

219-227
High
Street,
Sutton

Design & Access
Statement

January 29th 2021

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Introduction

217-229 High Street in Sutton is currently occupied by an Argos retail store. The purpose of this scheme is to make the best use of this site so that it can contribute to the Town Centre and deliver residential housing units in the town centre, contributing to the future of the High Street to deliver activity and vibrancy. This Statement describes the background to and the content and quality of the development proposals.

The key benefits these proposals will bring are as follows:

- Deliver 36 homes in a highly accessible location.
- Provide new smaller footprint retail units more in tune with the changing nature of the High Street, providing opportunities for local business and initiatives with active frontages, animate the street scene and contribute to the Town Centre.
- Improve the surrounding environment including the High Street and adjacent alleyway.
- Deliver a high-quality building that makes a positive contribution to the High Street.

This Statement should be read alongside the planning application drawings and the application submission as a whole. This Statement is structured as follows:

1. Site context, describing the existing site and the surrounding area.
2. Design brief, outlining the building requirements and provision.
3. Design approach and evolution, outlining project history including feedback from design review panels and public consultation.
4. Proposed development schedules and plans, illustrating the scheme against space standards.
5. Proposed development, visually describing the development.
6. Landscape design summary.
7. Access & servicing, describing the approach to transport, building access and servicing.
8. Environmental strategy outlining the approach to sustainability and key features of the building.

The Bath Road scheme has been prepared by a professional team comprising:

Reid Homes: client

LOM architecture and design: architecture

Hydrock: structure & MEP, daylight & sunlight, transport, drainage & flood risk

Energist: Sustainability/BREEAM

TPM Landscape: landscape

AM Pyro: fire

Polity: public consultation

Lighthouse Acoustics: noise

Allen Archaeology: archaeology

1.0

Site & context



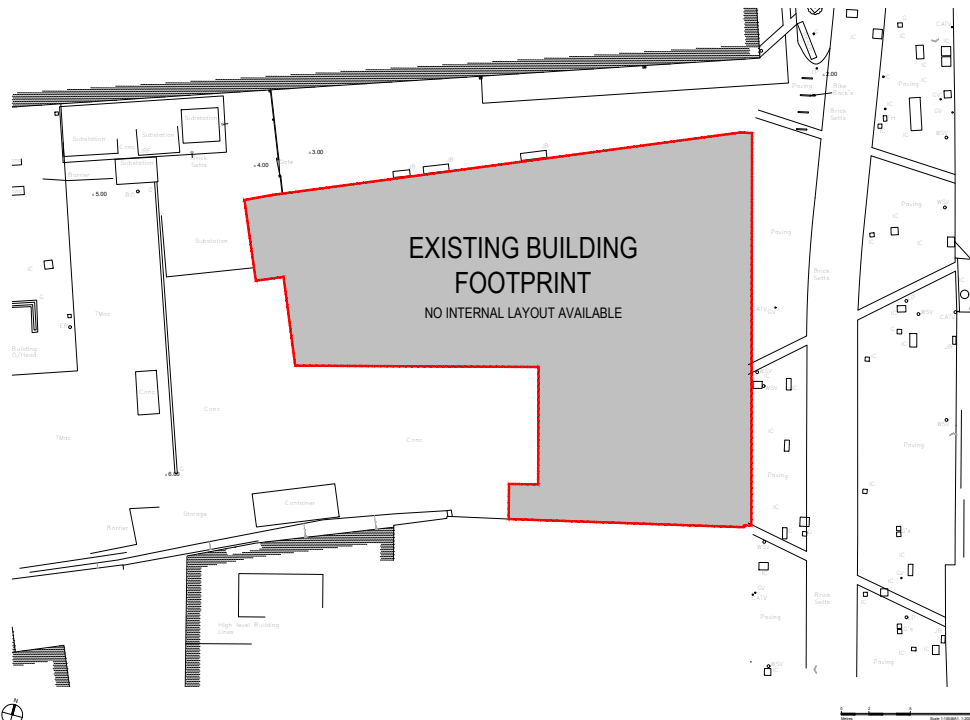
1.1 Site overview

The Site occupies an existing Argos retail unit adjacent to Asda on the High Street in Sutton on an L-shaped plot occupied by a vacant and isolated 1-3 storey building. The existing building is of low quality and Argos wish to vacate the premises.

The Site is 'brownfield' previously developed land which is surrounded by town centre uses. There is an alleyway between the site and Asda which provides no through route and only gives access to a substation and fire escape from the supermarket.

Vehicle/delivery access is to the rear through a goods service yard access vis St Nicholas Way which borders residential housing.

The Site benefits from a highly accessible location, with an excellent Public Transport Accessibility Level (PTAL) rating of 6a (on a scale from 1 to 6b where 6b is the highest).



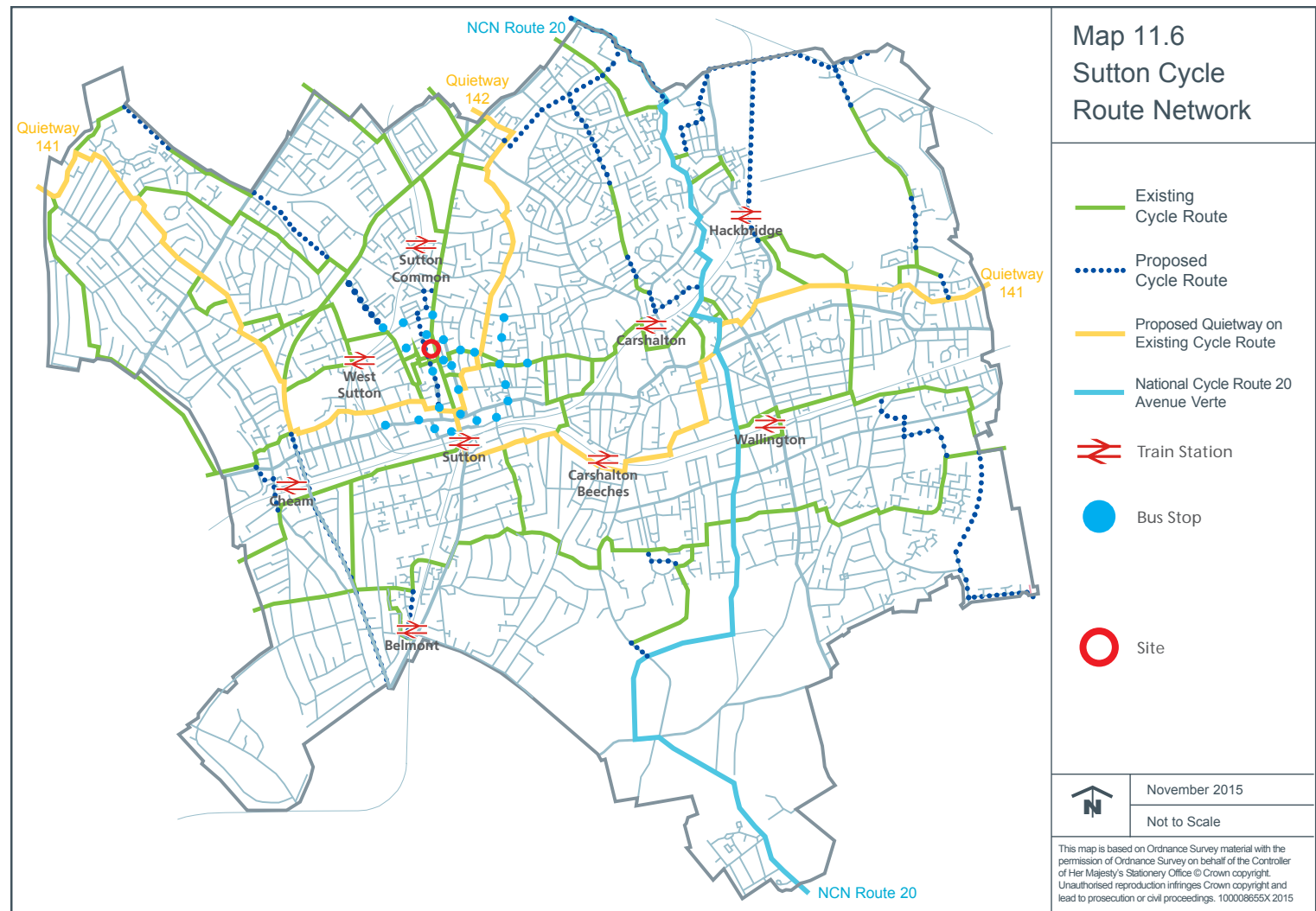
1.2 Site photos



1.3 Public transport

The Development benefits from good connections to the public transport network that ensures convenient journeys in terms of route and frequency to local destinations and the wider context of London.

Many bus stops surround the Site served by a number of bus routes and local cycleways and quiet routes connect the site to the wider network within Sutton.



Map 11.6
Sutton Cycle
Route Network

- Existing Cycle Route
- ⋯ Proposed Cycle Route
- Proposed Quietway on Existing Cycle Route
- National Cycle Route 20 Avenue Verte
- ⇄ Train Station
- Bus Stop
- Site

November 2015
Not to Scale

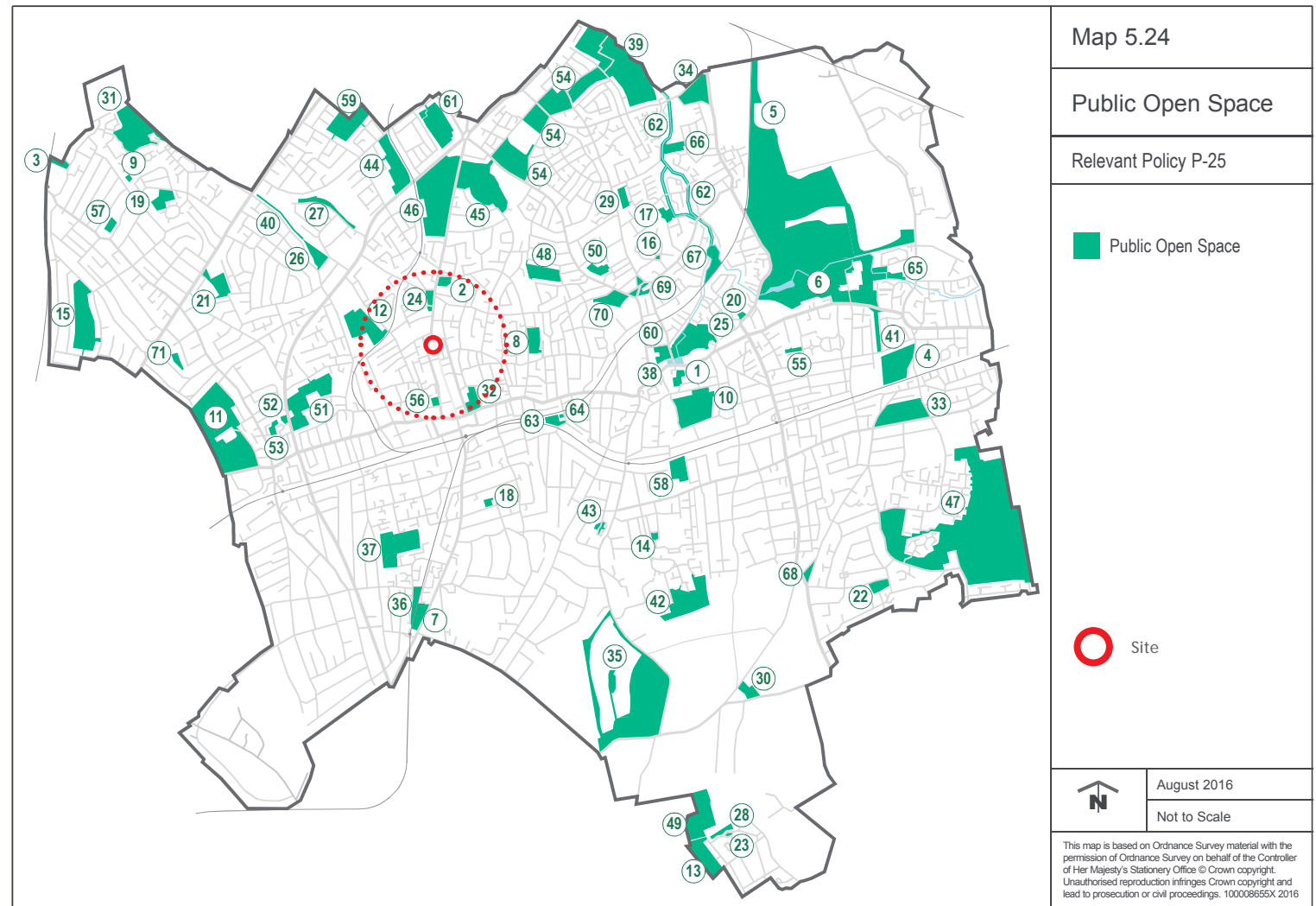
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Cycle routes in Sutton from the Local Plan. Approximate location of site indicated with the red dot

1.4 Open spaces

A range of local open spaces are situated within 5-10 minutes walking distance from the Site offering opportunities for exercise and leisure. These include;

- Collingwood Recreation Ground (12)
- The Green, High Street, Sutton (24)
- Manor Park (32)
- St Nicholas Churchyard (56)



Map 5.24	
Public Open Space	
Relevant Policy P-25	
 Public Open Space	
 Site	
	August 2016
Not to Scale	
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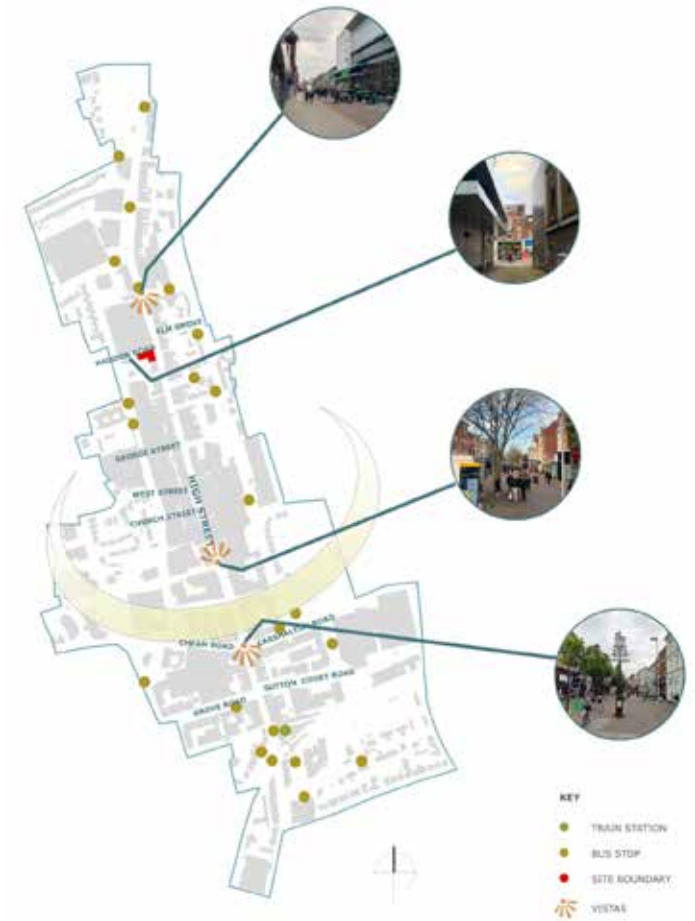
Public open space in Sutton from the Local Plan. Approximate location of site indicated with the red dot

1.5 Town Centre

The site is situated at the Northern end of the pedestrianised High Street in Sutton Town Centre. A focus on retail along the High Street including residential development within the area, with large residential areas to both the East & West. The area is well connected and classified as PTAL 6 and also falls within the area identified for Potential Intensification. A strategic objective for Sutton Town Centre is to provide more residential developments in line with The Local Plan.

