



Beech Tree Place



Regeneration Proposals Public Virtual Exhibition

22 April 2021

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Welcome Public Virtual Exhibition



- Beech Tree Place - the Site
- The Background to Regeneration
- Resident Engagement & Feedback
- Regeneration Brief
- Site Constraints & Opportunities
- Regeneration Opportunities
- Testing Initial Design Options
- Next Steps



Beech Tree Place - The Site





Beech Tree Place - The Site





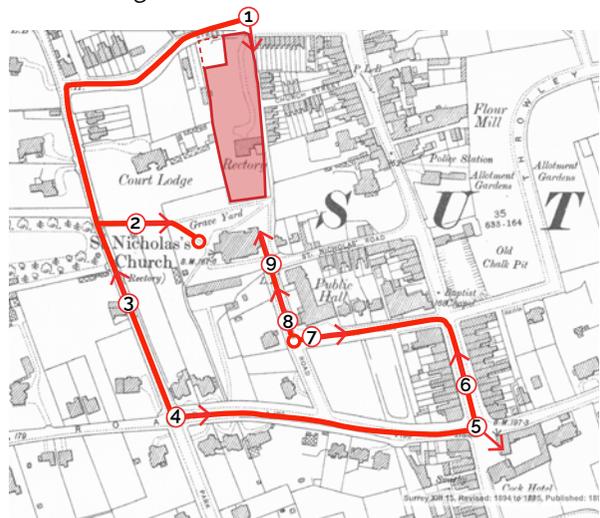
Beech Tree Place - The Site

Local History

Sutton in the early 1900's had two distinct places. The High Street with its noise and bustle, and the suburbs of large villas with extensive gardens. The site sits between the two places, its ecclesiastical roles being within easy reach of both.

Key

- Site
- Historical Route Points
- Walking Route



1. A view of the Rector which once sat on the site, it's garden wall still survives.



2. Walking through the Rector Garden one would pass the Church.



3. A mother and daughter emerge from the pedestrian path onto a heavily tree lined Robin Hood Lane.



4. Cheam Road is similarly a rural character but grander with more street facing properties.



5. The old Cock Inn has existed in some form from the 1600's.



6. Moving north one would enter the High Street. It is of a tighter grain and strongly fronted.



7. Looking back towards the Baptist Church with the community Halls to the left.



8. Again, turning around to face north along Church Road St. Nicholas can be seen.



9. Interestingly the main view of the church is from its rear.



Site Allocation

Sutton's Local Plan (2018) is the principle document in the Council's Development Plan, which guides where and how development is to come forward in the borough over the plan period 2016-2031. It allocates the whole of the site as 'STC11 – Beech Tree Place' for mixed-use (residential and retail) development, with a capacity for 64 net additional dwellings and 312sqm of retail floorspace. This results in a total indicative capacity for 89 dwellings, including the additional 20 existing dwellings.

STC11 identifies indicative heights of 4–6 storeys and sits adjacent to parts of the wider "Area of Taller Building Potential" (north and east) considered appropriate for 7 to 10 storeys.

'Area of Taller Building Potential'

Taller buildings in the Town Centre will be supported in the Areas of Taller Building Potential, which include the site. The Local Plan defines 'Tall Buildings' as *"significantly taller than the mean height of surrounding development and will have a range of 7 to 10 storeys (21 to 30m)"*.

SLP Policy 28 'Character and Design' seeks to ensure that tall buildings are of the highest quality and positively respond to the area, protecting the setting of heritage assets and safeguarding the amenity of neighbours.

'Central Setting'

SLP Policy 7 'Housing Density' states that within Sutton Town Centre Area of Potential Intensification, the Council will expect new development to be within the Central Setting of the former London Plan Density Matrix promoting very dense development, a mix of uses, large building footprints and buildings **from four to six storeys and above** within Sutton Town Centre.

