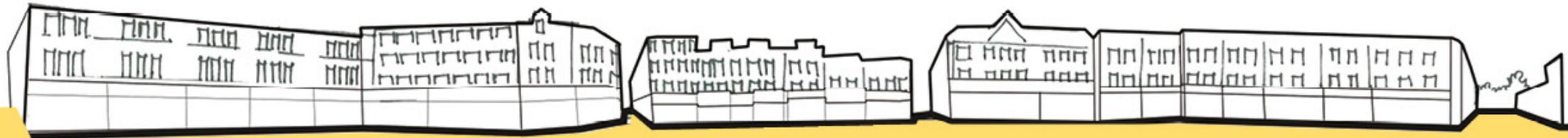


The Future of Elm Grove Resident Consultation



Workshop 3

Community Charter and
Estate Options Appraisal

Monday 30th November 2020



Levitt Bernstein
People.Design



AGENDA FOR TODAY

Items for Discussion

Item 1: Introduction & Aim of the Workshop

Item 2: Principles of Co-design and Collaboration

Item 3: Emerging Community Charter

Item 4: Wider Town Centre Setting

Item 5: Discussion On Alternative Options for the Estate

Item 6: Next Steps Explained

Item 1:

Introduction & Aim of the Workshop



OUR TEAM



Vinita Dhume



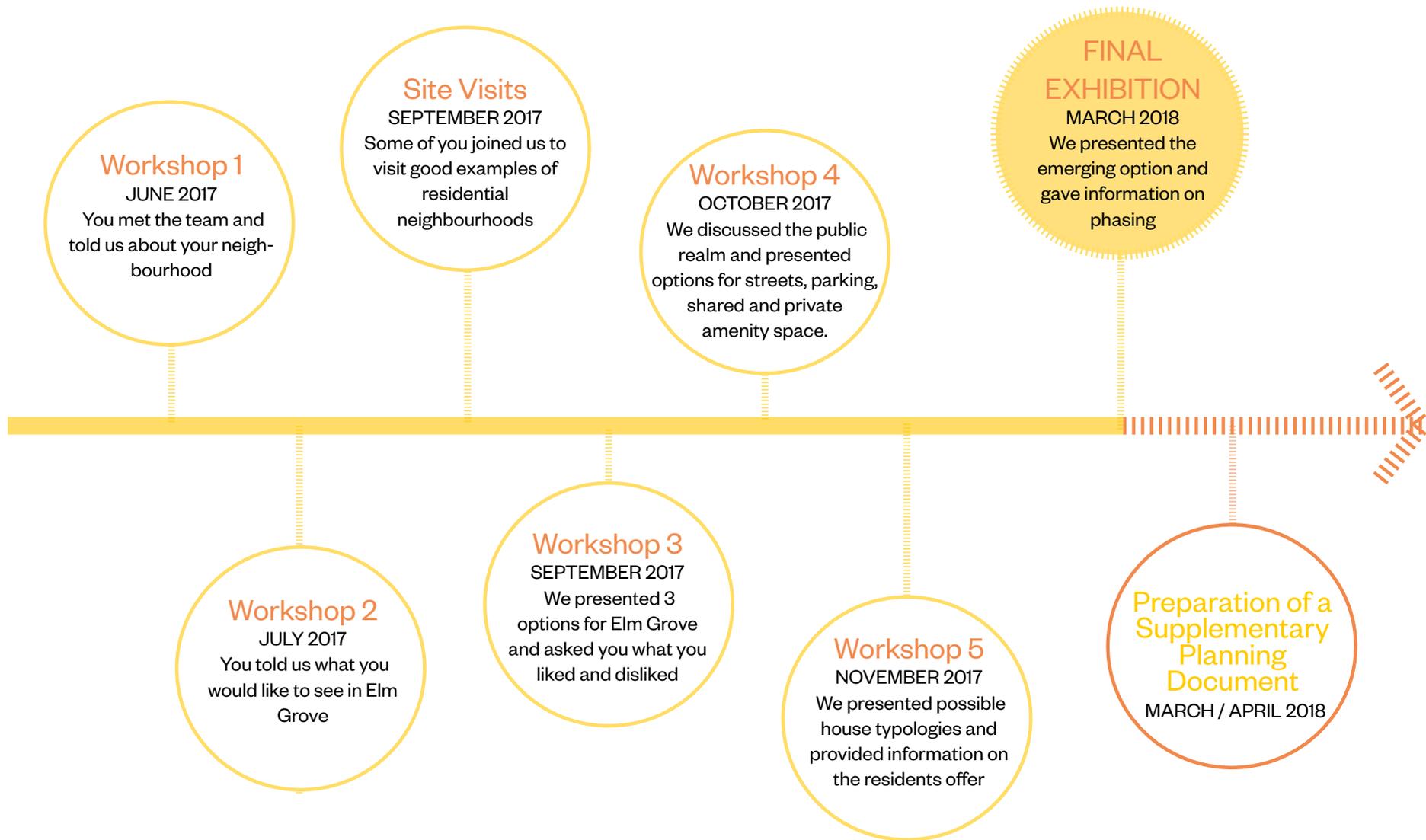
Riaan Louw



Helen Hepher



PREVIOUS ENGAGEMENT PROCESS



THREE OPTIONS

Refurbishment
option



Partial redevelopment
option



Full redevelopment
option



WHAT IS TODAY ABOUT?