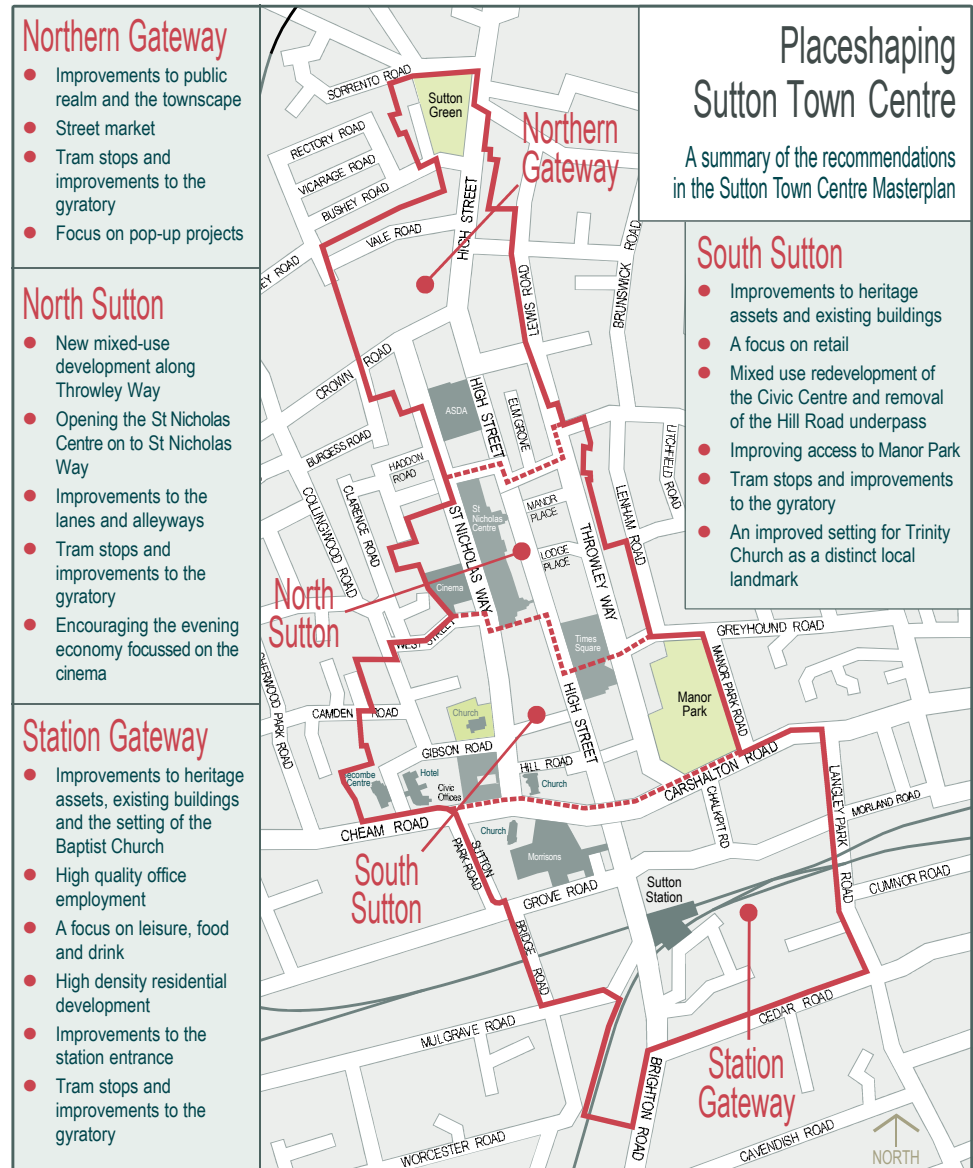
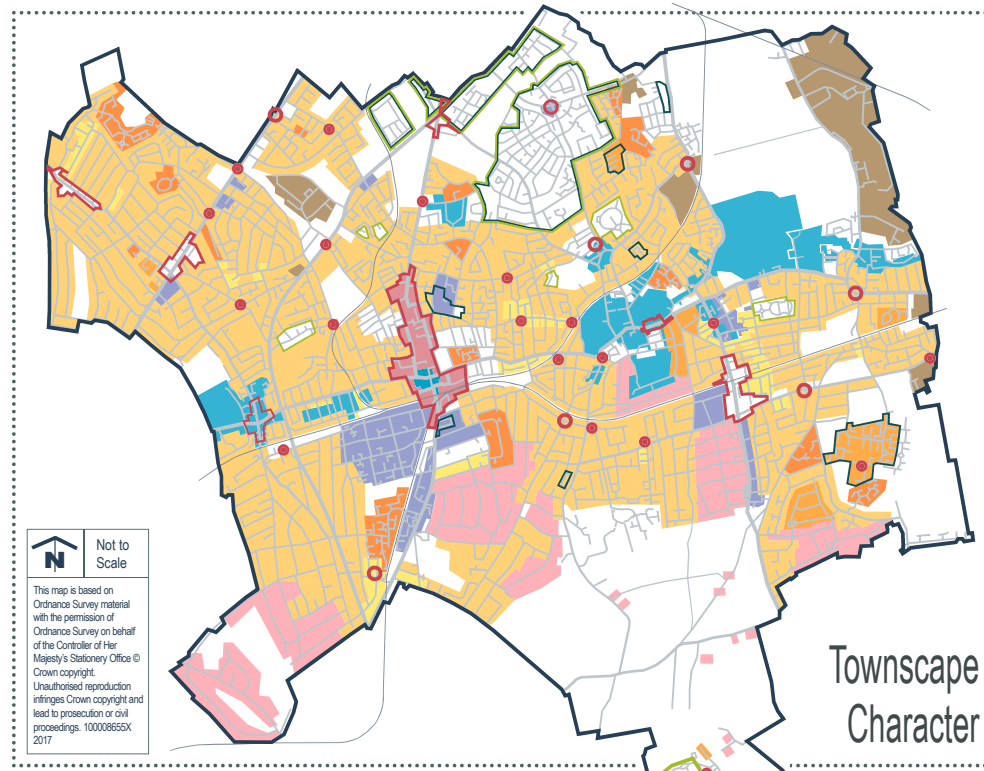
Topography

Sutton's underlying morphology is inherited from a once rural landscape. The length of the High Street reflects the linear development of the settlement along the highway. Many of the centres numerous minor east-to-west arteries were once rural tracks, sustaining a legacy of a historical street hierarchy. The historic crossroads continues to function as a major ventric for both foot and road traffic, illustrating Sutton's pre-railway significance. The grain of urban blocks is often inherited from post-medieval rural plots, redeveloped but fossilised in modern building lines and plot boundaries.



The site, directly to the South of Asda, is in the area identified as the Northern Gateway in Sutton Town Centre. The site also sits within an area identified as having potential for taller buildings, and importantly sits away from the Conservation Area from where it is not visible - see Townscape views which demonstrate this. Retail is still of importance to the High Street but there is a focus on smaller units as opposed to the large retail unit which is currently located on the site. This opens opportunity for local businesses and businesses which can serve the local population.

The character is defined as Town Centre and therefore appropriate for higher density development. The High Street is an important reference and the need to maintain its character is key, continuing the 3 to 4 storey approach in respect to this local context. Behind this there is potential for Tall Buildings (7 to 10 storeys, up to 30m).



Extracts from Sutton Local Plan

1.6 Planning policy

Policy Summary

- The purpose of the planning system is to deliver sustainable development, socially, economically and environmentally.
- This highly accessible Metropolitan Town Centre location is a preferred location for higher-density and mixed-use development.
- Proposals have been developed with consideration of design, urban design and heritage issues.
- The existing large retail unit is poor quality and is to be replaced with better quality retail units of a more usable scale offering opportunities in line with local needs and the local plan.
- The proposals support more sustainable methods of transport and car-free development is supported at the site in line with the local plan.
- The proposals aim to achieve BREEAM Excellent to contribute to Sutton Sustainability targets.



These proposals have been made with reference to appropriate and relevant Planning Policy including the following;

Design Sutton Local Plan Policy 3, Policy 18 & Policy 28

We are committed to providing a high quality design solution in line with local policies on the quality and character of the local area. This is evidenced by the interactions with two Design Review Panels and other meetings with Councillors and the Planning Officers. We have endeavoured to listen to feedback and incorporate changes to the design in response to comments.

Housing Sutton Local Plan Policy 7, Policy 8 & Policy 9 plus The London Plan Housing is provided in line with guidance on housing sizes in terms of both internal and external space provided. A viability assessment is currently underway with regard to the mix of units provided and the scale of the Affordable provision. For example, we understand there is a need locally for social rented 3 bed units but there is not a commercial need and the proposed mix reflects this. The Affordable offer will be dealt with in a separate Section 106 Agreement.

Carbon & Energy Sutton Local Plan Policy 31

The scheme is being developed to achieve BREEAM Excellent and will include Zero Carbon dwellings using air source heat pumps and offsetting as necessary.

Fire safety Policy D11 of the draft London Plan

The designs have been assessed by a Fire Consultant and the approach is summarised in this document.

Crime London Plan Policies 7.3 and 7.13 and draft London Plan Policy D10

The scheme has been reviewed by a crime officer and the principles are summarised in this document. We are aiming for Secure by Design accreditation.

2.0

Design approach & evolution



2.1 Project history of engagement

A timeline of key consultation dates:

- **11th June 2020** first thoughts on the scheme were presented to a Design Review Panel organised by Design South East. An early iteration of the scheme was presented to the panel as well as Sutton Planning Officers and local councillors. Key recommendations were made by the panel and summarised in a report. Following this a full design team was assembled to progress the scheme in more detail.
- **9th October 2020** developed versions of the design were presented to a second Design Review Panel organised on the same basis as the June DRP and to the same panel. Changes to the scheme were welcomed with some further recommendations made including: Reduce the height of the tall element in relation to the surroundings and justify it through the use of long views and images showing the relationship between this proposal and the surrounding buildings; Introduce play space into the terrace area; Integrate sustainability considerations throughout the proposal; Increase daylighting from both aspects where possible, to bring better quality of light into the internal space; Articulate the form and reduce the mass of the building through careful detailing.
- **14th October 2020** the scheme was presented to local councillors to understand better local issues and concerns for the scheme. Following this meeting there was a change in Architect to address the recommendations.
- **10th December 2020** we held a pre-application meeting with Planning Officers to discuss design updates.
- **17th December 2020** we held a pre-application meeting with Planning & Housing Officers to discuss the approach to housing sizes, mix and affordable provision.
- **14th January 2021** we held a public consultation webinar to discuss the proposals.

We have endeavoured to listen and respond to feedback at all times, undertaking a collaborative approach to the development of this project.



Project as of June 2020 for Design Review Panel 1



Project as of October 2020 for Design Review Panel 2



Summary of comments received from **Design Review Panel**;

1. *Reduce the height of the tall element in relation to the surroundings and justify it through the use of long views and images showing the relationship between this proposal and the surrounding buildings.*
2. *Introduce play space into the terrace area.*
3. *Integrate sustainability considerations throughout the proposal.*
4. *Increase daylighting from both aspects where possible, to bring better quality of light into the internal space.*
5. *Articulate the form and reduce the mass of the building through careful detailing. We have endeavoured to listen and respond to feedback at all times, undertaking a collaborative approach to the development of this project.*

Summary of design changes made;

Following these comments we have undertaken an in-depth assessment of the height of the building as demonstrated in townscape studies, using modelling to demonstrate the appropriateness of height in this location. We have also continued to develop the design in terms of its overall proportions and articulation to propose a building that works within its context.

Playspace has been included in our proposals for the terrace for the benefit of residents.

Daylighting has been considered in developing the layouts of both retail and residential units. This has been balanced with environmental considerations including overheating assessments. Sustainability has been considered throughout the design development to propose a scheme which is net zero in operation.

Summary of comments received from **Secure by Design** consultation;

1. *Introduce secure lobbies to manage building access including cycle storage access.*
2. *Avoid cross-over of retail and residential routes.*
3. *Provide gate to alleyway to prevent anti-social behaviour.*

We have incorporated all recommendations from the Metropolitan Police and reorganised the ground floor areas in line with their comments, to create a safe and secure environment for residents and minimise security risks.

We would like to implement the installation of a gate to secure the alleyway further, as per their recommendations, but this is dependent on the Council to agree this approach as the area is outside of our ownership.

Summary of comments received from **Public Consultation**;

1. *Improve design of Western and Eastern elevations as well as the blank south wall.*
2. *Improve the alleyway entrance to make it more safe.*
3. *Concerns raised over parking provision.*
4. *Concerns raised over adding residential living in the High Street.*
5. *Concerns raised over construction noise and disturbance.*

We have responded to comments on design, specifically comments related to improving what were considered to be 'blank' facades by adding relief details in the brickwork to add interest.

We have sought to demonstrate better how we intend to treat the alleyway to create a safe environment. Notwithstanding our comments regarding the provision of a gate, the area will be opened up and well-lit.

We have provided a Construction plan to describe the construction approach where we seek to minimise the construction time for the delivery of the project.

