

Welcome

Introduction

Welcome to today's Public Exhibition which outlines designs for the regeneration of Beech Tree Place ahead of a planning application being submitted in November 2021.

The regeneration of Beech Tree Place was first identified back in 2012 as an allocated site under the Local Development Framework, and was allocated again under the Sutton Local Plan (2016-31). Since 2018 engagement with residents has identified that full redevelopment will realise a shared vision for creating better quality sustainable homes and more affordable homes improving this part of the town centre.

Please speak to a member of the team if you have any questions.

What's on today?

- Background to the regeneration of Beech Tree Place
- Design development since the April Public Exhibition
- Site constraints and opportunities
- Regeneration proposals
- Public Realm, Landscape and Sustainability
- Next steps



St Nicholas Centre Car Park

St Nicholas Centre

Beech Tree Place regeneration site boundary

St Nicholas Church

Existing site plan and site boundary

Background to Regeneration

Site Allocation

Sutton's Local Plan (2018) guides how development comes forward in the borough over 2016-2031. It allocates the whole 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 an indicative capacity for 89 homes, including the 20 existing homes.

'Area of Taller Building Potential'

Taller buildings will be supported in Areas of Taller Building Potential, which includes the site. The Local Plan defines 'Tall Buildings' as "significantly taller than the mean height of surrounding development, at 7 to 10 storeys". SLP Policy 28 seeks to ensure tall buildings are the highest quality and safeguard the amenity of neighbours.

Height Precedents

Recent planning decisions have consented taller buildings within the "Area of Taller Buildings Potential." The St Nicholas House redevelopment consented for 18 storeys (against STC29 indicative 10 storeys) and a recent planning approval consented 20 storeys to the rear of Times Square Shopping Centre (against STC 39 indicative 8 storeys).

Case for Regeneration

An Options Appraisal was undertaken in 2020. Refurbishment, partial redevelopment and full redevelopment options were tested. The Options Appraisal confirmed that the existing homes are no longer fit for purpose in terms of environmental performance, space standards and accessibility.

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

'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 density, 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 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.

Approval by Council

Following extensive consultation with the tenants of Beech Tree Place in October 2020, the Housing, Economy and Business Committee voted to approve the full redevelopment of Beech Tree Place.

GLA Grant Award

In March 2021 the Greater London Authority approved a grant of £6.4m based on a commitment to start on site by September 2022.



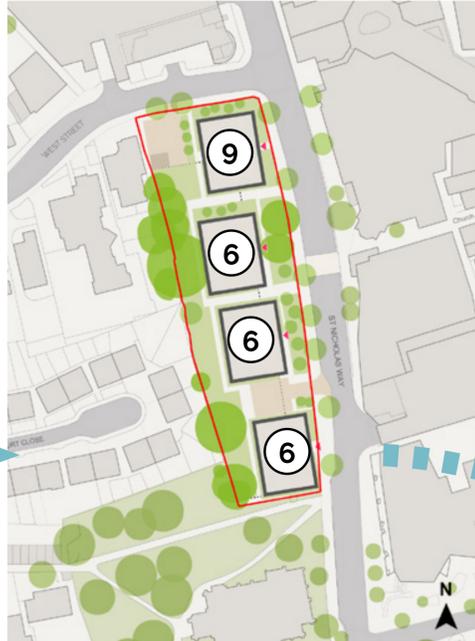
Photographs of Beech Tree Place as it is now

Design Development

April 2020 Options Appraisal



April 2021 Public Exhibition



Your Feedback

At the virtual Public Exhibition in April 2021 local neighbours asked questions and provided feedback.

The proposals have been developed with the input of local stakeholders to respond to comments received at the April Exhibition, as illustrated below. Building heights have been reduced and the back-to-back distances have been increased.

