
Project:

**City House
Sutton Park Road
Sutton
SM1 2AE**

Date:

February 2024

Report:

Planning DAS

Revision:

-

WIMSHURST
PELLERITI

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INTRODUCTION

This report has been prepared by Wimshurst Pelleriti Architects on behalf of **Macar Living (City House) Ltd** for the purpose of a Major Planning Application Submission to Sutton Council.



Client



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P0	Planning	07/02/2024	JV	WW
Revision	Description	Date	Issued by	Checked by

01. INTRODUCTION

MACAR LIVING

Macar Living is a family run business, which has built a reputation based on honesty, integrity and delivery of the highest quality. Local Authorities trust them to create thoughtful, people-centred developments and they take that responsibility very seriously. They work with landowners, borough authorities and the community to provide homes, which complement local surroundings. They specialise in realising the potential of land, including the development of larger properties into new-build family sized apartments, brown field sites, commercial properties, Metropolitan Green Belt and back gardens. They design sympathetic and bespoke dwellings, which blend in and complement the surrounding areas, safeguarding the local community.



INTRODUCTION

WIMSHURST PELLERITI

Wimshurst Pelleriti is a contemporary architecture firm located in South-West London, known for its creative, attentive, and thoughtful approach to design. With a diverse portfolio spanning large commercial projects, multi-unit residential developments, and smaller domestic renovations, Wimshurst Pelleriti consistently applies a design-oriented mindset focused on sustainable development and a deep understanding of construction processes.

At the heart of Wimshurst Pelleriti's work is the integration of sustainability and high-quality design, resulting in buildings that are not only resilient and future-proof but also energy, carbon, and water-efficient. Our commitment to creating spaces that are both comfortable and healthy to inhabit reflects our dedication to providing practical architecture that generates positive social impact.

WIMSHURST
PELLERITI



Images of completed Wimshurst Pelleriti Projects in London

02. SITE AND CONTEXT

SITE AND CONTEXT

SITE LOCATION

The site is located on the eastern corner of Sutton Park Road and Cheam Road in Sutton Town Centre, adjacent to the Sutton Baptist Church

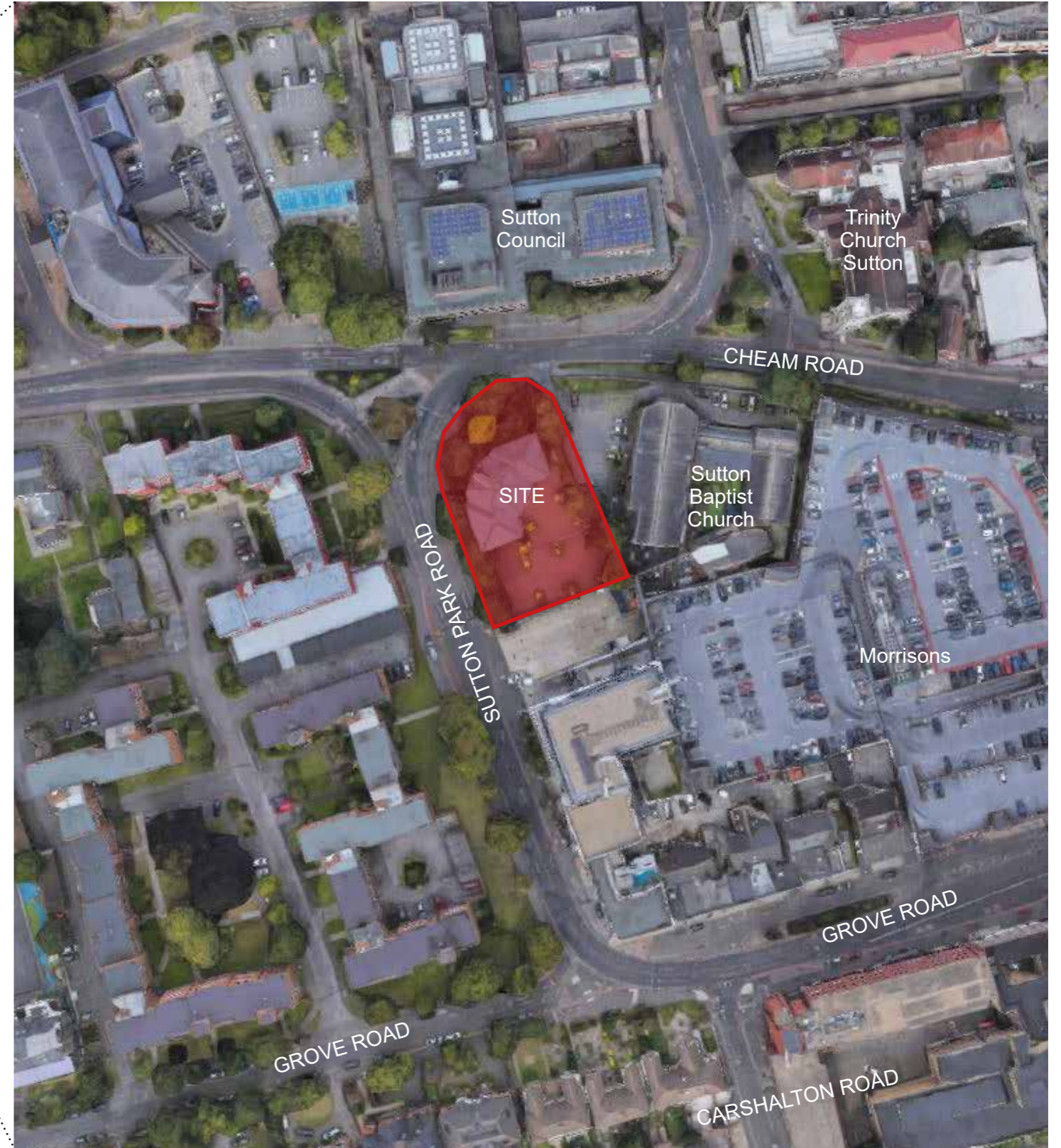
To the South of the site are residential dwellings facing Sutton Park Road.

To the East of the site lies the Sutton Baptist Church.

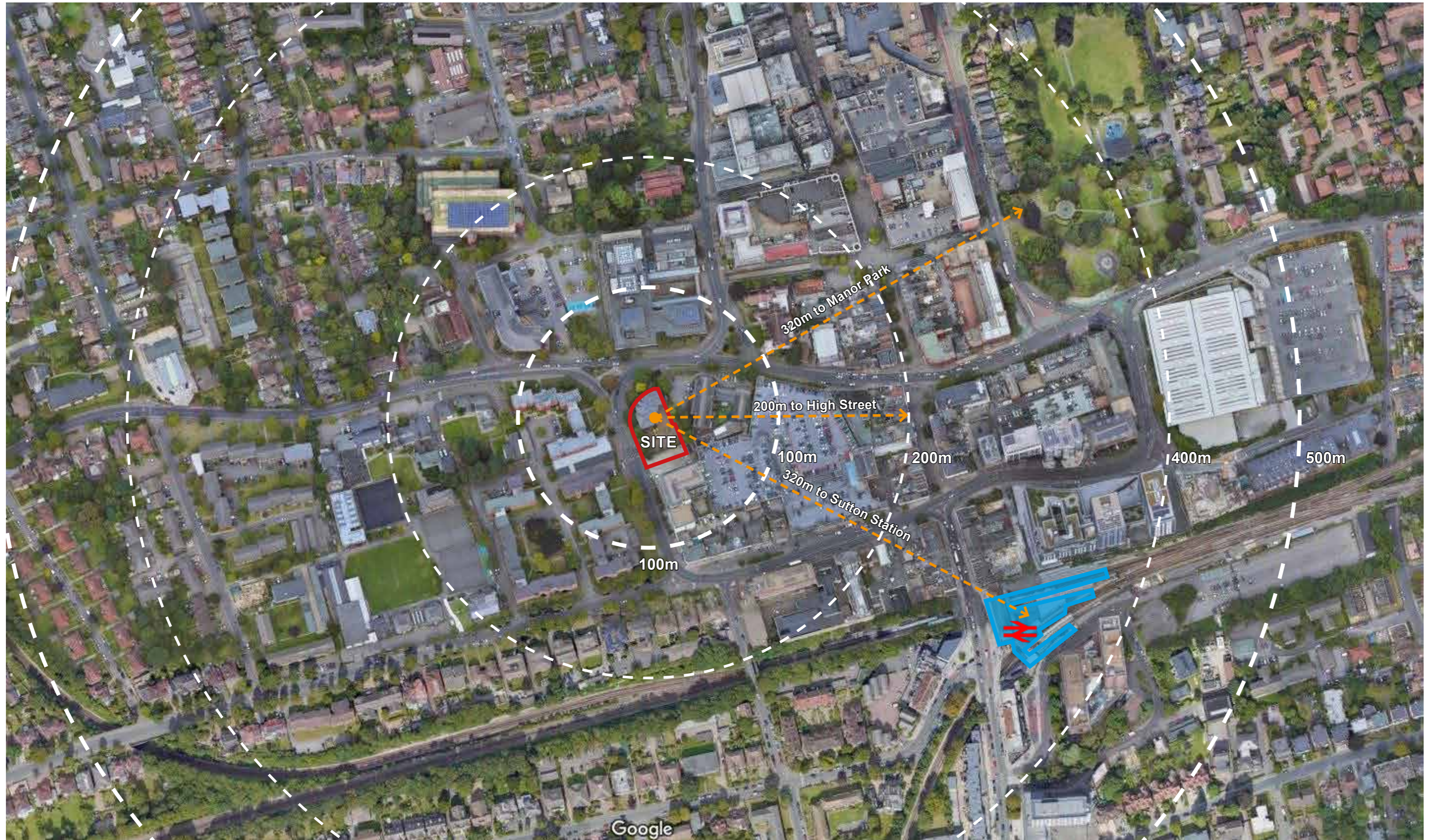
To the North of the site sits Sutton Council offices.



London Borough of Sutton



SITE LOCATION



SITE AND CONTEXT

TOWNSCAPE ASSESSMENT

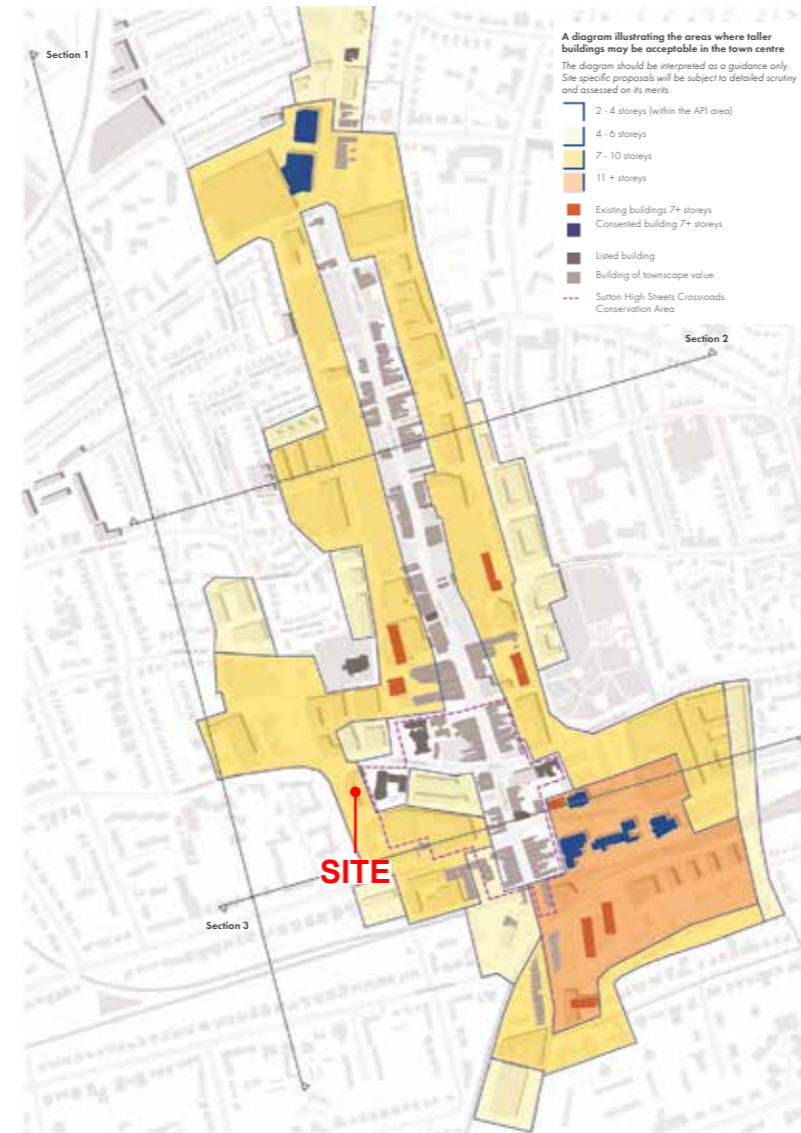
Sutton comprises a range of contrasting environments which support a diverse range of economies. This section of the masterplan puts forward area-based guidance across a number of locations to help improve the environmental qualities and economic fortunes of each.

Informed by urban analysis and liaison with key stakeholders, and previous work by Gillespies in the Sutton Town Centre Urban Design Framework, the following four 'quarters' of the centre are identified:

- Station Gateway – centring on Sutton Station and its immediate environs
- Sutton South – centring on Trinity Square in the southern part of the centre
- Sutton North – focused on the northern part of the commercial centre
- Northern Quarter – from the commercial core up to Sutton Green (the northern part of the pedestrianised high street falls in this quarter).
- Sutton gyratory is covered under a separate section.

The opportunity sites in the masterplan correspond to the site allocations in the emerging Sutton Local Plan. Further details about each site, including policy designations and possible future uses, can be found in the Local Plan.

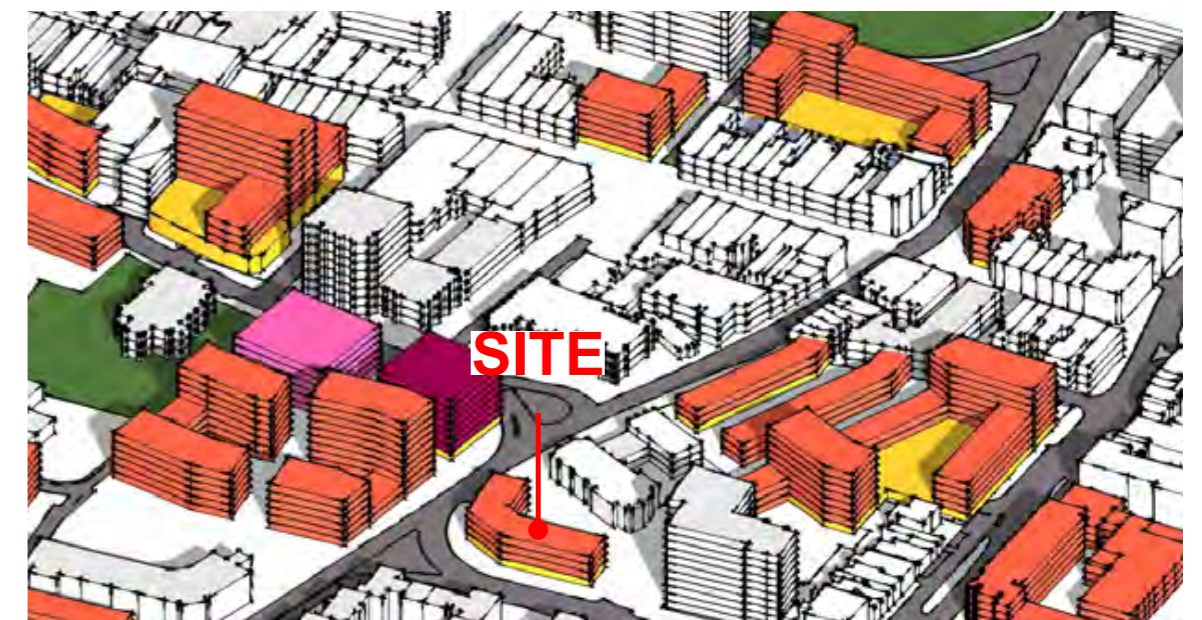
- *Allies and Morrison Masterplan 2016*



Tall Building Zones



Plan extracted from Sutton Town Centre Masterplan (Allies & Morrison 2016)



3D View extracted from Sutton Town Centre Masterplan (Allies & Morrison 2016)

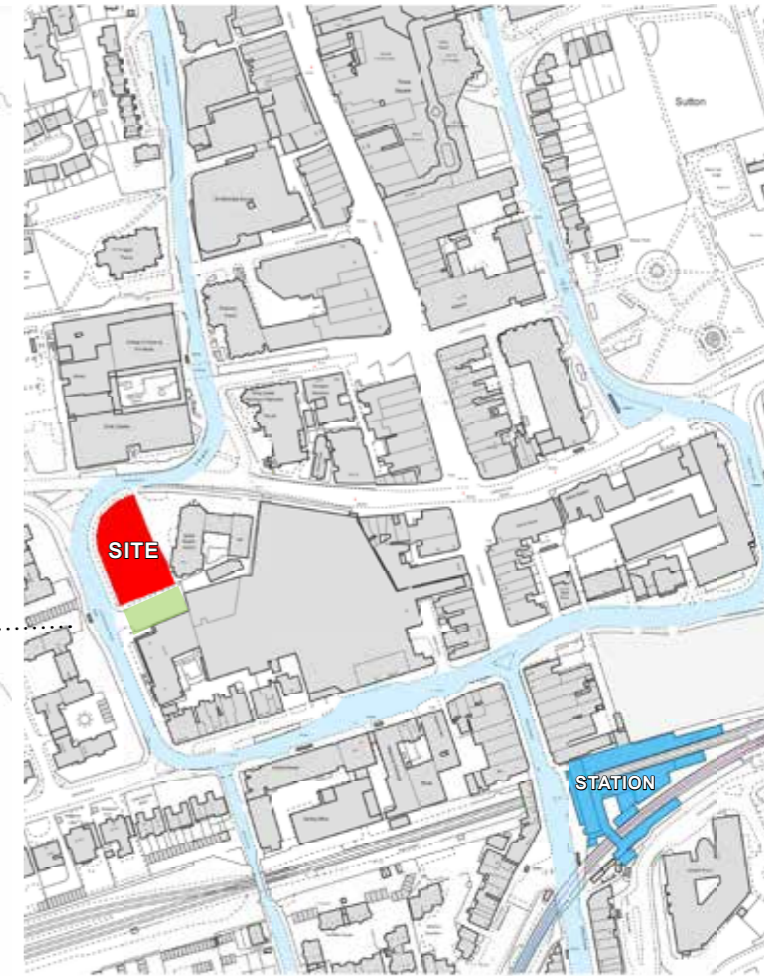
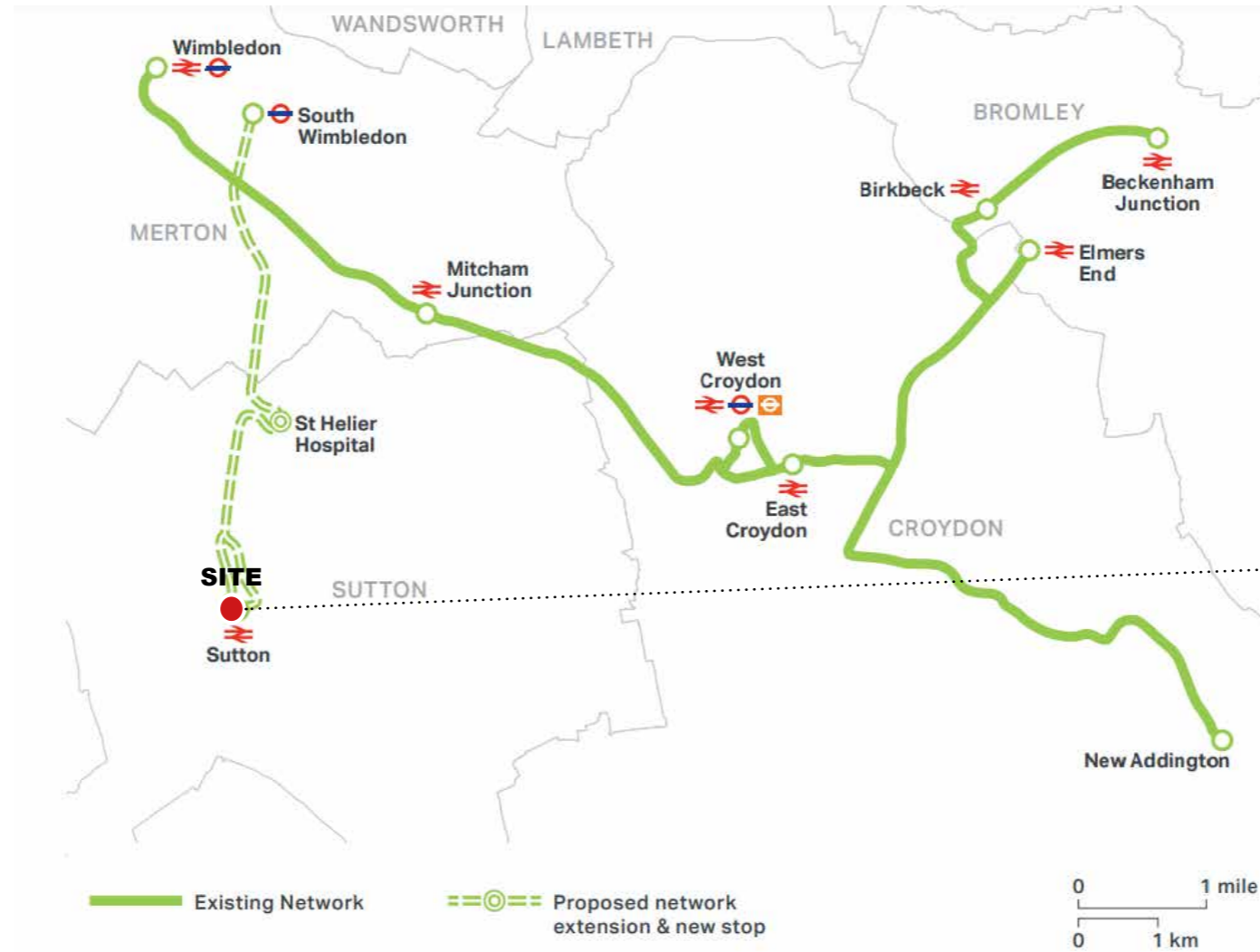
TRANSPORT LINKS

The site is very well connected with a PTAL of 6a. Sutton train station is only 320m away from the site, approximately a 6min walk. Central London can be reached within ca. 60min.

The nearest tube stations to Sutton are :
 - Morden (Northern Line)
 - Wimbledon (District Line)

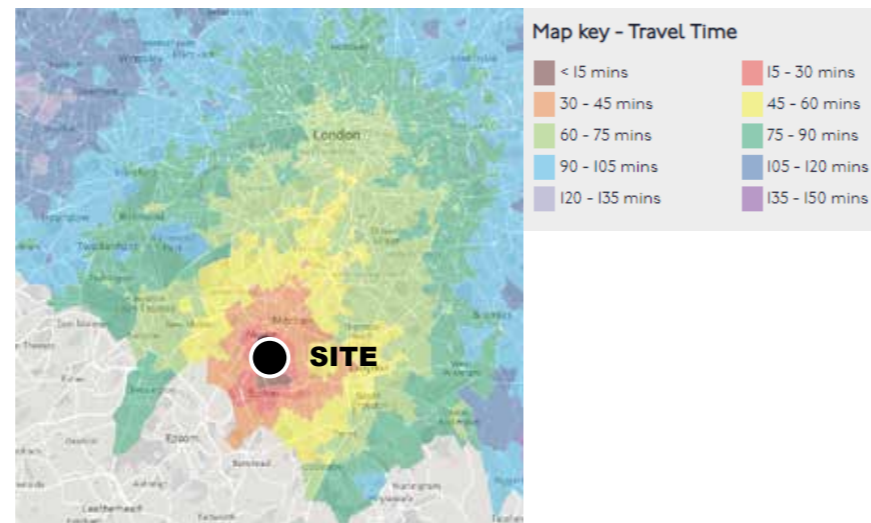
Sutton is well-served by approximately 29 bus routes. They connect the town centre to neighbouring towns such as :
 - Banstead
 - Epsom
 - Croydon
 - Merton
 - Wallington

Proposals for an extension of the TfL Wimbledon to Croydon Tramlink to Sutton Town Centre are currently out for public consultation together with the option of a Bus Rapid Transit (BRT) system alternative.