A Transport and Travel assessment has been provided to answer questions related to car parking and residential provision is entirely in line with the Sutton Local Plan.

Summary of comments received from **Sutton Civic Society** via **Public Consultation**;

The height of the proposed building (which is 9-storeys, rather than 8 as indicated on the website) is far higher than the 2 - 4 storeys within the API area set out on page 39 of the Sutton Centre Masterplan – and 90% of the site is within the API area. In addition, in the Masterplan, the area around Elm Grove is predominantly lower building heights and if this proposal were to be approved, it risks setting an unacceptable tone of higher buildings for that area.

We have included an assessment of Townscape impact in the Design & Access statement where we have sought to demonstrate the suitability of a building of this height which has been developed to respect the Town Centre character specifically related to the High Street. This has been discussed and developed in response to consultations, pre-application meetings and design review panels, which has included discussion on this point, to develop proposals for a building that works with the context and can make a positive contribution to the Town Centre.

The jagged gable-ends are overly prominent and with protruding a sharp angle into the building line at every side, they clash with the streetscape and are wholly out of character (acknowledging that the existing building is also out of character in a less dramatic way) – the top of the building should be sloped back to avoid clashing with its adjacent and opposite buildings.

We have developed the design further following further feedback received through consultation to address issues such as these and improve the proportions, façade treatments and stepping of the building on the upper levels.

The lack of a basement and the reduction of the commercial space to a single storey impacts on the viability of the use of the space for a retailer with a similar offering to Argos.

The retail sector is changing and there is an increasing requirement for smaller units rather than large shops such as Argos. This also creates more potential for smaller local businesses and as per the Local Plan for this part of the High Street.

It is welcome that patterned brick-facing is to be used, but we consider that greater creativity could be used at ground level to enhance the streetscape, for example with glazed bricks as has been proposed for the Prince Regent redevelopment. There appear to be no proposals to improve the public realm or to improve the streetscape beyond the development itself, which is a shame – particularly as the alley between Argos and Asda is identified in the masterplan as a “gap site for activation”.

We have been developing the treatment of the alleyway and this is represented and explained within the Design & Access Statement in terms of both visualisations of the area and within the Landscape section. The intent is to open this alleyway slightly which both allow a space to open up to the High Street and improve the aspect of the alleyway.

A single pedestrian access appears to be offered only from the alleyway, which is not ideal.

The alleyway is not currently a through route and these proposals cannot address that issue. These proposals seek to create an improved environment and to address any concerns related to security.

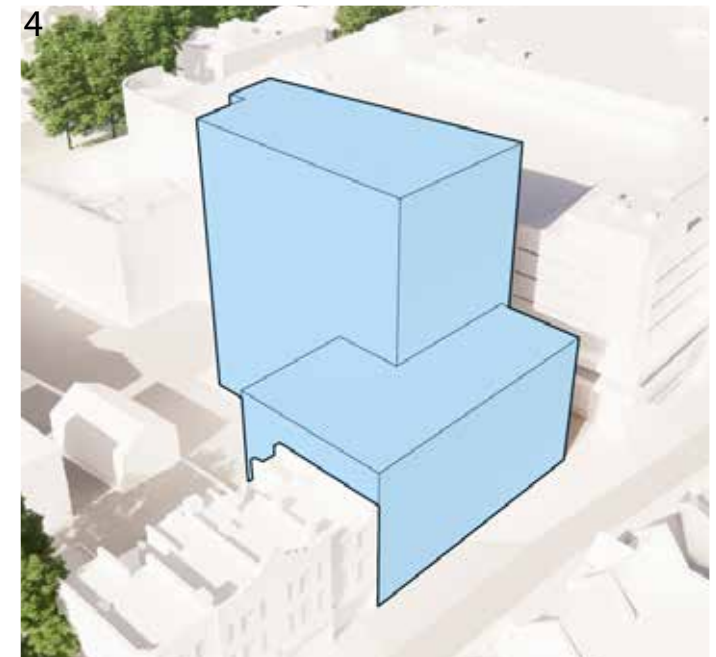
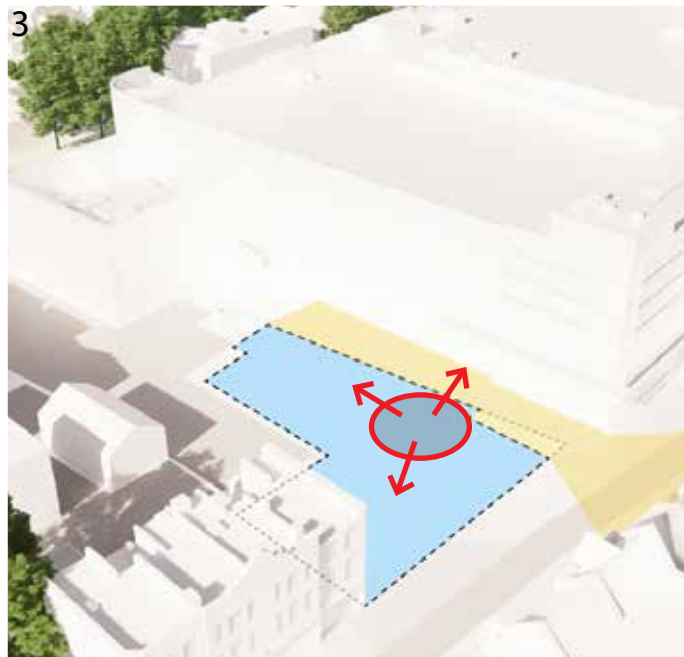
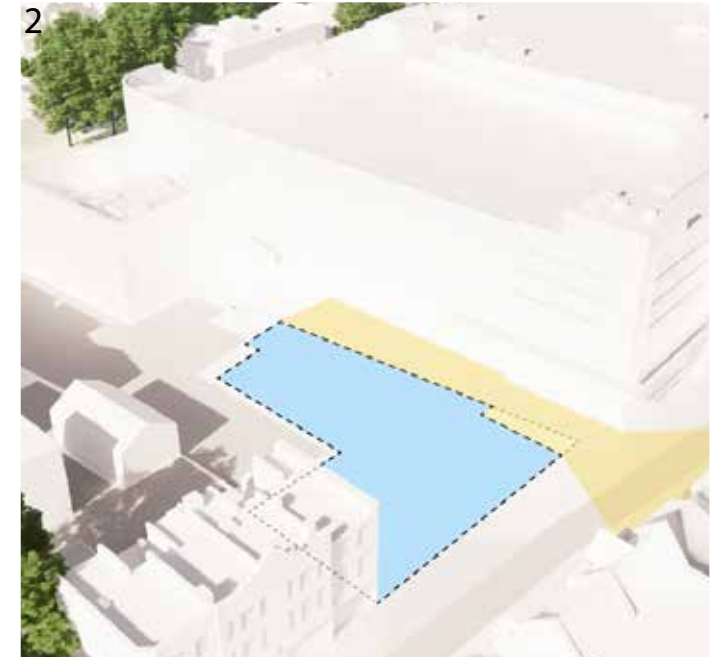
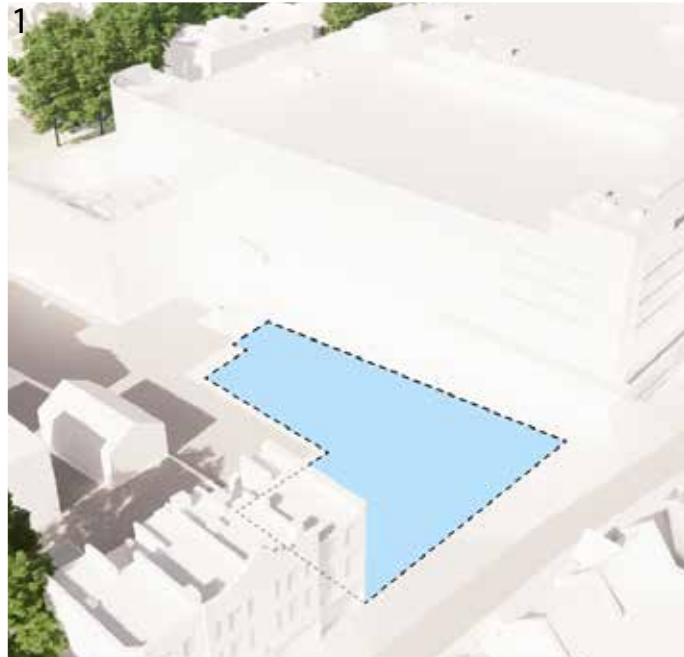
The question of vehicular access for the development and vehicular access for residents' deliveries is not addressed. At present, there is no on-site parking, access at the rear is a gated yard for commercial deliveries only and the access at the front is a pedestrianised part of the High Street between gates. It is assumed that residents will want access to a vehicle, even if they are discouraged from owning one. The developer should in our view be required to contribute to the provision of a car-club electric vehicle space and charging point in close proximity to the development, perhaps on St Nicholas Way.

There is a travel plan and transport assessment included with the planning submission to address some of these issues. Access arrangements are summarised in the Design & Access statement. We are happy to discuss the suggested approach to an electrical vehicle charging point.

2.2 Design principles

The approach to the design of the site is illustrated here;

1. Utilise footprint of existing building for redevelopment.
2. Consider the alleyway and connect better to High Street by opening up entrance of alleyway to increase space and improve natural surveillance.
3. Locate core to give access and safe escape from all residential units and maximise space for retail units to the front of the building.
4. Articulate the mass of the building as 2 blocks: a 4 storey block to front the High Street, respecting its existing scale whilst also bridging to the taller Asda structure; a taller block to the rear, set back from the High Street and being sensitive to local views.



2.3 Design history

Following the 2nd Design Review Panel we have explored a range of design options have been explored through various model studies, developing details in the brickwork, and articulation of the rear block, upper floors & roofscape. This page illustrates how the design of the form and mass has evolved following discussion with Planning Officers, local councillors, public consultation and internal design reviews. These are indicative of the development process and the selection is not exhaustive.

Iteration 1

First development of design in response to DRP comments, articulation of the building to provide more clarity to the scheme.

Iteration 2

Further development to encompass the stair core and develop detailing of brickwork.

Iteration 3

Consideration of different treatments of the upper floors, including use of more brick to simplify palette.

Iteration 4

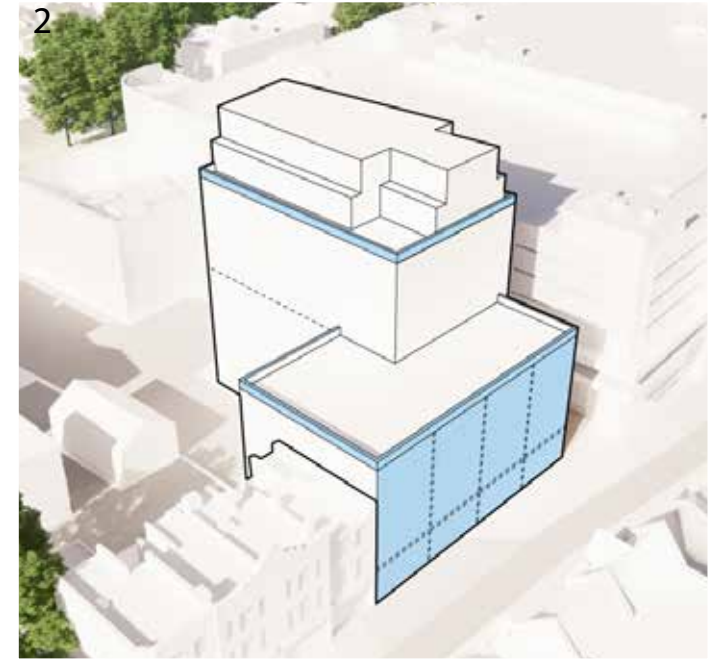
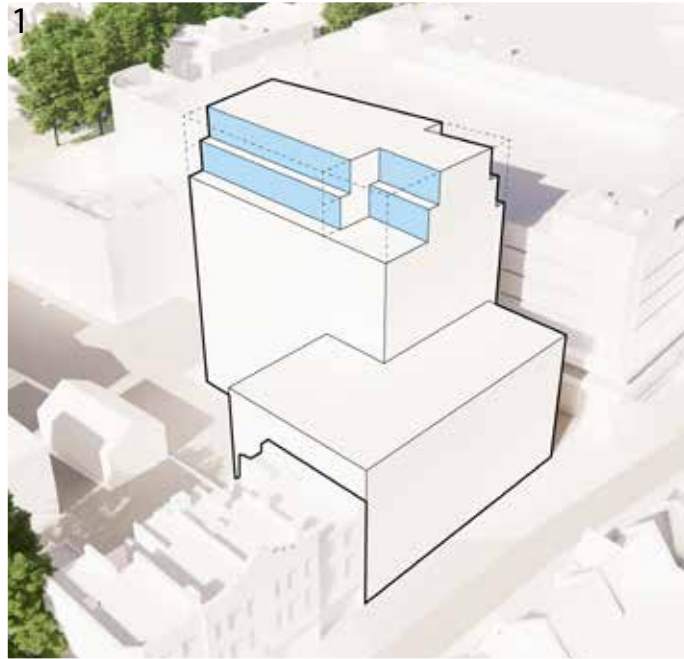
Alternative approach to roofscape of the building with brick and development of details to window openings to better animate facades.



2.4 Facade articulation

The approach to the facade treatment of the building has been developed through modelling and iterations of the design in relation to the overall approach to building mass and the views towards the building as defined by the townscape analysis.

1. The top 2 floors of the rear block have been stepped back to reduce the appearance of mass and balance the proportions of the building. This gives the building an interesting form which helps it to sit within the wider Sutton roofscape.
2. The High Street elevation responds to the datum of the retail frontages and the modules of buildings along the High Street allowing the building to respond in terms of scale.
3. Balconies are animated as openings within the overall form of the building to the rear block, with angled forms introduced at high level.
4. The resultant proposals aim to create a building which is well balanced with its surroundings. This has been developed with consideration of the key views of the building as demonstrated in the following section.



2.5 Townscape assessment

Following Design Review Panel comments a townscape assessment of Sutton was carried out. This assisted the design development process, helping inform our decision making and reasoning behind our design proposals. The aerial image below illustrates existing and proposed developments in Sutton town centre. The development site (219-227 High Street, Sutton) is denoted by the light blue building.