September 2021 Current Proposals



Key Moves

- Increased back-to-back distances to existing homes on western boundary
- Larger gaps between proposed buildings
- Decreased building heights
- Extended proposed "green buffer" zone
- Major improvements to public realm
- Slimmer proposed buildings
- Wider pedestrian footpath on St Nicholas Way and street trees
- Improved links to High Street with new proposed pedestrian crossing
- Larger landscaped gardens to west

Diagram Key

- 1 Bedroom Wheelchair Flat
- 1 Bedroom Flat
- 2 Bedroom 4 person Flat
- 2 Bedroom 3 person Flat
- 3 Bedroom Maisonette (underneath)

Illustrative Typical Floor Layout indicating reduced building storey heights
Buildings A and D frame 'set back' public realm green zone to St Nicholas Way

Site Constraints & Opportunities

Detailed site surveys have been undertaken to inform the design proposals. The sloping topography existing trees, ecology and local heritage are important factors that the regeneration will respectfully respond to with measures proposed to significantly improve

biodiversity, sustainable drainage and tree planting. Our team have carefully designed the buildings to minimise impacts on neighbours by reducing building heights and increasing back to back distances. We will also be retaining the historic stone eagles on site.



Existing trees



Site heritage and history



Existing changes in level



Overlooking distances to immediate neighbours

Beech Tree Place Regeneration

What's the Plan?

Beech Tree Place has been allocated as a site for regeneration and after extensive collaboration with the existing residents and local stakeholders, the proposals are for 92 affordable and highly sustainable homes within a series of four Mansion Blocks.

Extensive planting, biodiverse gardens and tree planting will enhance the greening of this part of Sutton town centre.

A summary of the proposed affordable housing can be seen below:

Type of Homes	No.
1 Bedroom WCH (reprovision) Flats	14
1 Bedroom Flats	34
2 Bedroom Flats	40
3 Bedroom Maisonettes	4
Total	92



Proposed site plan in context



Landscape & Ecology

Public Realm & Amenity

The proposals optimise the quantum of generous gardens (2,000sqm) to the west for shared use by all residents, arranged in a series of tiered amenity spaces for gardening, play and relaxation. Biodiverse planting amongst the retained mature trees extends a wildlife corridor that connects with the SINC at St Nicholas Churchyard. This section of St Nicholas Way is also transformed into a greener pedestrian-friendly street with new street trees, a green buffer and rain gardens. Building A also benefits from a roof garden.



Key

- ① Lawn / Private communal space
- ② Parking court
- ③ Understory planting to existing trees
- ④ Privacy buffer
- ⑤ Rear amenity gardens for residents
- ⑥ Rain gardens
- ⑦ Growing beds
- ⑧ Door step play
- Existing trees
- Proposed trees/ shrubs
- Proposed Street trees

Landscape & Play



Play Provision

The garden is envisaged as an inter-generational space, usable by residents of all ages. We are providing all under 5s play provision within the private amenity space. We aim to integrate the play into the natural aesthetic of the gardens through the use of natural materials, climbing structures and a play trail which moves through the spaces and links it all together.



Age Group	GLA Requirement	Proposed
Under 5 years	279 sqm	279 sqm
5 - 11 years	196 sqm	Off site contribution
12+ years	115 sqm	Off site contribution
Total	590 sqm	279 sqm

Key

- Under-fives play provision
- Play trail

New Homes

Modern homes for existing and new residents

Within the first phase (Building A) 15 new homes will be created to re-house existing residents living at Beech Tree Place. These will be wheelchair adaptable one bedroom flats that are much more spacious and accessible than the current homes. The plans below illustrate the layout of the typical flat and sizes of the rooms.

In Phase 2 a further 77 affordable tenure homes will be delivered within Buildings B, C and D, comprising 3 bedroom maisonettes, 2 bedroom flats and 1 bedroom flats. All homes will exceed minimum space standards, and have their own balcony or terrace.