Workshop 3, Community Charter & Estate Options (Part 1)
30 November 2020

Workshop 5, Community Charter & Estate Options (Part 2)
15 December 2020

Workshop 7, Community Charter & Estate Options (Part 3)
19 January 2021

Workshop 8, Final workshop
9 February 2021

Morning session 10.30am

Evening session 7.00pm



Item 2:

Principle of Co-design & Collaboration



PRINCIPLE OF CO-DESIGN AND COLLABORATION

- Every voice is heard no matter how quiet
 - Everyone has something to offer no matter what their role
 - We work together as a team to get the best for the future of the local community and Elm Grove residents
 - Different views are welcomed and it is fine to disagree
 - We shall also work to get the best solution possible with the most support possible
 - We shall treat each other with respect and refrain from personal comments or behaviours and language that may cause offense
- Where there are real difficulties that cannot be resolved we shall agree a process outside the workshops and meetings to handle these
 - Jargon should be avoided and plain English used.
 - Questions from anyone are welcomed where anything is not clear or understood.
 - Elm Grove residents who cannot or do not want to come to the workshops will be included through one-to-one conversations and their views valued

Item 3:

Emerging Community Charter



RESIDENTS PRIORITIES

THIS IS WHAT YOU'VE TOLD US BEFORE

There is a good community feel in the neighbourhood.

Lack of open space for kids and young people. We need play areas.

Better quality homes with balconies.

The site has a good location and transport links.

We need homes for the disabled.

We need privacy from people crossing the neighbourhood.

There is a big problem with rubbish along Elm Grove.

We need homes of different sizes to accommodate our needs.

Street lighting needs to be improved.

Parking and traffic should be better controlled.



EMERGING COMMUNITY CHARTER

- Improve safety and security for the community
- Create safe, accessible and attractive streets
- Better quality of communal areas / outdoor spaces
- Better street lighting along Elm Grove and High Street alleyways
- Well-managed parking zones
- Better management of estate
- Effective waste disposal
- Provide a mix of new and improved lifetime homes
- Homes with better layouts built to modern standards
- Provide suitable storage provision



ARE THESE VIEWS STILL RELEVANT?

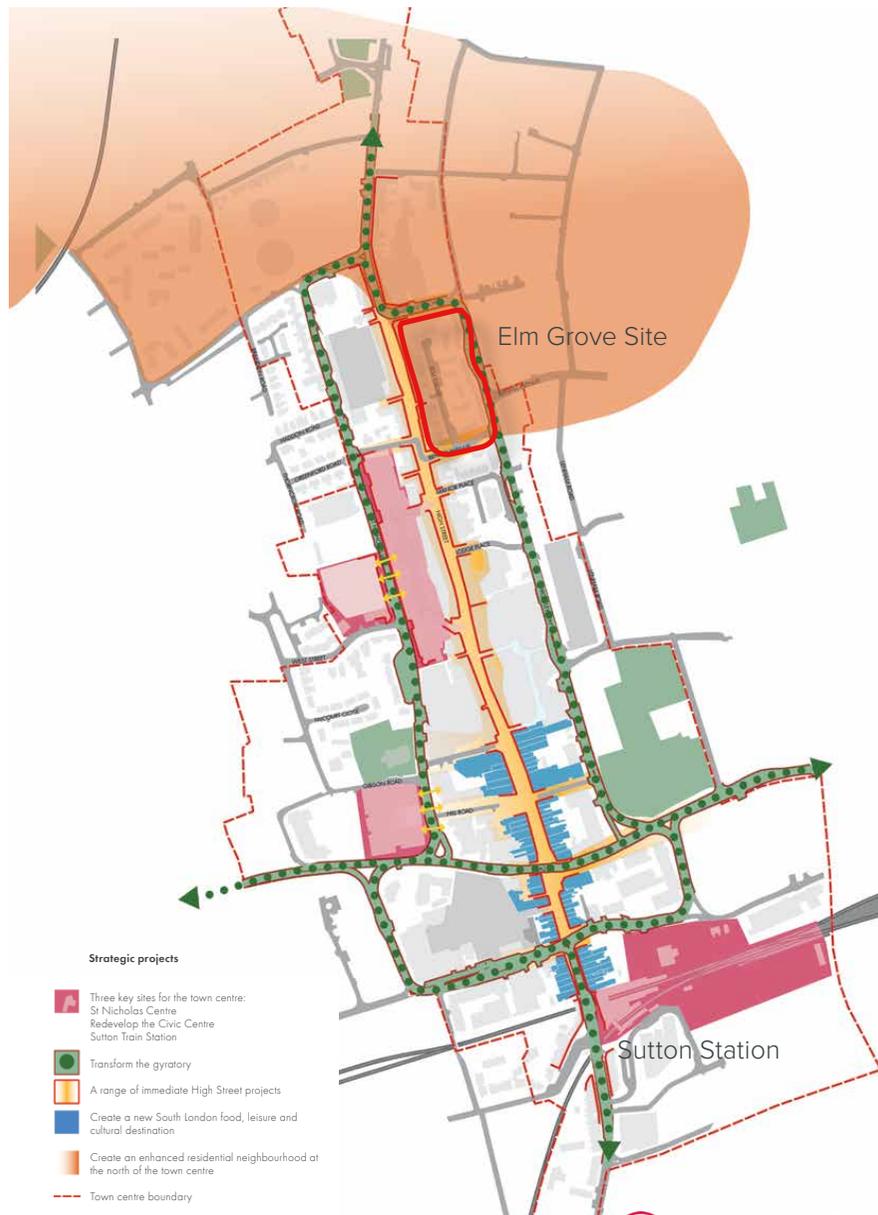


Item 4:

Wider Town Centre Setting



LOCAL PLAN & STC MASTERPLAN SITE ALLOCATION

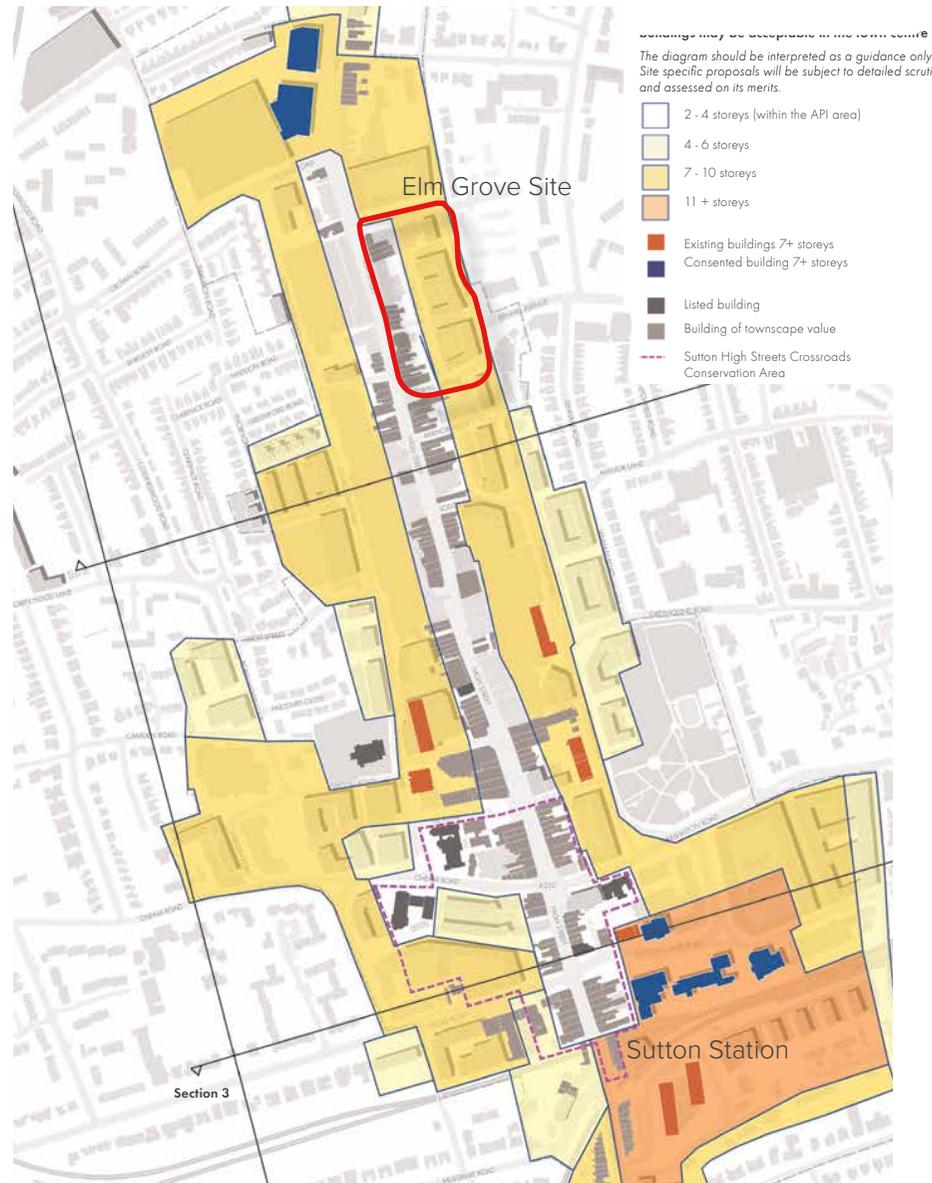


Key points of Elm Grove site:

- The quality of this residential neighbourhood could be improved and the layout of homes could be better integrated into to the rest of the town centre
- A residential-led development opportunity for a mix of dwelling types and tenures
- Opportunity to present new active frontage to Throwley Way