'Sutton Town Centre'

SLP Policy 3 'Sutton Town Centre' sets out that the Council will enable the delivery of at least 3,400 new homes in the plan period 2016-2031 within Sutton Town Centre and its Area of Potential Intensification. SLP Policy 3 also outlines that in order to achieve this, the Council will look to investigate the feasibility of the redevelopment of certain Sutton Town Centre estates.



Height Precedents

There have been number of important planning decisions consenting tall and taller buildings across the town centre within the “Area of Taller Buildings Potential.”

The St Nicholas House redevelopment consented for up to 18 storeys (against a backdrop of STC29 indicative 10 storey height levels) and a recent planning approval (on 24/03/2021) consenting 20 storeys of residential development at land rear of Times Square Shopping Centre (against a backdrop of STC 39 indicative 8 storey height levels).

The proposals were supported by robust (and approved) design, townscape and visual impact assessments in support of the schemes.

Case for Regeneration

As required by London Plan Policy H8 ‘Loss of existing housing and estate redevelopment’ an Options Appraisal was undertaken in 2020.

Refurbishment, partial redevelopment and full redevelopment options were tested, along with their scope to increase the number of homes, enhance the living accommodation for existing residents and enable wider regeneration benefits to the surrounding area.

The Options Appraisal confirmed that the existing homes are no longer fit for purpose in terms of environmental performance, space standards and accessibility, and as such do not meet current older persons’ living standards.

The Options Appraisal identified that full redevelopment would be likely to generate significant socio-economic benefits, with significant improvements to the energy and sustainability performance of homes as well as improved standards of living and an uplift in housing numbers.

Approval by Council

Following an extensive formal consultation with the secure tenants of Beech Tree Place on 13 October 2020, the Housing, Economy and Business Committee convened and voted to approve the full redevelopment of Beech Tree Place.

GLA Grant Award

In March 2021 the Greater London Authority approved London Borough of Sutton’s bid, under the Building Council Homes for Londoners Programmes 2020/2022. In total, this provides a grant of £6.4m based on a commitment to start on site by September 2022.



- Key**
- ▭ Proposal Site Boundary
 - ✓ Likes
 - ✗ Dislikes

Proposals should address the residents' appreciation for dual aspect homes, a set back / buffer from St Nicholas Way, and greenery.



Overview

- Phased regeneration - planning submission in late summer 2021
 - Affordable housing
 - Exemplar design quality for architecture, landscape and public realm
 - The involvement of residents through an ongoing co-design process
 - Residents' Charter (Council Offer and Commitments)
 - Community Charter - community priorities and a shared vision
 - All existing residents of Beech Tree Place will be rehoused in Phase 1.
- Viable mix and tenure offer of affordable homes
 - Approx. 6,200 sqm residential accommodation
 - 6 Blue Badge parking spaces
 - 140 bicycle parking spaces
 - On-site community space
 - 270 sqm 0-5's play space





Site History



Pedestrian Links



Vehicular Movement



Existing Trees



Potential Residual Site Area



Sloping Site Topography



Ecology



Noise & Air Quality



Aspect & Orientation



Neighbours' Privacy



Amenity Space



Phasing



Residents' Feedback



Town Centre Masterplan



Townscape



Future Development



Greening St Nicholas Way



Green Corridor of Ecology



Respect Local Heritage



Improving links to the High Street



Create a Community Hub



Key Moves

- Greening St Nicholas Way as a pedestrian friendly boulevard
- Improved pedestrian accessibility and street crossings
- Stronger link to the High Street
- A Community space for the wider neighbourhood
- A Green Corridor of residents' gardens
- Clear building frontages
- Placing buildings carefully within this green enclave
- Being respectful of the Church
- Being respectful of neighbours' daylight and amenity





1. Multi-generational Living

Affordable homes of exemplar design quality for future generations with good levels of accessibility, flexibility and adaptability. Community space will allow the neighbourhood to gather and support each other.

2. Phased New Homes

Providing additional homes in affordable tenures in phases. Phase 1 will re-house existing older residents with a minimum of 20 wheelchair adaptable flats.

3. Street Frontage

A new street frontage with landscape improvements to transform St Nicholas Way into a greener street, as supported by residents.