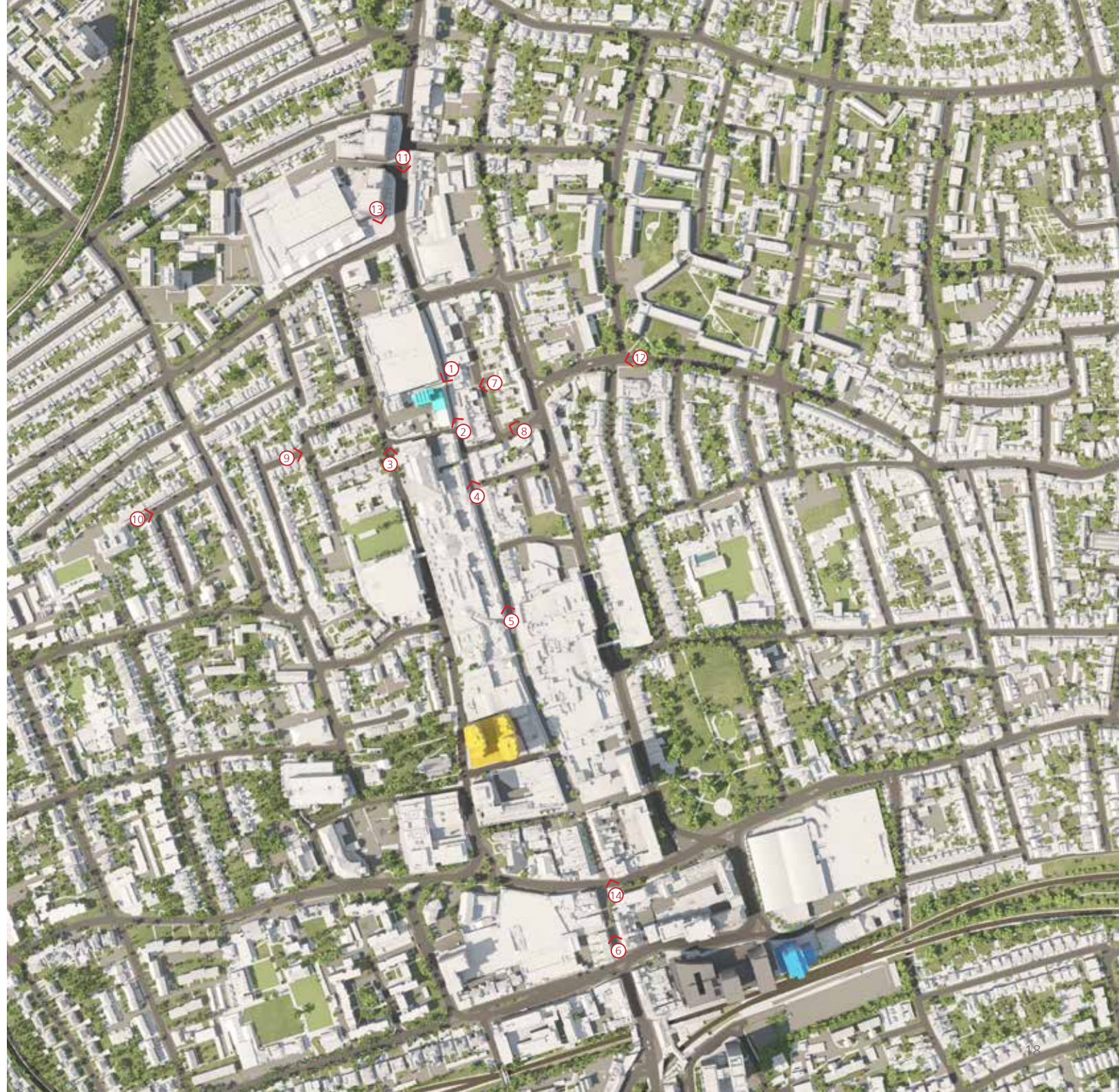
We considered various building heights from 6 to 12 storeys to explore what impacts the massing could have on views towards the proposed building from the surrounding area. We concluded that a 9 storey building (Ground plus 8) was suitable in this location and did not impact negatively on views. The following studies are based on a simplified mass of the building and an earlier design iteration.



Views map

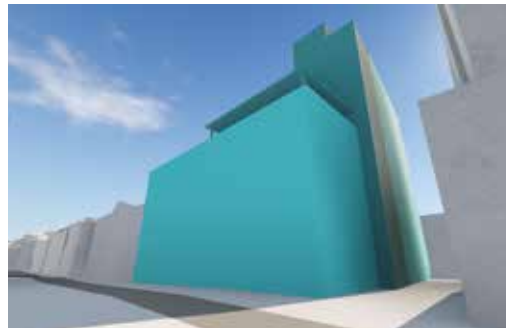
We assessed the locality to determine key views looking towards the site to assess the potential visual impact.

View points are illustrated on this page.



Views

From the High Street the building becomes visible on short range views. Likewise for views from St Nicholas Way as it is largely obscured by other buildings.



VIEW 1: High Street



VIEW 2: High Street



VIEW 3: St Nicholas Way



VIEW 4: High Street (Sutton Station)



VIEW 5: High Street (shopping centre - south entrance)



VIEW 6: High Street (shopping centre - north entrance)

The building is visible from the surrounding roads to the East & West, but the mass is not overwhelming and the height is not excessive.



VIEW 7: Elm Grove (east of site)



VIEW 8: Benhill Avenue (south-east of site)



VIEW 9: Clarence Road (west of site)



VIEW 10: Clyde Road (west of site)



VIEW 11: High Street (north of site)



VIEW 12: Benhill Avenue (east of site)



Views summary

The building will be visible from taller buildings in the area, but at 9 storeys it will appear within the general massing of Sutton Town Centre.

In conclusion, the building, at its proposed height, has no impact on long views from the High Street, including the conservation area. The taller element of the building is visible at a short range and whilst the building is visible from lateral roads in the immediate vicinity it is not overbearing or dominant, nor does it appear out of proportion with the surrounding mass, scale and varied typologies.

In these short range views and within the overall roofscape there is benefit in articulating the mass and form of the building, with the material and elevations to respond with a finer layer of detail.



VIEW 13: View from north



VIEW 14: View from south

3.0

Proposed development



3.1 Proposed accommodation

Overall schedule of accommodation including 3 retail units and 36 residential units as a mix of 1 bed, 2 bed and 3 bed units. The mix is considered appropriate for the town centre location.

UNIT NUMBERS						
FLOOR	UNIT TYPE					TOTAL
	1B1P	1B2P	2B3P	2B4P	3B4P	
B	-	-	-	-	-	-
G	-	-	-	-	-	-
1	1	2	2	1	1	7
2	1	2	2	1	1	7
3	1	2	2	1	1	7
4	0	2	1	0	0	3
5	1	2	1	0	0	4
6	1	2	1	0	0	4
7	0	0	1	3	0	4
8	-	-	-	-	-	-
TOTAL	5	12	10	6	3	36
	47%		44%		8%	100%

AREA SCHEDULE (NIA)									
RESIDENTIAL (NIA)		RETAIL (NIA)		COMMUNAL (NIA)		EXTERNAL PRIVATE AMENITY (NIA)		EXTERNAL COMMUNAL AMENITY (NIA)	
sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
-	-	-	-	-	-	-	-	-	-
-	-	334.6	3,600	-	-	-	-	-	-
450.9	4,850	-	-	-	-	16.3	180	-	-
450.9	4,850	-	-	-	-	16.3	180	-	-
450.9	4,850	-	-	-	-	16.3	180	-	-
181.0	1,950	-	-	36.9	400	16.3	180	268.9	2,890
217.6	2,340	-	-	-	-	21.9	240	-	-
217.6	2,340	-	-	-	-	21.9	240	-	-
159.5	1,720	-	-	13.0	140	37.4	400	20.7	-
165.8	1,780	-	-	-	-	19.4	210	-	-
2,294.2	24,680	334.6	3,600	49.9	540	165.8	1,810	289.6	2,890

AREA TOTALS (NIA/GIA/GEA)					
NIA		GIA		GEA	
sqm	sqft	sqm	sqft	sqm	sqft
0.0	0	149.6	1,610	179.6	1,930
334.6	3,600	594.1	6,390	654.1	7,040
450.9	4,850	519.2	5,590	586.1	6,310
450.9	4,850	519.2	5,590	586.1	6,310
450.9	4,850	519.2	5,590	586.1	6,310
181.0	1,950	278.0	2,990	316.7	3,410
217.6	2,340	278.0	2,990	316.7	3,410
217.6	2,340	278.0	2,990	316.7	3,410
159.5	1,720	234.4	2,520	269.0	2,900
165.8	1,780	212.8	2,290	255.4	2,750
2,628.8	28,280	3,582.5	38,550	4,066.5	43,780

Schedule of residential units in the scheme. All units are provided to at least minimum space standards. Where possible units are provided with private external amenity space as balconies. Where this is not possible this space is factored into the units internally and Juliette balconies are provided.

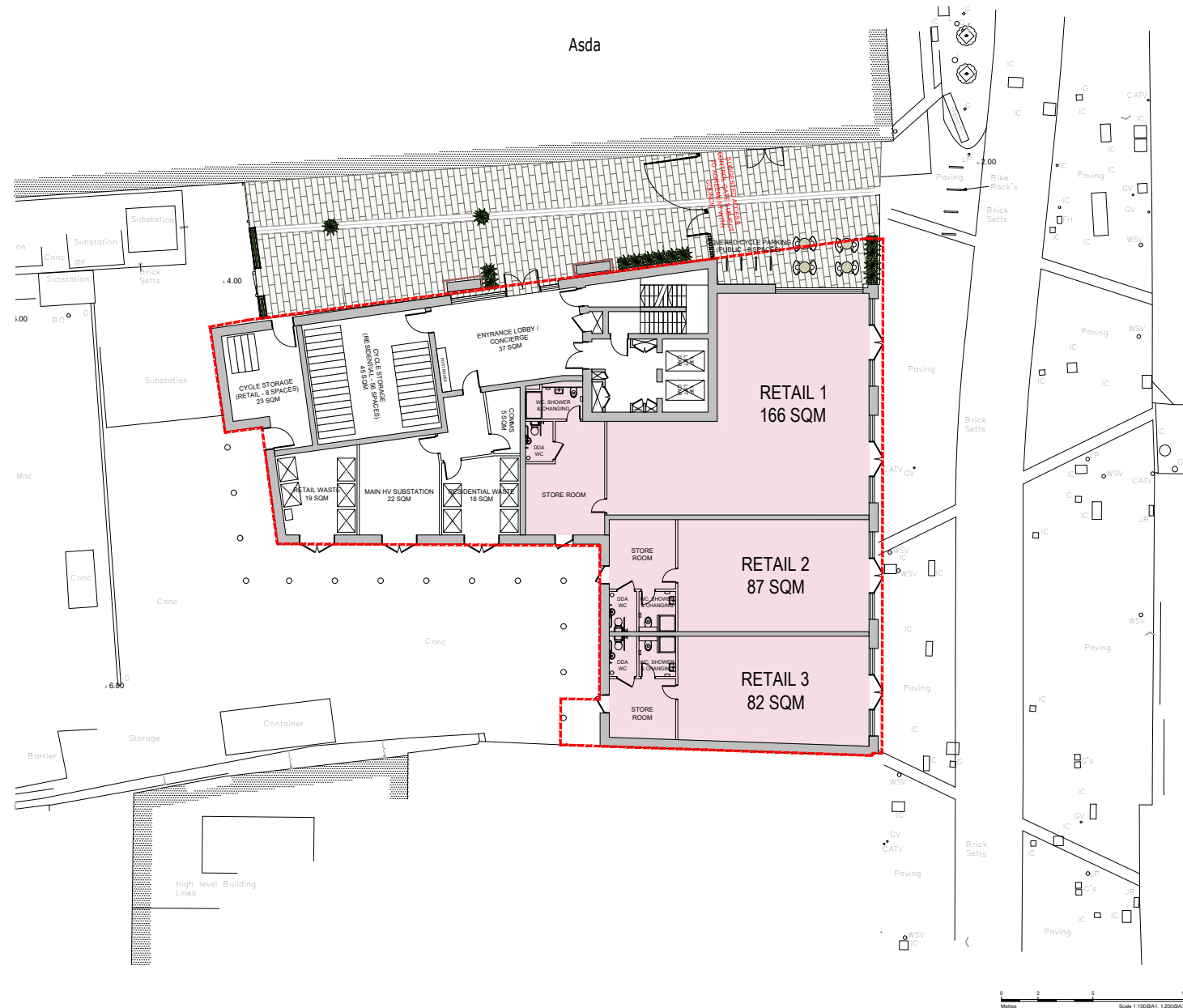
Additional external amenity space, over and above the standard requirements, is included as external terrace space for the benefit of residents.