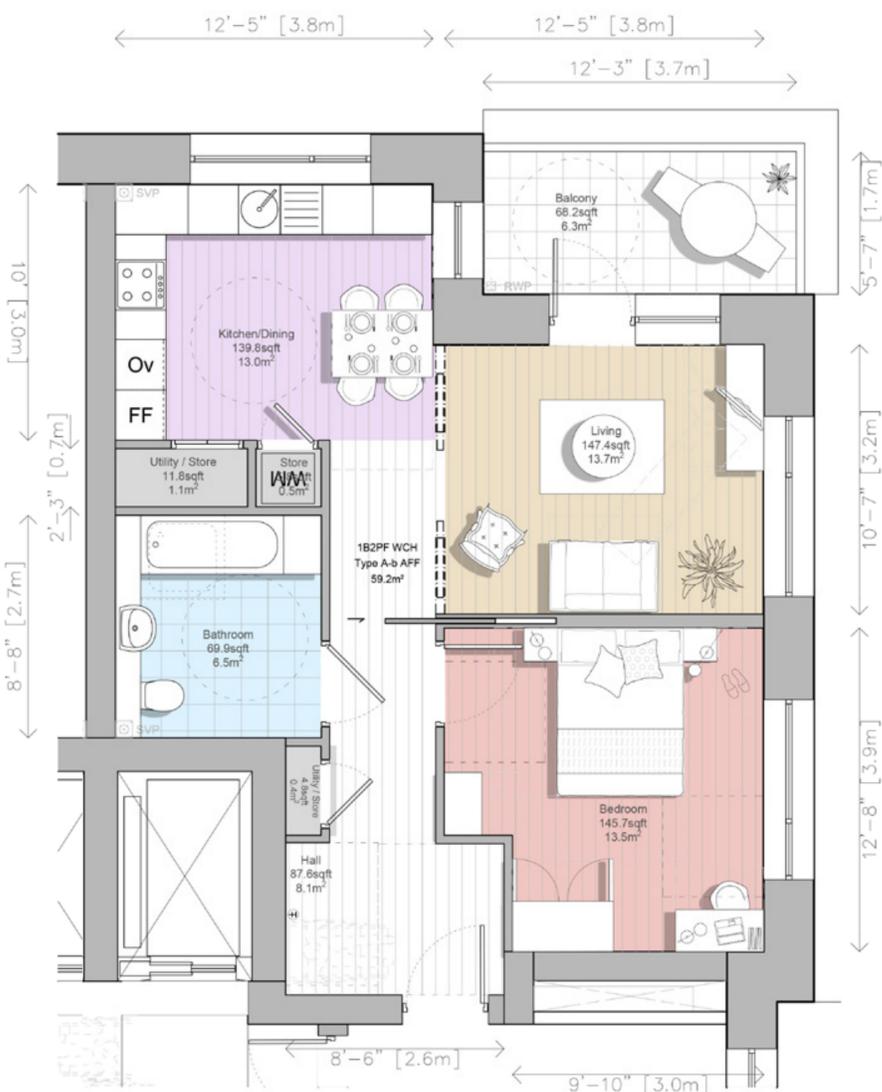
Your New Space

	Existing home	New home	+/-
Total Internal Area	35.0 sqm	59.2 sqm	+24.2 sqm
Living, Kitchen & Dining	18.6 sqm	25.2 sqm	+6.6 sqm
Bedroom	7.8 sqm	13.5 sqm	+5.7 sqm
Bathroom / Wetroom	3.2 sqm	6.5 sqm	+3.3 sqm
Storage	1.6 sqm	2.0 sqm	+0.4 sqm
Balcony/Garden	2.3 sqm	6.3	+4.0 sqm