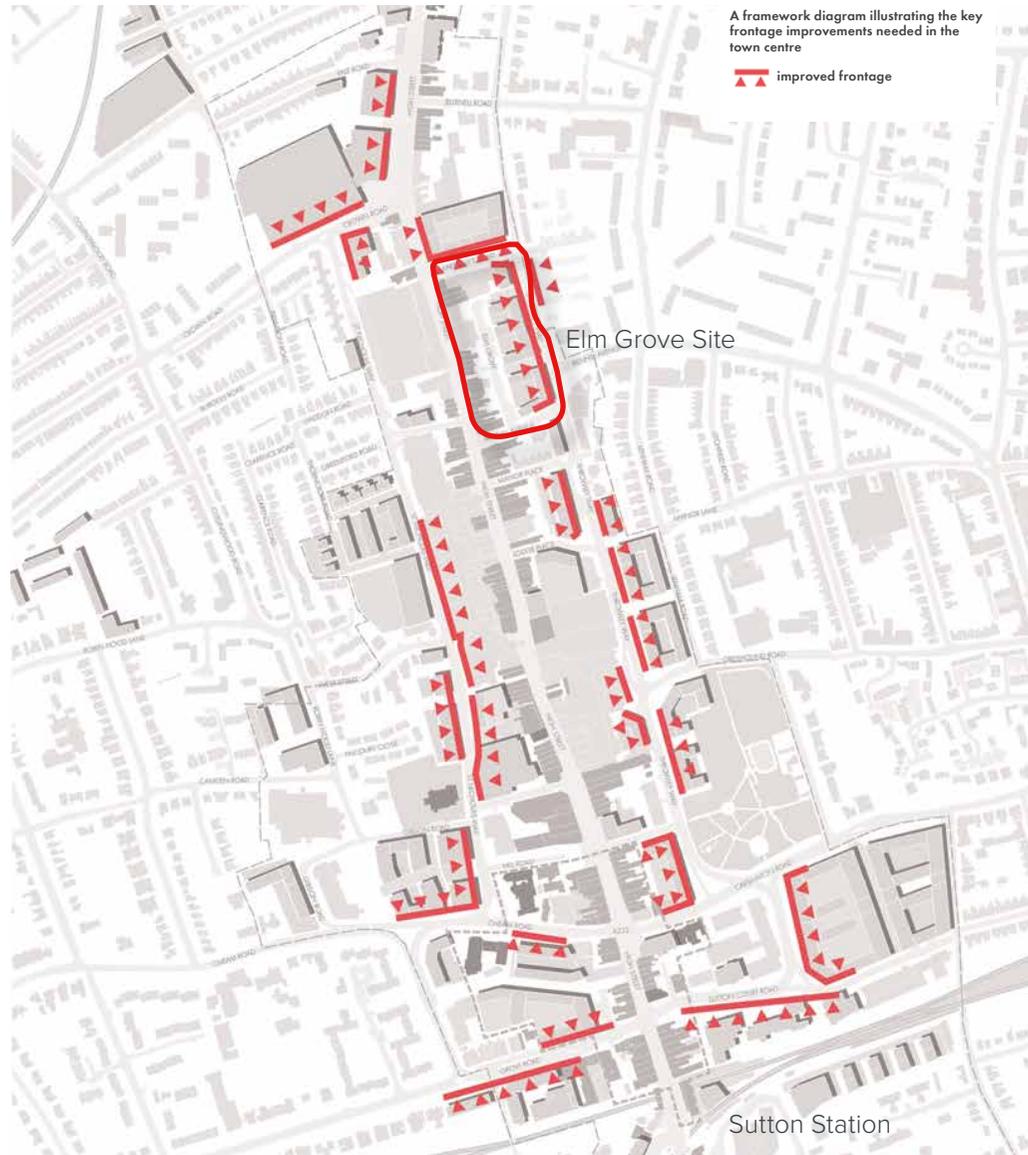
- Extract from 'Sutton
Town Centre Masterplan
Document' June 2016

ZONES OF HEIGHT - STC MASTERPLAN



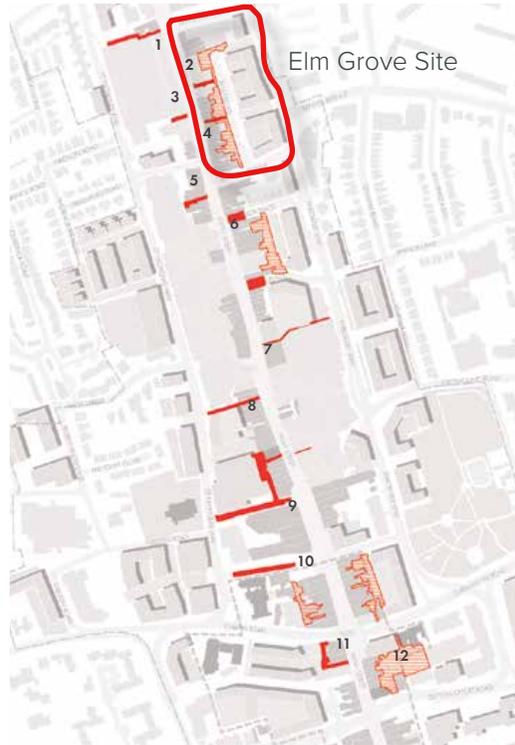
- Extract from 'Sutton Town Centre Masterplan Document' June 2016