UNIT AREA BREAKDOWN BY FLOOR				
FLOOR	UNIT TYPE	UNIT NIA	INTERNAL AMENITY	EXTERNAL AMENITY
1	1B1P	42.5 sqm	4 sqm (incl. in NIA)	-
1	1B2P	55.5 sqm	5 sqm (incl. in NIA)	-
1	1B2P	57.3 sqm	-	5.5 sqm
1	2B3P	67.2 sqm	6 sqm (incl. in NIA)	-
1	2B3P	68.6 sqm	6 sqm (incl. in NIA)	-
1	2B4P	77.8 sqm	7 sqm (incl. in NIA)	-
1	3B4P	82.1 sqm	-	10.8 sqm
2	1B1P	42.5 sqm	4 sqm (incl. in NIA)	-
2	1B2P	55.5 sqm	5 sqm (incl. in NIA)	-
2	1B2P	57.3 sqm	-	5.5 sqm
2	2B3P	67.2 sqm	6 sqm (incl. in NIA)	-
2	2B3P	68.6 sqm	6 sqm (incl. in NIA)	-
2	2B4P	77.8 sqm	7 sqm (incl. in NIA)	-
2	3B4P	82.1 sqm	-	10.8 sqm
3	1B1P	42.5 sqm	4 sqm (incl. in NIA)	-
3	1B2P	55.5 sqm	5 sqm (incl. in NIA)	-
3	1B2P	57.3 sqm	-	5.5 sqm
3	2B3P	67.2 sqm	6 sqm (incl. in NIA)	-
3	2B3P	68.6 sqm	6 sqm (incl. in NIA)	-
3	2B4P	77.8 sqm	7 sqm (incl. in NIA)	-
3	3B4P	82.1 sqm	-	10.8 sqm
4	1B2P	57.3 sqm	-	5.5 sqm
4	1B2P	57.9 sqm	5 sqm (incl. in NIA)	-
4	2B3P	65.7 sqm	-	10.8 sqm
5	1B1P	38.0 sqm	-	5.6 sqm
5	1B2P	56.6 sqm	5 sqm (incl. in NIA)	-
5	1B2P	57.3 sqm	-	5.5 sqm
5	2B3P	65.7 sqm	-	10.8 sqm
6	1B1P	38.0 sqm	-	5.6 sqm
6	1B2P	56.6 sqm	5 sqm (incl. in NIA)	-
6	1B2P	57.3 sqm	-	5.5 sqm
6	2B3P	65.7 sqm	-	10.8 sqm
7 & 8	2B3P duplex	74.1 sqm	-	18.9 sqm
7 & 8	2B4P duplex	79.2 sqm	-	9.2 sqm
7 & 8	2B4P duplex	84.5 sqm	-	9.2 sqm
7 & 8	2B4P duplex	87.5 sqm	-	21.7 sqm

3.2 Building layouts

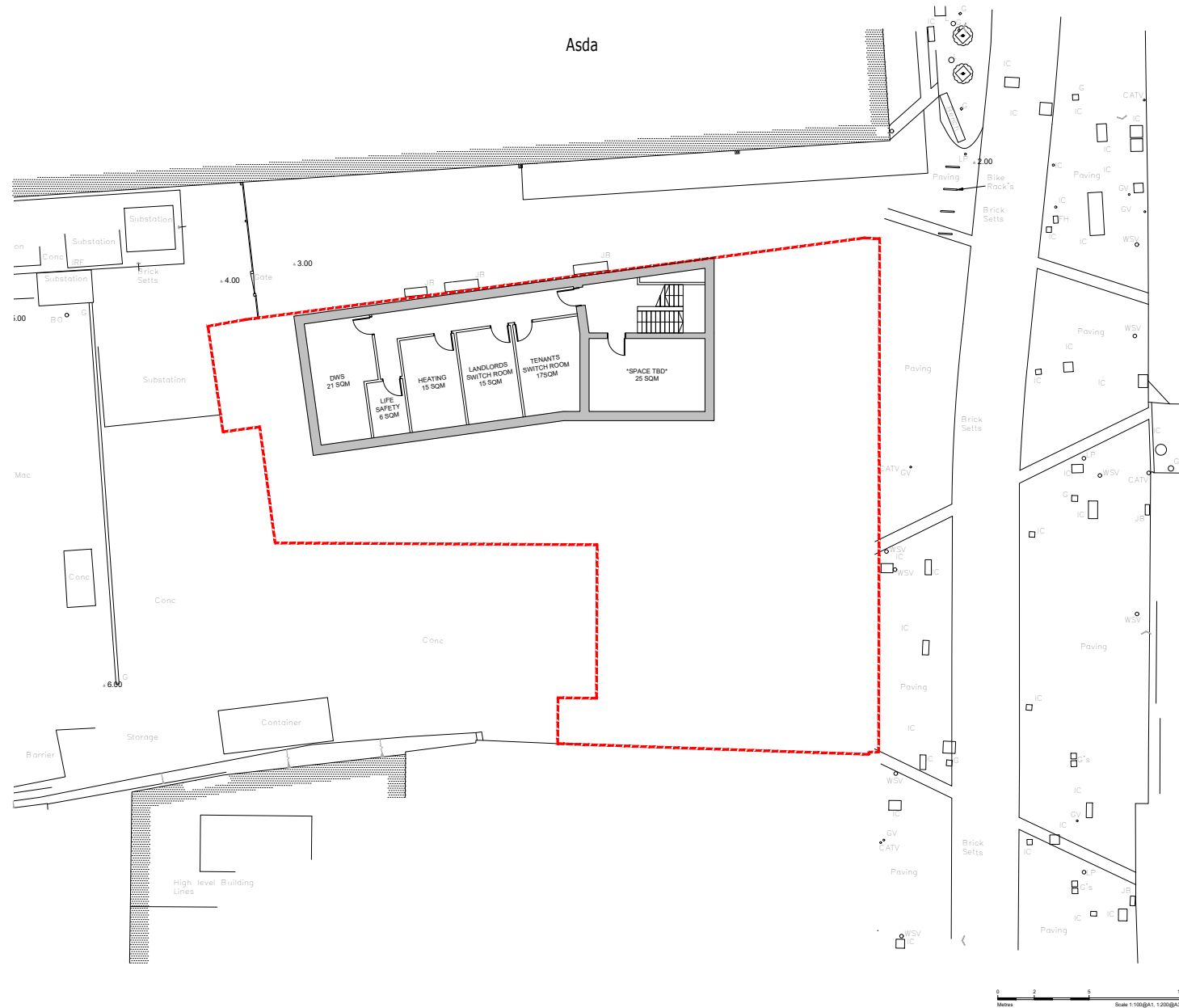
Ground floor;

- Entrance lobby designed to facilitate optimum and secure access.
- 3 retail units.
- Secure lobby.
- Cyclestore access internally.
- Post boxes in secure lobby.
- Please note that we would like to provide a secure gate across the alleyway to create a safe environment for residents and deliveries. However, this is on council owned land and further discussion is required.



Basement;

- Small basement contains plant only.



First to third floors;

- Mix of units optimised.
- Private amenity provided to all spaces. Where it is not possible to add an external balcony this space has been internalised and will open with Juliette balconies.



Fourth floor;

- Communal terrace provided for residents.
- Landscape Architect is continuing to develop designs for the terrace.
- Play space included.
- Plant area identified for use by retail units.



Fifth & Sixth floors



Seventh & Eighth floors;

- Upper floors are duplex units accessed at this level with internal staircases.
- Communal amenity space provided and is bookable by residents.

Roof level;

- Plant area to include air source heat pump.
- Plant concealed within the roofscape with access via the lift core (overrun at this level)



4.0

Design proposals



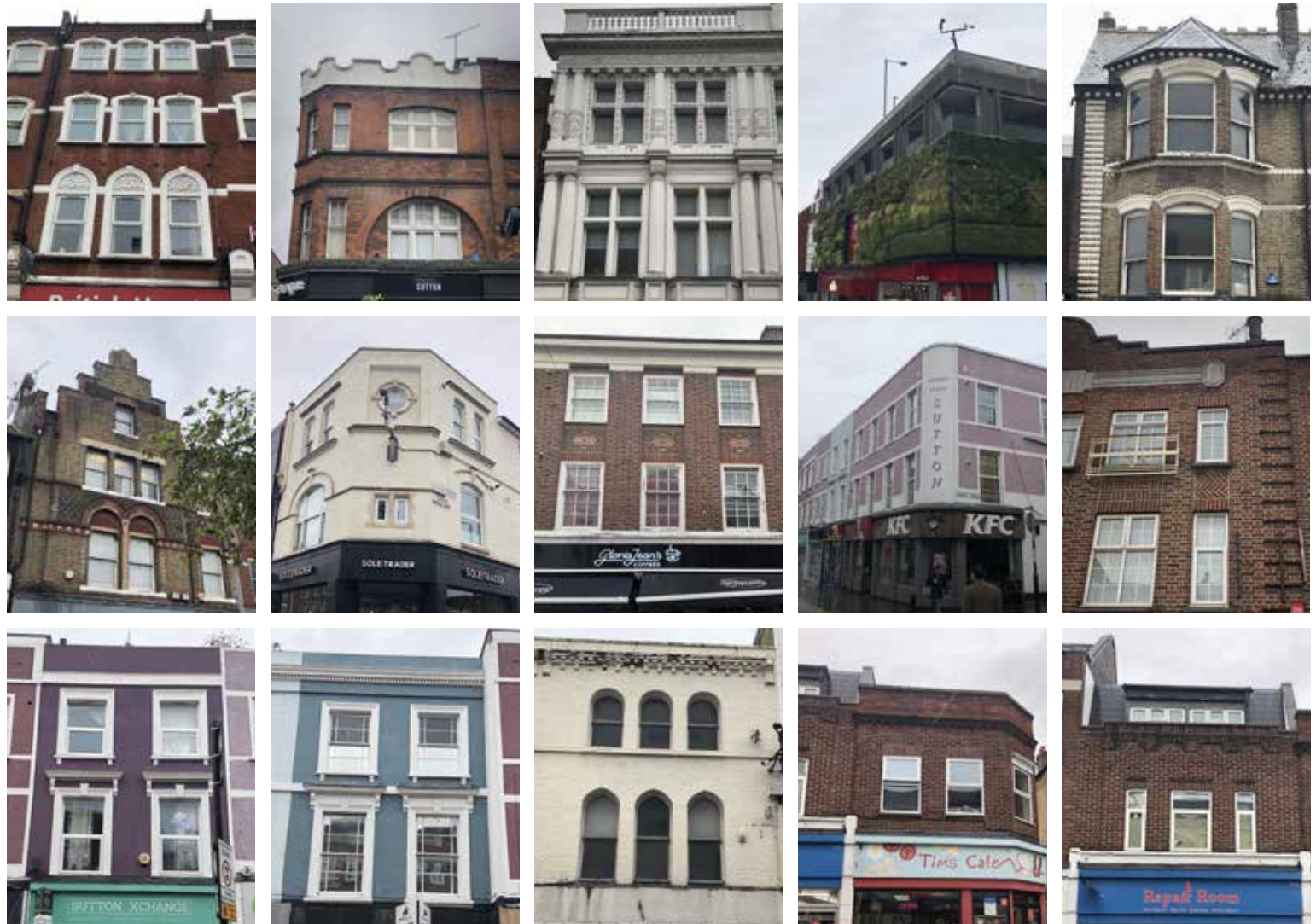
4.1 Context analysis

We have reviewed the High Street context to seek cues for developing the design in detail, to work towards making a positive contribution to Sutton Town Centre.



We made the following observations;

- Red brick is used widely and in a variety of architectural applications reflecting the era of each building.
- Examples of red brick, lighter London Stocks and painted or plastered finishes.
- Variety of techniques used to add interest and articulation to facades.
- Differentiation of facades is common and creates an interesting streetscape.
- Examples of buildings being articulated as differentiated bays at high level.



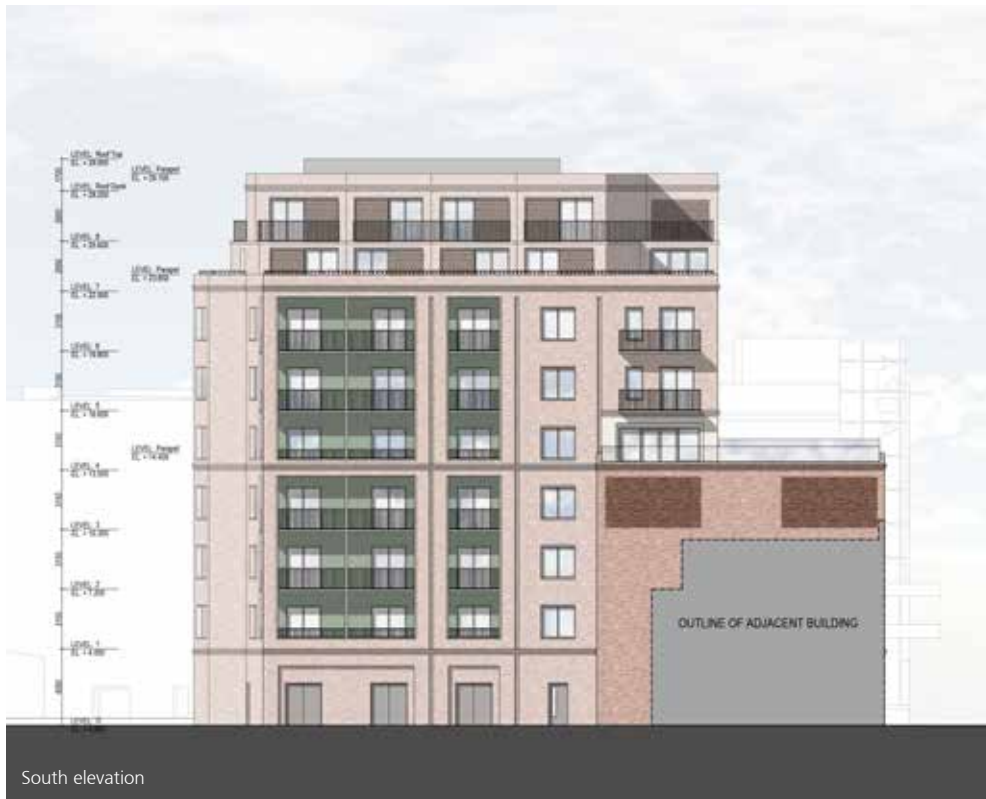
4.2 Proposed external finishes

- Red brick will be used as the primary finish, as the dominant material on the High Street.
- A multi brick with natural variation will be used to give some natural variation in this new building.
- Buff London Stocks will be used to provide a contrast and definition where required in the designs, again referencing local brick use.
- Black metal ironwork to all required metalwork including balustrades and balconies.
- Consider use of secondary colour of glazed bricks in line with the Victorian London references but that can add a contemporary vibrancy.
- Brickwork to consider use of projecting bricks, soldier courses and cornices to reference traditional techniques, but apply them in a more contemporary way.



4.3 Elevations





4.4 Project proposals & views

The proposed design responds to all feedback received from consultations to deliver a quality addition to Sutton Town Centre;

- Brick used as the primary material including on the upper levels which are articulated by stepping and angling the form of the building above the well-defined volumes beneath.
- Openings and facades are articulated using brick relief to create depth and animation to all facades, contributing to the surrounding environment.
- East & West elevations have been developed - on Eastern side areas of projecting brickwork have been included to link with the High Street elevation.
- Additionally, the approach on the upper floors has been developed into the elevations lower down the building to create a consistency of design through the development.
- Integrated landscape design to the terrace for the benefit of residents including playspace.



High Street views

The retail units on the High Street elevation are clearly defined within a plinth of lighter brick, continuing the datum of the existing retail frontages. The facade is expressed as 4 bays in keeping with the general module approach on the High Street, maintaining the same scale. Each bay is defined as contemporary 'townhouses' with full height windows and Juliette balconies overlooking the High Street.

Windows are articulated with bands of projecting brickwork and angled brickwork to give elevations depth and visual richness.

The 4 storey building bridges the heights from the 3 storeys to the South to the 5 storey Asda building. The height of the building behind only becomes apparent at close distances.

