

The Future of Elm Grove Resident Consultation



Workshop 5

Community Charter and
Estate Options Appraisal

Tuesday 15 December 2020



Levitt Bernstein
People.Design



AGENDA FOR TODAY

Items for Discussion

Item 1: Principles of Co-design and Collaboration

Item 2: Town Centre Context

Item 3: Draft Community Charter

Item 4: Opportunities and Constraints of the Options for the Estate

Item 5: Next Steps Explained

Item 1:

Principle of Co-design & Collaboration



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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

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

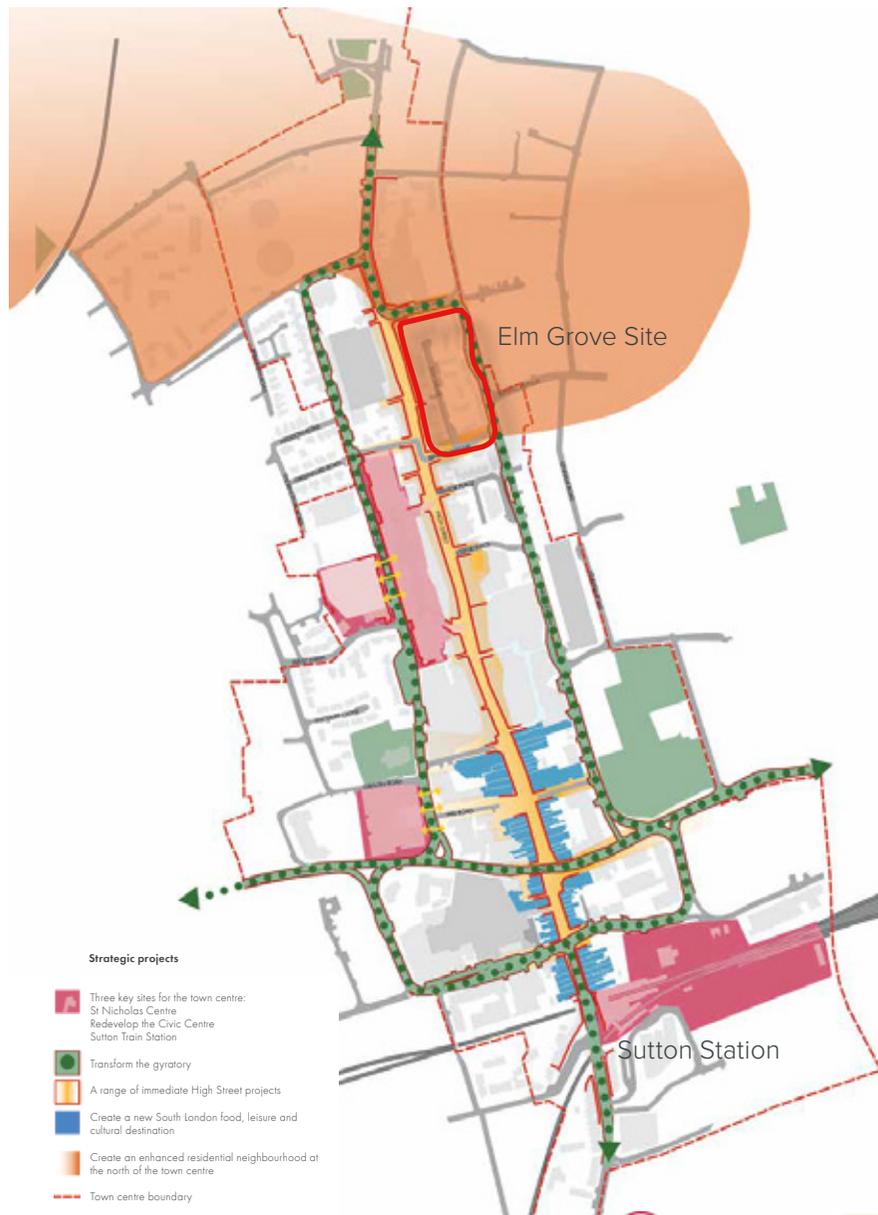


Item 2:

Town Centre Context



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
- The estate falls within the 7-10 storey height development zone of the Town Centre Masterplan

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

Item 3:

Draft Community Charter



DRAFT COMMUNITY CHARTER: RESIDENTS PRIORITIES

1. Better Homes:

A variety of well designed homes built to a **high standard**, that are **affordable** and **energy-efficient**, for Elm Grove residents, their families and the local community.

- Better quality homes that are accessible, well insulated, energy efficient and fully adaptable
- Homes that are built to modern standards, are larger, with improved layouts and storage

- More private amenity spaces, such as balconies or gardens
- A variety of home sizes and typologies, including flats, maisonettes and houses, across different tenures
- More genuinely affordable homes for local families



DRAFT COMMUNITY CHARTER: RESIDENTS PRIORITIES

2. Improved Environment:

A **safe, attractive** and **well-maintained** neighbourhood with a variety of private and communal spaces for the community to enjoy.