ACTIVATING THROWLEY WAY



- Extract from 'Sutton Town Centre Masterplan Document' June 2016

ACTIVATING REAR END OF HIGH STREET

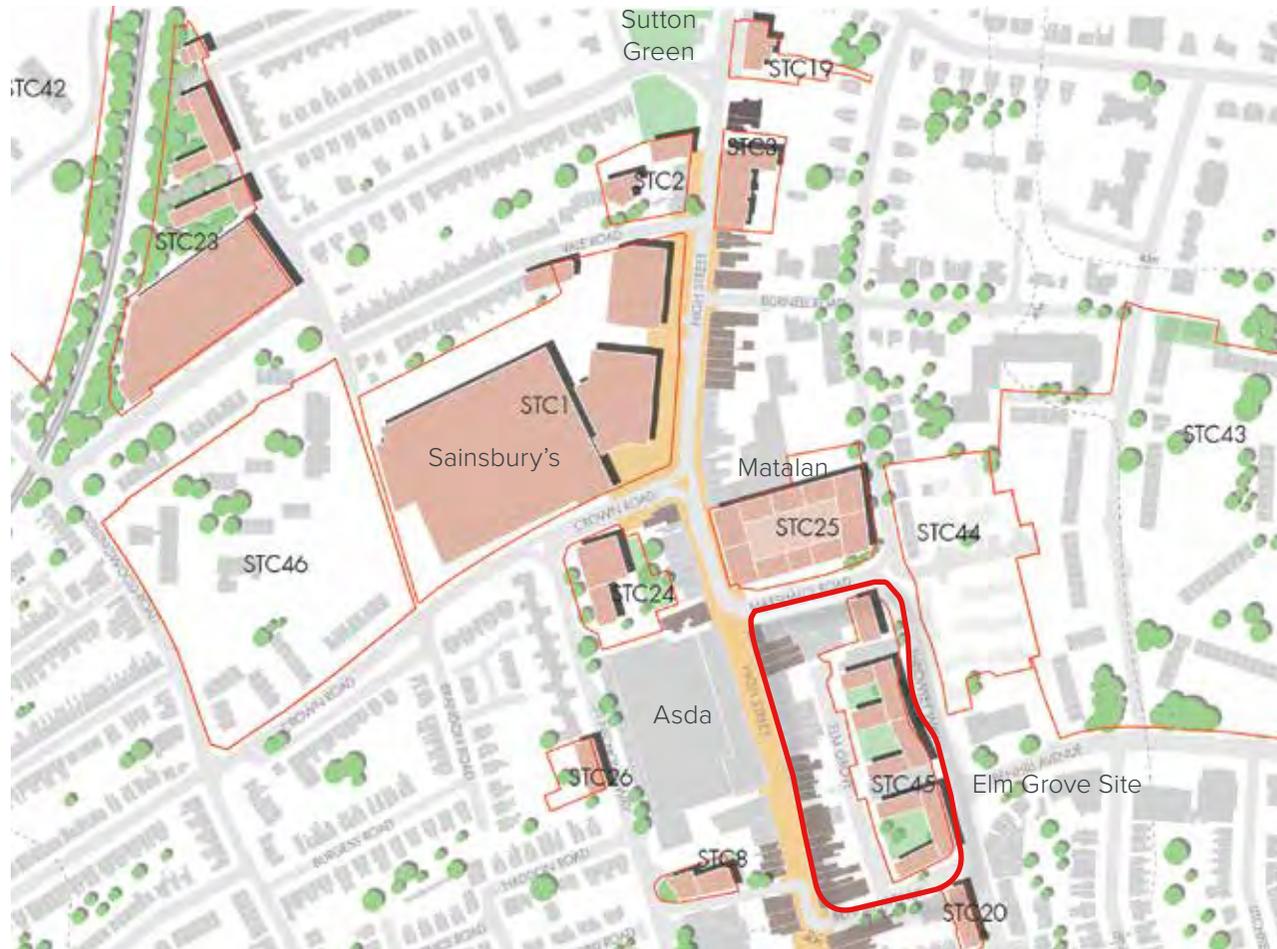


— gap sites and routes
▨ back of house spaces



- Extract from 'Sutton
Town Centre Masterplan
Document' June 2016

NORTHERN QUARTER VISION



- Extract from 'Sutton
Town Centre Masterplan
Document' June 2016

Item 5:

Discussion on Alternative Options for the Estate



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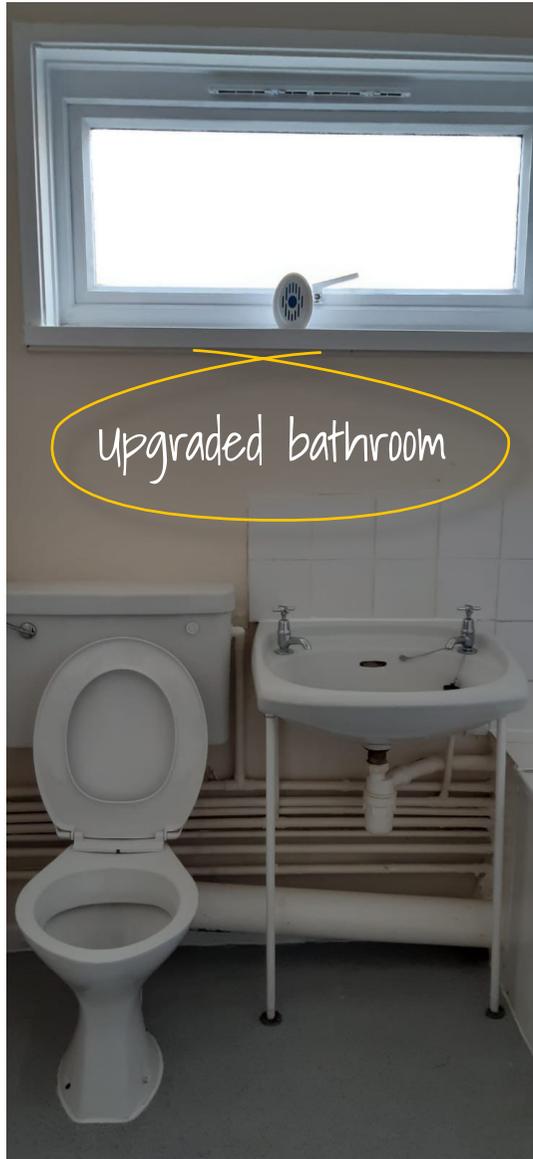