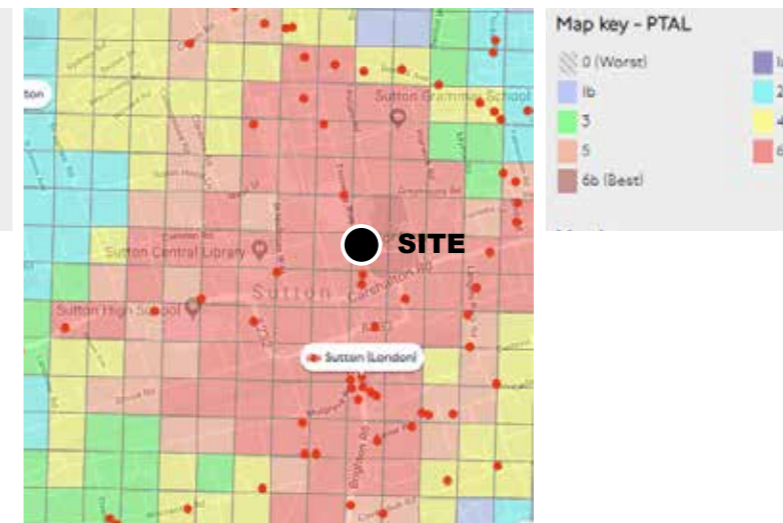


Existing tram network with proposed extension dotted

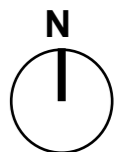
The site is in PTAL 6, 320m away from the Station.



TfL Travel time



PTAL Map



SITE AND CONTEXT

LOCAL PLAN POLICY MAP

Sutton Local Plan Policy Map

- The Sutton Online Local Plan Policies Map is a useful tool to identify the areas of allocated development.
- The map is taken from the online policy map and shows the area of taller building potential and area of potential intensification overlays in relation to the Sutton High Street Conservation Area (red outline) and the Site (yellow circle).
- The map illustrates the future development pattern of Sutton. The policies of Sutton are encouraging growth and intensification into the metropolitan areas of the Borough.
- In turn, this shows that the emerging setting of the Sutton Conservation Area and nearby heritage assets is one of taller buildings and intensification.

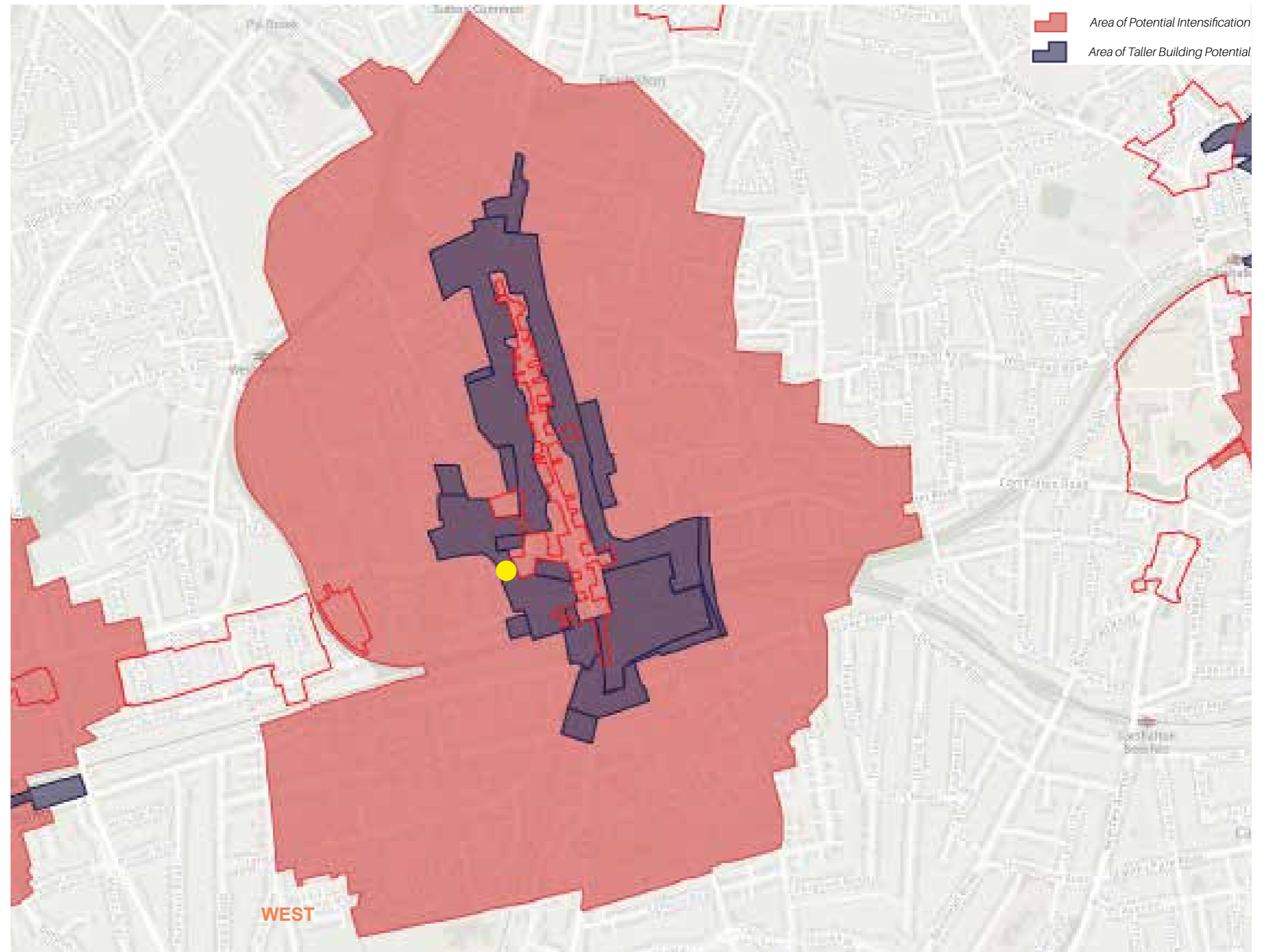
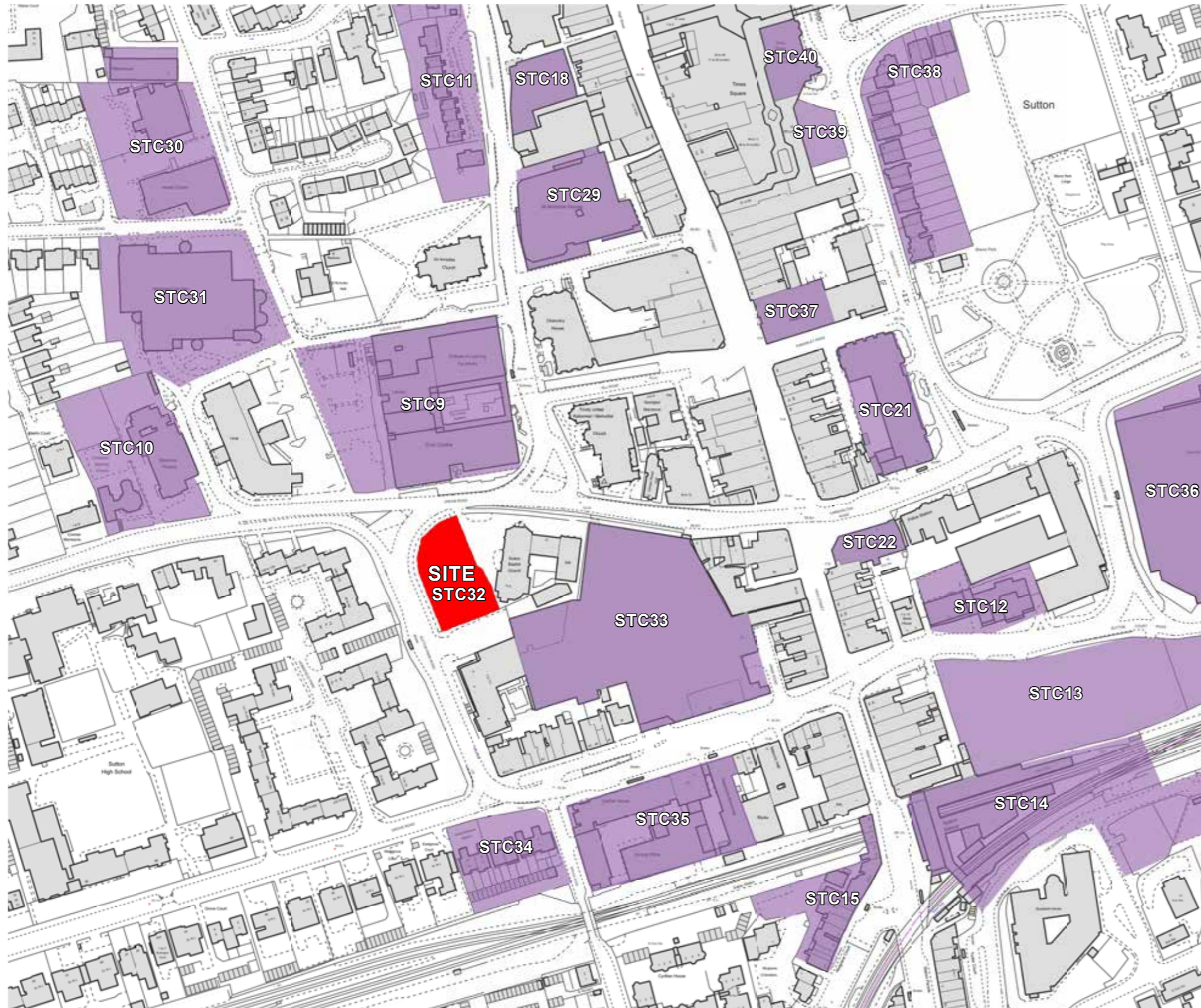
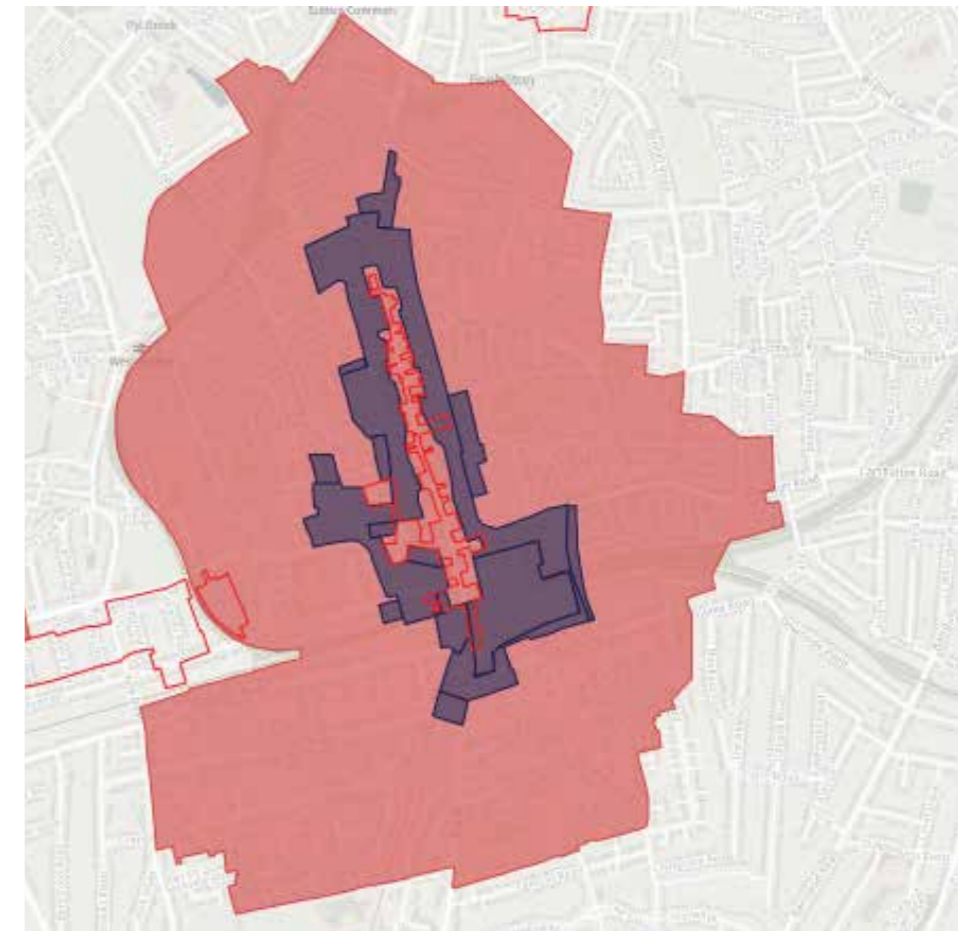


Image 12- The Sutton Online Local Plan Policies Map.

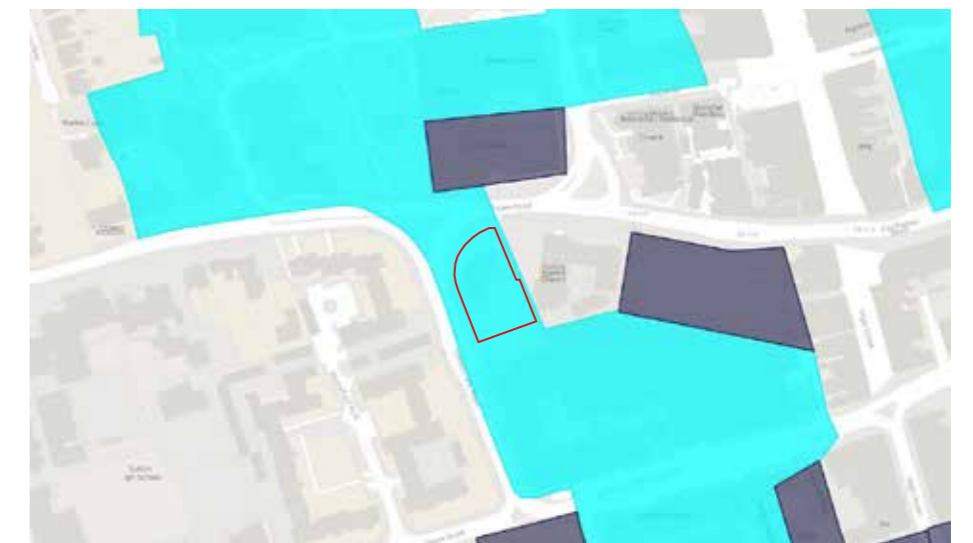
SITE ASSESSMENT - SITE ALLOCATIONS & AREA OF TALLER BUILDING POTENTIAL



The site is allocated as STC32



Policy Map



The site is within the area of taller building potential

SITE AND CONTEXT

TALL BUILDINGS

The surrounding context features a series of tall buildings. These include buildings around Sutton Station such as Quadrant House and the recently completed Sutton Point. They are given further prominence by their position on higher ground that rises by over 30m along the north-south axis of the High Street.

Another cluster of tall building can be found to the East of the site. These include Aspects (1 Throwley Way), St. Nicholas House and Chancery House.

Sutton Park House (STC21) with three additional storeys and STC39 of 20 storeys are both relevant adjacent applications.



Aspects, 1 Throwley Way



Sutton Point



Quadrant House



Northumberland House



STC 39 - Approved Scheme

Beech Tree Place
AOD 69.5
Height: 26.2m
(Planning Ref: DM2021/02331
Approved June 2022)

St. Nicholas House
AOD 110.7
Height: 63.7m
(Planning Ref: DM202200013
Submitted January 2022)

STC 39
AOD 122.6
Height: 72.6m
(Pl. Ref: DM2020/01573
Approved March 2021)

Aspects
AOD 115.4
Height: 62.1m

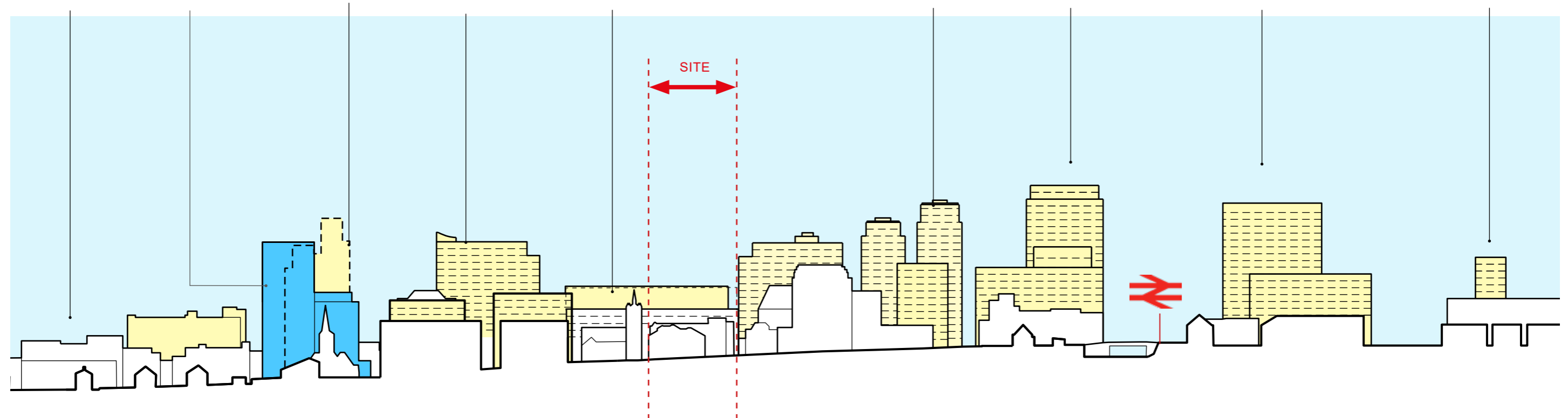
Sutton Park House (STC 21)
AOD 93.22m
Height: 37.2m
(Pl. Ref: DM2020/00754 Approved
September 2021))

Chalk Gardens (B&Q Site)
AOD 130.86m
Height: 70m

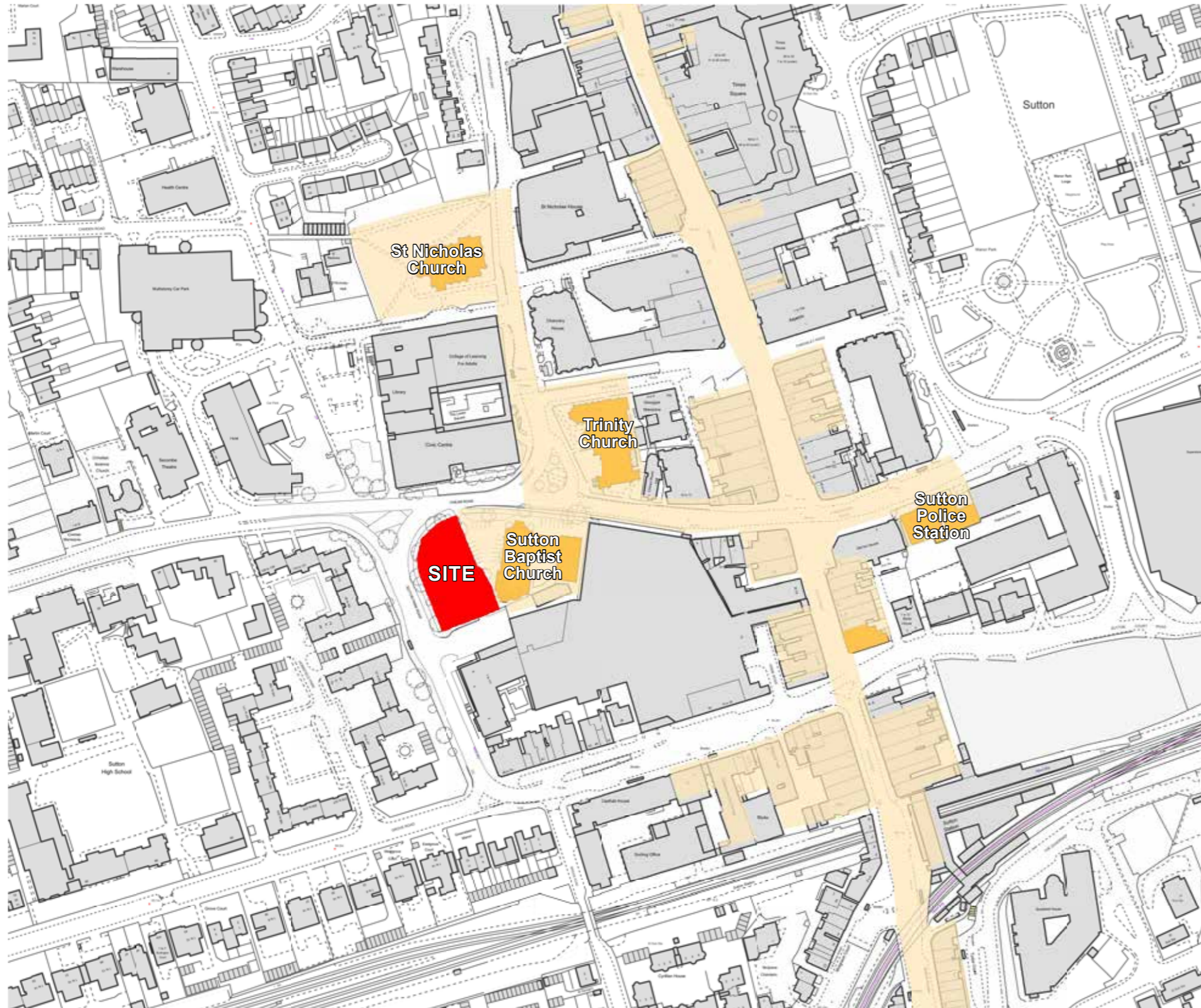
Sutton Point
AOD 137.2m
Height: 76m

Quadrant House
AOD 129m
Height: 69m

Northumberland House
AOD 95.3m
Height: 35m



SITE ASSESSMENT - HERITAGE



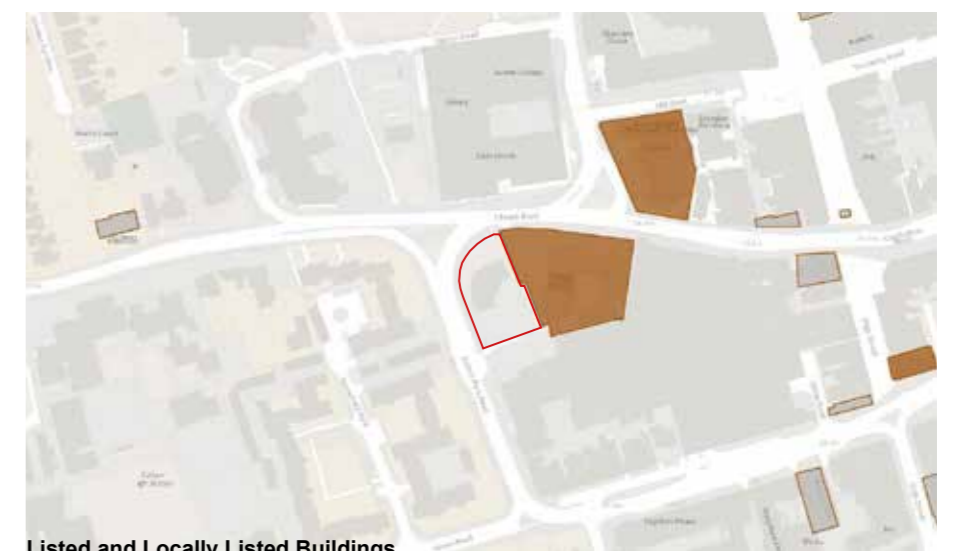
The site is adjacent to the Sutton Town Centre CA
The site is adjacent to Sutton Baptist Church (Grade II* Listed Building)



