These designs provide an indicative gross capacity for each site based on a form of development that is considered appropriate. Although they represent the basic massing of an appropriate scheme, each site would require further analysis and detailed design. Where sites have either a planning permission or prior approval, these figures are cited.


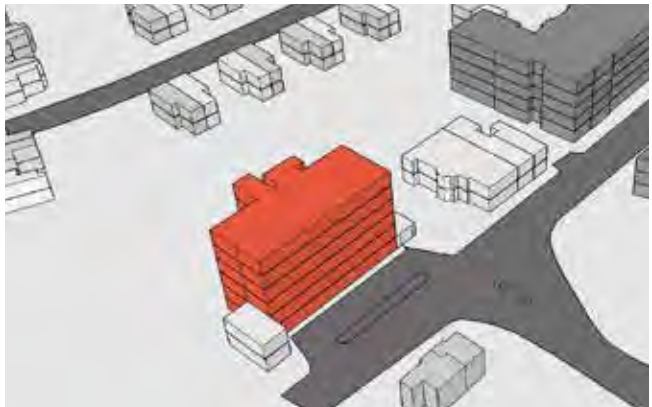
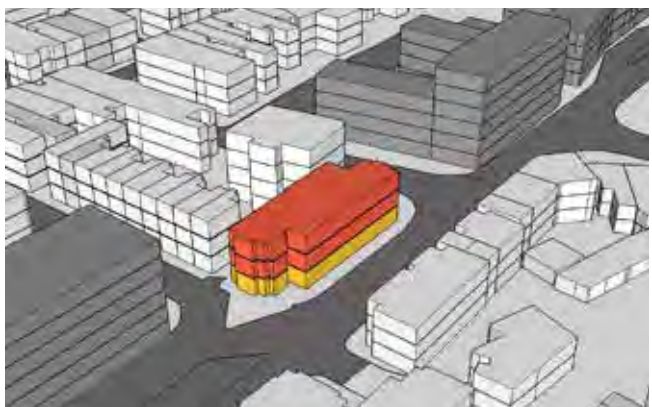

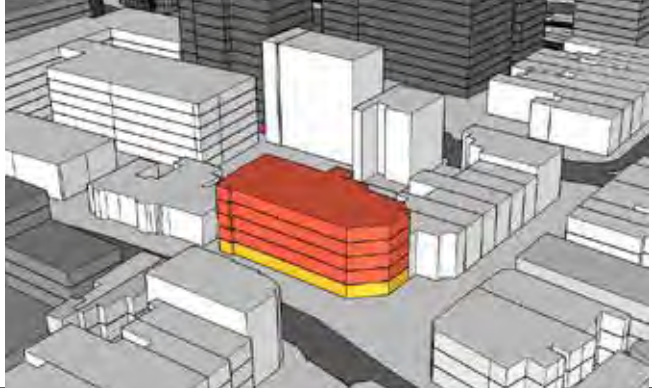
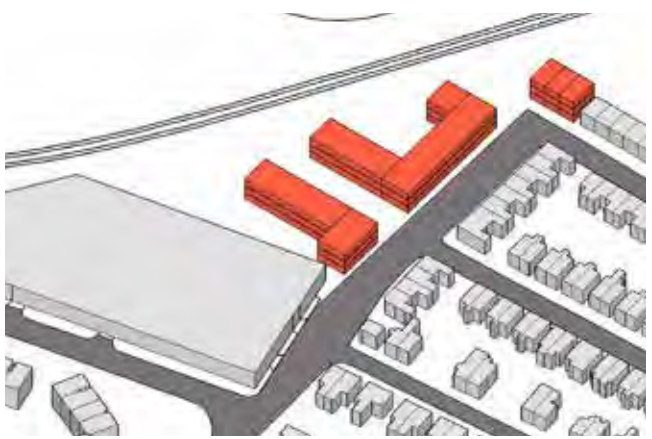
Land use key