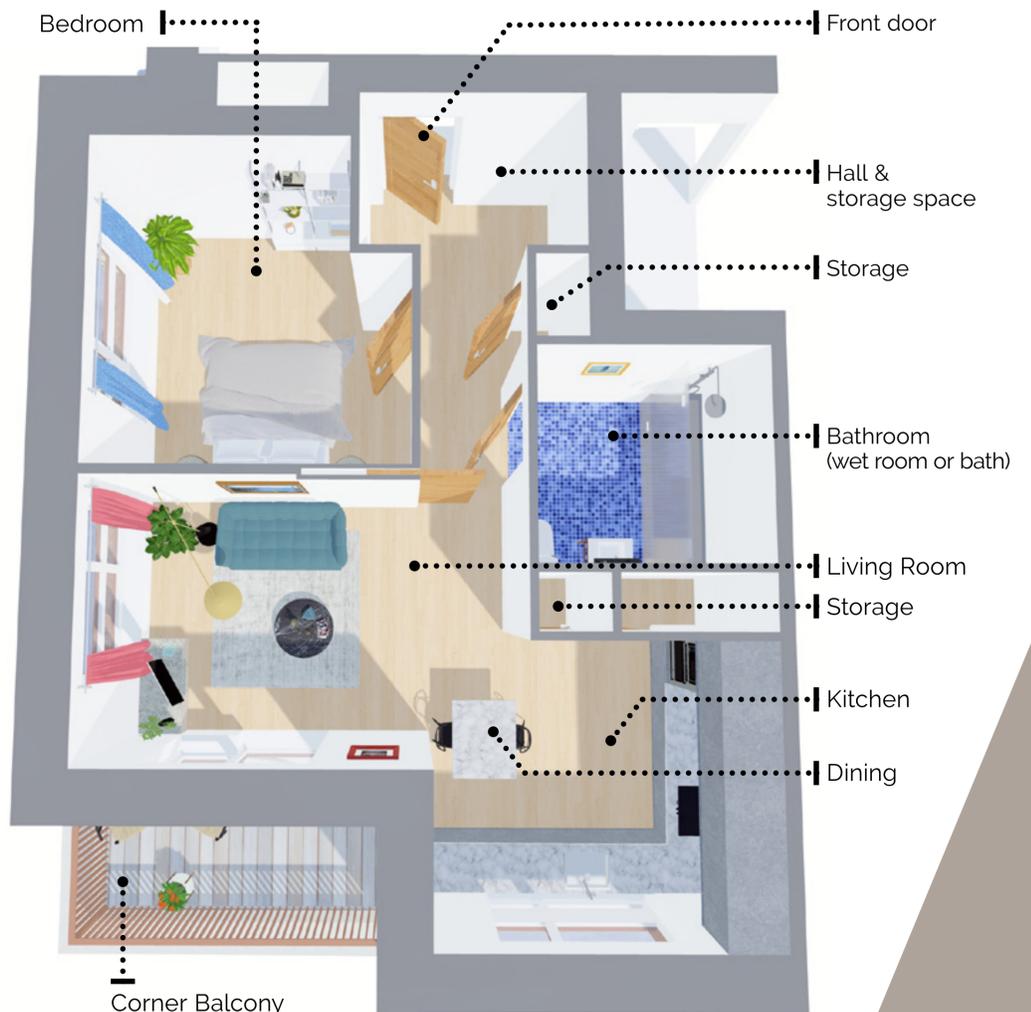
*Compared to existing 1 bedroom ground floor flat



New homes have been designed in partnership with existing residents through a series of co-design workshops.