Archeological Priority Area



Conservation Area



Listed and Locally Listed Buildings

SITE AND CONTEXT

THE SITE



Bird Eye View from the West



Bird Eye View from the East



Existing Building



Existing Building



Neighbouring Building
Sutton Baptist Church

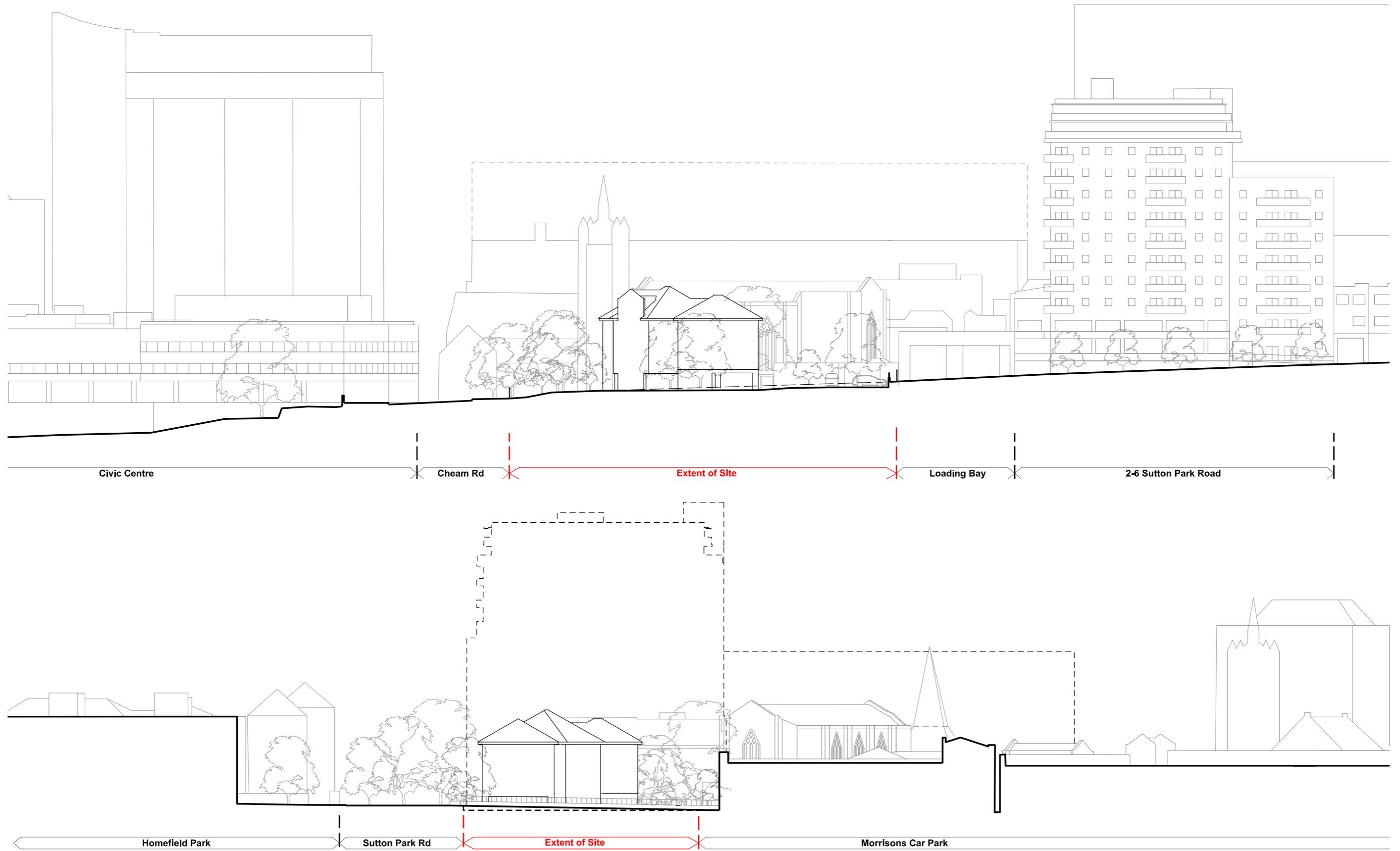


Neighbouring Building
LBS Council and Civic Offices



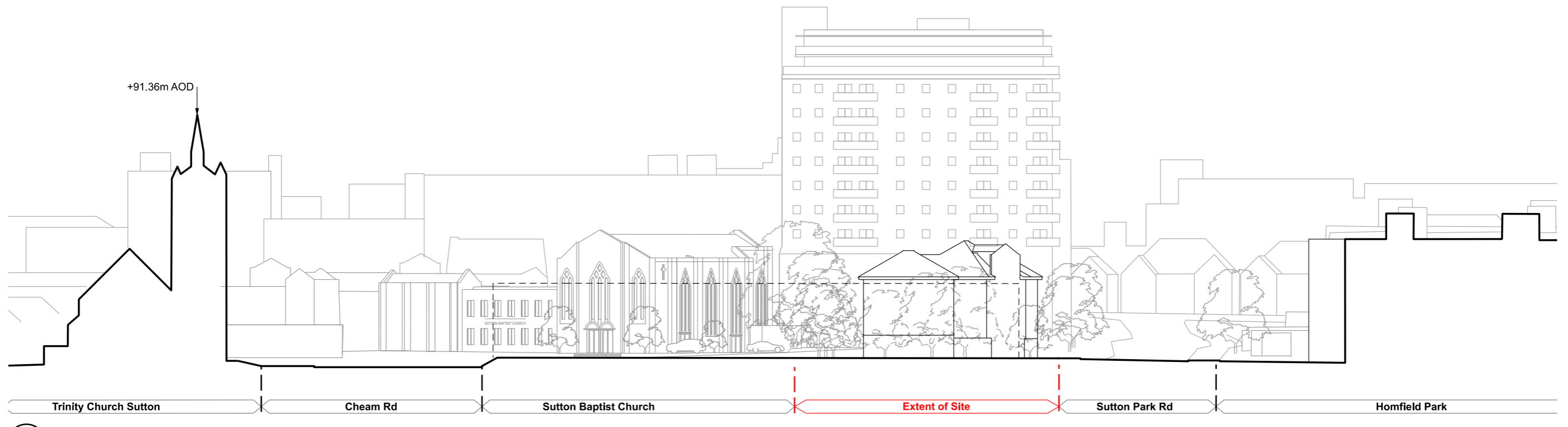
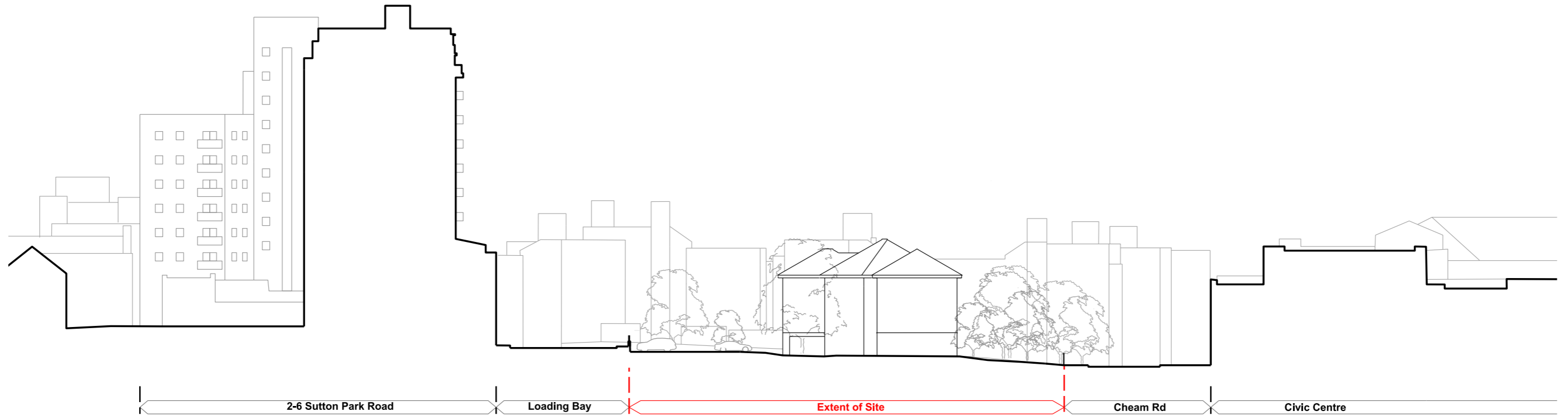
Neighbouring Building
Mixed-use building to the south
2-6 Sutton Park Road

EXISTING SITE & CONTEXT

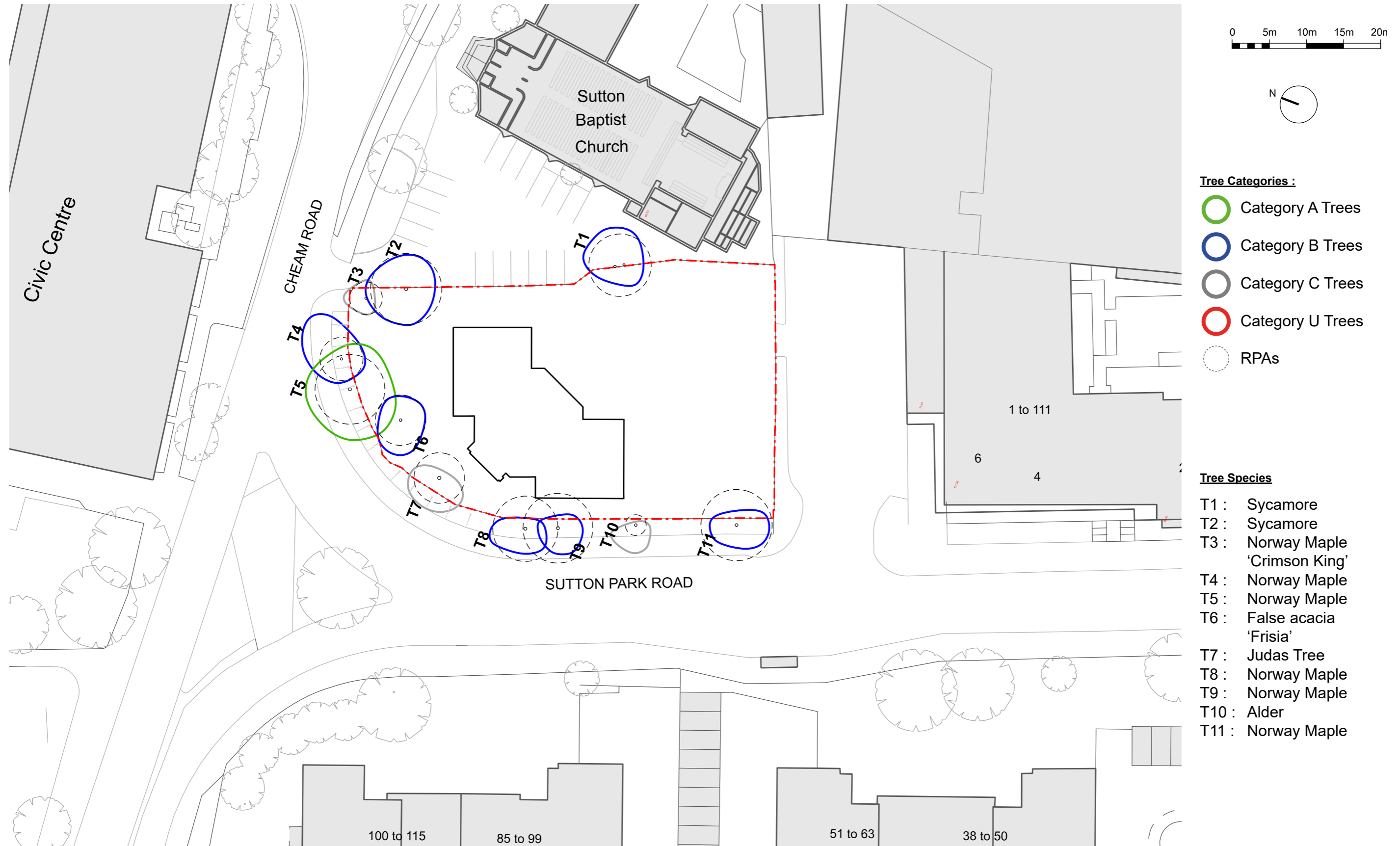


SITE AND CONTEXT

EXISTING SITE & CONTEXT



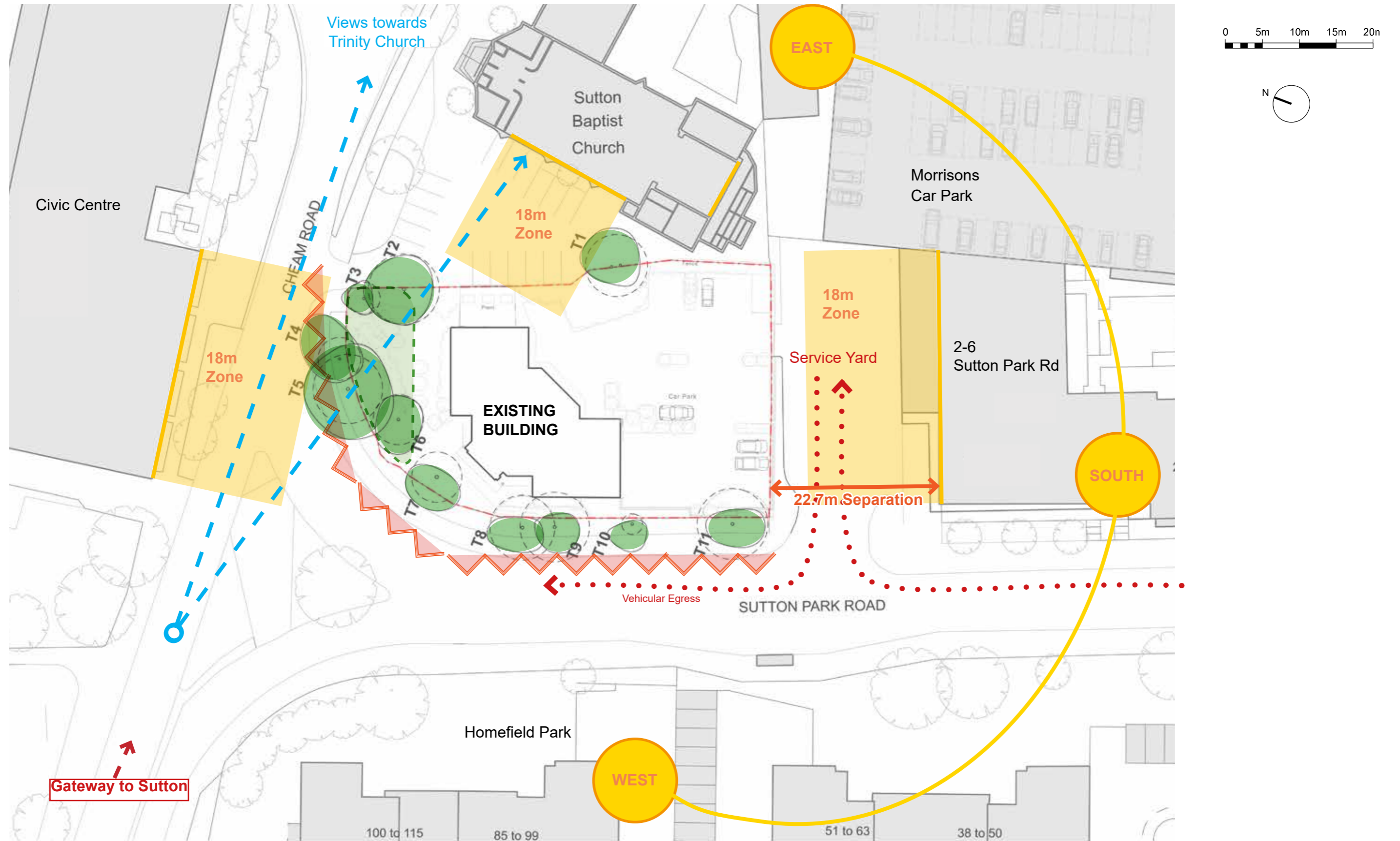
TREE PLAN - SURVEY BY MARCUS FOSTER



- Tree Categories :**
- Category A Trees
 - Category B Trees
 - Category C Trees
 - Category U Trees
 - RPAs

- Tree Species**
- T1 : Sycamore
 - T2 : Sycamore
 - T3 : Norway Maple
'Crimson King'
 - T4 : Norway Maple
 - T5 : Norway Maple
 - T6 : False acacia
'Frisia'
 - T7 : Judas Tree
 - T8 : Norway Maple
 - T9 : Norway Maple
 - T10 : Alder
 - T11 : Norway Maple

OPPORTUNITIES AND CONSTRAINTS PLAN



03. HERITAGE

HERITAGE

SITE DESCRIPTION

The site is located at City House, Sutton, SM1 2AE.

The site is currently occupied by a three storey building located at junction of Cheam Road and Sutton Park Road with a large picture window and clock face above. The building occupies the north west corner of the Site, mimicking the curve of the junction. The simple structure is three storeys and consists of red brick and a slate roof with plain façades and no remarkable detailing. To the rear of the Site, is a large car park associated with the building.

Directly east of the Site is the neighbouring Grade II* listed Sutton Baptist Church designed by Nugent Francis Cachemaille-Day. To the north, west, and south the Site is mostly surrounded by high-rise apartment blocks and large housing estates. Further east, is the High Street and the Town Centre Conservation Area.

The Site holds no heritage designations in itself though it is next to the Sutton Town Centre Conservation Area and the Grade II* listed Sutton Baptist Church.



City House, Sutton



SBC Brick
(Sutton Baptist Church)



White Render
(2-6 Sutton Park Road)



Red Brick
(Cheam Road)



Stone
(Trinity Church)

External materials found nearby the site

LOCAL CHARACTER & BUILDING TYPOLOGIES



Sutton Baptist Church



2-6 Sutton Park Road



St Nicholas Church



Holy Trinity



Sutton Civic offices

HERITAGE

HERITAGE ASSETS

Heritage Asset Map

The Site holds no heritage designations itself though it is next to the Sutton Town Centre Conservation Area and the Grade II* listed Sutton Baptist Church.

Conservation Areas

- Sutton Town Centre Conservation Area
- Grove Avenue Conservation Area

Grade II* Listed Assets

- Sutton Baptist Church
- Church of St Nicholas

Grade II Listed Assets

- Trinity United Reformed / Methodist Church
- Group of Tombs and Mausoleums in St Nicholas Church Yard
- 101-103 High Street
- The Cock Sign, High Street
- 26 and 28 High Street
- Sutton Police Station
- Sutton War Memorial

Heritage Asset Map Key







-  Site Boundary
-  Town Centre Conservation Area
-  Grove Avenue Conservation Area
-  Grade II*
-  Grade II
-  Locally Listed



Image 1 - Heritage Assets within a 1km radius of the Site

SUTTON BAPTIST CHURCH



Image 2 - Sutton Baptist Church in September 2022. Authors Own

Sutton Baptist Church

- Sutton Baptist Church was listed at Grade II in March 1980. The listing was amended to Grade II* in April 2018.
- The Church is built out of brick with detailing limited to the buttresses and elegant window forms. The Church is plain in comparison to more traditional churches, such as the Church of St Nicholas and Trinity United Reform.
- Cachemaille Day is well known for his work which sits within the modernist movements and there are many examples of grander, monumental structures of his work. His work is poised between modernist and gothic, between the Scandinavian and northern German typology.
- Significance wise, the Church is listed primarily on its architectural interest derived from its gothic brick built form. This form typical of continental Europe traditional churches is matched by its spatially striking and unusual interior.
- Experiences of the Church are dominated by the noise and movement of traffic, and has changed beyond recognition from its original construction. It accordingly does not depend upon its setting for its significance to a large extent. There are clear opportunities to better reveal, at street level, the muscular brick detailing of the Church.



Image 3 - Albi Cathedral, France by Cachemaille-Day. Source: RIBA



Image 4 - Sutton Baptist Church in the AJ (4th October 1934)



Image 5 - Church of St Michael and All Angels (1937) by Cachemaille-Day



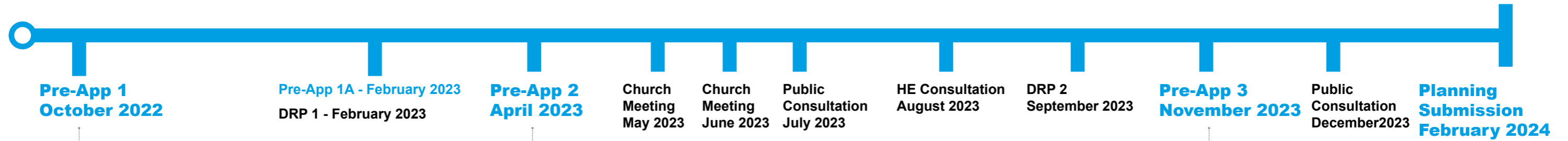
Image 6 - Church of St Mary, Becontree, 1935 by Cachemaille-Day. Source: RIBA



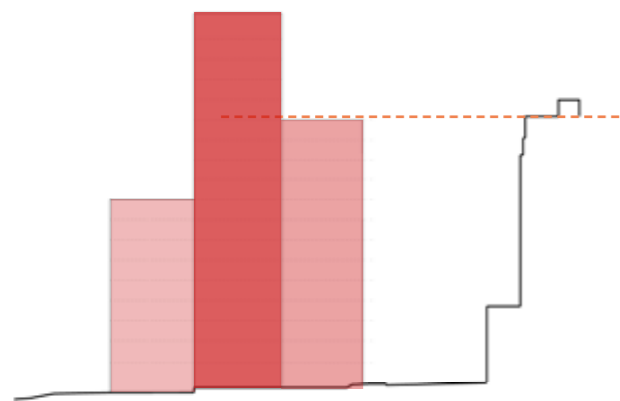
Image 7 - Church of St Saviour, Eltham by Cachemaille-Day. Source: RIBA

04. DESIGN REVIEWS & CONSULTATIONS

PROJECT TIMELINE

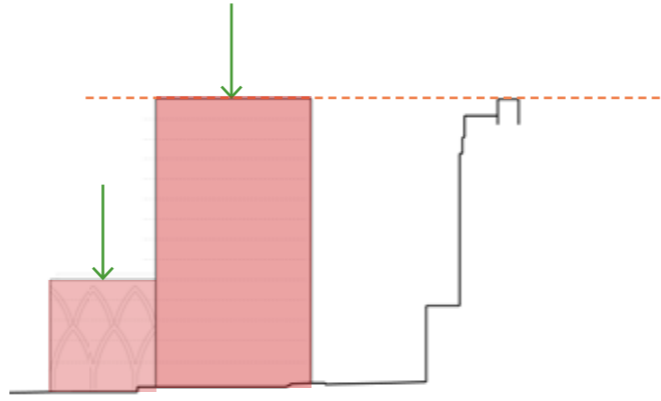
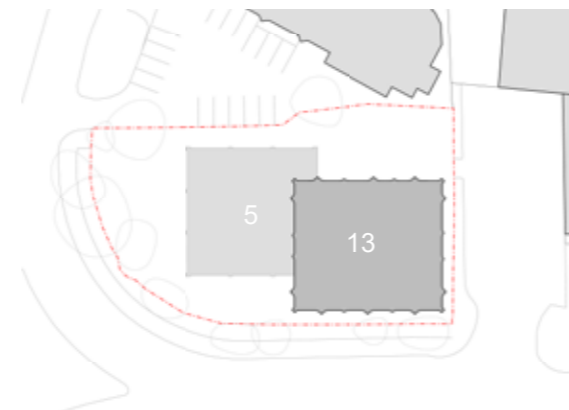


**Pre-App 1
October 2022**



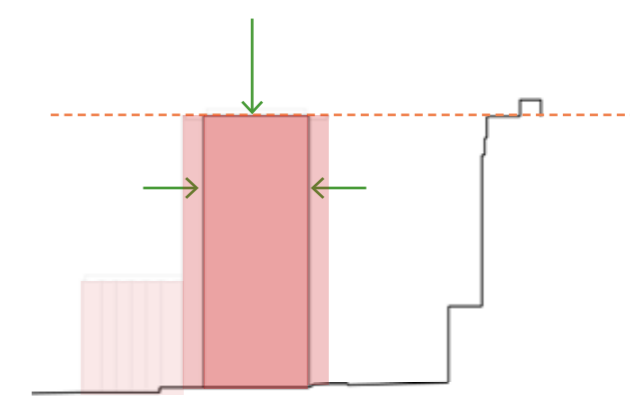
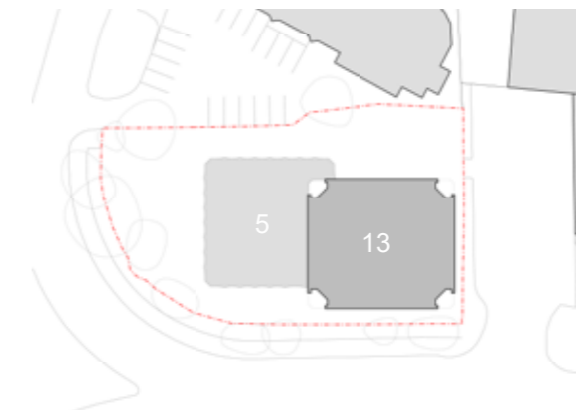
- 95 units
- 3 Blocks with 18, 13 and 9 storeys
- Massing to the North related to proposed masterplan
- 2 Levels of commercial space