4. Connections & Movement

St Nicholas Way to become a more accessible and safer pedestrian-friendly street, with the removal of railings and level changes allowing for a new pedestrian crossing.

5. Views & Aspect

All homes will be dual aspect giving residents a choice of views from their home. Building breaks, placement of building heights and animated rooflines will play a role in optimising the potential for views from and to the site.

6. Topography

Proposals will respond to the sloping topography to allow for level access to and around buildings for all users.

7. Landscape & Public Realm

Proposals will retain all Category A trees and integrate as many others as feasible. Opportunities for biodiversity, urban greening, gardening, and play will be maximised to enable multi-generational interaction.

8. Neighbours

Proposals will sensitively consider any potential environmental impacts to neighbours including daylight, overshadowing, privacy, noise and air quality.

9. Heritage

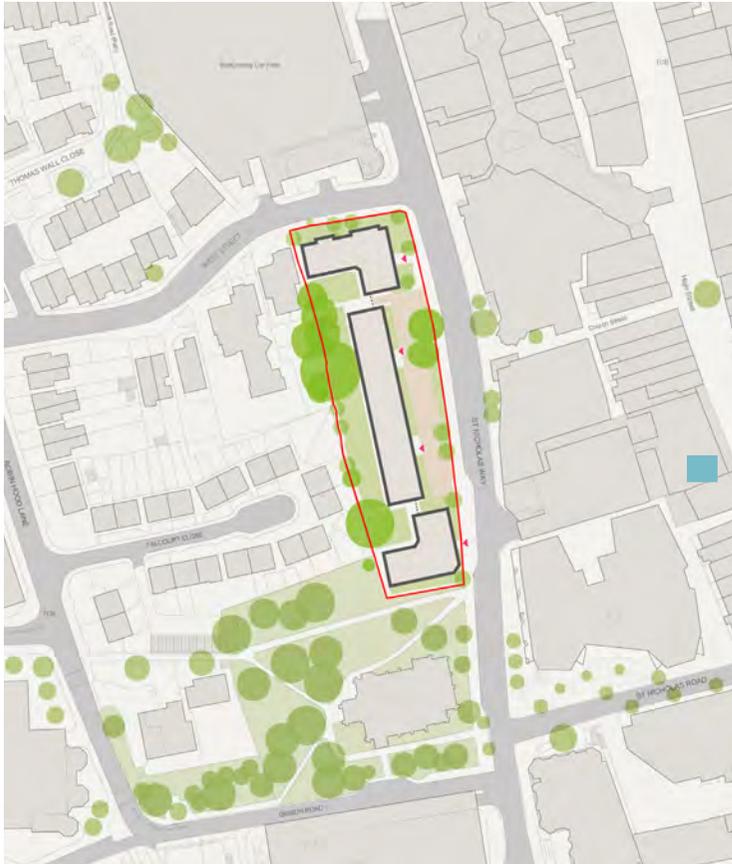
Reflect Sutton's rich heritage and the history of the site within the architecture and public realm of the proposals. The stone eagles that once adorned the Rectory gateposts will be re-integrated within the proposals.

10. Sustainable Living

The regeneration proposals will anticipate the changing needs of this new multi-generational community, with integrated future-proofing in all aspects of design. Targets will be set to reduce embodied energy, operational energy and water use.



April 2020 - Initial Concept



April 2021 - Current Concept Design



- Greening St Nicholas Way
- New street crossings
- Stronger link to the High Street
- A new community space
- Green Corridor of gardens
- Clear building frontages
- Placing buildings carefully
- Being respectful of the Church
- Being respectful of neighbours



Testing of Initial Design Options

Aspect



All homes will have a dual aspect

Communal Spaces



Communal spaces full of natural light

Balconies



Corner balconies for privacy and a range of views

Base, Middle, Top



Buildings with a clear base and varied rooflines

Materials



Materials will complement local heritage

Roofs



Roofs will provide variety and interest



Public Realm and Amenity

The regeneration of Beech Tree Place provides the opportunity to transform St Nicholas Way into a pedestrian friendly, heavily tree-lined, green boulevard that will help with micro-climate, noise and air quality issues and provide a much improved setting for both Beech Tree Place residents and residents in the wider area.