Retail frontages are clearly identified with zones for signage and projecting bus stop signs. Frontages are largely glazed, with stepped cornices visually separating the retail from the red brick of the residential units over.



High Street
looking
South



High Street
looking
North



High Street
looking
North

High Street into alleyway

The entrance into the alleyway has been expanded by stepping the building back slightly at the High Street end. The corner retail unit opens in this direction to create more overlooking and offering the potential for cafe seating in this area if useful to the retail offering.

The alleyway will be well-lit and ideally it will be gated to provide security and discourage any potential anti-social behaviour in this area. If gated, this will not block the fire escape from Asda and will include a pedestrian pass through door. A vehicle access gate can be provided as part of this.

This leads to the residential entrance which has double doors opening into a lobby giving residents access both on foot and bicycle. The alley will be overlooked by the access walkways to this rear elevation.



High Street
looking
into
alleyway



View into
alleyway

Sectional view of North elevation

The Northern elevation has open walkways leading to the residential units, allowing the alleyway to be overlooked.



Views from East & West

East & West elevations are visible from adjacent roads. These facades have been articulated to add interest with relief details provided in the brickwork.



View from St Nicholas Way



VIEW 7: Elm Grove (east of site)

Views from East & West

There are some longer range views of the building to the East & West where the upper floors and roof line of the building are more apparent. The stepped approach to the upper levels reduces the perception of mass



VIEW 9: Clarence Road (west of site)



VIEW 8: Benhill Avenue (south-east of site)

Montage view from St Nicholas Way



Artists impression. Not a verified view.

Montage view, High Street looking North



Artists impression. Not a verified view.

Montage view, High Street looking North



Artists impression. Not a verified view.

Montage view, High Street looking South



Artists impression. Not a verified view.

Montage view, High Street alleyway entrance



Artists impression. Not a verified view.

Summary

The proposals are a positive addition to the High Street, providing the vibrancy of town centre living in a quality building.



5.0

Landscape proposals



5.1 Existing context

The intention of the public realm design is to provide a positive interface between the proposed building and the High Street, with enhanced materials and an active frontage which improves the streetscape and creates an attractive, clean and safe entrance to the building. There is only very limited external space outside the proposed building, and it is envisaged that agreement will be reached with the adjacent land owners to carry out the proposals.

The existing streetscape in the vicinity of the existing building is quite dated, with a mix of lower quality surface materials and street furniture creating street clutter, and a public realm which lacks character and quality. Whilst it is beyond the scope of the proposed building to remove or improve the quality of this part of the High Street, it is hoped that the building and the proposed improvements to the alley will be a catalyst for change and promote further improvements on the High Street as new developments come forward.

The existing alley on the northern face of the building. There is insufficient space for street trees, and the alley will need to allow service and fire access. The client brief is to maximise the potential to enhance the entrance area, to provide an attractive and well surveilled entrance to the development, utilising quality surface materials and screening detracting items such as the cable boxes.

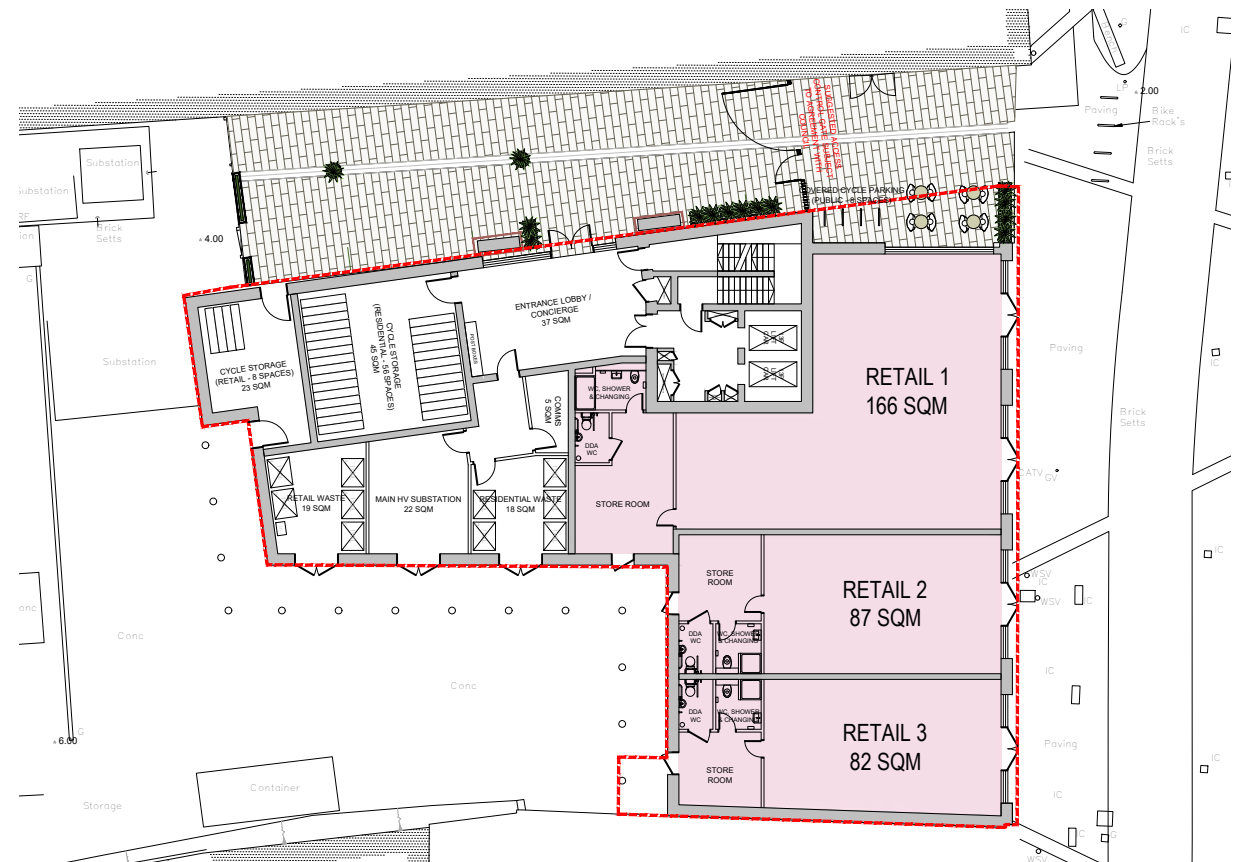


5.2 Ground level proposals

The plan opposite is based on the topographical survey which indicates the mixture of surface materials and street furniture clutter near the entrance. The proposals include improvements to the surfacing for the entire alley up to the cycle store, with planters (which can be moved if required) softening the built form and creating a mini 'avenue' approach to the concierge building entrance. The plan allows for a potential cafe terrace to activate the frontage.

The proposals hope to allow for an enhanced and active building entrance, with improved surfacing, a potential cafe terrace, contained by planters and lighting to brighten up the space.

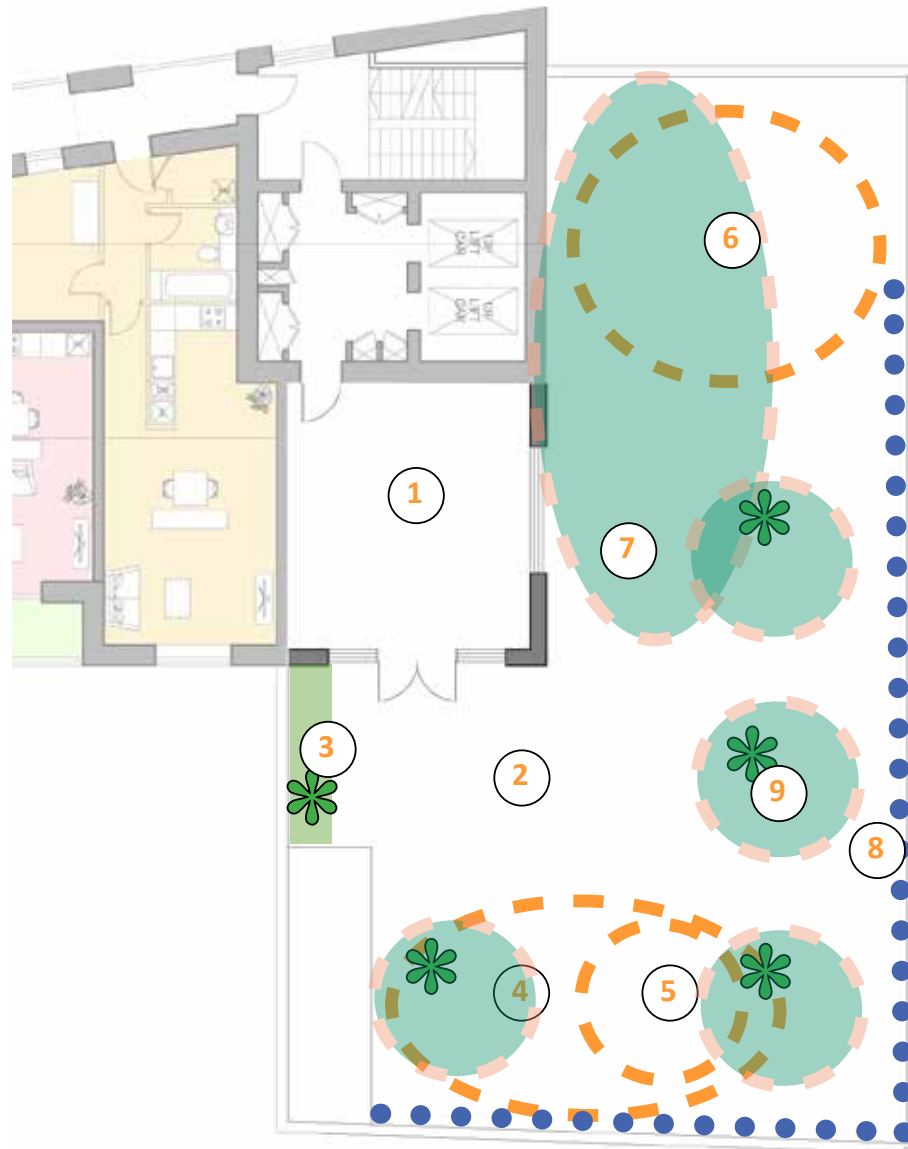
An artificial green wall such as the one illustrated is proposed at the end of the alley to provide an attractive soft backdrop to the alley.



5.3 Terrace proposals

The roof terrace is intended to provide a variety of spaces to provide amenity to the residents. The terrace is designed as a garden with areas for socialising and also for individuals to feel comfortable when not in a group.

The intention is to create an attractive and active space which compliments the architecture of the proposed building and which also becomes a visible part of the High Street streetscape.



1. GARDEN ROOM

A garden room will provide an internal amenity space adjacent to the garden terrace, which can be used for residents to socialise or for inclement weather

2 OPEN ZONE

An area outside the entrance where larger groups can gather, for small parties or residents meeting

3. BUFFER ZONE

A planted buffer is proposed along the western boundary to prevent overlooking of apartments, and to provide shelter from the wind to the roof terrace. The screen planting will not be too high (2-3m) to restrict afternoon/evening sunlight reaching the terrace.

4. SOCIAL ZONE

A decked area with a rain/shade canopy and seating around fixed tables, and lighting, where it is envisaged people will meet for an outdoor meal or drink.

5. SHELTER

The shelter is proposed to be 50% full canopy to shelter from the rain, and 50% partial sun-shade to promote year round use and provide shelter from the elements. This would be complimented by a 2m high glass wall on the western boundary to provide shelter from the wind and could also have heaters to provide further winter use.

6. PLAY ZONE

Sculptural play equipment which acts as both a focal point for the garden terrace, and provides opportunities for a variety of play functions for predominantly younger children

7. LAWN GARDEN

An artificial lawn area with deck chairs/ loungers for summer afternoons

8. BALCONY TERRACE

The eastern balcony over the High Street is kept free to allow people to observe the activity on the street and take advantage of the views over the rooftops (above)

9. PLANTING BEDS TO CREATE 'ROOMS'

Raised planting beds are used to define different areas within the terrace with different characters, to allow for social meeting or for individuals to feel comfortable not as part of a group.



INFORMAL PLAY

An artificial lawn provides the basis for adults and children to relax in the sun or to play on sculptural equipment which provides a focal point for the garden.



GARDEN ROOM

An internal space linked to the garden terrace where people can meet, or relax when the weather is inclement.



PLANTING

A variety of evergreen and herbaceous plants to provide year round interest and create spacial structure in th which will not grow high and are tolerant of windy locations such as amelanchier.



GARDEN ROOM

A variety of spaces with different functions and with different characters, using quality hard and soft materials



LIGHTING

Atmospheric lighting to promote evening and year round use of the garden area



CANOPY SHELTER

A canopy and high glass wall provide shelter from the wind and rain and allow for year round use.



SOCIAL GATHERING

A variety of sheltered and open seating areas to provide places for groups to meet or individuals to feel comfortable to sit alone.