**Pre-App 2
April 2023**



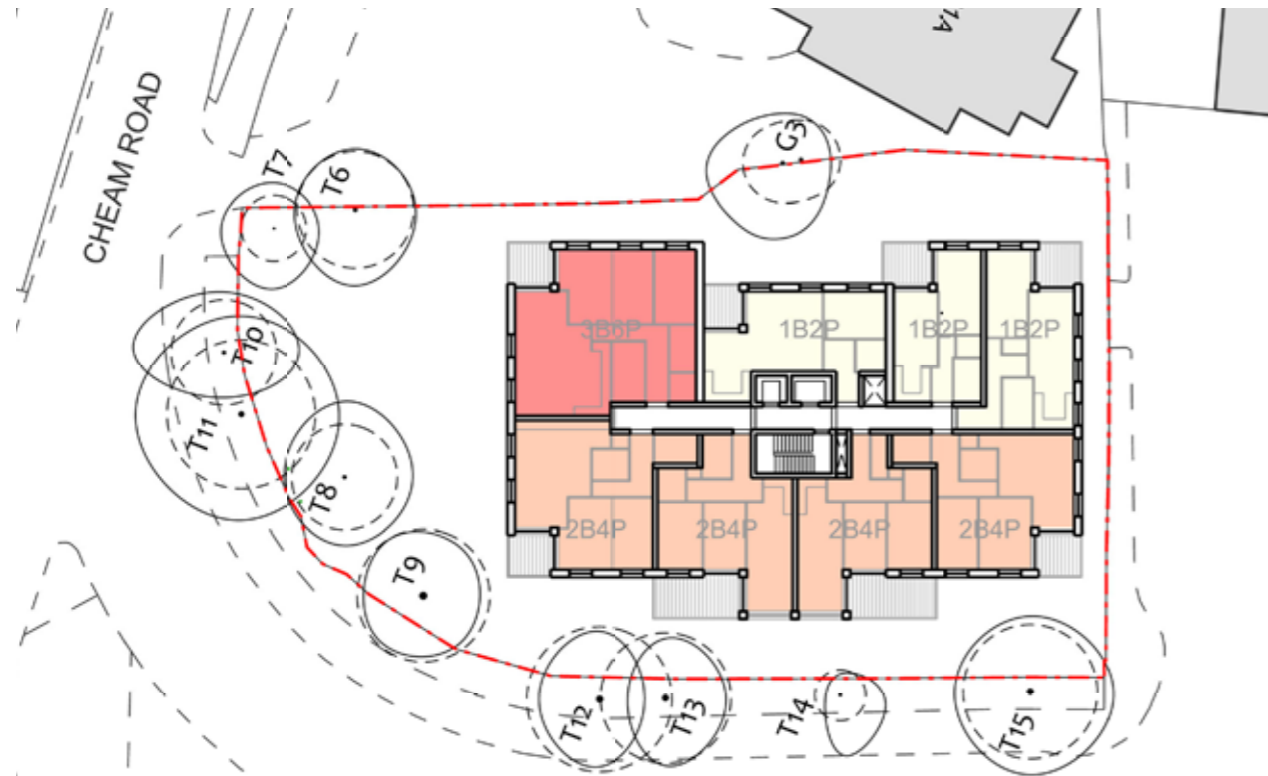
- 71 units
- 2 Blocks with 13 and 5 storeys
- Massing to the North related to Sutton Baptist Church
- 1 Level of commercial space

**Pre-App 3
November 2023**



- 70 Units
- 2 Blocks with 13 and 5 storeys
- Reduced massing in height and corners
- Calmer taller building with playful lower building referencing the church

PRE-APP 1 AND DRP 1



Typical low level plan

Key Points :

- 95 Units Scheme
- Part 18, Part 13 and Part 5 Storeys building
- Single tone brick building
- Significant footprint impacting vehicular access
- Proximity to the Church



Concept elevation



Massing view

PRE-APP 2



Typical low level plan

Key Points :

- 71 Units Scheme
- Part 13, Part 5 Storeys building
- Single tone brick building
- Arch motif as key feature for the lower building

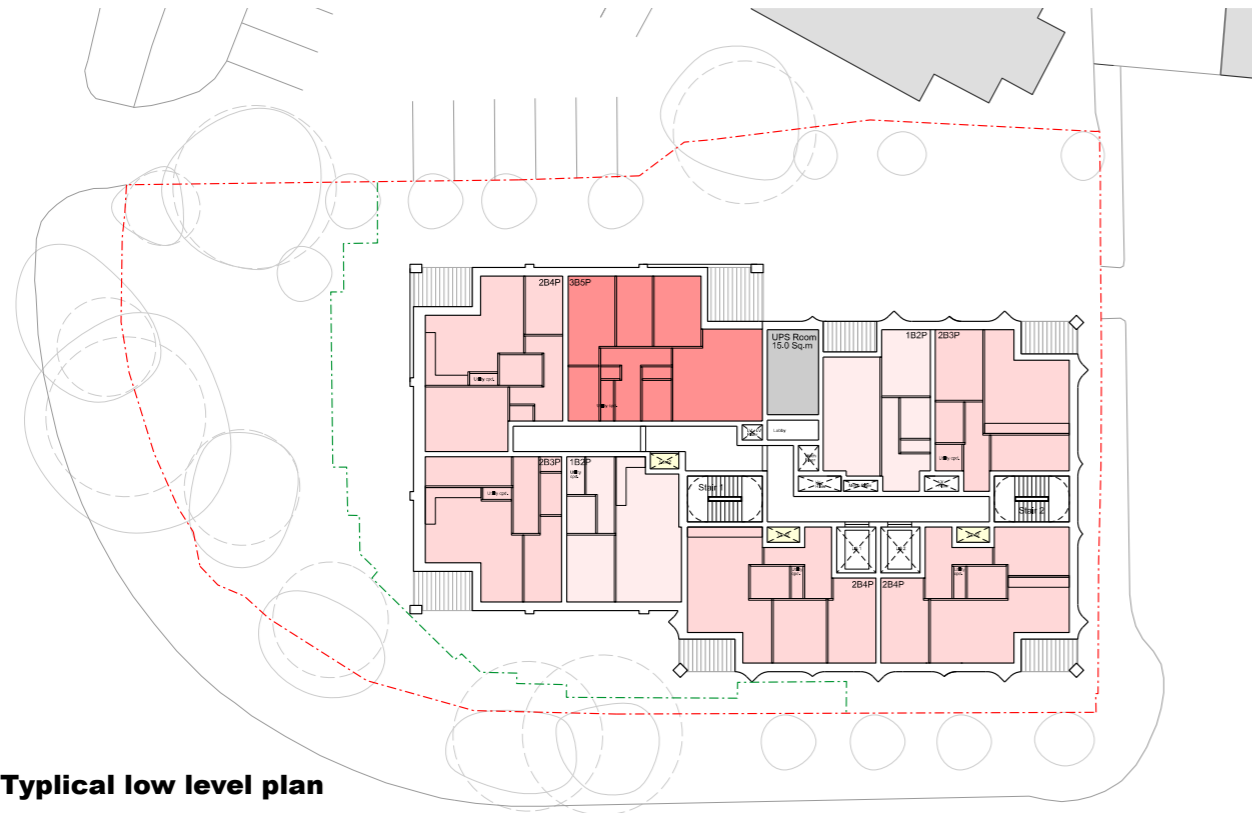


Concept elevation



Massing view

DRP 2



Key Points :

- 70 Units Scheme
- Part 13 and Part 5 Storeys building
- Single tone brick building
- Arch motif as key feature for the lower building
- Vertical emphasis to the taller building

Typical low level plan

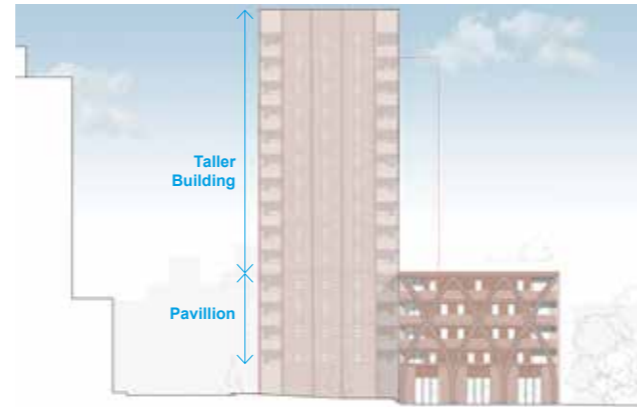
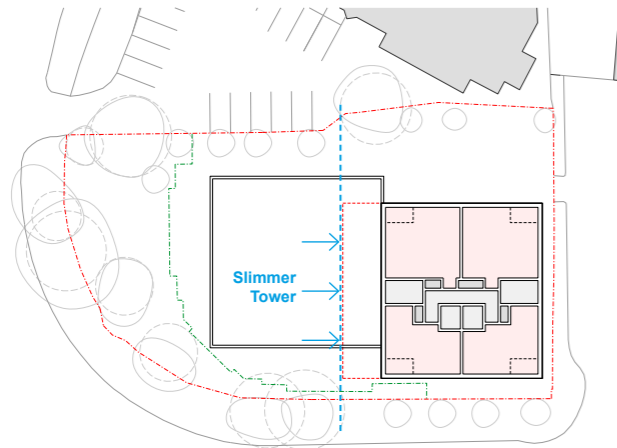


Concept elevation



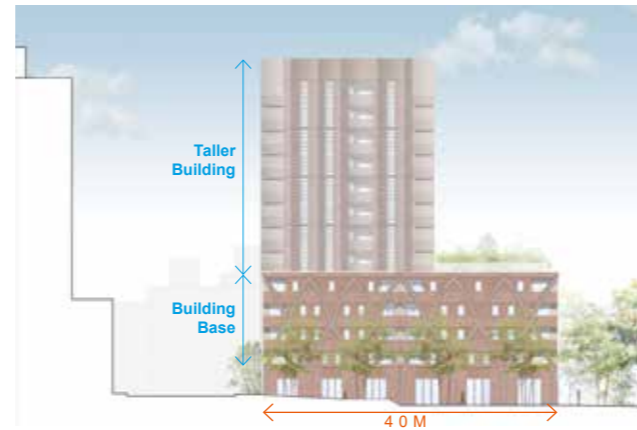
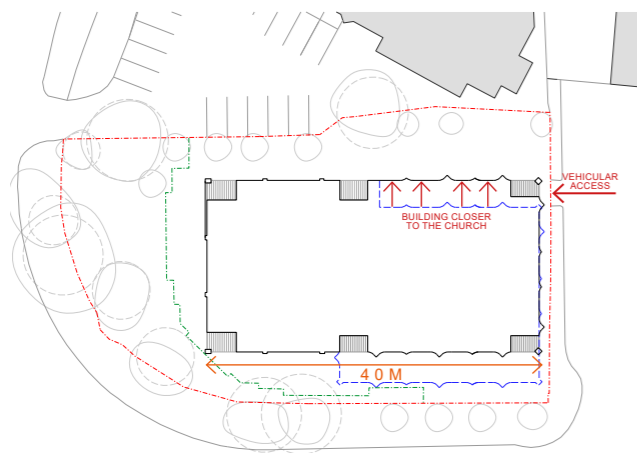
Massing view

ALTERNATIVE VIABLE MASSING EXPLORED MIN. @ 70 UNITS



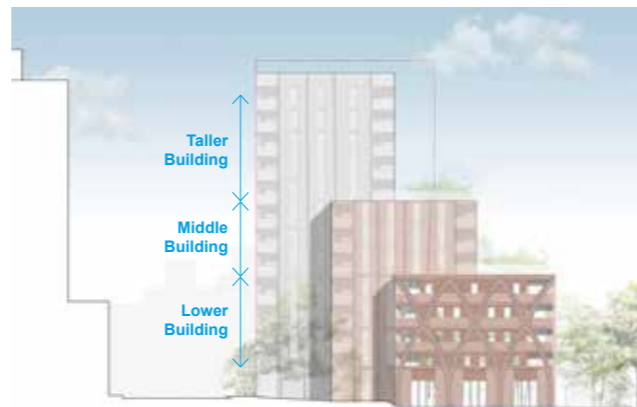
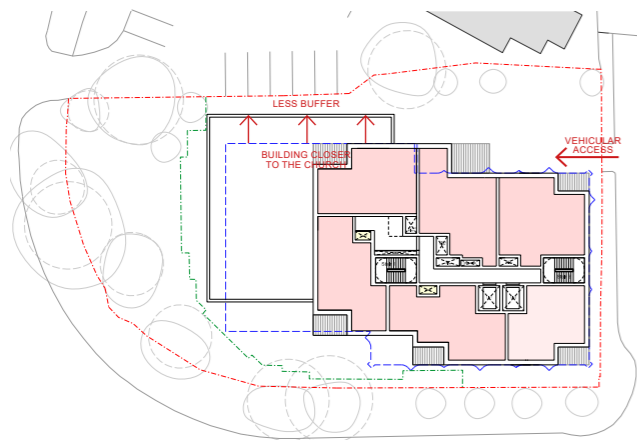
Key Points :

- 4 Units per floor in taller building
- Taller building less efficient (2 stairs & 2 lifts - 4 Units)
- 2 Additional storeys to achieve 70 Units
- Financially undeliverable



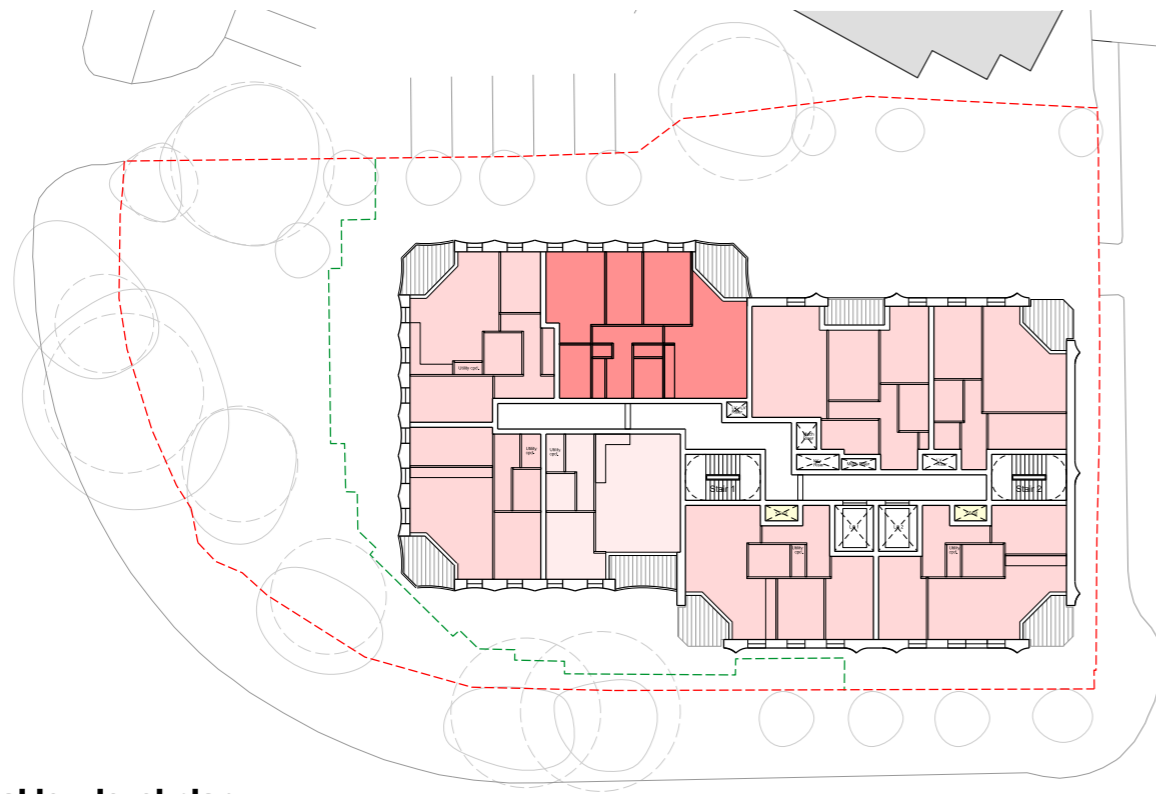
Key Points :

- 40m continuous frontage at ground floor
- Building moved away from Sutton Park Road
- Taller building closer to the church
- Difficult vehicular access
- Unsuccessful massing / form composition approach



Key Points :

- Massing with two steps (High to Low)
- Lower building closer to the church
- Less buffer between the church and the proposal
- Unsuccessful form composition



Key Points :

- Uppermost balconies removed from taller element
- Rear wall scalloped in plan
- Removal of the corner columns, reduces mass and carbon.
- Depth of the façade of the taller element encouraging and has merit
- Two tones brick building (Darker pavillion & lighter taller building)
- Simplification of the fenestration of the taller element to help soften the elevations and reduce the excessive verticality of the taller element.

Typical low level plan



Concept elevation



Massing view

PUBLIC CONSULTATIONS

City House, Sutton
Newsletter | July 2023

Join us to discuss the future of City House, Sutton

Macar Developments is delighted to invite you to discuss the future of City House, Sutton which is located on the edge of the Town Centre on the corner of Sutton Park Road and Cheam Road.

Macar Developments owns the building and currently uses it as our headquarters. We are excited to introduce our plans to optimise the potential of the site to provide new homes and commercial space with better connection to the wider Town Centre.

Join us

Discuss our aspirations of our public consultation event.

We will be hosting a Webinar on Zoom to introduce ourselves to the community and outline our plans.

Wednesday 19 July 2023
6pm – 7pm

Join the conversation online. We will be launching our consultation website following the event, where you can view the website if you are unable to attend on the night.

www.cityhouse-consultation.co.uk

You can sign up for reminders and updates via the website address or by scanning the QR code with the camera of your mobile phone.

Save the date
Wednesday 19 July 2023
6pm – 7pm

Join the conversation online. We will be launching our consultation website following the event, where you can view the website if you are unable to attend on the night.

www.cityhouse-consultation.co.uk

You can sign up for reminders and updates via the website address or by scanning the QR code with the camera of your mobile phone.

info@cityhouse-consultation.co.uk



The plans at a glance

Macar Developments is conducting this public consultation in order to understand how the community feels about plans to redevelop the site at City House, Sutton Park Road.

Macar wants to optimise the potential of the site to provide much-needed new homes, residential amenities and new office floorspace for our company headquarters.

The proposal includes circa 70 new, high-quality homes for private and affordable rent with new office accommodation on the ground floor, in addition to improvements to the public realm. We have been engaged with the Council for the past 7 months to ensure the building's height, massing and design will be in keeping with the context of the surrounding area and meets their expectations for this part of the Town Centre.

About Macar Developments

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We began with a simple vision to improve the lives and well-being of all our customers. We wanted to do this by supplying homes that went beyond what they expected, which is how our motto, *Luxury Beyond Expectation*, came to be.

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We believe that it is important to have excellence and quality in everything we do, with an unparalleled attention to detail that runs through all our team.

Get in touch

If you have any questions then do not hesitate to contact us.

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Write to us: Freepost MEETING PLACE CONSULTATION
Visit: www.cityhouse-consultation.co.uk




Public Consultation 1 19th July 2023

- 2,757 Newsletter sent
- 15 people registered
- 7 people attended

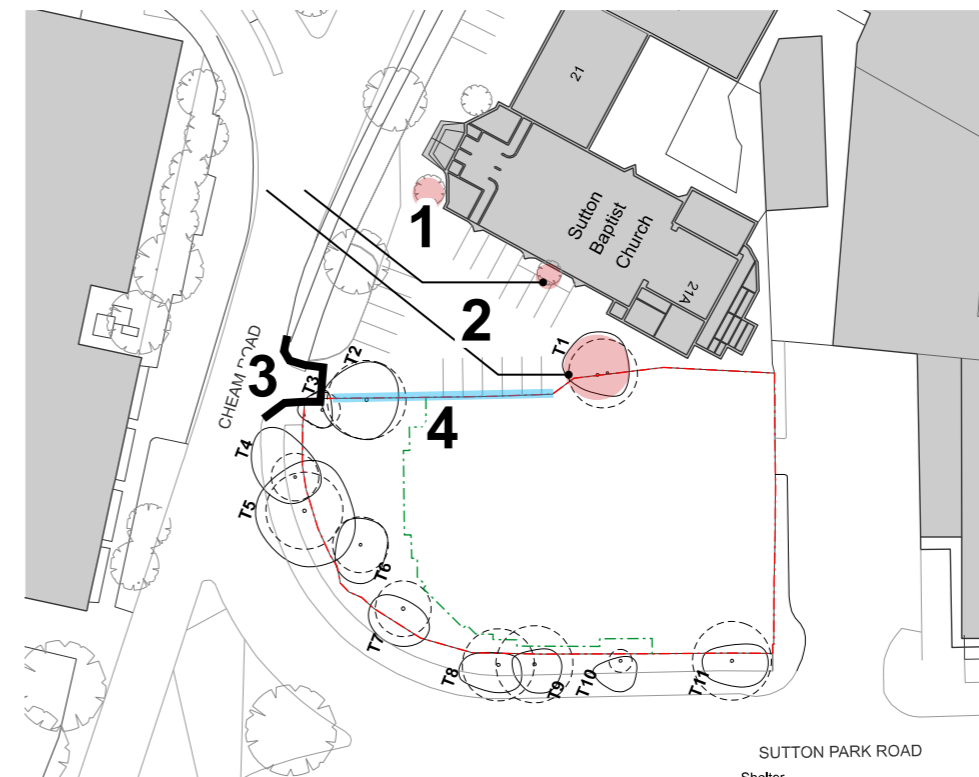
Church Consultation May and June 2023

Since the first DRP and the 2nd preapplication meeting with the Council, Macar has engaged further with the Church to understand what scope there may be to improve the 'V' shaped space between City House and the Church. As indicated in our initial vision, as part of a wider town centre masterplan of public realm improvements, we felt that this space could offer more to the local community in the future as an area of public realm with outdoor seating, new landscaping features and the potential for adhoc outdoor events.

Following numerous meetings, we have learnt that the Church relies heavily upon the car parking spaces they have for revenue as they are leased to users of the Church buildings. We offered a re-designed car park layout that we could implement as part of the development for City House, which included widening the access improving visibility, new retaining wall and a reorganisation of the parking spaces to make them more useable and free up an area of open space to be used for outdoor seating with new hard and soft landscaping.

Unfortunately, after considering our suggestion the Church has confirmed that it does not meet with their mission, and they do not wish for us to take it forward.

1. Trees causing subsidence to the church
2. Car parking is key revenue
3. Dangerous issues with car entrance
4. Wall not listed and within own boundary



City House, Sutton
Newsletter | November 2023

Join us to discuss the future of City House, Sutton

Macar Developments is delighted to invite you to discuss the future of City House, Sutton which is located on the edge of the Town Centre on the corner of Sutton Park Road and Cheam Road.

Macar Developments owns the building and currently uses it as its headquarters. You may recall that we wrote to local residents in May this year to introduce the concept of a new development on the site. We are excited to invite you to our second online information evening to find out more about the plans, hear from the project team and leave your feedback with us.

Join us

We will be hosting our second online consultation to discuss our aspirations for the site. The consultation will give you an opportunity to hear from the project team and ask any questions you might have.


6.00pm - 7.00pm
Tuesday 5 December 2023

To register for the event please email info@cityhouse-consultation.co.uk or by visiting www.cityhouse-consultation.co.uk or scanning the QR code below.

Have your say

If you are unable to attend on the night, you can view the consultation materials online via our consultation website following the event. There is a feedback section on the site and you can sign up for reminders and updates.

Visit our website at www.cityhouse-consultation.co.uk or by scanning the QR code below.