1 Bedroom WCH Flat in plan form and 3D view



Before and After



Existing view north down St Nicholas Way

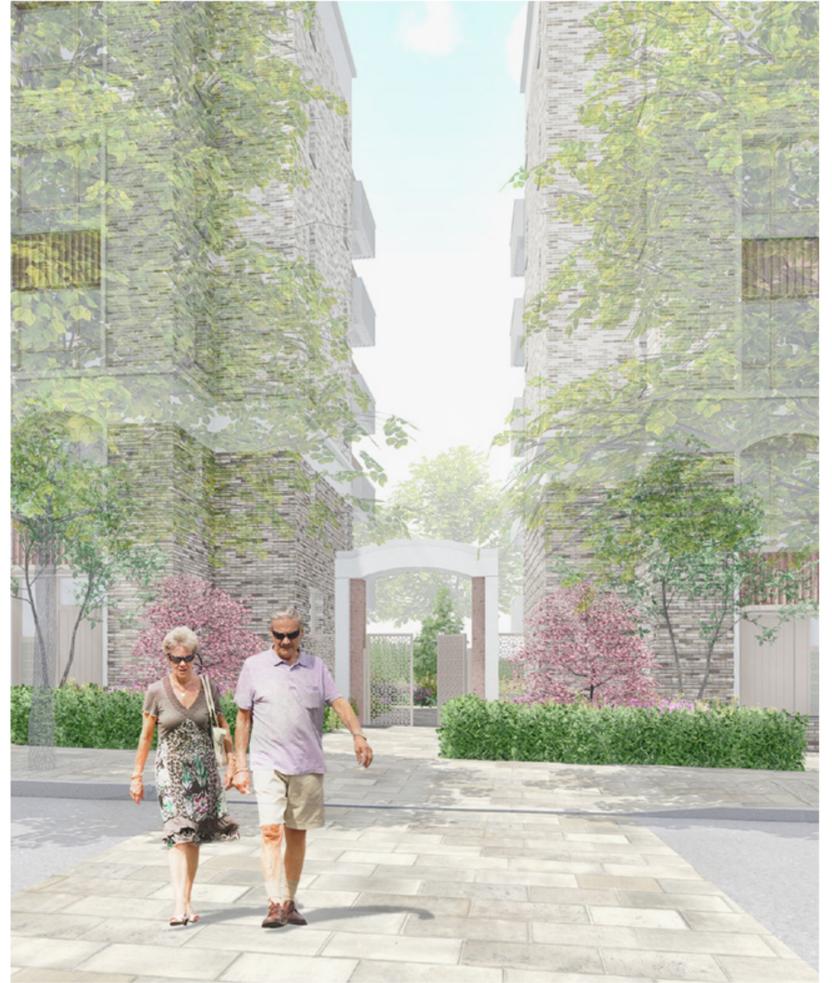


Proposed view north down St Nicholas Way transformed with new street trees and planting

Street Views



View of the older persons' homes (Building A) from St Nicholas Churchyard



View of the newly created central arched gateway leading to the private gardens beyond