REFURBISHMENT OPTION

Examples of the refurbishment work that could be undertaken in this Option are:

- **Upgrade** of kitchens and bathrooms
 - **Replacement of windows** where required (repairs)
 - Improve homes **energy efficiency** – where possible consider thermal insulation to internal walls and roofs
 - Improvement to **sound insulation** to reduce noise and disturbance between homes, where possible
- Improvements to existing **communal core entrances** (including upgraded fire doors to enhance both fire safety and security standards)
 - Improve **street lighting** along Elm Grove and alleyways
 - **Accessibility improvements** where possible – including investigate potential to include a lift in existing block cores.

REFURBISHMENT OPTION



FEEDBACK AND DISCUSSION ON OPTION



PARTIAL REDEVELOPMENT OPTION

These options look at retaining part of the Estate and/or demolishing parts of the Estate to build new additional high quality homes. Existing homes that are retained would receive the same level of refurbishment works as explained in the Refurbishment Option. The options will provide:

- Demolition of homes to provide **increase in number** of affordable homes
- Larger and better **quality homes** built to **modern standards** (flats and maisonettes)

- **New homes** will be safer, more accessible and energy efficient
- Elm Grove could be **improved** with some tree planting and enhanced lighting
- Creation of **semi-private courtyards** to form play space and seating areas for residents and their families.

PARTIAL REDEVELOPMENT OPTION 1



Homes demolished: 0



New quality homes to be provided: 10-15



Uplift of homes: 10-15

- Storey heights
- Infill blocks
- Existing blocks



- Some existing trees to be removed
- Loss of parking spaces
- Overlooking into existing back gardens

This option retains all existing buildings - these will be refurbished as per Refurbishment Option.

There is infill opportunity shown here - buildings built along Elm Grove at 3 storeys height.