The plans at a glance

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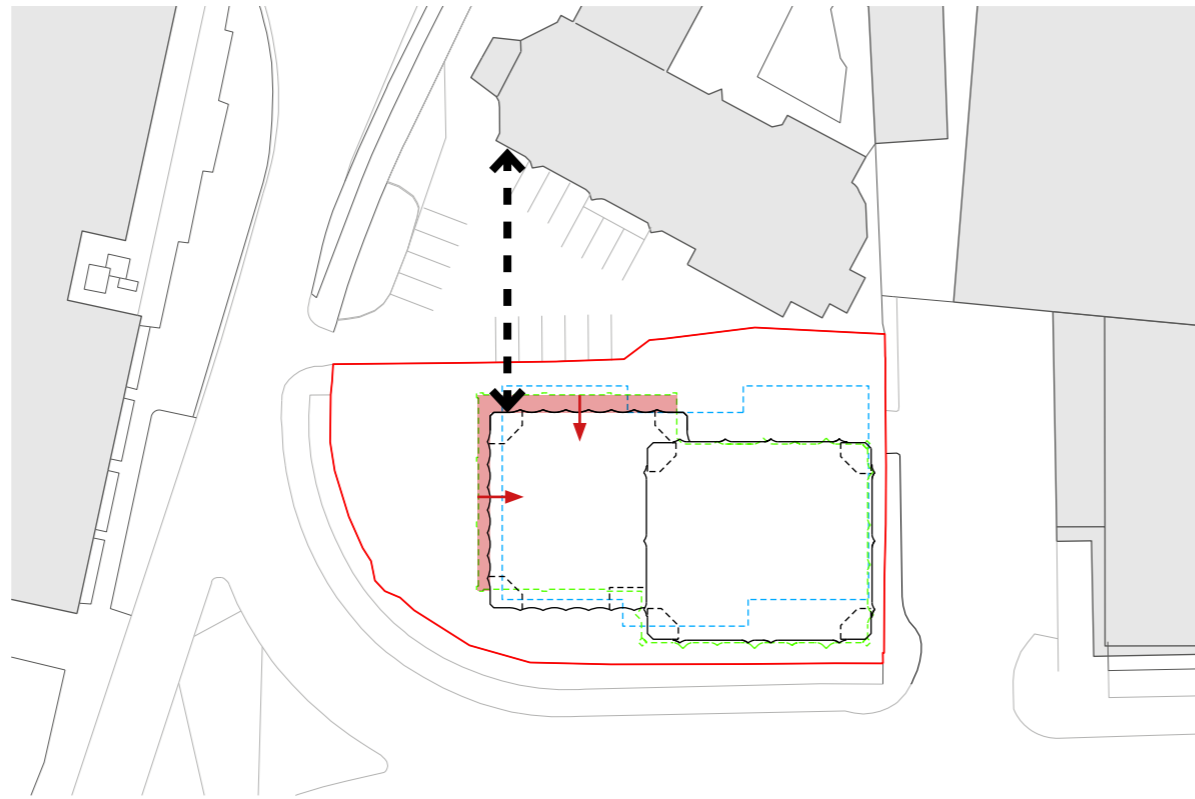



Public Consultation 2 5th December 2023

- 2,757 Newsletter sent
- 10 people registered
- 6 people attended

CURRENT SCHEME - COMPARISON VIEWS

- Massing reduced
- Taller building slightly lowered
- Pavillion pulled further away and set back from the Church
- Facades simplified



Footprint comparison



View from Cheam Road (North) - Overlap with Pre-App 1 and Pre-App 2 Proposals



View from Cheam Road (West) - Overlap with Pre-App 1 and Pre-App 2 Proposals



View from loading bay - Overlap with Pre-App 1 and Pre-App 2 Proposals

- Pre-App 1/DRP 1 Scheme outline
- Pre-App 2 Scheme outline
- Existing building outline

05. SUSTAINABILITY

ENERGY AND SUSTAINABILITY

• **Embodied Carbon**

Aspirational Benchmark: 800 kgCO₂e/m²GIA [A-C]
60kWh/m²GIA year operational energy

Strategy:

The proposed development employs 'long life, loose fit, low carbon' design principles to minimise whole life carbon, including optimised grid spacing and durable material specifications. The proposal includes a fully electrified energy scheme and ambitions for on-site renewable energy generation. A whole-life carbon assessment has been carried out using OneClick LCA to identify embodied and in-use carbon hotspots and to provide further recommendations for the minimisation of whole life carbon.

• **Circular Economy**

Minimum targets:

- 95% of demolition, excavation and construction waste diverted from landfill;
- 65% municipal waste recycling rate by 2030;
- 20% building elements recycled or reused

Emerging strategy:

The proposed development has been designed according to the 'building in layers' framework outlined in the London Plan, with waste minimisation and resource efficiency principle embedded in the design of each independent layer and the building as an integrated structure. The decision trees provided in the London Plan Circular Economy guidance have been used to identify the most appropriate CE design principles to employ on both the existing structure at the City House site and the new development. These strategies include the provision of best-practise waste management segregation protocols during demolition and construction and designing the new development for longevity by specifying durable materials. During operation, municipal waste management provision will be provided to meet the requirements of the 'London Borough of Sutton and The Royal Borough of Kingston – Recycling & Waste Planning Guidance (2023)'. A materials circularity assessment has been carried out on the early-stage bill of materials using OneClick LCA's GLA Building Circularity tool to provide recommendations for alternative materials specifications to ensure the 20% recycled or reused target has been met.

• **Operational Carbon**

Targets:

- 35% below Part L 2021 overall carbon on-site reductions 65% Achieved (Design Stage)
- 10% Below Part L 2021 for apartments 14% Achieved (Design Stage)
- 15% below Part L for office areas for energy efficiency (Be Lean) 18% Achieved (Design Stage)

Emerging strategy:

Fabric first approach with centralised heat pump system supplying the whole building with space heating and hot water, with a connection point to a future heat network, supplied by rooftop PV array. The GLA target will be exceeded with the residential performance expected to achieve >50% below Part L (2021). Zero carbon will be achieved by the offset of the remaining emissions.

• **Water Consumption**

Minimum targets:

- Residential : 105l/person/day
- Commercial : BREEAM excellent standard for the Wat 01 water category

Strategy:

The development will meet these targets through the adoption of high efficiency equipment specification.

• **Overheating**

Residential: CIBSE TM59 Standard All sampled units pass the TM59 Standard
Commercial : CIBSE TM52 Standard All areas pass the TM52 Standard

Strategy:

The overheating strategy for the development includes large openable window areas and effective solar control through a self-shading building form (via balconies and reveals) together with high performance glazing (g value 0.4). Exposed thermal mass has been applied to the main living areas which benefit from cross flow night-cooling ventilation from secure openable windows. Bedrooms are designed to remain cool without the bedroom windows being opened, in order to minimise noise, through the use of mechanical ventilation with heat recovery with supplementary cooling.

• **BNG**

Minimum targets:

- 10% Improvement 10.86% Achieved

Strategy:

An initial Ecology Assessment has been carried out to establish the base line for BNG. A Biodiversity Net Gain calculation has been produced by ArbTech on which recommendations to deliver 10.86% Net Gain BNG have been proposed.

• **UGF**

Minimum targets:

- 0.4 0.41 Achieved

Strategy:

The Urban Greening Factor calculations produced by Philip Cave Architects have resulted in 0.41 which complies also with GLA Policy G5 for Urban Greening Factor.

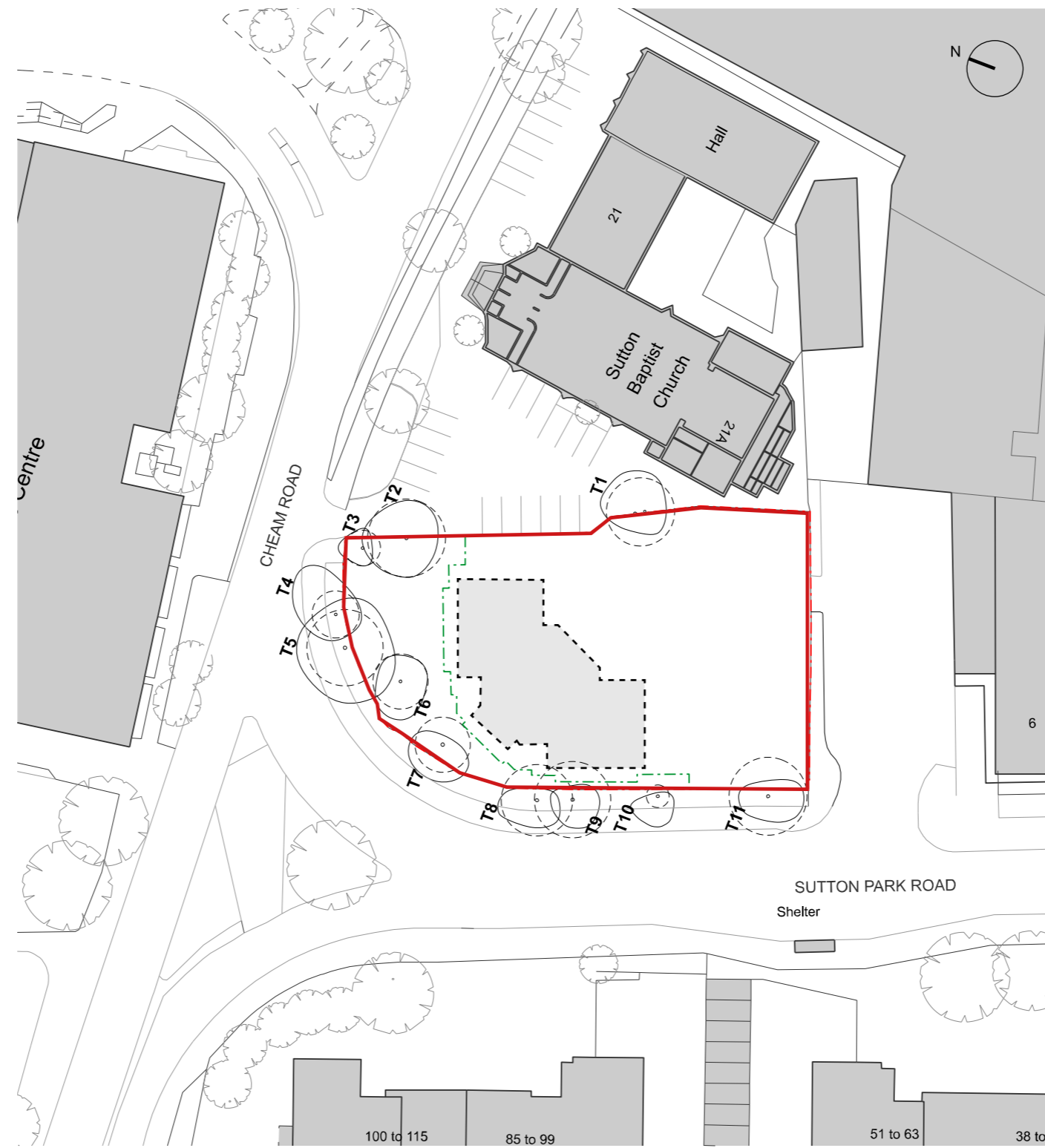
• **BREEAM**

Target: Excellent On track to achieve BREEAM Excellent (Pre-Assessment)

Strategy:

A pre-assessment has confirmed the scheme is on track to achieve BREEAM Excellent in the commercial areas.

06. PROPOSAL



01. Existing Site Boundary

SITE APPROACH DIAGRAMS

Tree references:

T1 - Sycamore	CAT : B
T2 - Sycamore	CAT : B
T3 - Norway maple 'Crimson king'	CAT : C
T4 - Norway Maple	CAT : B
T5 - Norway Maple	CAT : A
T6 - False acacia 'Frisia'	CAT : B
T7 - Judas tree	CAT : C
T8 - Norway maple	CAT : B
T9 - Norway maple	CAT : B
T10 - Alder	CAT : C
T11 - Norway maple	CAT : B

Tree Survey by Marcus Foster



02. Green areas & trees

View 3

View 4 - Trinity Square

SITE APPROACH DIAGRAMS

Tree references:

T1 - Sycamore	CAT : B
T2 - Sycamore	CAT : B
T3 - Norway maple 'Crimson king'	CAT : C
T4 - Norway Maple	CAT : B
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T8 - Norway maple	CAT : B
T9 - Norway maple	CAT : B
T10 - Alder	CAT : C
T11 - Norway maple	CAT : B

New Trees

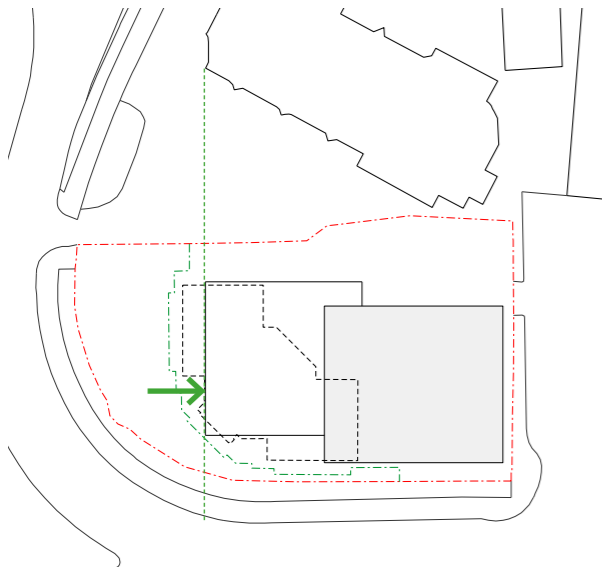
12 New trees are proposed



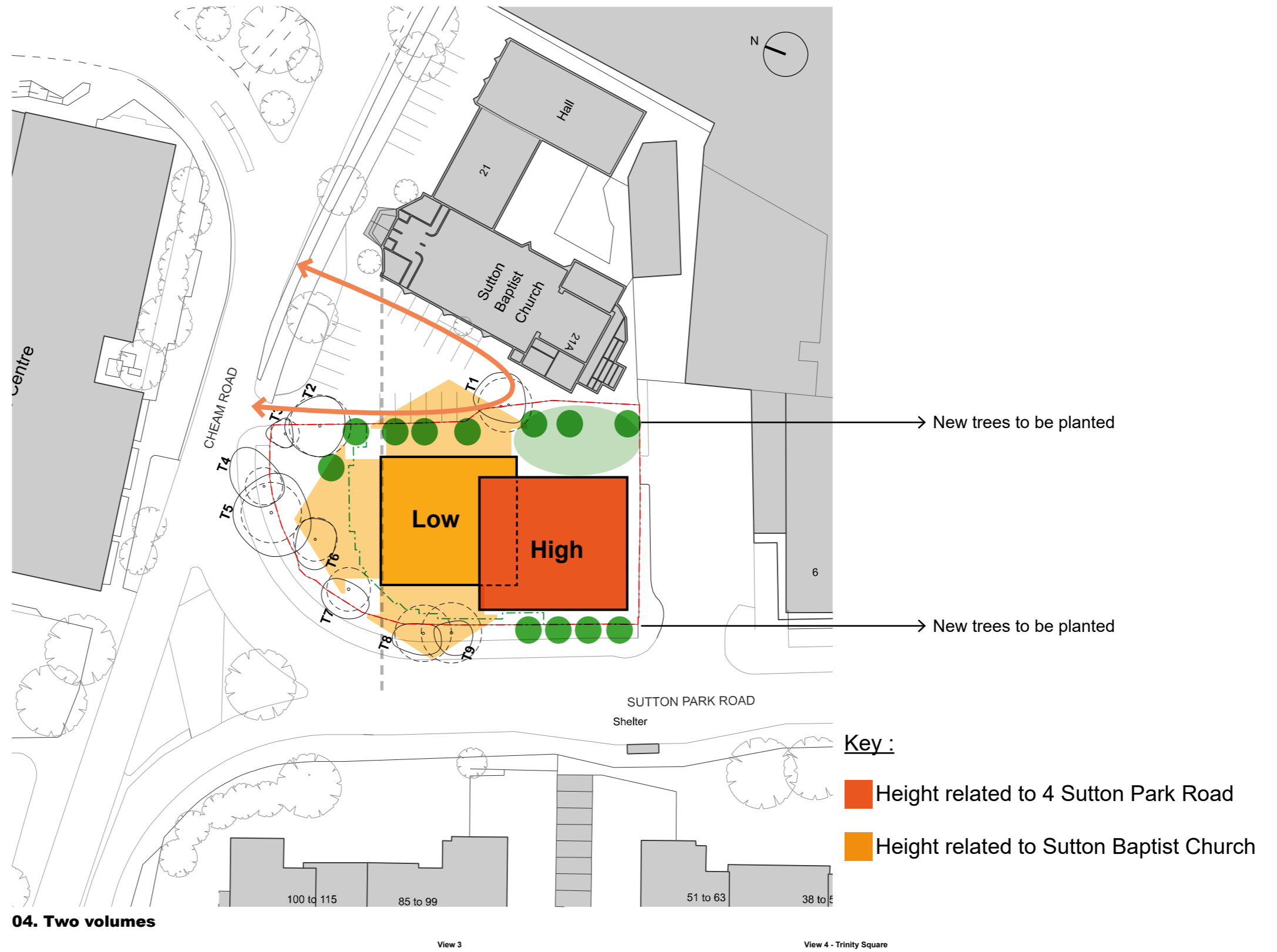
03. Context reference / push & pull

SITE APPROACH DIAGRAMS

Existing building and proposed building overlay

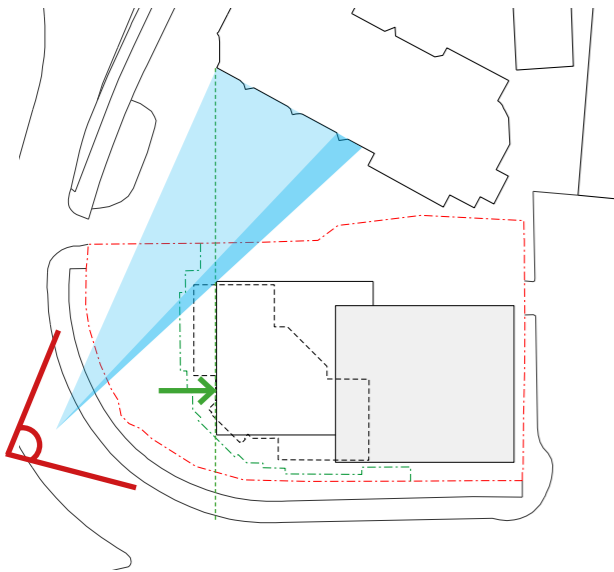


The proposed building sits further away from Cheam Road. Opening the views to/from the Church.



CONCEPTUAL SKETCH

Existing building and proposed building overlay



The proposed building sits further away from Cheam Road. Opening the views to/from the Church.

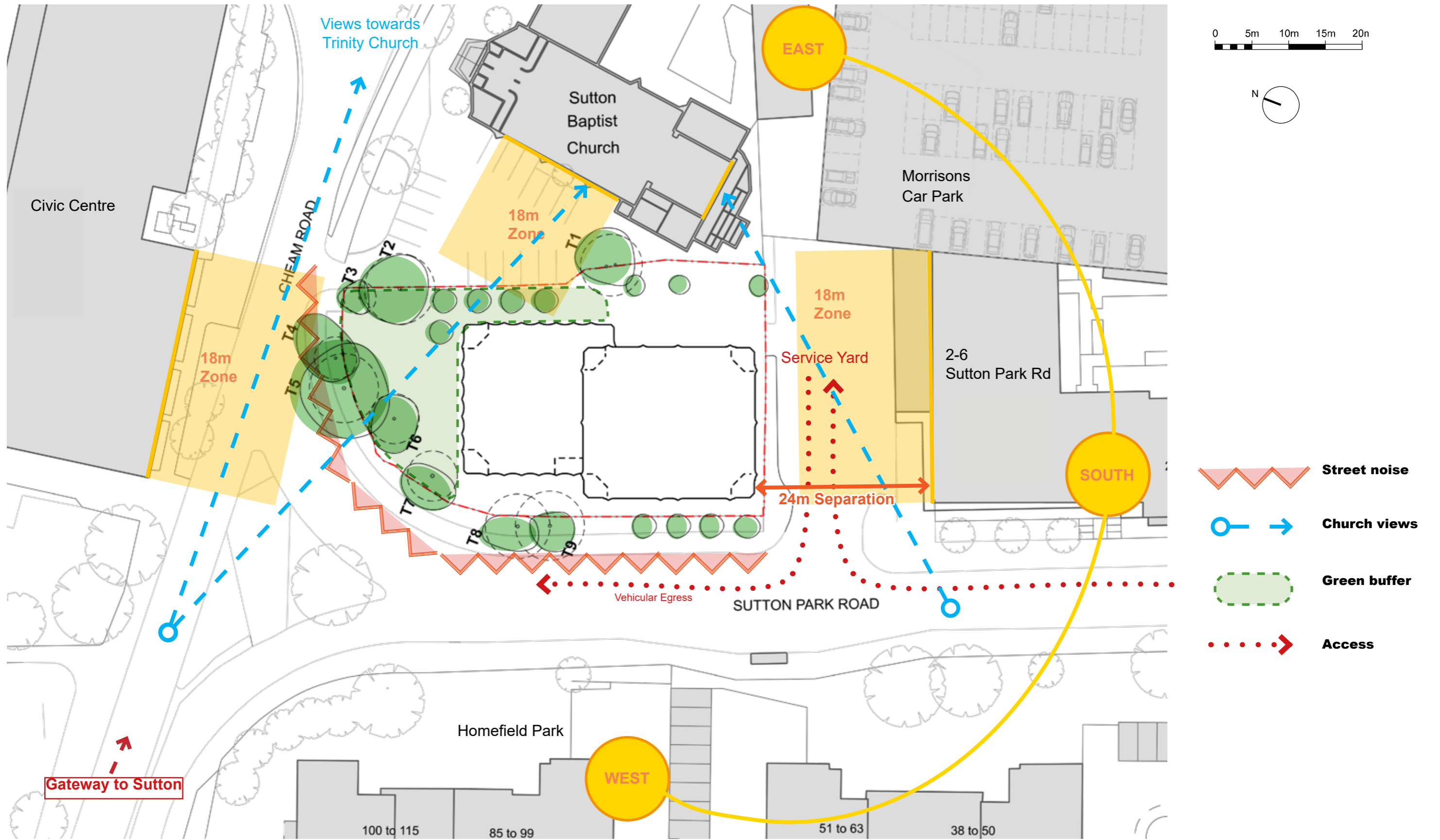


Conceptual Sketch of the space between the building and the church



Conceptual Sketch of the front area

OPPORTUNITIES & CONSTRAINTS - PROPOSED



Futureproofing the site

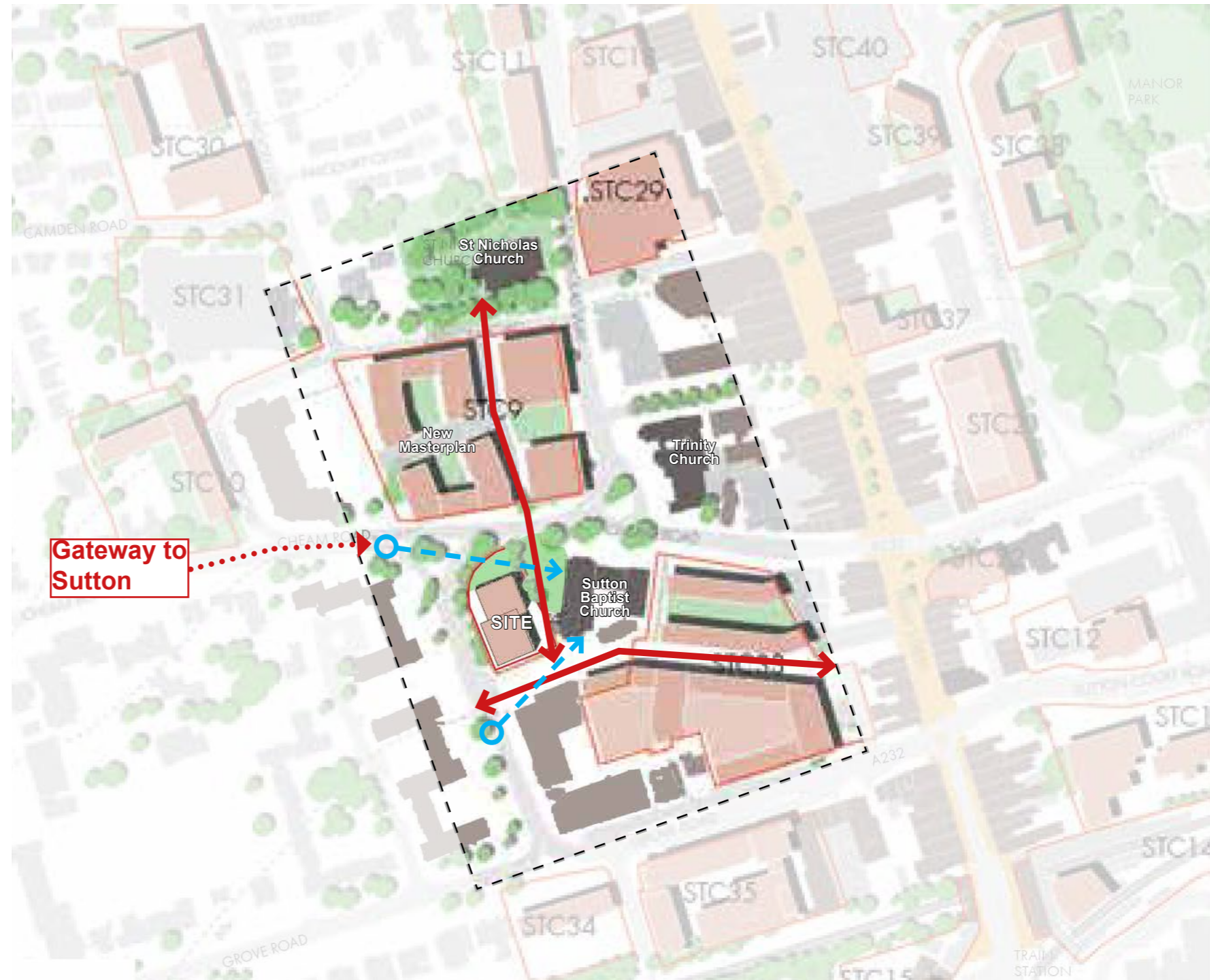
The proposals align with the principles outlined in the Sutton Masterplan, emphasizing future-proofing, linking routes, vistas, green spaces, and public areas. The redevelopment of the site along with the Civic Centre and the Morrisons site are key aspects of the masterplan, that both form a gateway into Sutton along Cheam Road as well as aiming to strengthen connections between the three listed churches and enhance public routes and spaces.