6.0

Operational overview

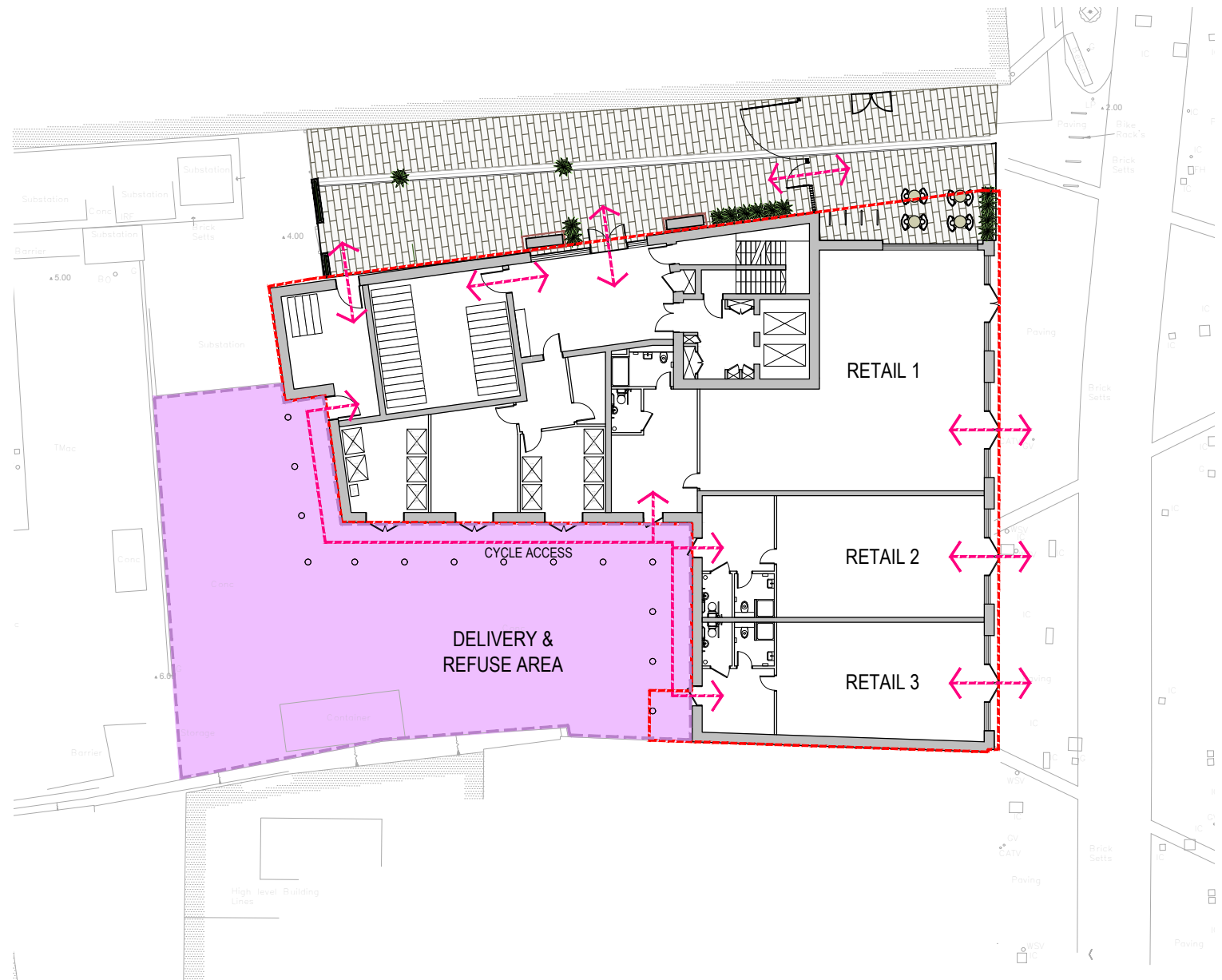


6.1 Overview of servicing approach

All residential access is via the alleyway off of the High Street. This includes normal deliveries, post, pedestrian and cycle access.

Pedestrian access to the retail units is off of the High Street.

Retail deliveries, large residential deliveries (such as furniture) and refuse collection is via the service yard to the rear, utilising the existing Asda goods vehicle access route.

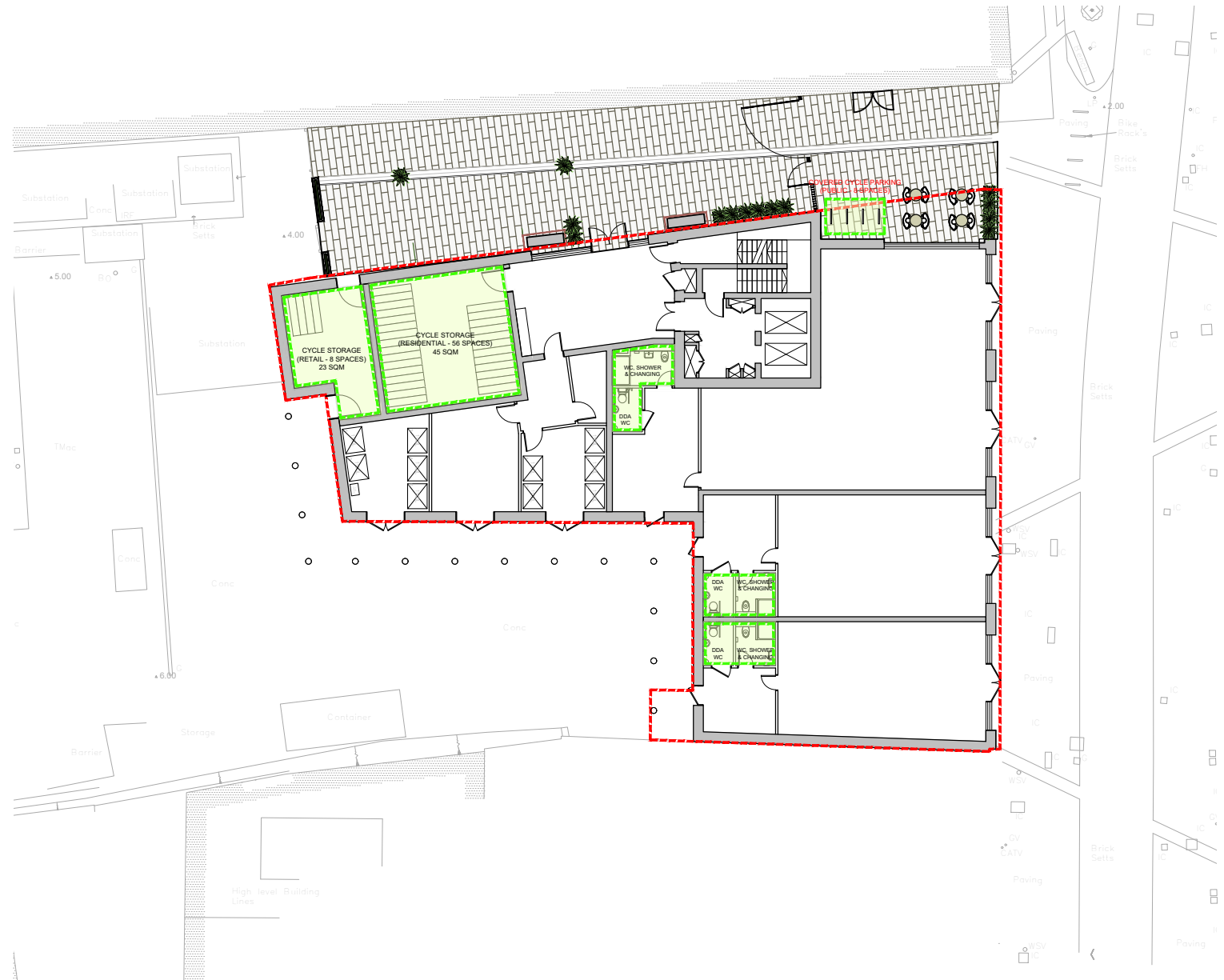


6.2 Cycle storage & facilities

Secure cycle storage is provided at ground floor level for residents.

Separate cycle storage is provided for retail staff along with shower and changing facilities in the retail units.

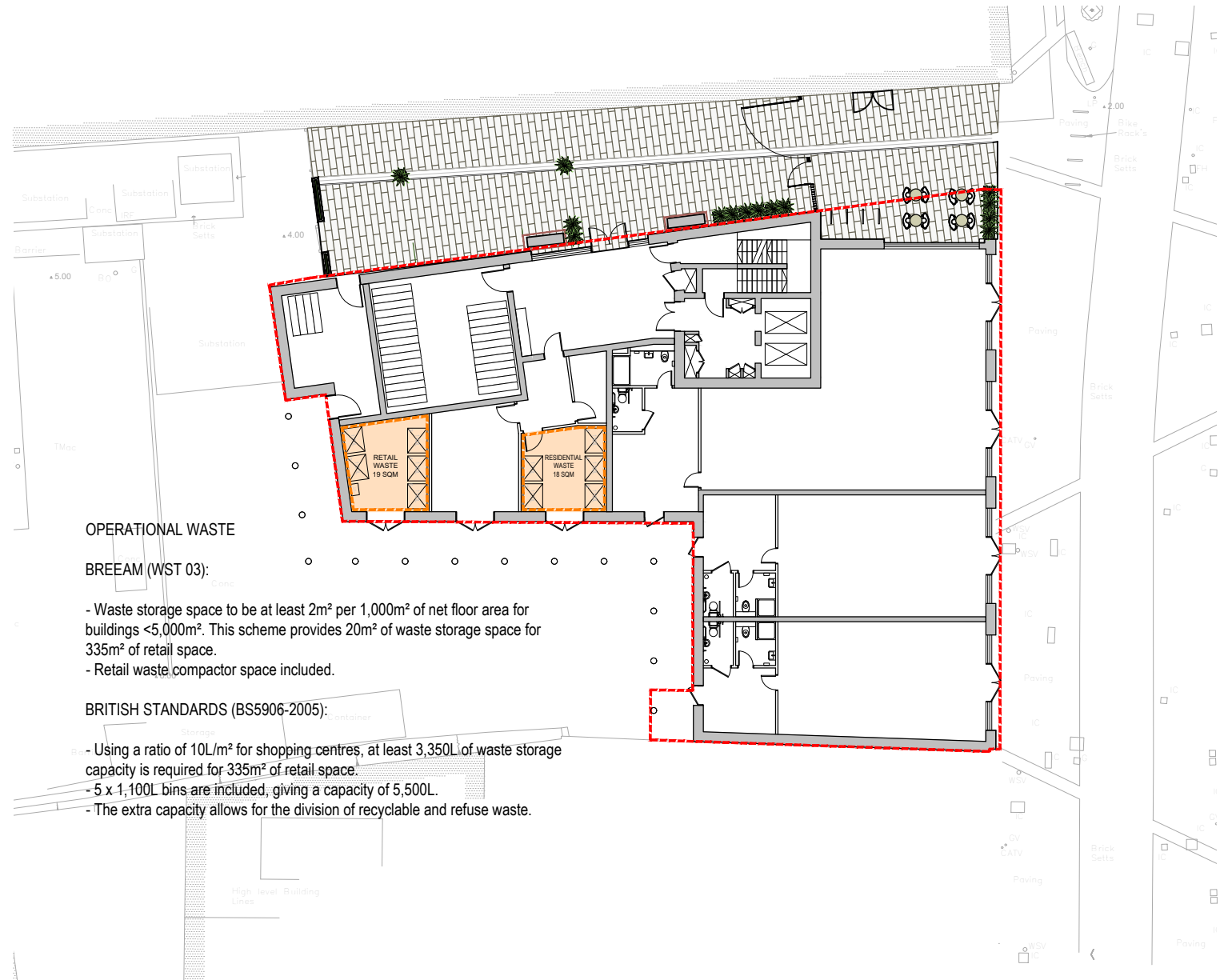
A zone for short stay public cycle storage for retail customers is provided in a highly visible location in the entrance area of the alleyway.



6.3 Refuse & recycling

Separate refuse storage areas are provided for residents and retail staff. Both are sized in accordance with guidance and accessed via the rear service yard.

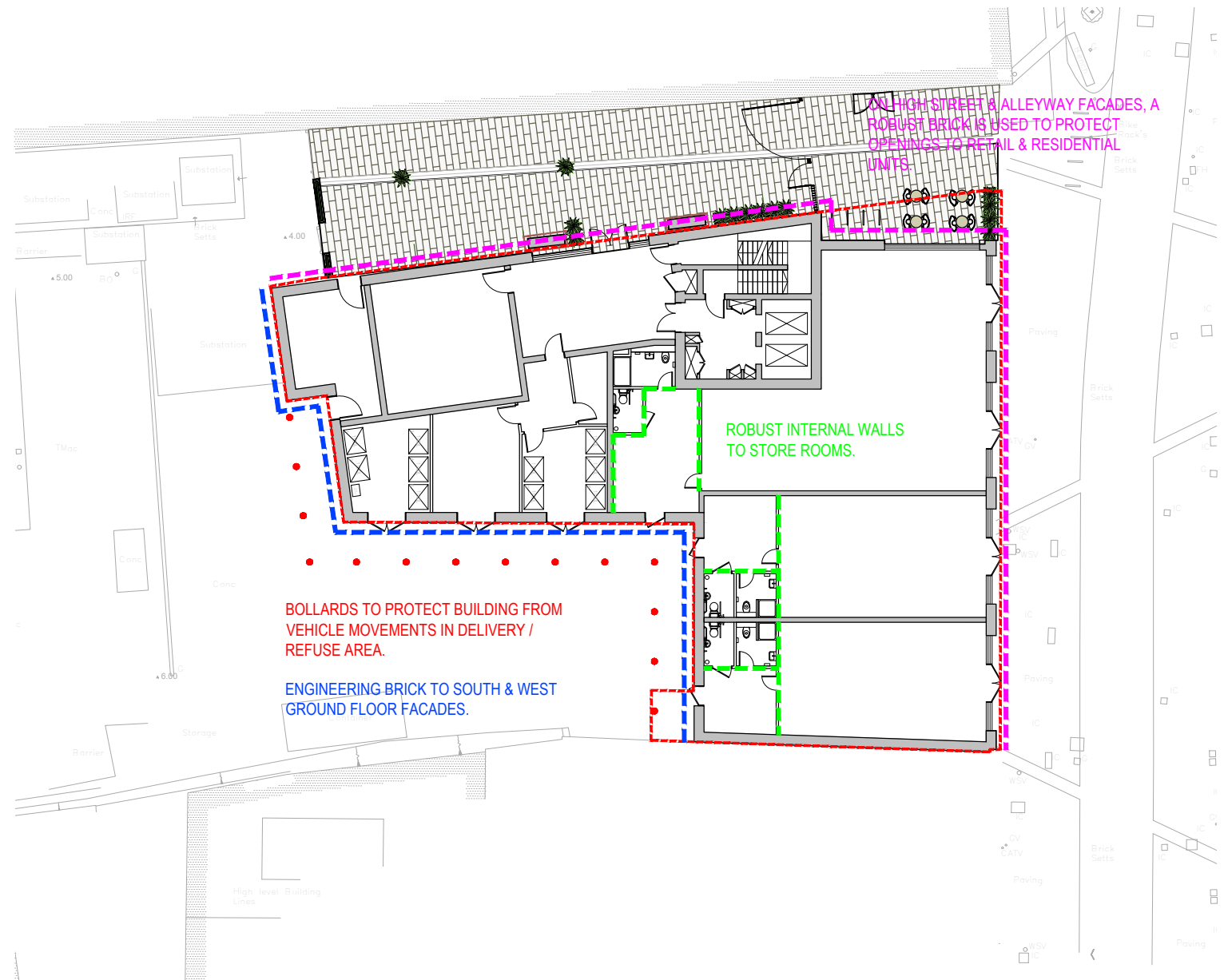
Residential access to the refuse area is via the secure lobby area and will include separate recycling storage.