- Retain the strong sense of community and neighbourhood spirit
- Improve safety, security and privacy
- Create safe, accessible and attractive streets
- Design good quality outdoor spaces, that provide areas to play and relax
- Enhance street lighting along Elm Grove, Throwley Way and the High Street alleyways

- Improve the management of the estate, including grounds maintenance, waste collection, parking and traffic controls
- Reprovision of parking for existing residents
- Introduce biodiversity through new trees and planting that support a clean and healthy environment
- Maintain excellent connections to local amenities and transport links, to support access and mobility for Elm Grove's diverse community

ARE THERE ANY OTHER PRIORITIES TO BE ADDED?



Item 4:

Opportunities and Constraints of the Options for the Estate



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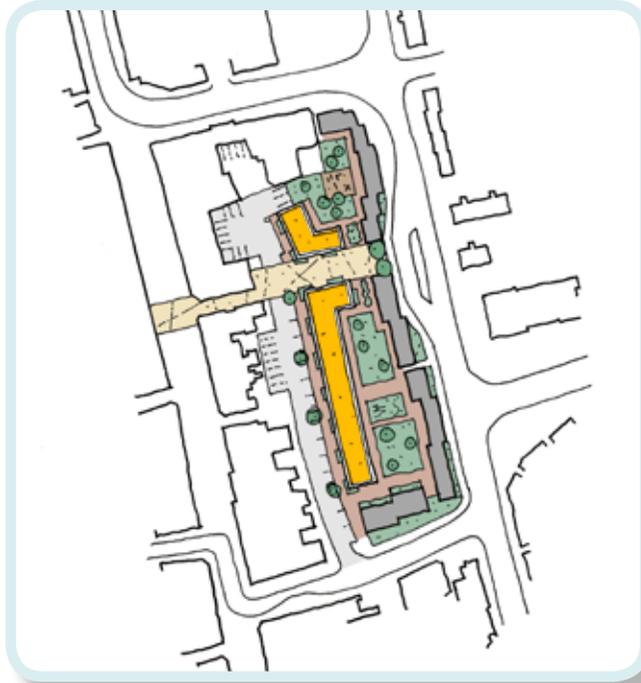


OPTIONS FOR THE ESTATE

Option 1:
Refurbishment



Option 2:
Partial Redevelopment



Option 3:
Full Redevelopment



OPTION 1: REFURBISHMENT

In this Option, the Council will undertake refurbishment works targeting current and emerging statutory requirements of the Council as landlord in ensuring building safety, improving accessibility and energy efficiency, where possible.



OPTION 1: REFURBISHMENT

Opportunities

- **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
 - 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.
 - **Parking** to be **retained**

OPTION 1: REFURBISHMENT

Constraints

- The **financial impact** of the refurbishment option on existing home owners
 - This will be **disruptive** resulting in residents having to move out
 - No significant improvements to the **open spaces**
 - No improvements along **Throwley Way**
 - Minimal improvements to the **safety** and **security** of the estate
 - No new **amenity** space or **playspace** provision
- Existing homes remain **undersized**.
 - **Sunlight** and **daylight** conditions will not improve
 - No new **private** amenity spaces e.g. balconies
 - **Sound insulation** to the existing buildings can't be improved
 - **No additional homes** are provided for the wider community
 - Homeowners will not benefit from the full extent of the refurbishment work

FEEDBACK AND DISCUSSION ON OPTION 1



OPTION 2: PARTIAL REDEVELOPMENT

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.



OPTION 2: PARTIAL REDEVELOPMENT

Opportunities

- A slight **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 and alleyways to be **improved** with enhanced lighting and / or tree planting
- Creation of **play space** and **seating areas** for residents and their families
 - Improve the **routes** between High Street and Throwley Way
 - **Refurbishment** of the existing homes to be retained

OPTION 2: PARTIAL REDEVELOPMENT

Constraints

- **More disruption** to residents than the previous option
 - Some of the residents need to be **relocated** in the early phases to enable the scheme to be delivered
 - **Rooftop extensions** cannot be added to the existing buildings
 - **Sound insulation** to the existing buildings can't be improved
 - Loss of **parking** along Elm Grove
 - Limited improvements along **Throwley Way**
- Existing homes remain **undersized**
 - **Sunlight** and **daylight** conditions will not improve
 - No new **private** amenity spaces to existing homes e.g. balconies
 - **Limited increase** in the total number of homes
 - Costly to the Council with small revenue benefits, making it **unviable** in the long term

FEEDBACK AND DISCUSSION ON OPTION 2



OPTION 3: FULL REDEVELOPMENT

This option considers the demolition of the Estate to be replaced by new better quality homes, built to modern standards of design, safety, accessibility and energy efficiency.