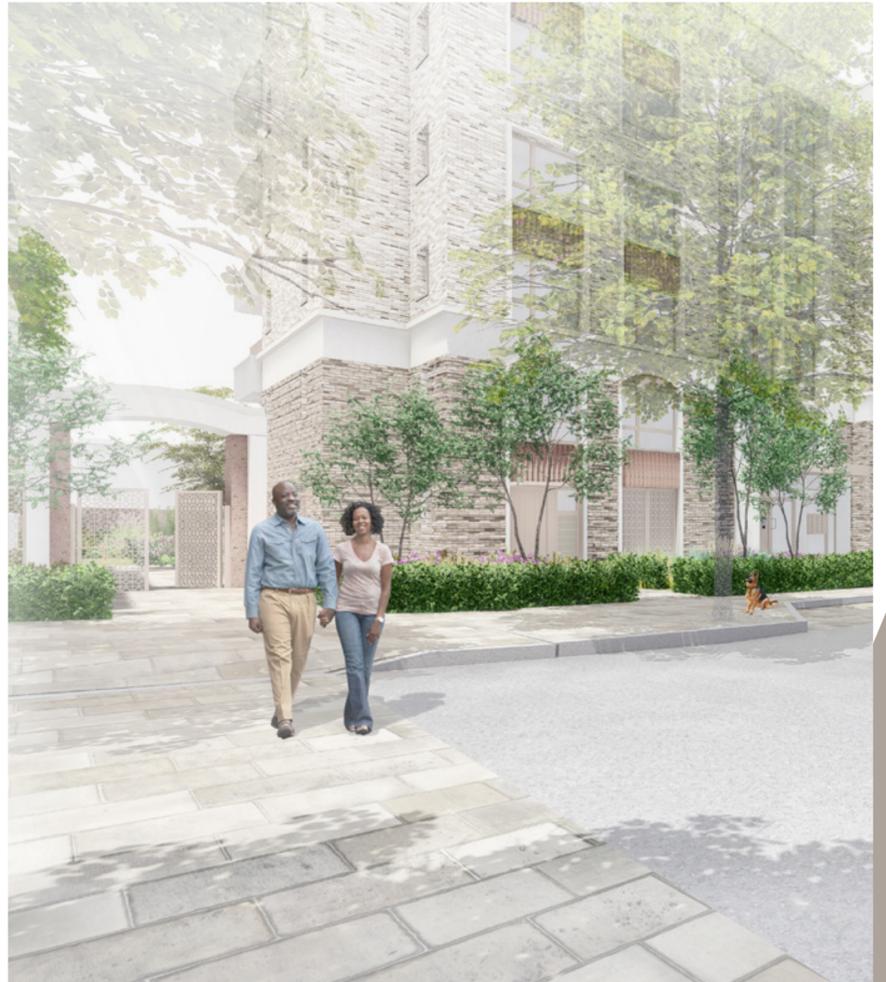


The base of Building D at the northern-most end of the site with a view along the improved section of St Nicholas Way

Street Views



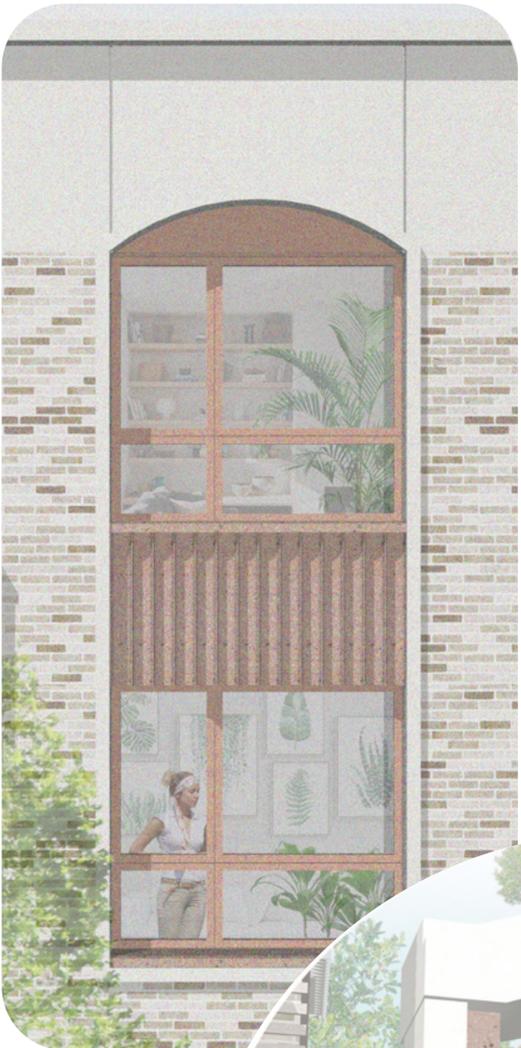
Full street elevation along St Nicholas Way



Public realm improvements to St Nicholas Way include wider footpaths, a new pedestrian crossing and street trees

Architectural Details

Proposed window grouping



Spacious proposed balconies providing sheltered, yet outdoor private amenity space



Gateway accessing residents'-only gardens to the rear of the buildings



Main entrance to a block, off St Nicholas Way



High quality materials

A palette of high quality materials is proposed that will complement St Nicholas Church and other buildings within the town centre. A multi-stock facing brick is used throughout the Mansion Blocks, with decorative precast details for cornices, string courses and window detailing. Fluted masonry panels are used within the elevations and for balcony balustrades. High quality double-glazed metal windows are proposed.