Macar has been involved in the pre-application process, collaborating with the Church to improve the 'V' shaped space between City House and the Church. Despite the Church's receptiveness, the current obstacle lies in the financial contribution from parking income. The Church is therefore not presently able to move forward with the proposed changes but hasn't ruled out the possibility of reconsideration in the future.

As a result, the current focus of the proposals is on areas within Macar's control, ensuring that they can contribute to the overall vision of a more cohesive public realm and potential of improved cycle and pedestrian routes. The intention with the proposals is to allow for potential future connections and the realization of the broader masterplan.



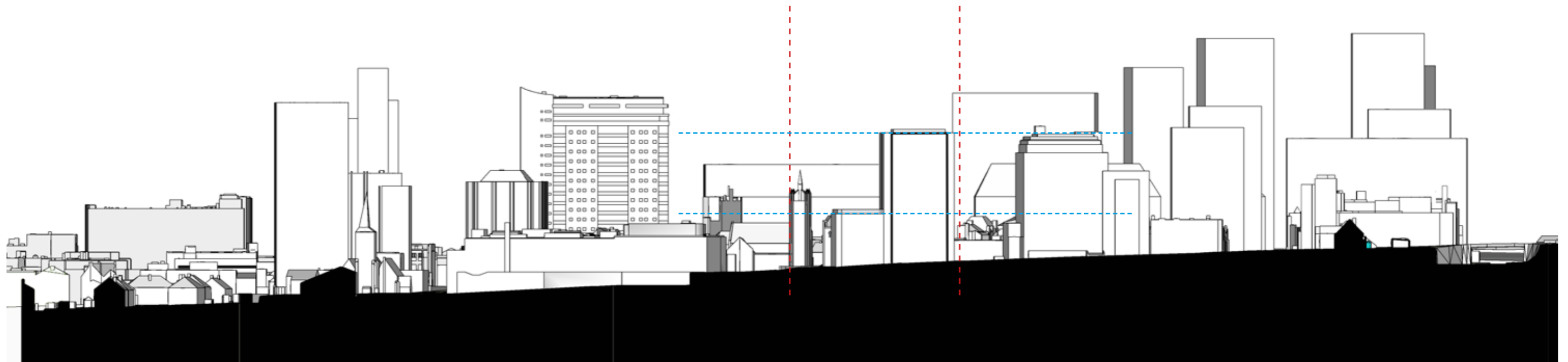
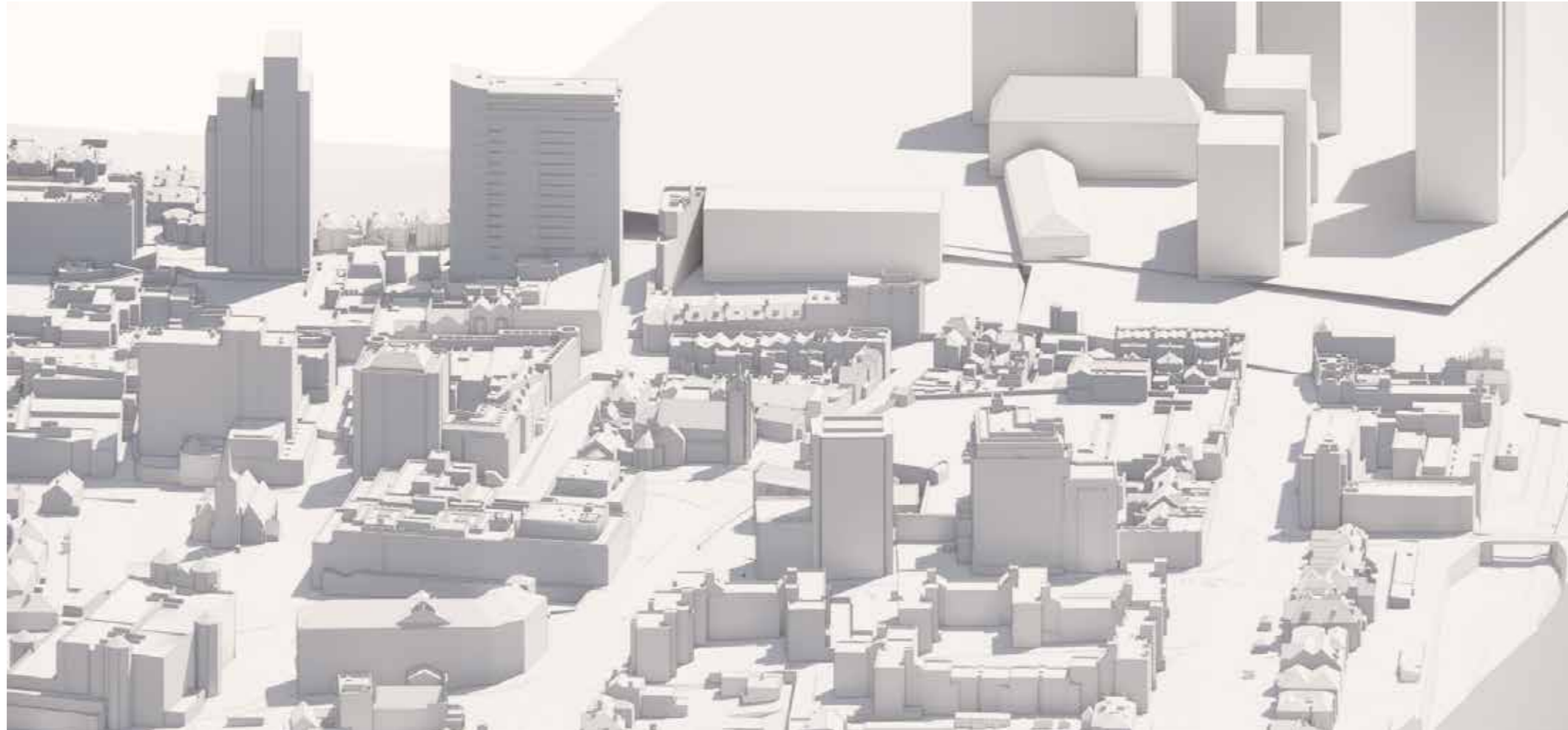
Sketch presented for DRP 1 - Potential V-shape improvement



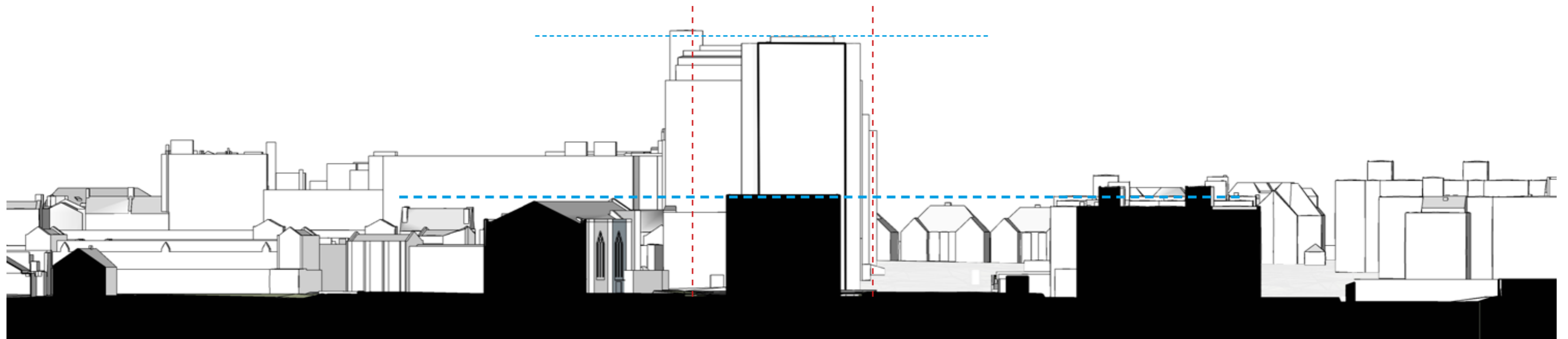
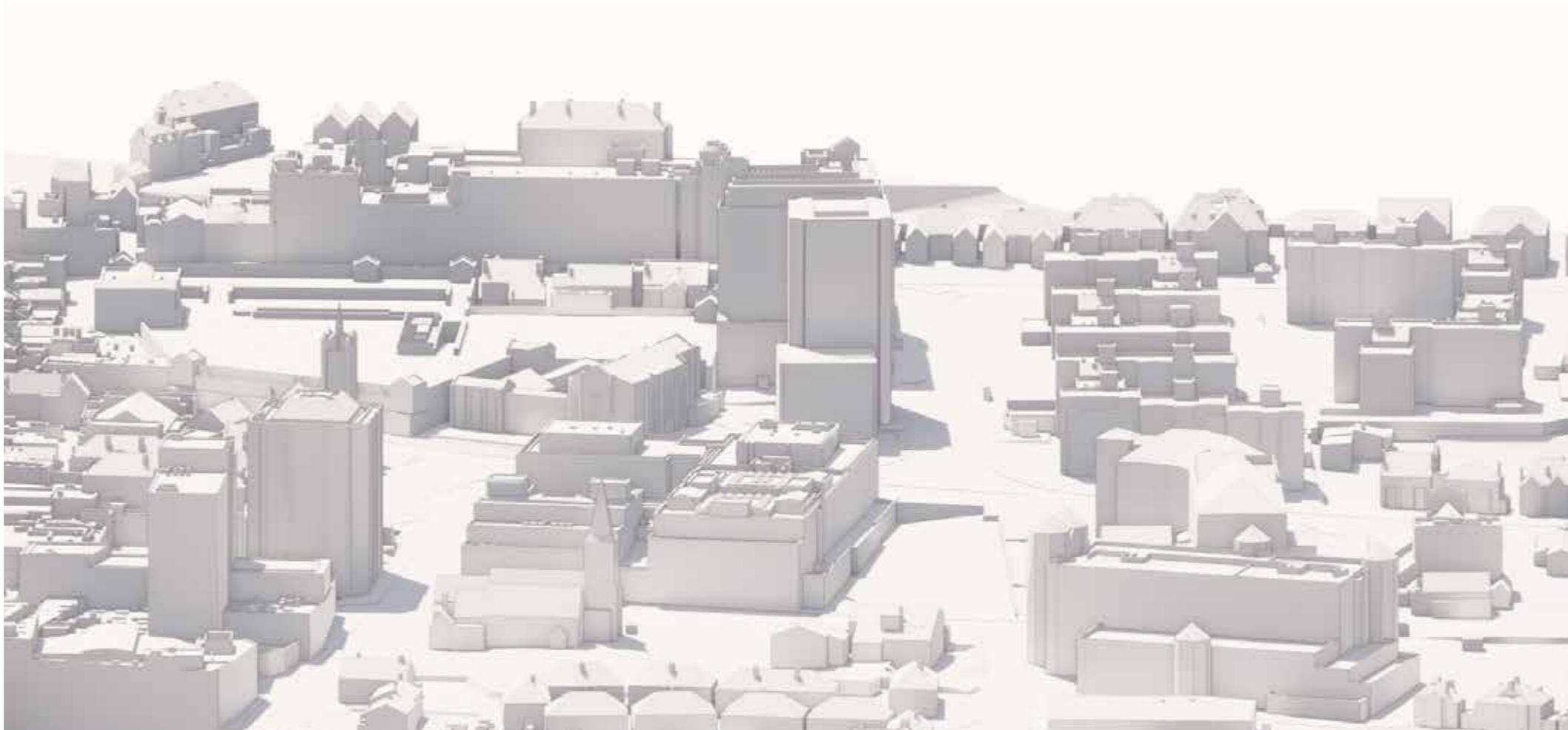
Extract from Masterplan indicating proposed scheme and relevant linking routes

07. HEIGHT & MASSING

PROPOSED CONTEXT N-S DIRECTION



PROPOSED CONTEXT E-W DIRECTION



HEIGHT & MASSING

DAYLIGHT & SUNLIGHT ASSESSMENT - WALDRAMS

Daylight and Sunlight Conclusions

2-6 Sutton Park Road

The analysis shows that the neighbouring church and 74-139 Homefield Park both meet the BRE Guidelines' recommendations for daylight and sunlight with the proposal in place.

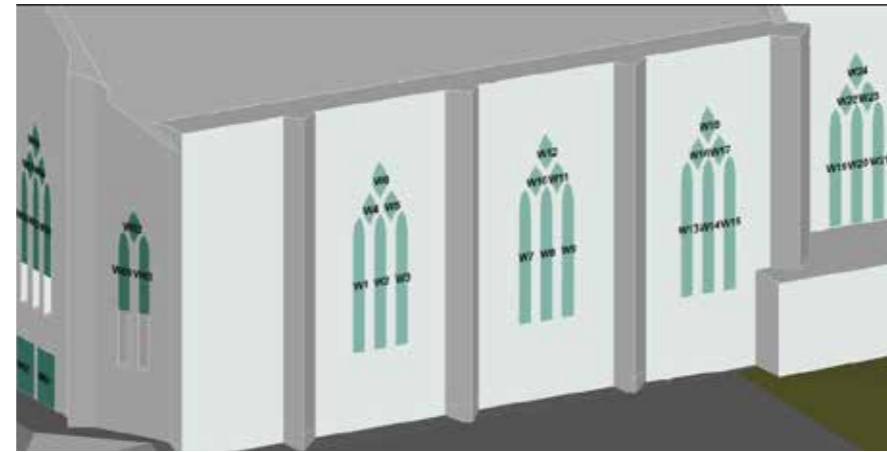
At 2-6 Sutton Park Road, analysis of the comparison of the proposed and alternative baseline positions demonstrates that many rooms and windows experience improvements against the alternative baseline position and that, where some larger impacts occur, these are primarily the result of overhanging balconies restricting access to daylight. As such, the daylight and sunlight position for all neighbouring residential or pastoral properties is considered acceptable in our opinion.

Internally, 87% of rooms meet their target daylight value. Where living rooms do not meet their target value, this is primarily due to the provision of private amenity spaces in the form of balconies. Given that the significant majority of rooms meet their target daylight value and that all units are provided with a private amenity space, the daylighting is considered acceptable overall.

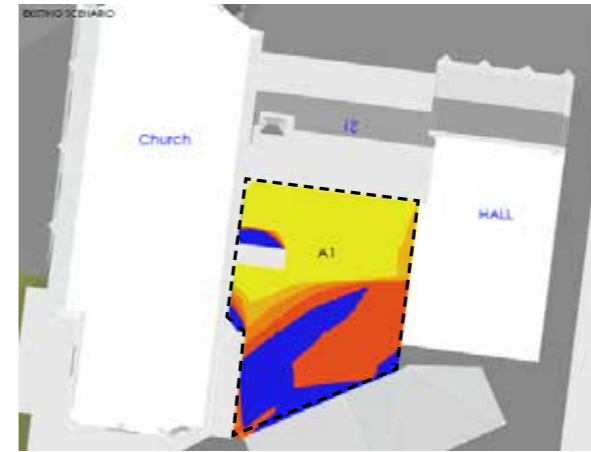
83% of units meet the target sunlight value. The BRE Guidelines acknowledge that not all units can be south-facing in larger developments and, where units do not meet the target value, they are positioned on a corner of the proposal to maximise sunlight access as per the BRE Guidelines' recommendations. As such, the sunlighting across the proposal is considered acceptable.

Sutton Baptist Church

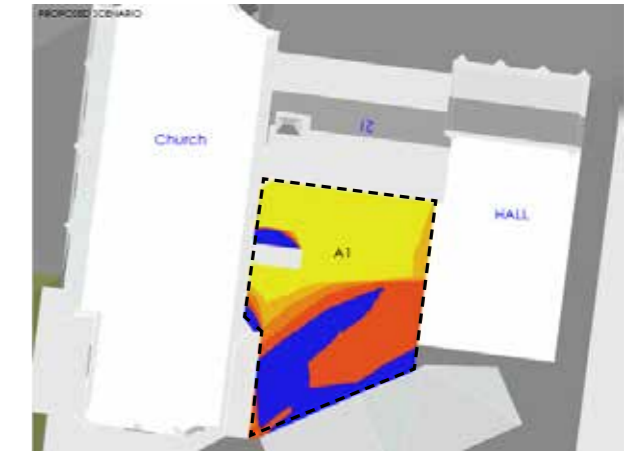
In overshadowing terms, the church playground and both proposed amenity spaces all meet the target sunlight amenity value.



Church windows analysis



Existing playground condition



Proposed playground condition



Proposed Building

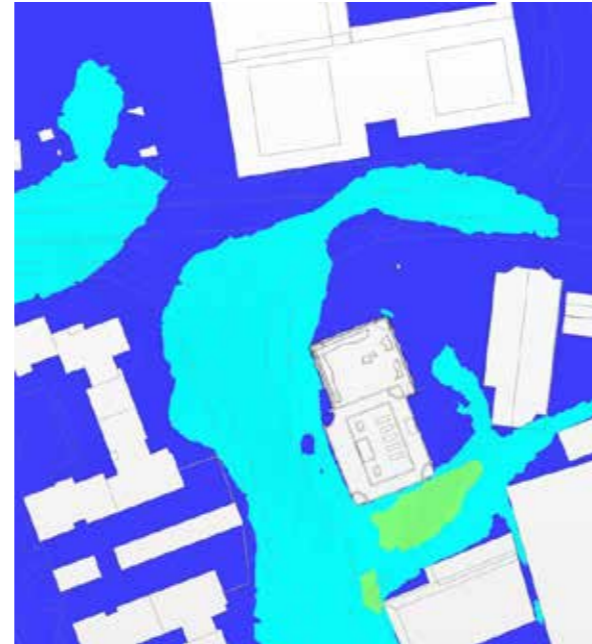


Alternative Baseline - Existing Condition Mirrored

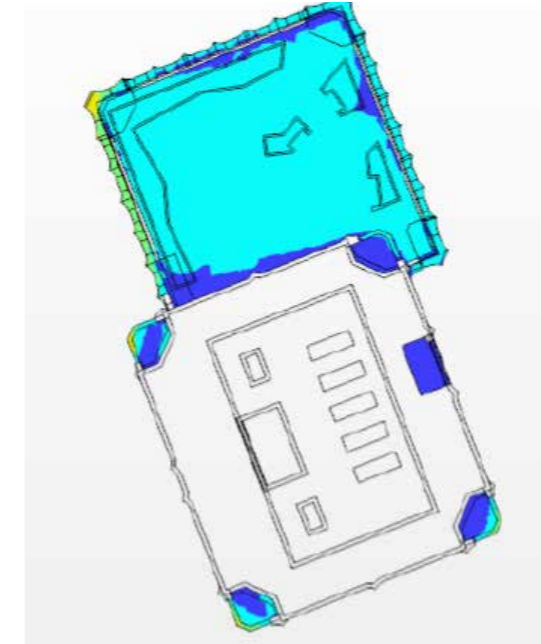
WIND AND MICROCLIMATE ASSESSMENT BY ARCAERO



Massing assessed for wind and microclimate



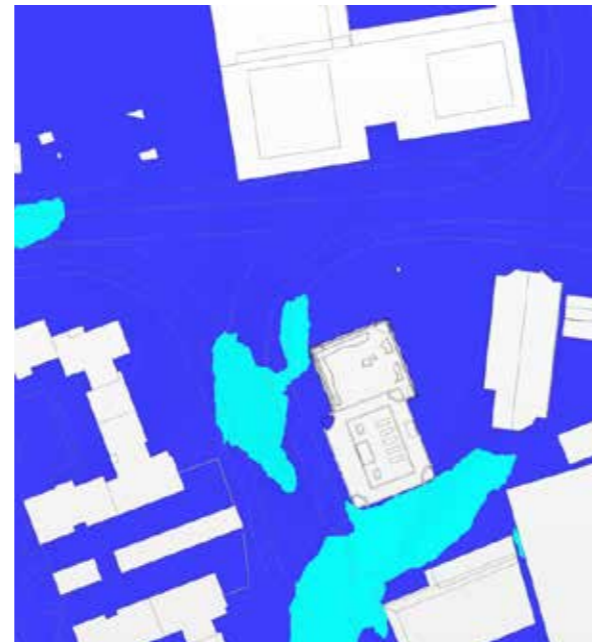
Development in existing surrounds - Worst seasonal



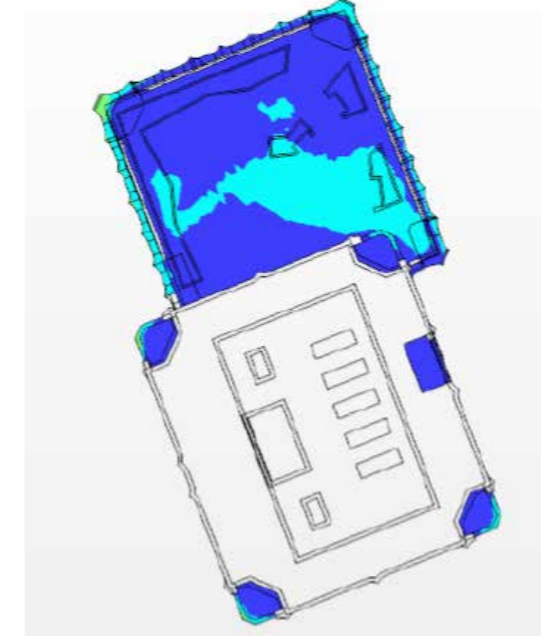
Development in existing surrounds - Worst seasonal

Conclusions :

- Upon the introduction of proposed development with soft landscaping in place, wind conditions remain safe and comfortable for intended uses, both on the ground within and around the Site, as well as at the amenity spaces on the fifth floor terraces.
- With the introduction of the cumulative surrounds, wind safety and comfort conditions remain materially similar to that of the proposed development within existing surrounds scenario.