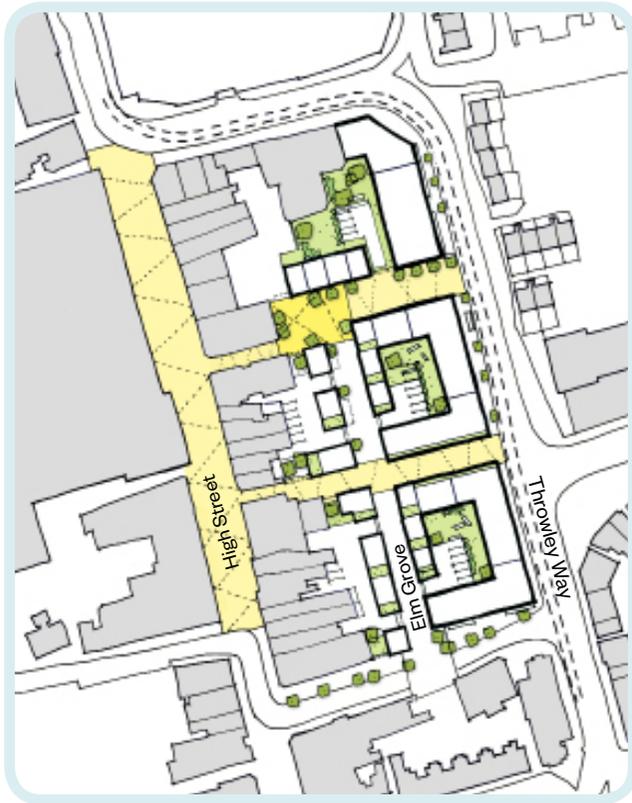


Semi-private courtyards with integrated play and parking



Improvements to alleyways

OPTION 3: FULL REDEVELOPMENT



Improve Elm Grove



Larger courtyard block



Access moves eastwards

OPTION 3: FULL REDEVELOPMENT

Opportunities

- Allow for **one move only** for as many residents as possible
- Variety and range of new lifetime homes built to **modern design** and **energy efficiency standards**
- An **improved environment**, designed to eliminate crime
- **Safe routes** between High Street and Throwley Way
- Improve **rear end** of the High Street
- Provide opportunity for **doorstep play**
- Better **street lighting** along Elm Grove and High Street alleyways
- Better footpaths and tree planting along **Throwley Way**
- Create **biodiversity** across the estate
- **Parking** areas consolidated into yards and secure spaces
- Improved building **entrances** and **accessible homes**
- **Communal courtyards** and play areas
- **More homes** for the growing community
- All new homes to have generous **private amenity** space
- Improved **home layouts** with better storage provision
- Create **opportunities** for construction related jobs and apprenticeships for local people
- Helps to activate the back of the High Street and improve Elm Grove

OPTION 3: FULL REDEVELOPMENT

Constraints

- Residents at the first phase of development will potentially need to move **off-site temporarily**
- **Limited parking** for existing residents to be re-provided as far as possible
- All residents will need to **move during the redevelopment**
- There would be some **disruption** caused by the **redevelopment programme** and phased development
- Re-provision of **replacement houses** is unlikely (maisonettes could be an alternative)

FEEDBACK AND DISCUSSION ON OPTION 3



Item 5:

Next steps explained



NEXT STEPS EXPLAINED

- Finalise the **Draft Community Charter**
- Assess the **3 options** against the **Community Charter resident priorities** and the **Councils corporate priorities**

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)

FEEDBACK FORM

The Future of Elm Grove Resident Consultation

Workshop 4 Feedback Form

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

Please tell us your views on the Council's additional commitments in the draft Residents' Charter. Are there any other commitments you would like the Council to consider?

Workshop 5 Feedback Form

Please tell us your views on the resident priorities within the Draft Community Charter. Are there any other priorities for your estate that you would like the Council to consider?

What do you like about Option 1 – Refurbishment?

What don't you like about Option 1 – Refurbishment?

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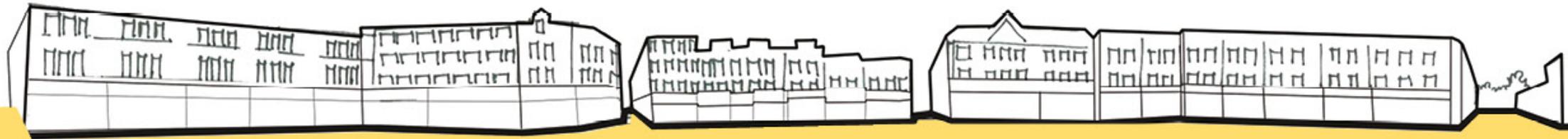
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Thank you



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