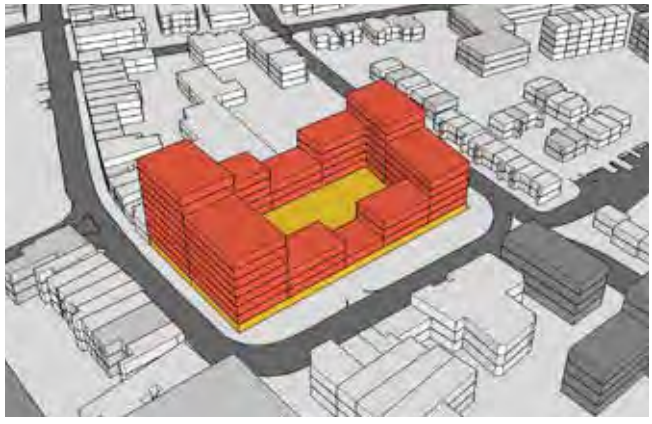
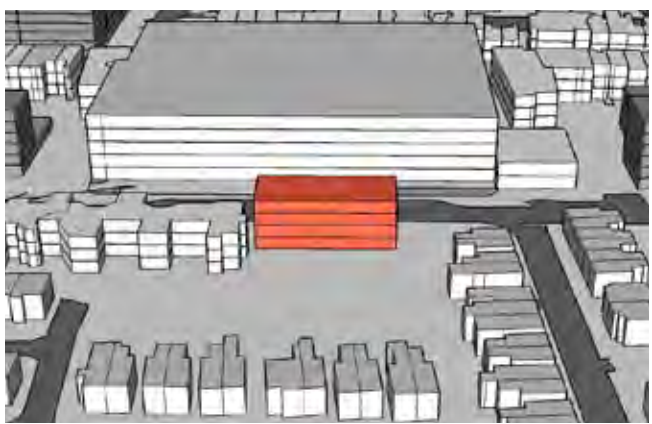
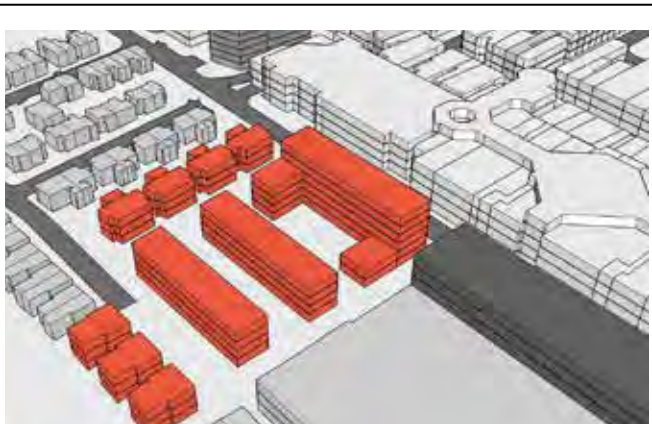

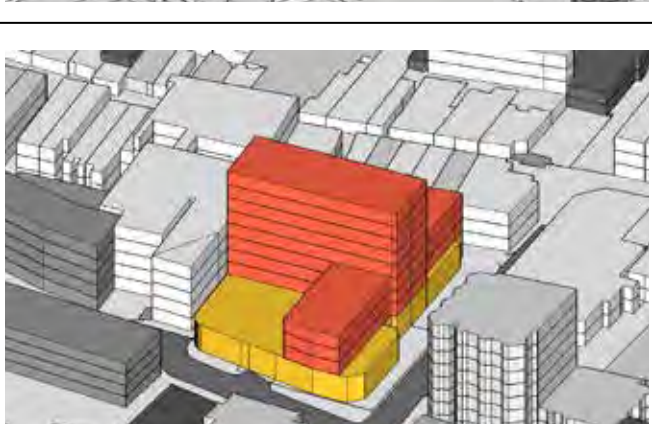
- development under construction
- proposed residential
- proposed retail / restaurant
- proposed civic / community
- proposed office
- proposed car park
- proposed mixed use