Development in existing surrounds - Summer



Development in existing surrounds - Summer

08. FORM AND ARCHITECTURAL TREATMENT

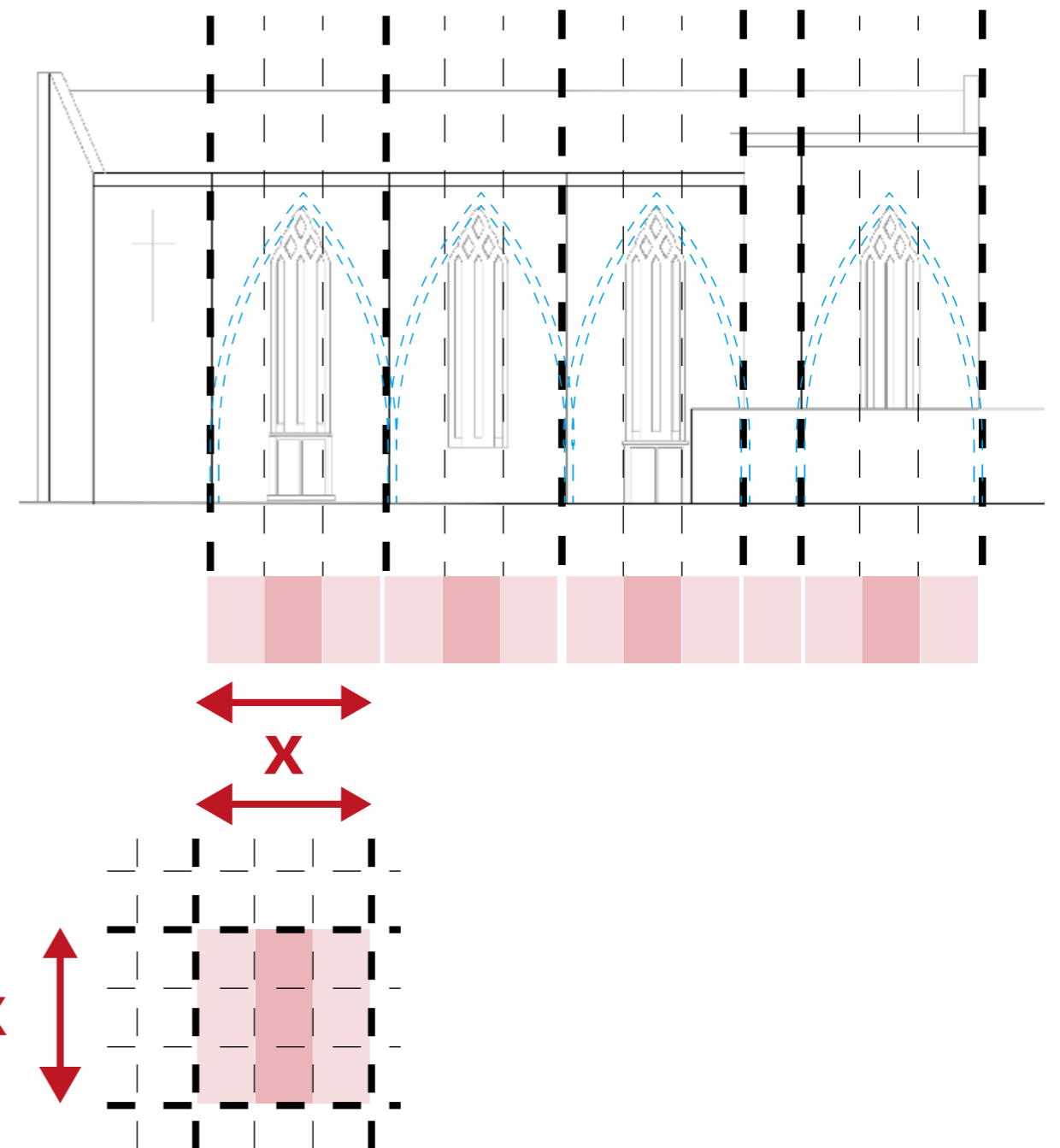
REFERENCE TO SUTTON BAPTIST CHURCH - GRID

Sutto Baptist Church

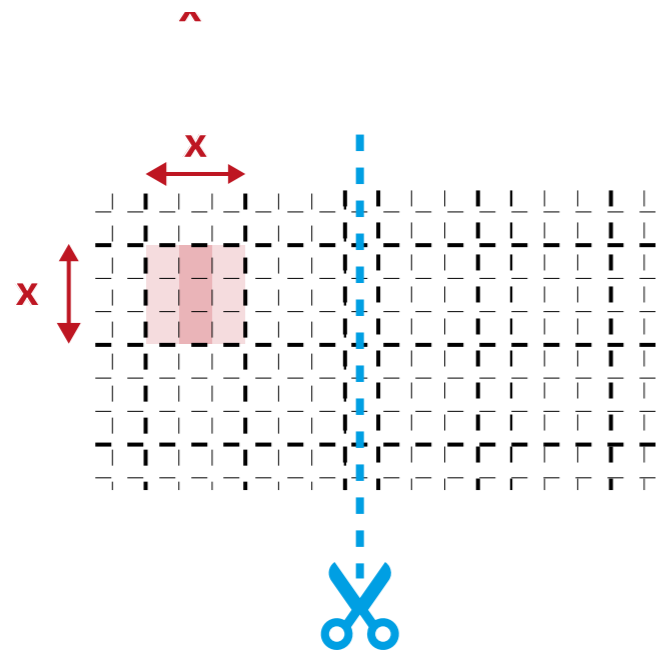


Grids

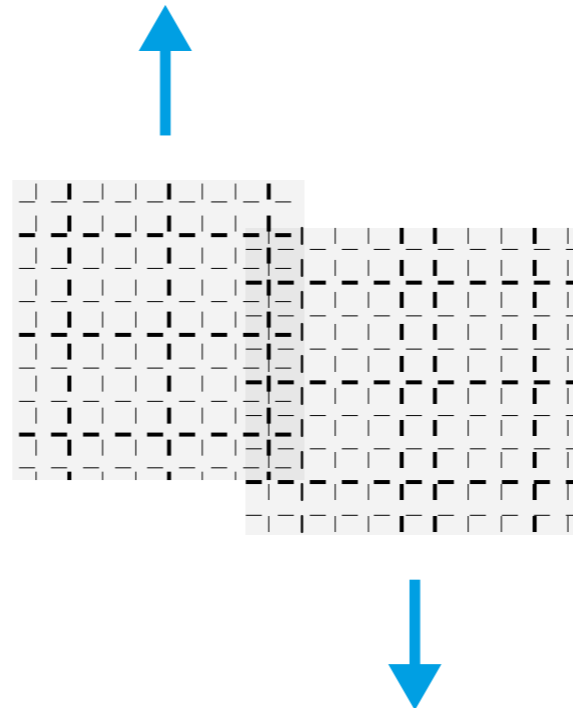
- Primary following piers
- Secondary following fenestration proportion (Thirds)



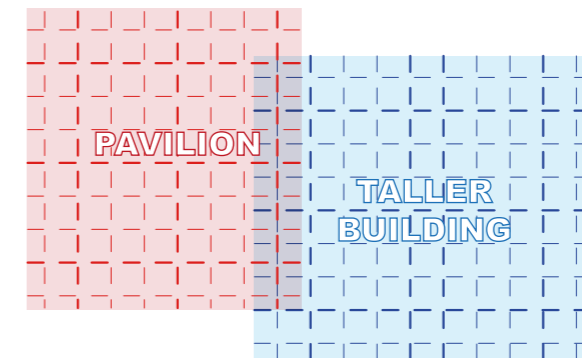
REFERENCE TO SUTTON BAPTIST CHURCH - GRID



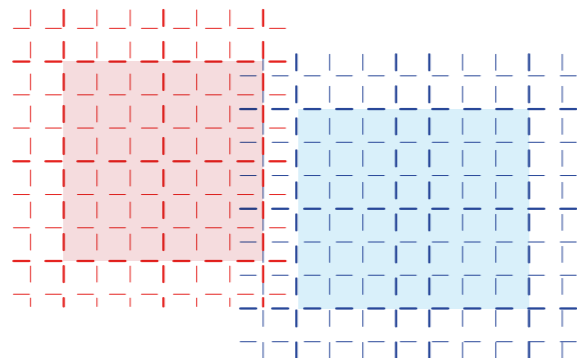
1 - Grid setting out



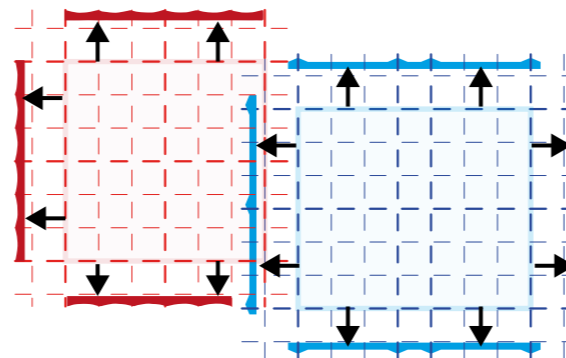
2 - Grid split



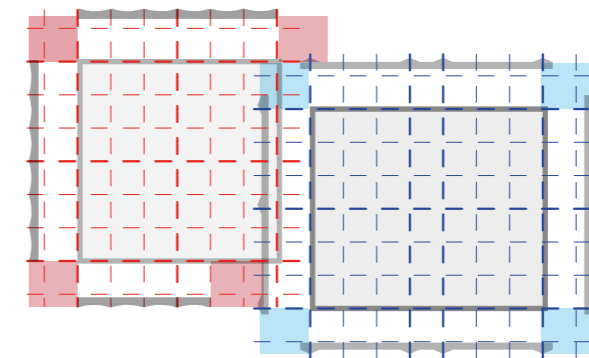
3 - Pavilion and taller building grids



4 - Building concept



5 - Facade articulation

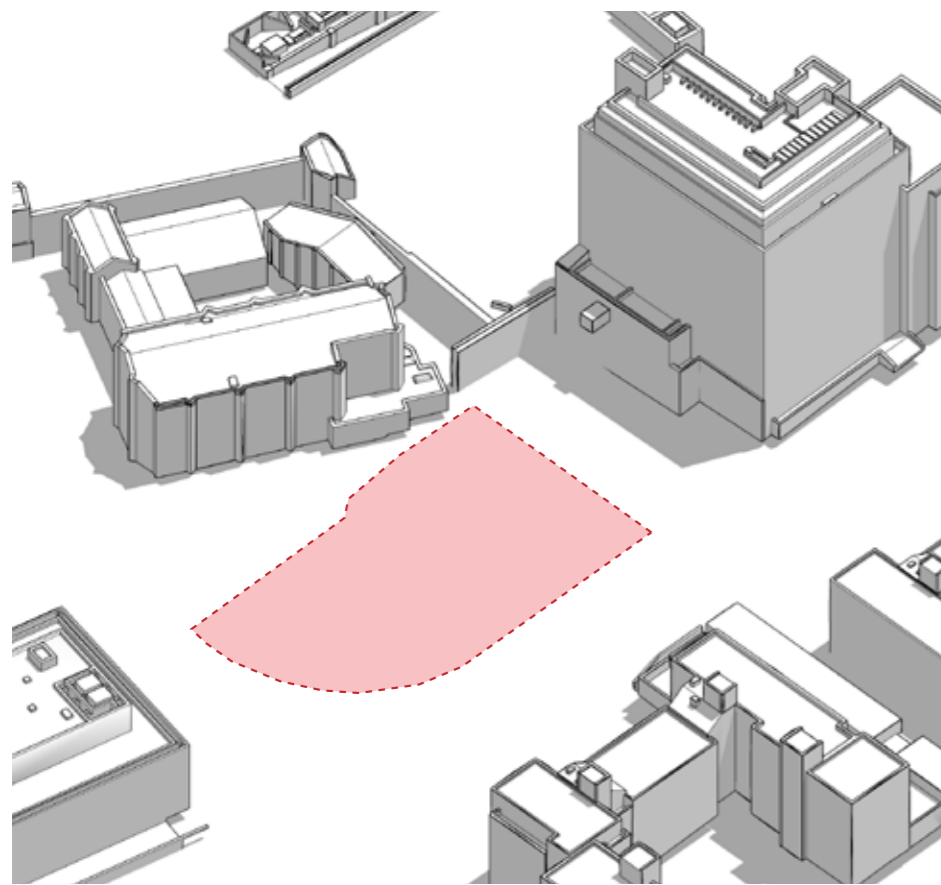


6 - Balcony positions

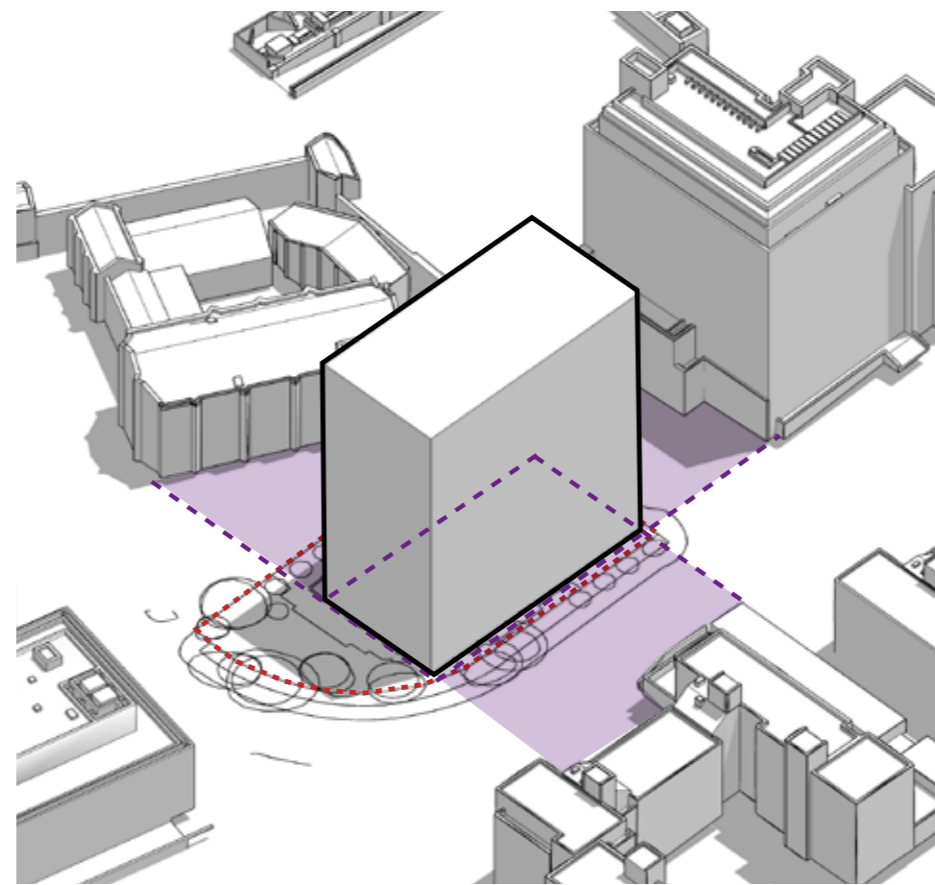
MASSING DEVELOPMENT DIAGRAMS

These concept diagrams illustrate how the proposed massing has been arrived at starting with a simple extrusion of the site footprint and subsequent refinement and adjustments of the mass.

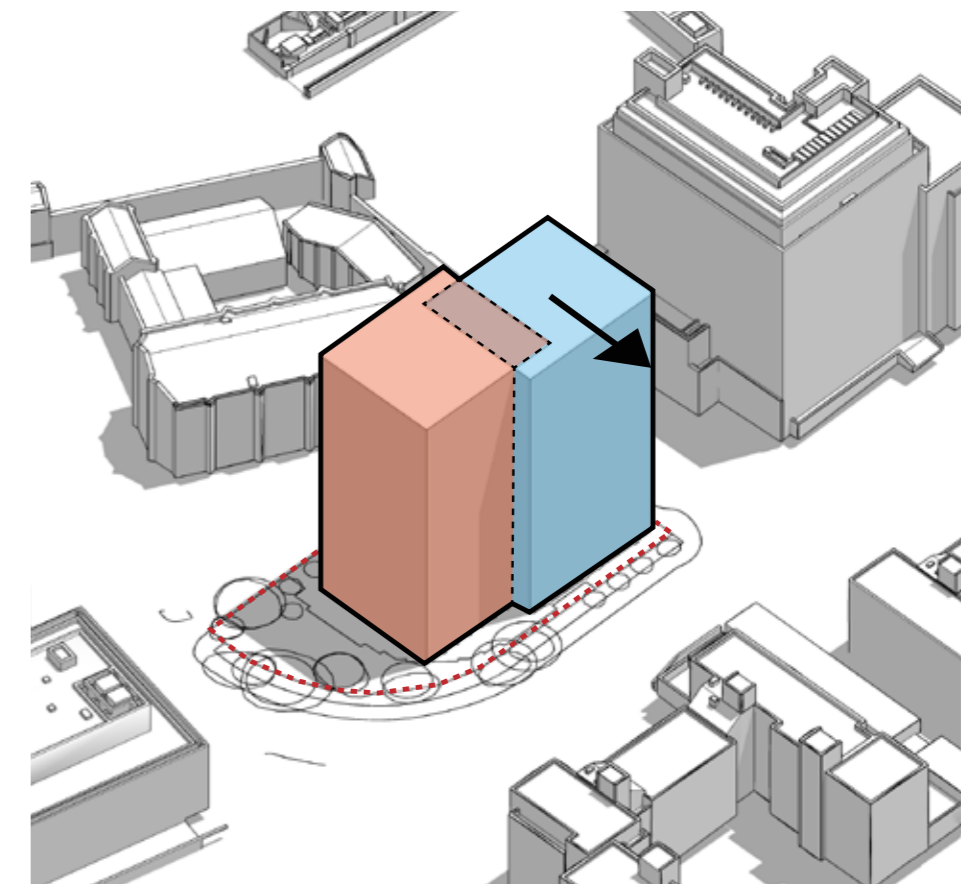
The siting of the massing was considered in consultation process with the Council and Design South East.



01. The site



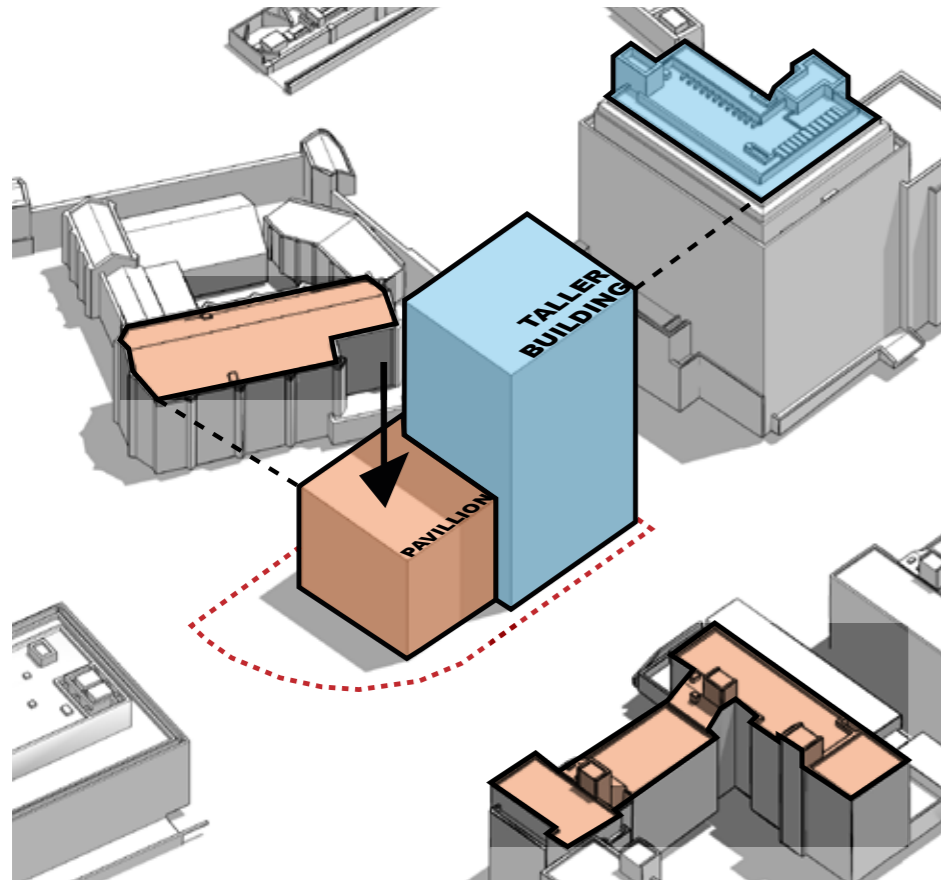
02. Urban grain reference lines impact on the proposal footprint



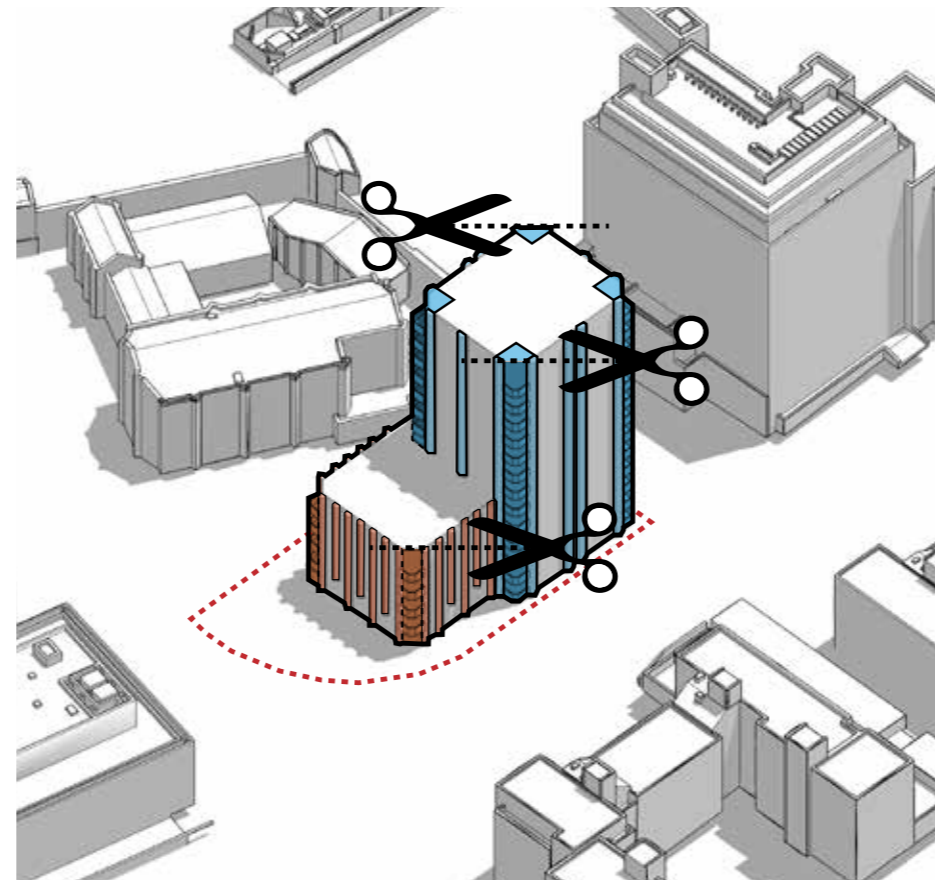
03. Mass split & shift

MASSING DEVELOPMENT DIAGRAMS

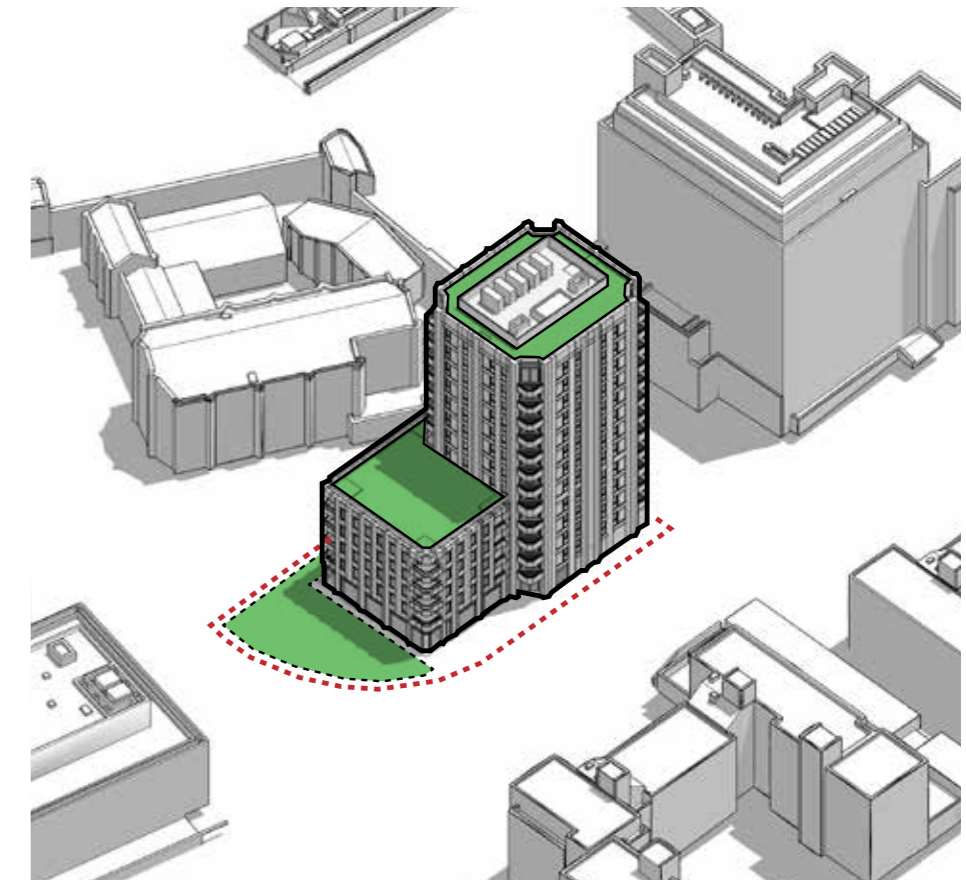
The refinement of the massing by omitting the corners of the taller element accentuate the slimness and proportions of the taller element.