PARTIAL REDEVELOPMENT OPTION 2



Homes demolished: 16

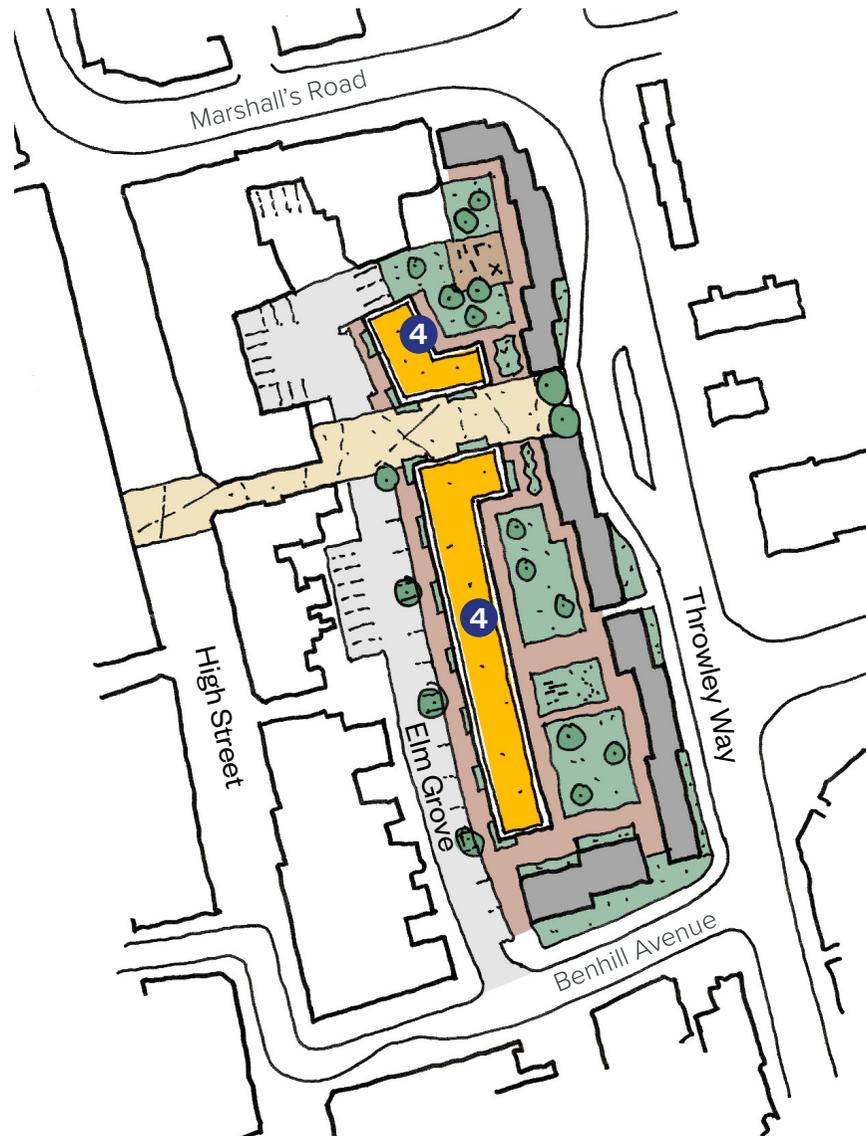


New quality homes to be provided: 36-46



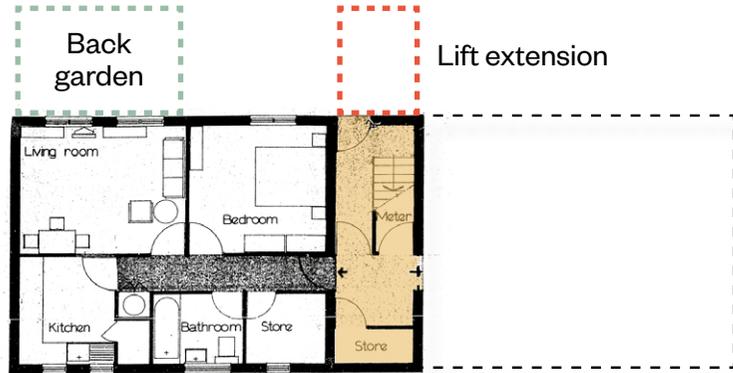
Uplift of homes: 20-30

-  Storey heights
-  New build blocks
-  Existing blocks

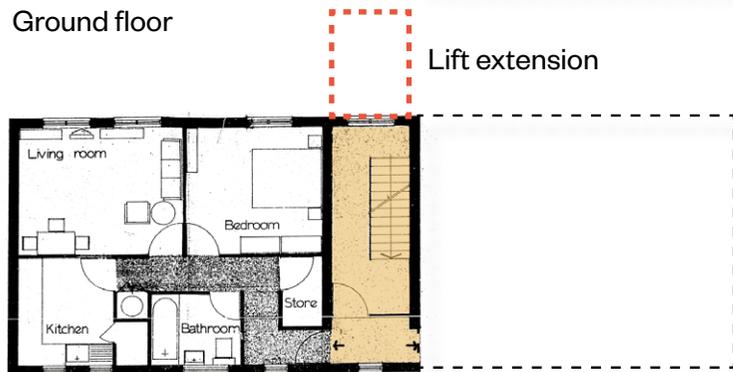


This option retains existing flat blocks with demolition of houses. New 4 storey buildings are proposed along Elm Grove. There is an opportunity to improve Elm Grove as a residential street.

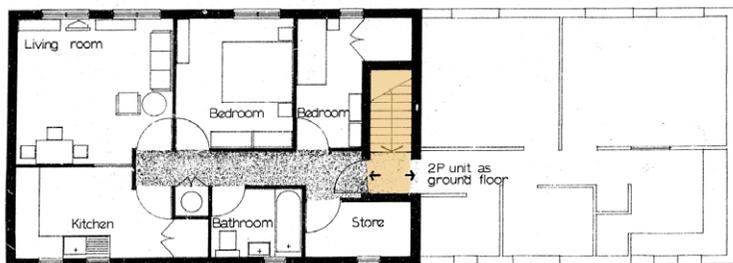
ROOFTOP EXTENSIONS ARE NOT POSSIBLE



Ground floor



First floor



Second floor

- Existing walls structure can't carry the weight of rooftop extensions
- Lifts can't be incorporated into the existing communal cores
- Lifts will have to be located outside the existing building blocks
- 1 lift will only serve 4 homes in each block
- There is limited space to add external lifts on the outside
- Balconies cannot be added
- Front gardens along Throwley Way will not be possible
- Some back gardens can be provided to homes on ground floor