Site reference	Site Name and PTAL	Proposed development: Land use and quantum (gross figures)	Key development principles and contribution to Town Centre Masterplan Vision	Possible scale and massing
STC1	The Old Gas Works Site Level 5	Permission granted: Number of homes: 186 Retail area (m ²): 13,867 Form of development: Large retail block with adjacent residential towers. Car parking assumption: decked car park	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Provides a significant amount of new retail floor space Provides active frontage to High Street and Crown Road 	
STC2	Morrisons Local and Car Park Level 5	Number of homes: 14 Retail area (m ²): 521 Form of development: 3-4 storeys of residential development Car parking assumption: surface to rear	<ul style="list-style-type: none"> Proposal should provide new retail frontage to High Street and active frontage in the form of retail, residential or office to Bushey Road Proposal should not be overbearing on existing retail parade or Sutton Green 	
STC3	Former Burger King Site Level 5	Permission granted: Number of homes: 40 Retail area (m ²): 883 Form of development: 5 storey block, single aspect Car parking assumption: surface to rear	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Provides active frontage to High Street and Crown Road 	
STC4	Sutton West Centre Level 4	Number of homes: 56 Form of development: 1-2 storey homes, 2-3 storey flats on Robin Hood Lane Car parking assumption: surface on plot	<ul style="list-style-type: none"> Low rise residential homes given the adjoining Area of Special Local Character Potential to create new route through the site Potential site for new primary school Existing community uses should be relocated or reprovided on site 	
STC5	North of Lodge Place Level 6	Permission granted: Number of homes: 63 Retail area (m ²): 653 Form of development: 2-6 storeys of residential development Car parking assumption: surface to rear	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Provides active frontage to High Street Lodge Place Planning Brief SPD in place 	

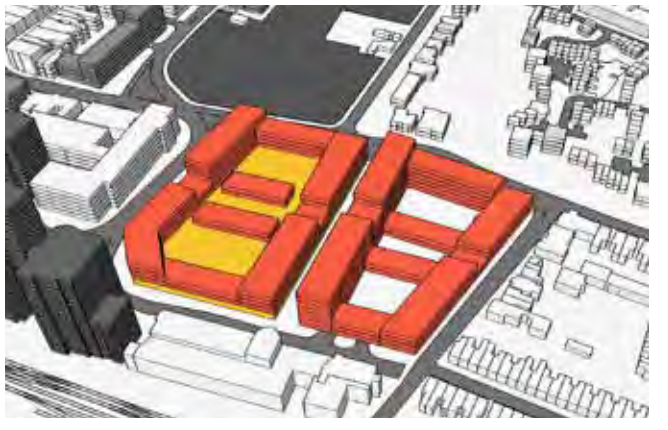



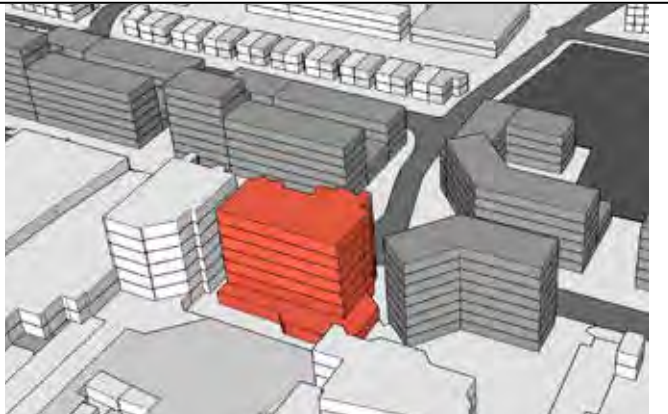

STC6	South of Lodge Place Level 6	Number of homes: 31 Retail area (m ²): 2,525 Form of development: 1-7 storey, Car parking assumption: very limited provision	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Provides active frontage to High Street and Lodge Place A taller building would be appropriate along Lodge Place Access to M&S service yard should be retained Lodge Place Planning Brief SPD in place 	
STC7	Kwikfit Level 6a	Number of homes: 15 Retail area (m ²): 456 Form of development: 3 storey Car parking assumption: surface to rear	<ul style="list-style-type: none"> No prevalent land use so suitable for a range of uses Scale should take account of proximity of homes on Lenham Road Retail use considered appropriate given adjacency to significant east/west connection from Lodge Place 	
STC8	North of Greenford Road Level 5	Number of homes: 18 Retail area (m ²): 428 Form of development: 4-6 storeys Car parking assumption: surface to rear	<ul style="list-style-type: none"> The corner site should provide active frontage to both Greenford Road and St Nicholas Way The site should have a taller element on the St Nicholas Way frontage 	
STC9	Civic Centre Level 6a	Number of homes: 165 Retail area (m ²): 711 Office area (m ²): 13,896 Form of development: office tower blocks and dwellings 4-11 storeys Car parking assumption: surface or basement	<ul style="list-style-type: none"> A highly visible gateway location to deliver active uses in the town centre Public facing uses including council facilities, library, theatre or shops. High quality public realm including removal of underpass to Hill Road Improve connectivity to site across St Nicholas Way and Cheam Road 	
STC10	Secombe Theatre Level 5	Number of homes: 65 Form of development: 4-8 storeys Car parking assumption: surface to rear	<ul style="list-style-type: none"> A residential scheme providing frontage to Cheam Road and Gibson Road Consideration should be given to the relationship between this site and the homes on Camden Gardens Parking should be provided, set back from the road, behind the block 	
STC11	Beech Tree Place Level 6a	Potential number of homes: 64 Retail area (m ²): 312 Potential form: 4 - 6 storey	Schemes subject to further discussion	