Energy & Sustainability

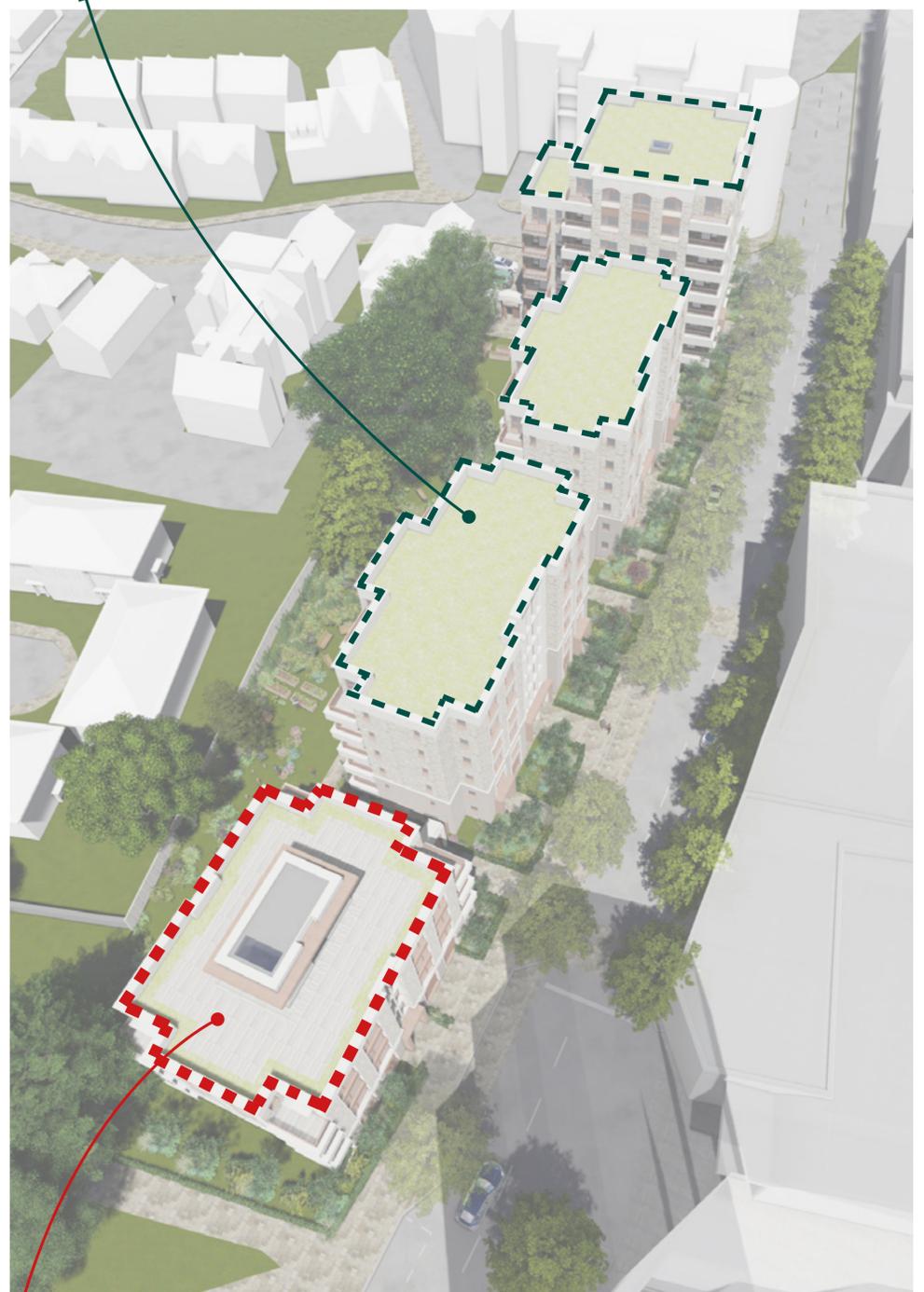
A Highly Sustainable Project

The redevelopment of Beech Tree Place is considered as an exemplar scheme by all involved, and this is most definitely the case when it comes to sustainability. It will be a net zero carbon scheme according to the Greater London Authorities guidelines, meaning both the construction process itself as well as the future residents' energy consumption will be considered at length.