DISCOUNTED OPTION - NOT VIABLE IN TERMS OF DESIGN



Homes demolished: 56



New quality homes to be provided: 55- 65



Uplift of homes:
No uplift

3

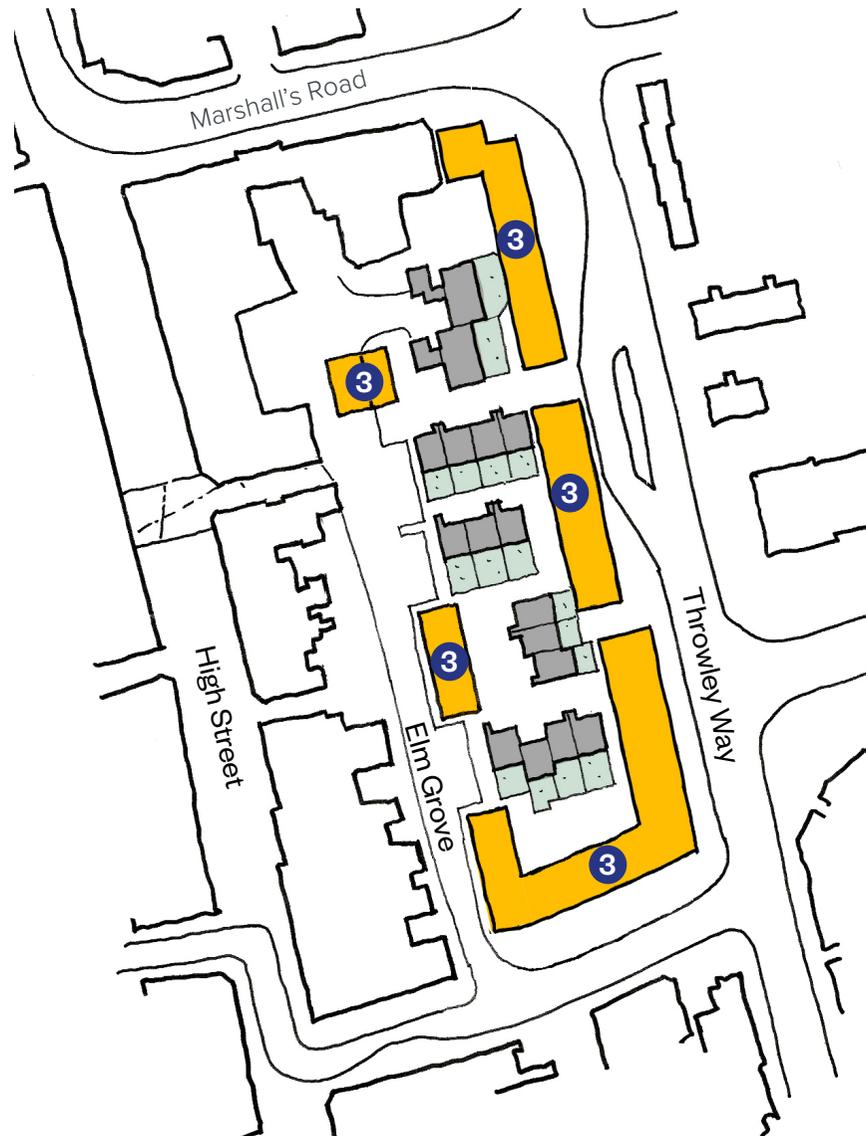
Storey heights



New build / infill blocks



Existing blocks



- Overall loss of homes
- Some existing trees to be removed
- Loss of parking spaces
- Overlooking into existing back gardens
- Not planning policy compliant
- Insufficient space on site to provide homes at modern space standards

FEEDBACK AND DISCUSSION ON OPTIONS



FULL REDEVELOPMENT OPTION

This option considers the demolition of the Estate to be replaced by new development, this would include:

- **New better quality homes**, built to modern standards of design, safety, accessibility and energy efficiency
- A greater **variety** of new high quality homes to meet the **needs** of all residents
- Redevelopment would bring back **traditional streets** which are safe and attractive

- Introduce **shared courtyards** with amenity space, play areas and some parking
- Better **pedestrian routes** between Throwley Way and the High Street
- A **safer neighbourhood** with natural surveillance, where streets and spaces are overlooked and well lit
- Helps to activate the **back of the High Street** with flexible units and shared semi-private courtyards to improve the overall quality and safety of Elm Grove.

FULL REDEVELOPMENT OPTION



1
Improve Elm Grove and create a friendly - safe mews street for residents of the estate



2
Create a larger courtyard block with more doorstep play and shared amenity space for residents



3
Access to Elm Grove moves eastwards along Benhill Avenue - the nature and character of Elm Grove as a street will change.

FULL REDEVELOPMENT OPTION



Activating Elm Grove



A larger courtyard block



Realigning Elm Grove

Each option would provide approx 200-230 homes on the estate

Density threshold

- 0.96 hectare
- PTAL 4-6
- Maximum of 260 homes per hectare

PRINCIPLES OF FULL REDEVELOPMENT OPTION



Elm Grove – a shared surface mews street



Improvements to alleyways



Semi-private courtyards with integrated play and parking



Active ground floor uses and access along Throwley Way

FEEDBACK AND DISCUSSION ON OPTION



FEEDBACK FORMS

The Future of Elm Grove Resident Consultation

Workshop 3 Feedback Form

What is your tenure? Secure tenancy Non-secure tenancy
Resident homeowners Non-resident homeowners

What do you think are the most important priorities for improving the estate and the lives of Elm Grove residents?

Please tell us your views on the three options being considered for improving Elm Grove:

(1) Refurbishment ☆☆☆☆☆

(2) Partial Redevelopment ☆☆☆☆☆

(3) Full Redevelopment ☆☆☆☆☆

Which is your preferred option and how do you think it could be improved further?

How useful was this virtual workshop? What could we improve?

Name

Address

Telephone number

Email address

Please return this feedback form before 4 December 2020. Instructions for how to return your feedback form can be found on page 12 of the Residents Consultation booklet.



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Item 6:

Next steps explained



Workshop 2, Residents' Charter (Part 1)
16 November 2020

Workshop 4, Residents' Charter (Part 2)
7 December 2020

Workshop 6, Residents' Charter (Part 3)
12 January 2021

Morning session 10.30am :

- 10.30am - (Secure)
- 11.00am - (Homeowners)
- 11.30am - (Non-Secure)

Evening session 7.00pm :

- 7.00pm - (Secure)
- 7.30pm - (Homeowners)
- 8.00pm - (Non-Secure)

Workshop 3, Community Charter & Estate Options (Part 1)
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Thank you



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