STC12	North Sutton Court Rd Sites Level 6	See planning permission Number of homes: 164	See planning permission	
STC13	South Point Site and adjacent Sutton Court Road Level 6a	See planning permission Number of homes: 464 1978sqm retail 2,450.53sqm offices 886.89sqm falling within Class D (health & fitness) 139 bedroomed Hotel	See planning permission	
STC14	Sutton Station Level 6a	Number of homes: 85 Retail area (m ²): 925 Office area (m ²): 8,327 Form of development: 6- 20 storeys, office tower, resi blocks along train track Car parking assumption: decked car park	<ul style="list-style-type: none"> • Contribution to enhancing the employment district around the train station • More intensive use of the station car park with residential blocks stepping up in height towards the rail line • A decked car park replaces existing spaces and for uses on site. 	
STC15	Shops Opposite Station Level 6a	Number of homes: 8 Retail area (m ²): 363 Form of development: 4 storeys Car parking assumption: very limited provision	<ul style="list-style-type: none"> • Enhance existing parade by continuing the continuity of frontage • This site would not be developed in the event that the safeguarded Local Plan route was needed • This site represents a refurbishment/reuse/redevelopment opportunity 	
STC16	Sutherland House Level 6a	Prior approval: Number of homes: 128 Retail uses at the ground floor would also be appropriate.		
STC17	Petrol Garage North of Subsea 7 Level 6	Number of homes: 108 Retail area (m ²): 1,438 Form of development: 4-12 storeys, resi tower, retail podium Car parking assumption: surface or undercroft	<ul style="list-style-type: none"> • A building along the frontage of Brighton Road to continue the existing parade. • A taller element would be appropriate towards the tracks at the rear of the site. • Opportunity for a large retail floorplate 	

STC18	Sutton Superbowl Site Level 6a	Number of homes: 25 Retail area (m ²): 1196 Form of development: retail podium with 4 storey residential block Car parking assumption: very limited provision	<ul style="list-style-type: none"> Contributing to increasing active frontage along St Nicholas Way with retail, leisure or restaurant uses 	
STC19	Helena House Level 5	Prior approval: Number of homes: 39 Form of development: 6 storey Car parking assumption: surface to rear Office uses would also be appropriate on this site.	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre 	
STC20	Herald House Level 6a	Number of homes: 14 Retail area (m ²): 330 Form of development: 3 storey, dual aspect Car parking assumption: very limited provision	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Retail/commercial at ground due to adjacencies of east/west connections Low rise due to terraced houses on Manor Place 	
STC21	Sutton Park House Level 6a	Prior approval: Number of homes: 94 Could also provide an opportunity for larger retail area (m ²): 1559 Form of development: 4-8 storeys Car parking assumption: as existing	<ul style="list-style-type: none"> Active frontage required opposite Manor Park The site could accommodate a taller building on the south eastern edge subject to the sensitive treatment of the setting of the adjacent listed building and the conservation area. 	
STC22	Old Inn House Level 6a	Prior approval: Number of homes: 28 Retail area (m ²): 443 Form of development: 5 storeys Car parking assumption: very limited provision	<ul style="list-style-type: none"> Retain active frontage at ground floor if offices are converted to flats Consider the setting of the adjoining listed police station. 	
STC23	Sutton Bus Garage and Allotments Level 4	If bus garage retained: Number of homes: 53 If comprehensive redevelopment of site: Number of homes: 256 Car parking assumption: surface to rear	<ul style="list-style-type: none"> The site can only be comprehensively redeveloped if replacement bus garage is identified. Lower rise residential development in keeping with surrounding area Could be town house style or low-rise apartment blocks Ideally, blocks to be aligned with existing streets, creating continuity with Vicarage Road and Rectory Road 	