There will be no fossil fuels on-site, meaning that all hobs will be electric and rather than gas boilers, an air source heat pump solution will be put in place. These ASHP units will be located on the flat roofs of the new buildings, fulfilling part of their role in the sustainability strategy. The roofs will also be key for arrays of photovoltaic (solar) panels and biodiverse green roofs.



Space for photovoltaic panels and biodiverse green roofs



Rooftop amenity for building residents only



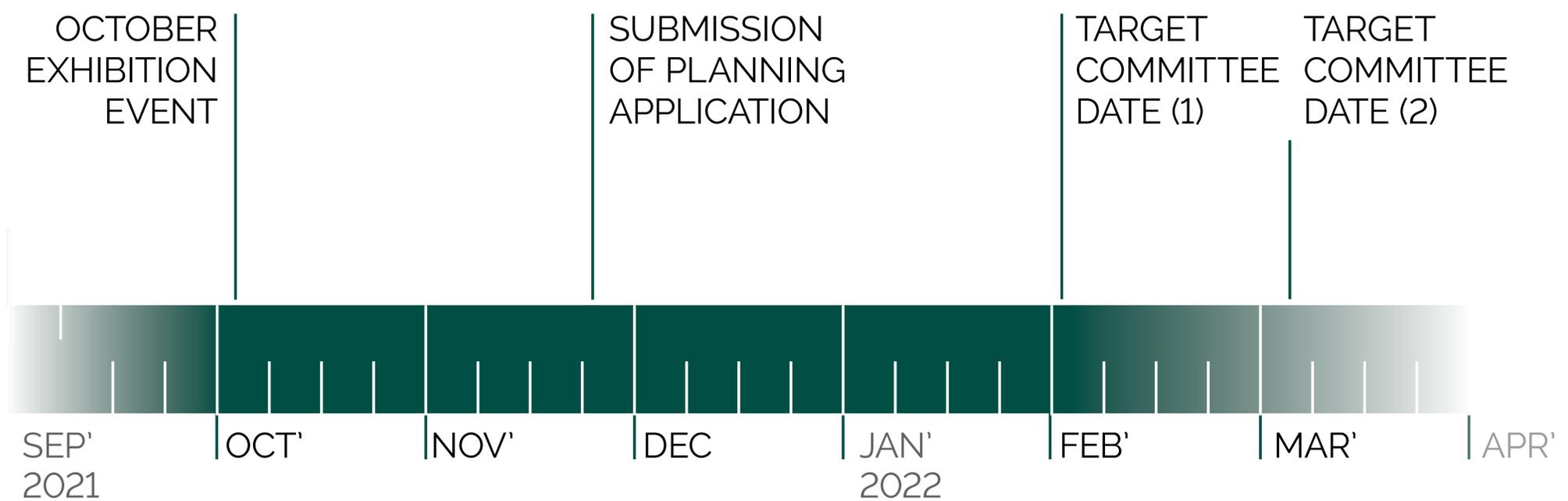
Different components of an Air Source Heat Pump system shown both on the roof of a building, and inside the home.

Next Steps

Beech Tree Place Regeneration Planning Application

After this Public Exhibition event, the team will consider the feedback received and look to address any comments in the final preparation of a planning application. If you have any questions please speak to a member of the team or complete a feedback form.

Following the extensive pre-application consultation and engagement process throughout the year, the team is targeting late November 2021 for submission of the planning application, leading to potential determination at Planning Committee in February or March 2022. It is envisaged that Phase 1 works would commence on site by September 2022.



Contact us:

Thank you for attending the Public Exhibition today. You can also view the proposals online and we welcome your feedback. Please complete a feedback form today or use the form at the webpage below,

Contact:
estateregeneration@sutton.gov.uk

Further information:
www.sutton.gov.uk/btpconsultation