The proposals will seek to retain many of the existing trees which provide an important wildlife and ecology corridor along the western boundary to the site - linking with the churchyard SINC (Site of Nature Conservation Interest). Further opportunities for enhancing biodiversity include bird and bat boxes, bee bricks and log piles, wildflower meadows and vertical greening.

Meaningful, west facing gardens will provide a range of amenity spaces including:

- childrens play:
- areas for growing fruit, vegetables and flowers:
- peaceful and sheltered spaces for relaxation: and,
- space for informal recreation.





The project has been subject to extensive pre-application consultation over the last year. This has included:

- **Four sessions with planning and technical officers at the Council,**
- **A workshop with the Sutton Design Review Panel (DRP),**
- **Engagement with key local Councillors.**

We are in the process of reviewing the design options in light of the feedback received and will continue to engage with officers and key stakeholders as the design develops over the coming months.

This will include a series of further meetings with officers, a presentation to the DRP and update briefing sessions with local Councillors.

This is in addition to continued resident consultation in the form of a series of interactive workshops and a two-stage public consultation process.

The feedback received from these is being considered by the project team who will look to address comments through the development of the design proposals and will be able to provide further details on these at the next public exhibition event.



Next Steps

The team will consider your feedback and look to address comments through further design development. A further Public Exhibition is planned for June 2021.

On the basis of the above and an extensive pre-application engagement process, the team is targeting late summer 2021 for submission of the detailed planning application, leading to potential determination towards the end of the year.

Further information:

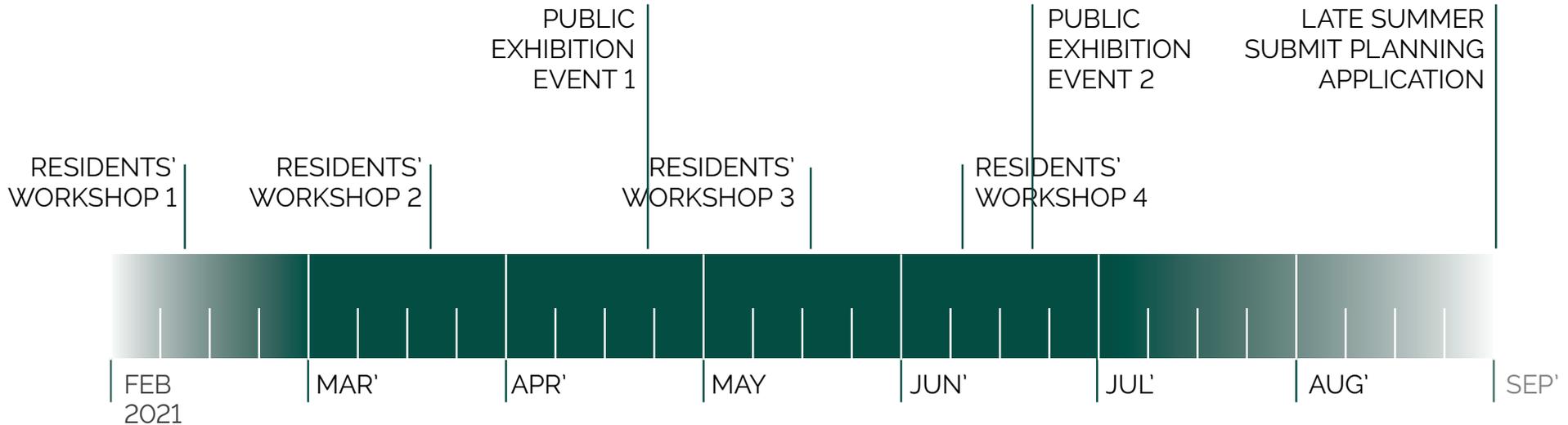
sutton.gov.uk/btpconsultation

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Any questions?





Thank you!