6.4 Design for robustness

All public areas of the building, including all finishes and residential access walkways, are designed for robustness and to require minimal straightforward maintenance.

Ground levels will be particularly protected where there are vehicle and cycle movements around and through the building.



6.5 Fire strategy

A fire consultant has been engaged to develop a strategic approach to the building and all recommendations have been included in the project including the requirement for sprinklers.

Also note that we have already engaged with a supplier of brick slip cladding to ensure we are working with an accredited fire safe system for the cladding.

Heading	Comments
Building Description	Sutton Residential is a mixed use development and consists of apartments and retail units. The building is 25.5m in height and comprises of ground and six upper floor levels. The basement area will be provided with plant rooms whilst the ground floor level is provided with three retail units and ancillary accommodation (plant room, bin store and bicycle store). All upper floor levels will be provided with residential apartments.
Legislation	British Standard (BS) 9991:2015 has been used as the primary guidance document for this development in order to achieve the performance requirements of the Building Regulations 2010. Approved Document B (AD B) has been used for all non-residential areas of the building. Where the direct recommendations of BS 9991 and AD B is not met, fire engineered solutions have been put forward.
Evacuation Strategy	The current evacuation strategy is 'stay put' for the residential part and simultaneous evacuation for all non-residential areas (i.e. basement and ground floor areas).
Fire Detection and Alarm and Suppression System	The apartments will be served by a Category LD1 (Grade D1) fire detection and alarm system in accordance with BS 5839 Part 6: 2019. A suppression system will also need to be provided (either a conventional sprinkler system in line with the principles of BS 9251 or a MIST system in line with BS 8458). A suppression system for the retail units will also need to be provided in line with BS EN 12845 principles.
Travel Distances	Travel distances are in accordance with BS 9991 for the residential part and AD B elsewhere.
Minimum Exit Width	The minimum exit width for all storey exits must be 750mm. Final exits must be at least 1,100mm for firefighting purposes.
Vertical Evacuation – Minimum Stair Width	The minimum clear width required for escape in accordance with BS 9991:2015 is 750mm, but the stair is a firefighting stair therefore it will have to be at least 1,100mm.
Internal Fire Spread (Linings)	All wall and ceiling linings should satisfy the BS 9991/AD B guidance when tested under either the National Classifications (in accordance with BS 476 Part 7) or under the European Classifications (in accordance with BS EN 13501-1).
Fire Resistance for Elements of Structure	90 minutes for all elements of structure and 120 minutes for the firefighting shaft.
Compartmentation	All apartments are to be separated with compartment walls from the rest of the building by a minimum of 60 minutes fire resistance. All building floors must be provided as compartment floors with 90 minutes fire resistance.
Fire Doors	Fire doors should be provided in all fire rated enclosures in line with the requirements of BS 9991.
Space Separation between Neighbouring Buildings	External spread of fire between buildings has been assessed in line with the principles of BR 187.
Fire Service Access	The proposed development is surrounded by existing public roads, therefore it is reasonable to assume that they meet the minimum fire service access requirements of BS 9991. Internally, all upper floor levels will be served by the firefighting shaft.
Fire Hydrants	The location of the fire hydrant must be within 90m from the dry riser inlet. This needs to be established by the Design Team.

Executive Summary

The information and advice detailed within this report is considered to provide a suitable level of fire safety taking in account the complexity and proposed occupancy type of Sutton Residential Development located in South London.

The fire strategy has been developed using the guidance detailed in BS 9991 for the residential parts and Approved Document B elsewhere. The building is existing in nature and will be converted from an office type into a residential type of occupancy. Parking facilities will also be provided on the perimeter of the building but they will only be external. The fire safety strategy for the building adopts a code compliant approach. Any deviations from the guidance of BS9991 or AD B will be highlighted in the relevant sections of the report.

A summary of the fire safety systems of this development is given below.

Heading	Comments
Building Description	Sutton Residential is a mixed use development and consists of apartments and retail units. The building is 25.5m in height and comprises of ground and six upper floor levels. The basement area will be provided with plant rooms whilst the ground floor level is provided with three retail units and ancillary accommodation (plant room, bin store and bicycle store). All upper floor levels will be provided with residential apartments.
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Fire Hydrants	The location of the fire hydrant must be within 90m from the dry riser inlet. This needs to be established by the Design Team.

6. External Fire Spread

The development is residential on all upper floor levels which means that a potential fire will be limited to a single apartment due to the compartment construction. The ground floor level will be provided with a commercial unit.

To prevent the risk of external fire spread to and from buildings opposite, the amount of unprotected area that is allowed on an elevation should be limited or the separating distance increased such that the risk is reduced. It is necessary to calculate the amount of unprotected area that is allowed on the building's façade using the enclosing rectangle method from BR 187 (Second Edition).

The space separation calculations are based on the following information:

- The compartment height is 2.9m high (commercial units on ground floor level);
- There are compartment floors;
- All residential apartments will be provided with an automatic sprinkler system (BS 9251);
- The commercial units are provided with an automatic sprinkler system (BS 12845).

The site layout indicated in Figure 6 below shows the distances between the newly proposed building and adjacent site boundaries and adjacent buildings.

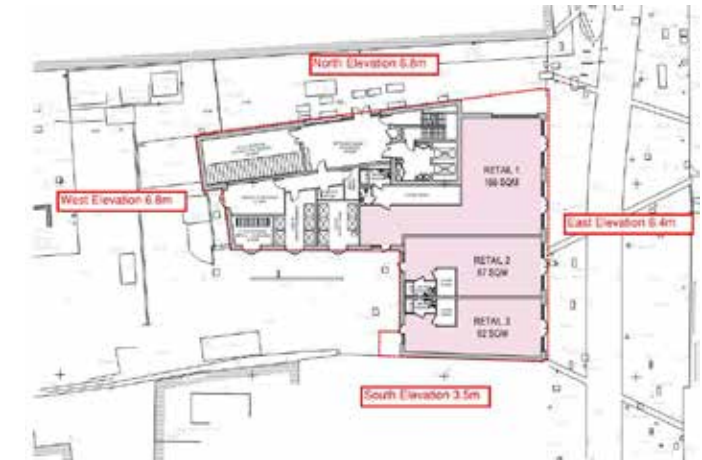
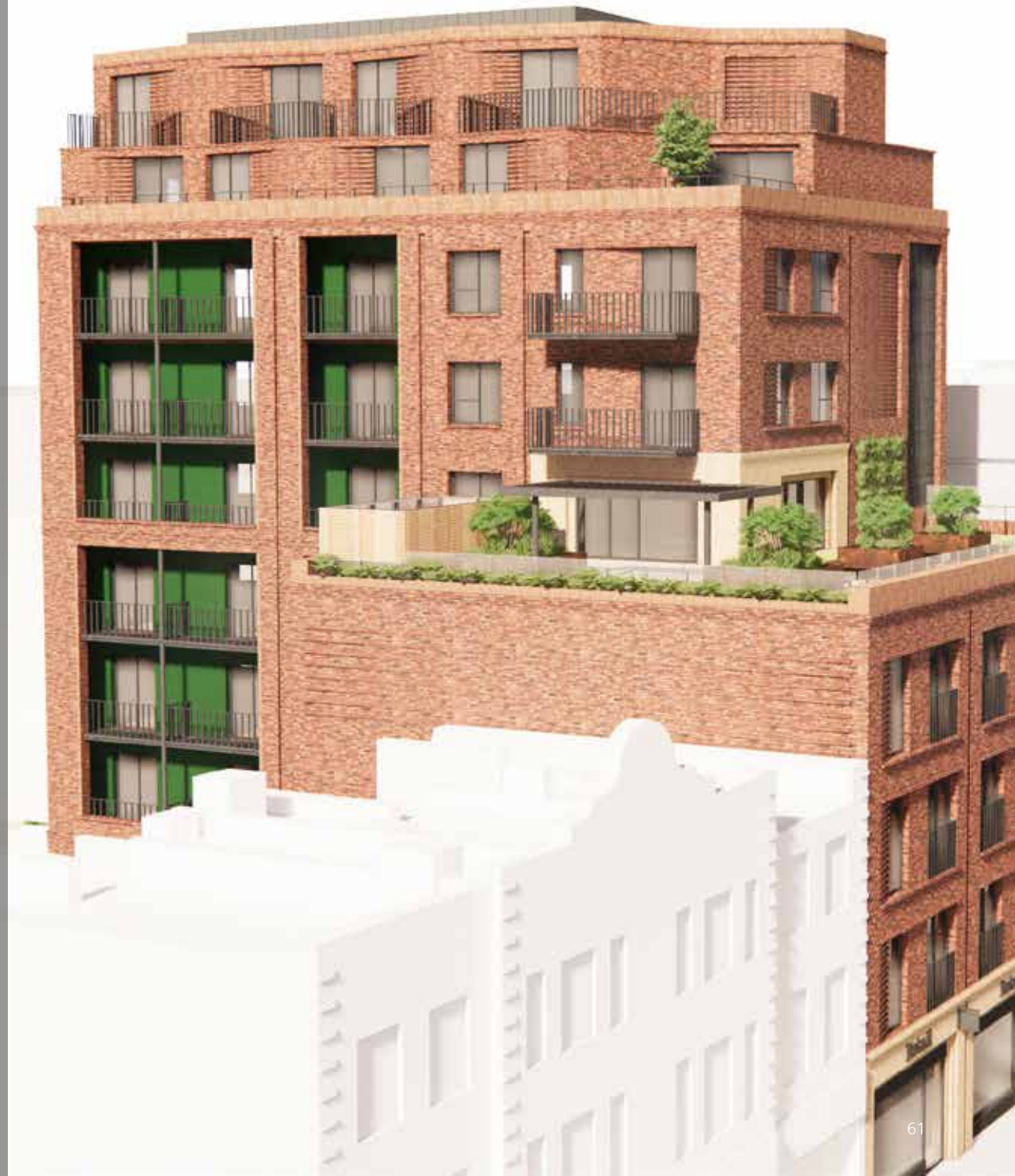


Figure 6: Notional and Site Boundaries

Considering, as the worst case scenario, the length of the largest compartment (i.e. commercial unit on the ground floor area) the results from the external fire spread analysis are tabulated below:

7.0

Sustainability



7.1 Overview of the sustainable approach

The project has been developed with the input of MEP engineers, Environment consultant, Sustainability consultant and a BREEAM assessor. Their reports are provided as part of this application.

The project is aiming to achieve BREEAM Excellent and as such it is required to provide a number of reports including Overheating analysis, Adaptation to Climate Change strategy, Daylight & Sunlight Assessments. These have all been reviewed and fed into the design of the building in terms of both Architecture & Services design.

Passive design

The passive design features include:

- High standards of thermal insulation and fabric efficiency.
- The use of solar gains to reduce heating energy demands during wintertime.
- Solar shading in the form external walkways.
- All lighting is of low energy design (LED).
- Dual aspect units where cross ventilation is possible.

The final design will depend on

system design development, and must consider the requirements of local planning policy and Part L Compliance. The final design must also consider London Plan Policy 5.2 and Sutton Local Plan Policy 31 which require at least a 35% and 20% on site reduction in carbon emissions respectively.

Active design

Due to noise in the area generated by the goods yard and nighttime economy the building has been designed to allow residents to keep their windows closed (note the windows are openable but we cannot rely on them for ventilation). Therefore, we need to utilise some active design measures to handle summer overheating.

Active measures including enhanced ventilation and summer cooling via ventilation air have been investigated to reduce overheating, tested in line with Criteria 3 as window openings are restricted.

In order to provide enhanced flow rate, an MVHR will need to be selected capable of these enhanced ventilation rates. A unit such as the Vent-Axia Sentinel Kinetic high flow would be appropriate. The cooling could be provided via an

in-line cooling coil, other than the top floor units which would require a dedicated FCU, with chilled water produced by the WSHPs specified to provide heating and hot water to the units.

Renewables & low carbon technology

The development will utilise air source heat pumps (ASHPs) to provide low carbon heating and hot water to the development. This will include a fifth-generation heat

network powered by air source heat pumps. The communal heat pumps situated externally on the roof are connected to individual heat pumps at the dwelling level via an ambient water loop.

Conclusions

This report has provided a detailed account of proposals to reduce energy and carbon emissions at the proposed development at 217-229 Sutton High St. This includes the use of passive and active design, and air source heat pumps to reduce site wide carbon emissions.

This report has demonstrated that the development can achieve a 73% reduction in carbon emissions through the implementation of passive design measures, and communal air source heat pumps providing heating and domestic hot water.

The carbon emissions at each stage of the Energy Hierarchy are summarised in the following table and graphics. Table and Figure 10 provides an overview of the buildings current predicted energy performance and associated CO₂ emissions when compared against the current Building Regulations Part L baseline in accordance with GLA guidance.

In order to meet the London Plan requirement of zero carbon via offsetting, a carbon offset payment of approximately **£18,426** will be required. This is based on the rate of £60/tCO₂/yr for a period of 30 years.

The carbon emissions reduction after the application of the energy hierarchy are shown in the final tables and graphics below.

Table 10 - Final carbon emissions reduction after the application of the energy hierarchy

Energy Hierarchy Stage	Carbon Emissions kgCO ₂ /yr	Carbon Reduction kgCO ₂ /yr	Percentage Reduction
Baseline Carbon Emissions	38,300	NA	NA
After Be Lean	36,300	1,900	5%
After Be Clean	36,300	0	0%
After Be Green	10,200	26,100	68%
After Offsetting	0	10,200	32%
Total		38,300	100%

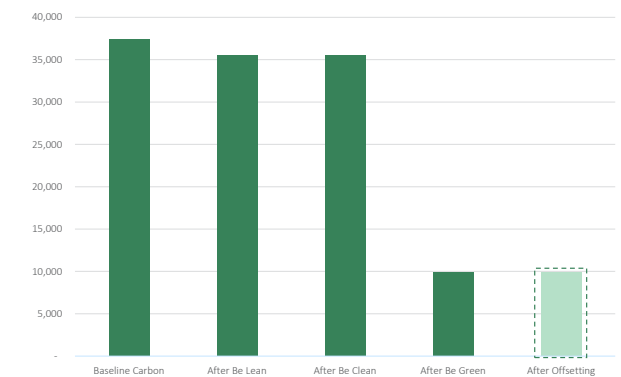


Figure 10 - Carbon emissions reduction for the Sutton High St development

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