STC24	Halford Block Level 5	Number of homes: 80 Retail area (m ²): 1,256 Form of development: 1- 12 storeys residential block and residential tower on retail podium Car parking assumption: surface to rear	<ul style="list-style-type: none"> Active frontage required on Crown Road and St Nicholas Way Corner site can accommodate a taller element Contributes to residential neighbourhood towards the north of the town centre 	
STC25	Matalan Block Level 5	Number of homes: 164 Retail area (m ²): 3,660 Form of development: 2-10 storeys, residential courtyard on retail podium Car parking assumption: Undercroft	<ul style="list-style-type: none"> Contributes to residential neighbourhood towards the north of the town centre Active frontage to both the High Street and Marshall's Road Amenity space provided within the courtyard block 	
STC26	31-35 St Nicholas Way Level 4	Number of homes: 15 Form of development: 4 storey Car parking assumption: surface to rear	<ul style="list-style-type: none"> Building is relatively modest in scale given adjacent homes on Brandon Road and Haddon Road Trees on the corner of Haddon Road are retained 	
STC27	Robin Hood School Level 6a	Number of homes: 105 Form of development: 2-6 storeys, houses and flats Car parking assumption: surface	<ul style="list-style-type: none"> The scale of development steps up towards St Nicholas Way. Lower density family houses continue the existing streets. Active frontage required adjacent to bus stops Redevelopment of this site would require the reprovision of the primary school 	
STC28	St Nicholas Centre Car Park Level 6a	Hotel permission now lapsed: Form of development: 3 storey hotel	<ul style="list-style-type: none"> Further development could be accommodated on top of the car park. This should be set at the front of the block, providing more activity to St Nicholas Way 	
STC29	St Nicholas House Level 5	Number of homes: 67 Retail area (m ²): 2,715 Form of development: 2-10 storey tower conversion Car parking assumption: undercroft/adjacent MSCP	<ul style="list-style-type: none"> Potential conversion of tower to residential A large floor plate at the base of the tower should provide active frontage to both St Nicholas Rd and St Nicholas Way in the form of retail, leisure or office 	

STC30 Level 5	Robin Hood Lane Sites	Number of homes: 48 Office area (m ²): 4,707 Form of development: 3 - 5storey blocks Car parking assumption: surface	<ul style="list-style-type: none"> The building on Camden Road could accommodate a reprovided health centre, or the original centre retained Other blocks provide new homes, with a stronger frontage to Robin Hood Lane 	
STC31 Level 6a	Gibson Road Car Park		<ul style="list-style-type: none"> Redevelopment of the site subject to detailed parking study. 	
STC32 Level 5	City House	Number of homes: 22 Retail area (m ²): 680 Form of development: 4 storey block Car parking assumption: surface at rear	<ul style="list-style-type: none"> Redevelopment of a prominent corner site to provide active frontage The block should be sympathetic in scale to the adjacent Baptist Church 	
STC33 Level 6a	Land North of Grove Road	Number of homes: 178 Retail area (m ²): 3,036 Form of development: 1-8 storeys, retail podium, Car parking assumption: undercroft	<ul style="list-style-type: none"> Potential to form new pedestrian routes through the block from the High Street, through the centre of the site to the west. A large retail floor plate provided at the south of the site, replacing Morrisons 	
STC34 Level 6a	Greensleeves Manor	Number of homes: 23 Form of development: 4 storey block Car parking assumption: surface at rear	<ul style="list-style-type: none"> Residential block providing frontage to Grove Road Block should help the scale change between STC35 and the residential character of Grove Road 	
STC35 Level 5	Copthall House, 9 Grove Road	Number of homes: 122 Retail area (m ²): 2,493 Form of development: 4-8 storey block Car parking assumption: undercroft	<ul style="list-style-type: none"> A large retail floor plate provided at the base of the block creating active frontage to A232 and Bridge Road The site can accommodate taller elements towards the rail line Whether the link road proposal goes ahead will have a direct bearing on whether site STC15 comes forward for development. 	

STC36 Level 6a	B&Q and Car Park	Number of homes: 482 Retail area (m ²): 13,519 Form of development: 2-8 storeys residential courtyard block, retail podium Car parking assumption: undercroft/within courtyard	<ul style="list-style-type: none"> • New north south route created across the site • A high quality new residential neighbourhood, significantly improving the quality of this eastern edge of the town • The site should have active frontage on all sides, wherever possible • The site could have taller buildings on the western edge 	
STC37 Level 6a	Wilkinsons, High Street	Number of homes: 26 Retail area (m ²): 636 Form of development: 3-6 storeys Car parking assumption: very limited provision	<ul style="list-style-type: none"> • Retail and residential development on a prominent corner site • A slightly taller element would be appropriate on this site if the design was of exceptional quality 	
STC38 Level 6a	Houses adj to Manor Park	Number of homes: 101 Form of development: 2-6 storeys Car parking assumption: surface at rear	<ul style="list-style-type: none"> • A retail redevelopment providing frontage to both Throwley Way and Greyhound Road • The height of the development steps down to Manor Park • Boundary treatment between the park and the development would need to be carefully considered 	
STC39 Level 6a	Times Square	Number of homes: 34 Retail area (m ²): 455 Form of development: 8 storeys Car parking assumption: undercroft / very limited provision	<ul style="list-style-type: none"> • A residential tower with active frontage at ground floor to contribute to improving the environment along Throwley Way 	
STC40 Level 6a	Times House	Number of homes: 28 Form of development: 5 storey flats Car parking assumption: undercroft	<ul style="list-style-type: none"> • An office building converted and refurbished for residential use • Increased active frontage along Throwley Way • Substantial residential amenity space at ground and first floors 	
STC41 Level 6a	Times Square Car Park	Number of homes: 135 Retail area (m ²): 441 Form of development: 2-9 storeys Car parking assumption: undercroft	<ul style="list-style-type: none"> • Redevelopment of the site subject to detailed parking study. 	

STC42 Level 1b and 2	Chaucer Estate	Potential number of homes: 502 Potential form: 3-8 storeys	Schemes subject to further discussion	
STC43 Level 1b and 2	Benhill Estate	Potential number of homes: 1076 Potential form: 5-8 storeys	Schemes subject to further discussion	
STC44 Level 5	Roseberry Gardens	Potential number of homes: 184 Potential form: 6-7 storeys	Schemes subject to further discussion	
STC45 Level 6a	Elm Grove	Potential number of homes: 117 Retail: 281 Potential form: 2 - 6 storey	Schemes subject to further discussion	
STC46 Level 4 and 5	Collingwood Estate	Potential number of homes: 535 Retail area (m ²): 333 Potential form: 2-6 storeys	Schemes subject to further discussion	
STC47 Level 5	Sutton Court	Potential number of homes: 302 Potential form: 4-8 storeys	Schemes subject to further discussion	

Proposals in context

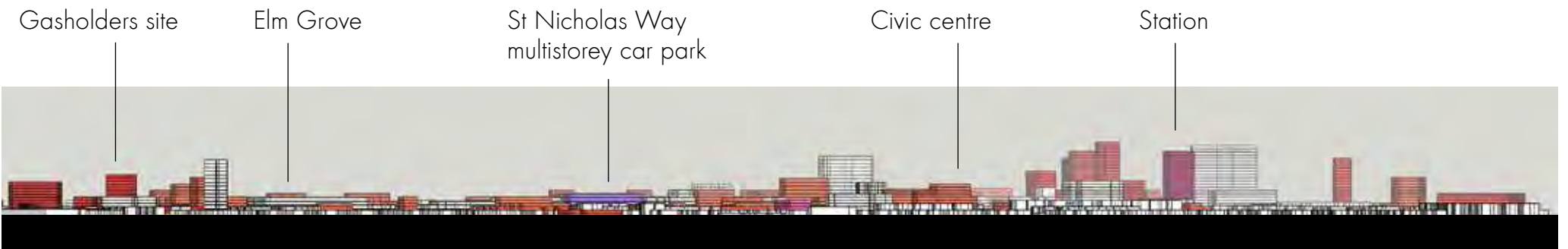
The following page illustrates the development proposals and consented development shown in the context of the existing town centre. This helps to illustrate the scale of the change of the proposals across the town centre and the cluster of height proposed in the station area. It should be noted that the topography of the town has not been built into the model, and therefore taller elements would have a further impact on the town centre in certain locations.



Townwide aerial view from south-west



Townwide aerial view from north-east



North

South

Townwide view parallel to High Street



Townwide aerial view looking north



Townwide aerial view looking south