04. Massing height adjustment to match adjacent buildings

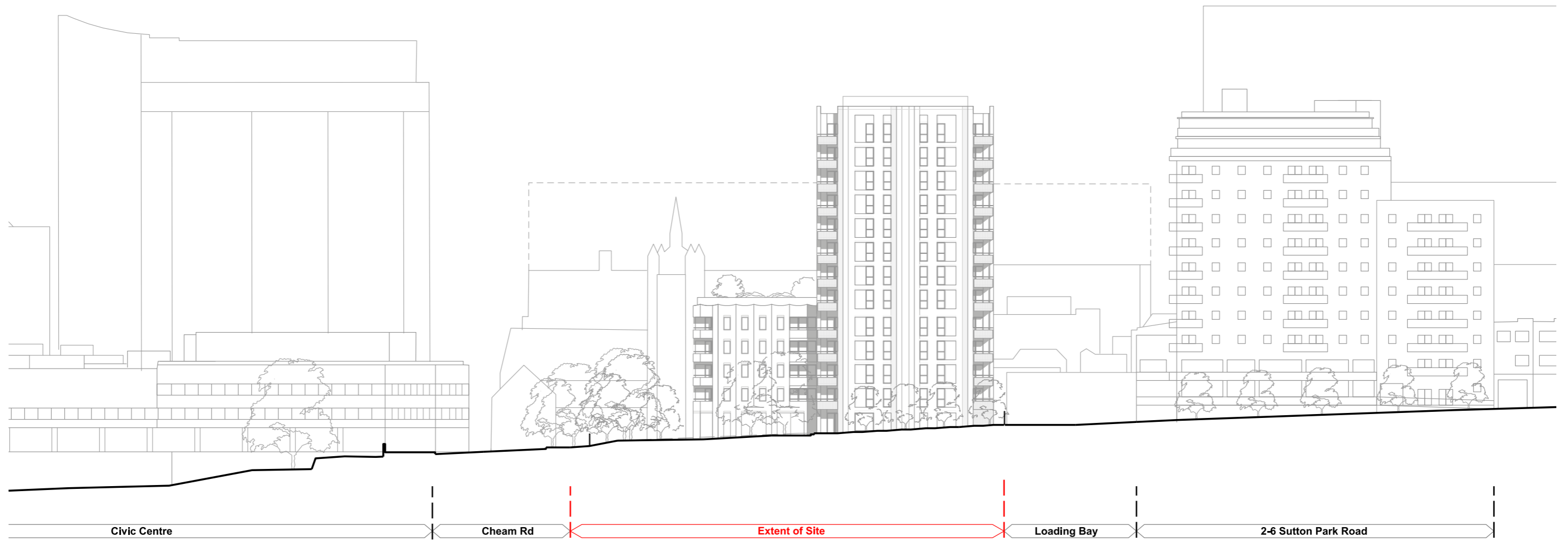


05. Form & facade refinement

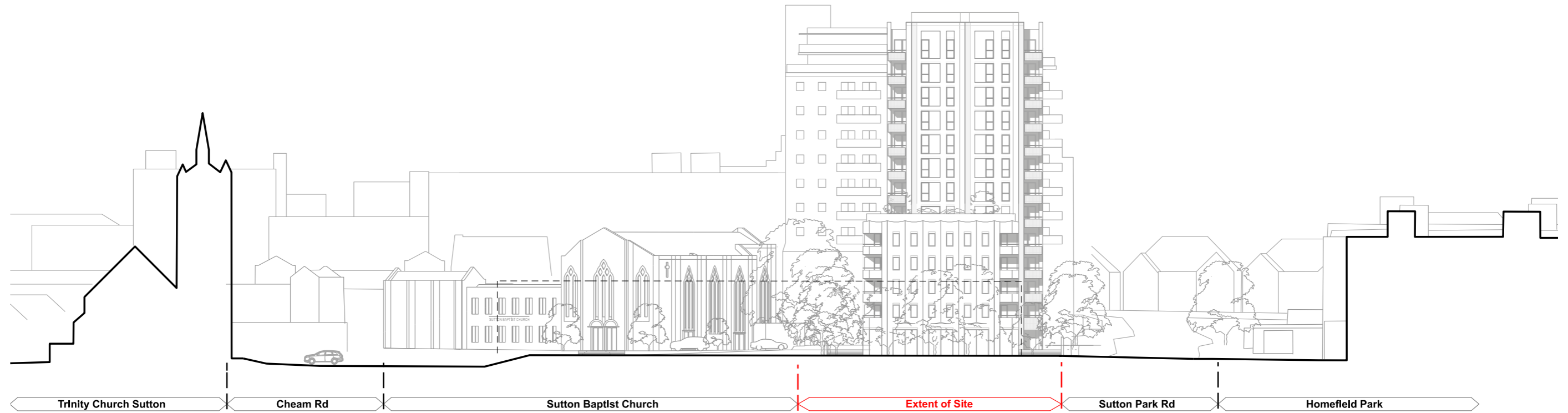


06. The proposal (green roofs)

CONTEXT ELEVATIONS



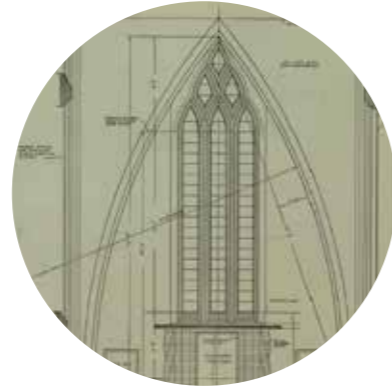
CONTEXT ELEVATIONS



ELEVATION STUDIES - TALLER BUILDING



Lighter Brick



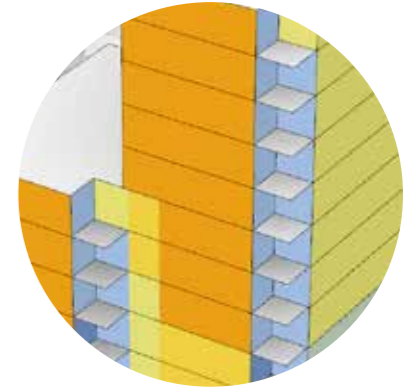
Internal Arches



Brick piers detail



Piers accentuating verticality



Recessed balconies to improve potential overheating



Detail Bay - West Elevation - Entrance area



Detail Bay - East Elevation - Top of building

FORM AND ARCHITECTURAL TREATMENT

ELEVATION STUDIES - PAVILLION



Darker Brick



Curved Brick Piers



Vertical Windows



Solider Course details



Brick details



Detail Bay - West Elevation - Entrance area



Detail Bay - East Elevation - Top of building

EAST ELEVATION



NORTH ELEVATION

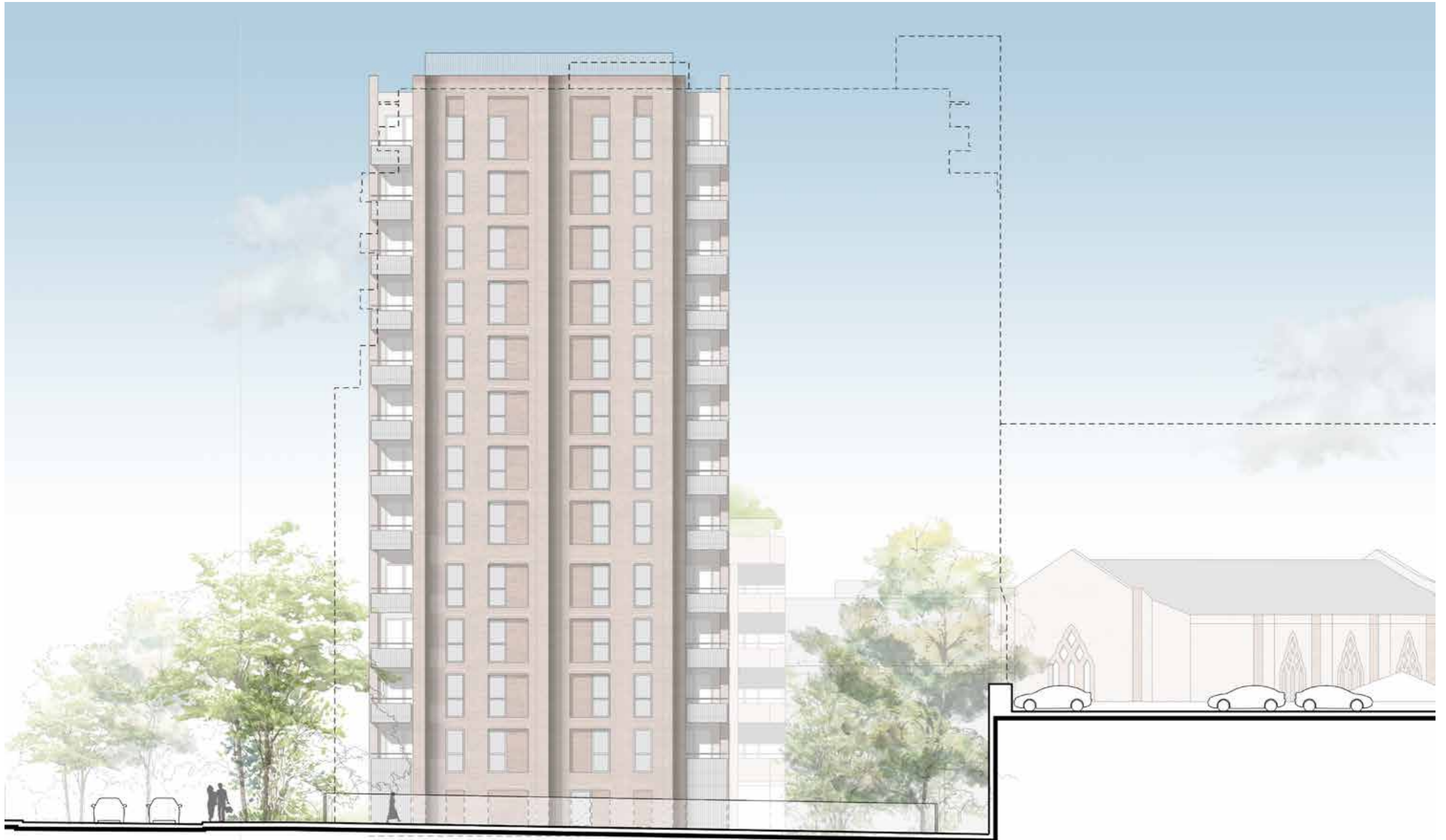


North

WEST ELEVATION

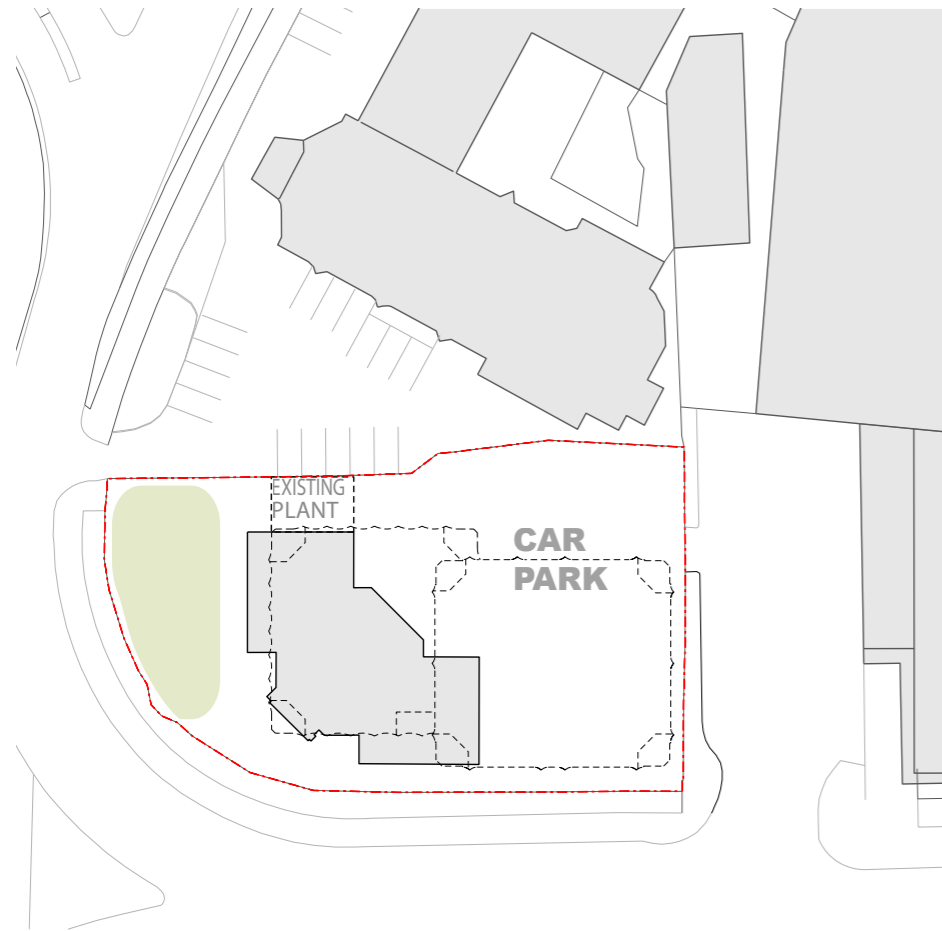


SOUTH ELEVATION



09. AMENITY AND CHILD PLAY SPACE

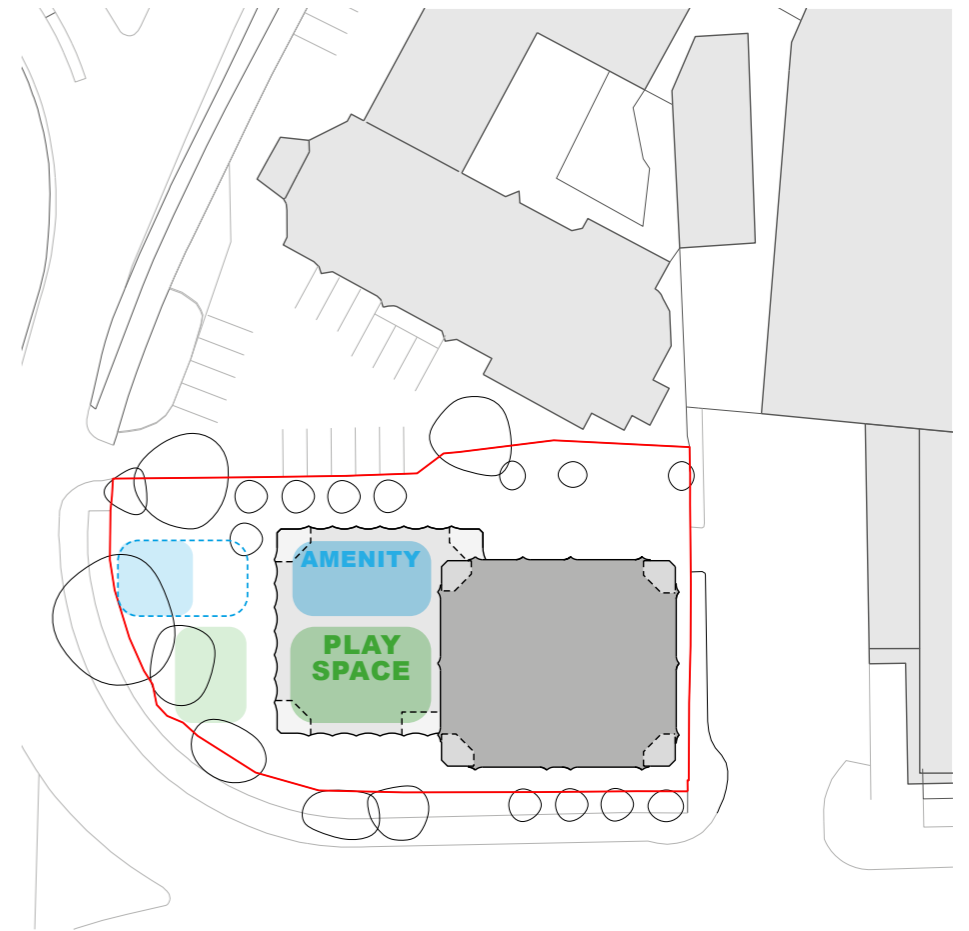
AMENITY & CHILD PLAY SPACE



The space between the church and the proposal is enhanced and allows the church to maintain a good presence in the street & increase visibility



It is proposed to retain of most of the trees, and relocate of the pedestrian paths further into the site, thereby creating a landscape buffer screening the traffic from view.



Adult amenity and play space is located on the roof and at ground level will deliver a balance of uses that benefits all residents. Seating on the roof will also enable neighbours to meet, encouraging resident cohesion and a sense of community.”

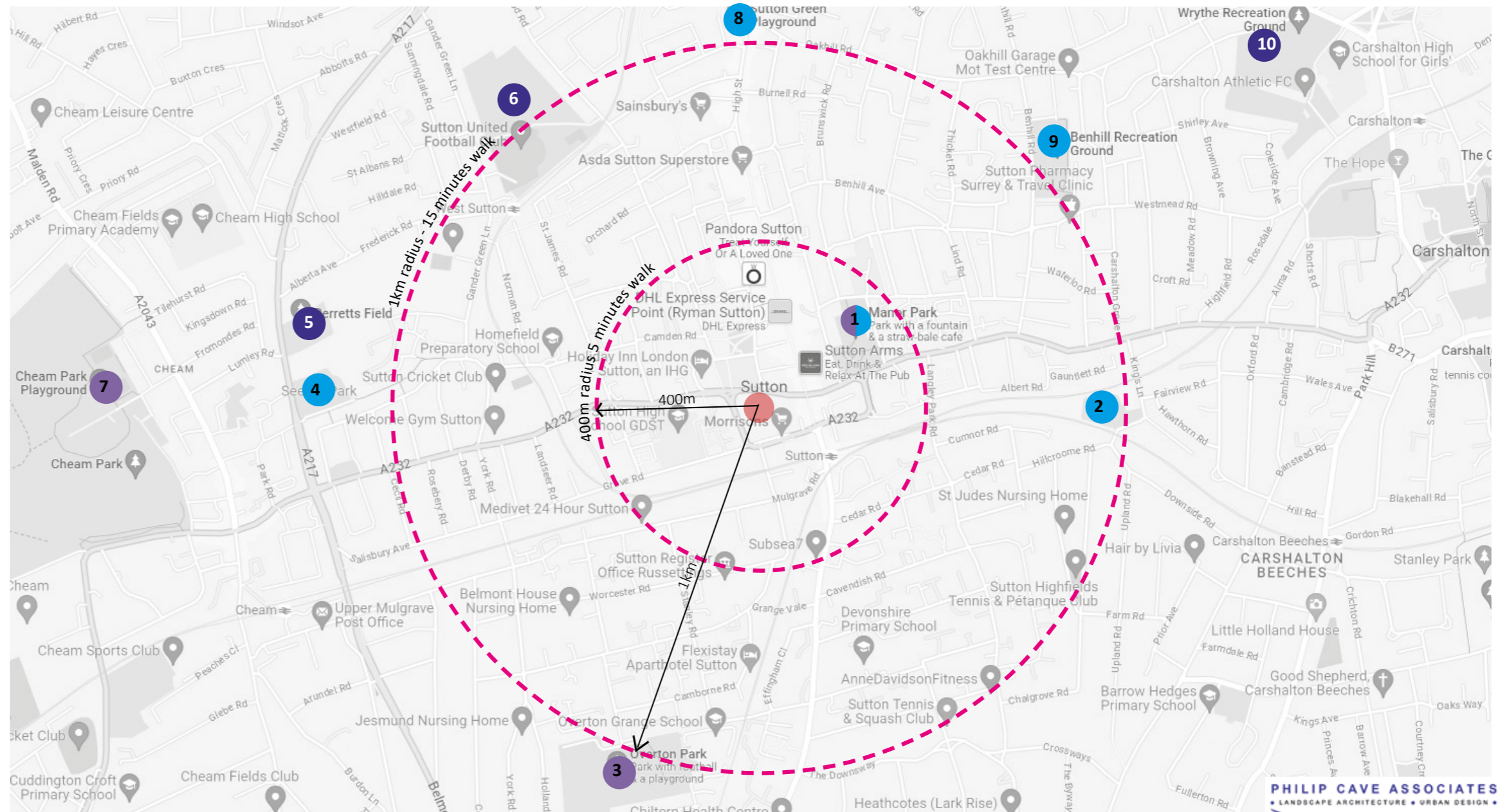
CITY HOUSE - SUTTON

PLAY PROVISION DIAGRAM

- Proposed Development
- 1 Existing Play area for 4-8 years old children- Walking distance for accompanied children is 400m (5minutes)
- 7 Existing Play area for 8-14 years old children - Walking distance 1km (15 minutes) for accompanied children or not
- 6 Existing outdoor gym / sport pitches for all ages

Existing Play areas

- 1. Manor Park
- 2. The Warren Recreation Ground
- 3. Overton Park
- 4. Sears Park
- 5. Berretts Field
- 6. Collingwood Road Recreation Ground
- 7. Cheam Park Playground
- 8. Sutton Green Playground
- 9. Benhill Recreation Ground
- 10. Wrythe Recreation Ground



PHILIP CAVE ASSOCIATES
 LANDSCAPE ARCHITECTURE • URBAN DESIGN

5 ST JOHN'S LANE CLERKENWELL LONDON E1 4BH
 Tel : 020 7250 0077 email: principal@philipcave.com

GROUND FLOOR LANDSCAPE BY PHILLIP CAVE

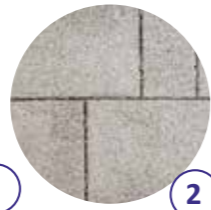
CITY HOUSE - SUTTON

GROUND FLOOR PLAN - WITH EXISTING PARKING

PRECEDENT IMAGES



1 Permeable block paving for vehicular access



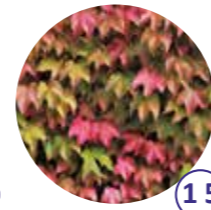
2 Permeable flag paving for entrances



13 Wildflower mix



14 Groundcovers



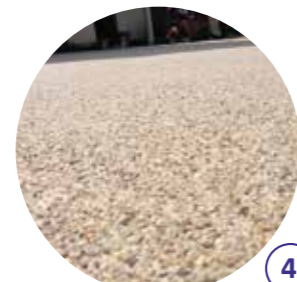
15 Climbers



16 Timber stepping stumps



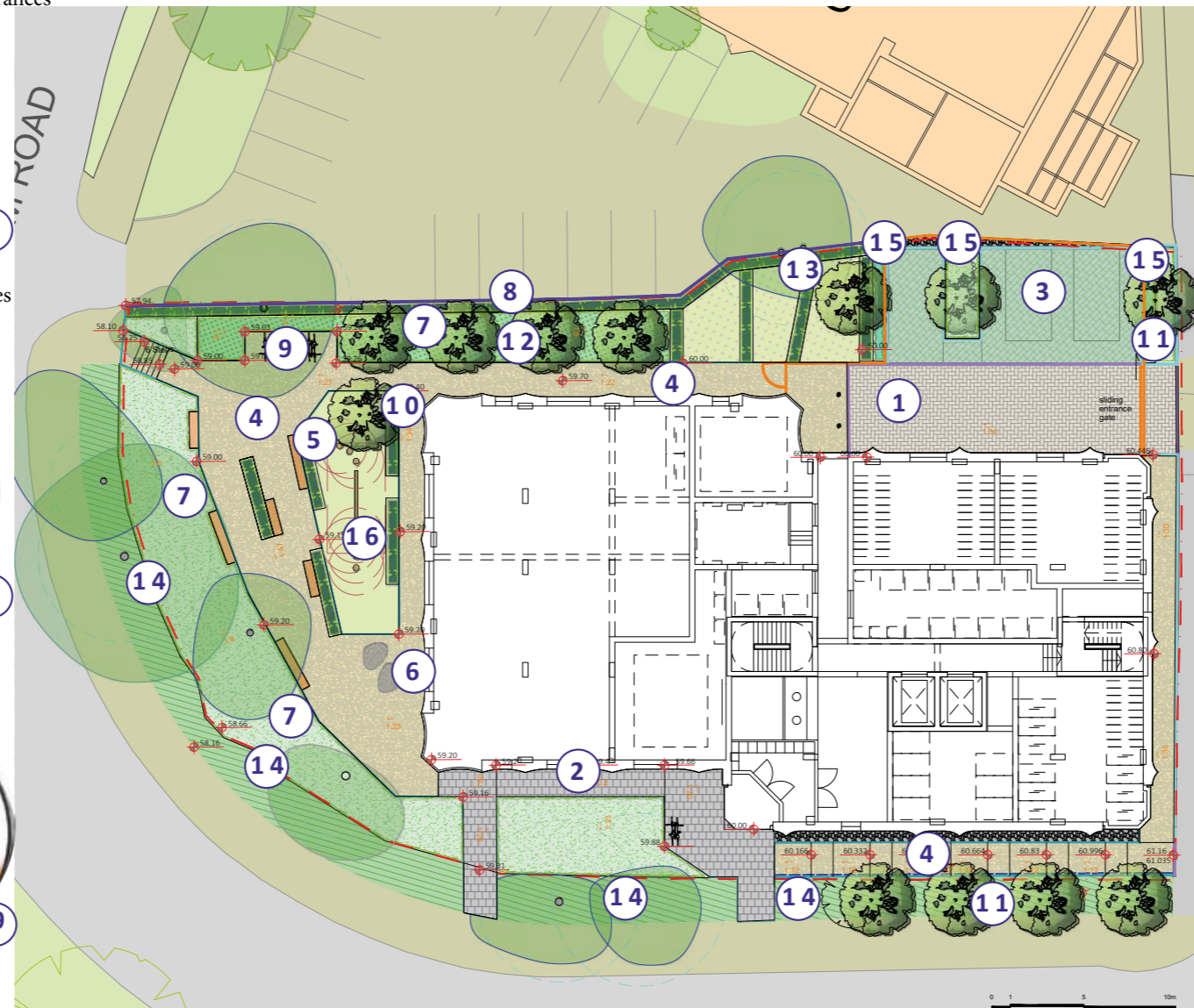
3 Grass cretes to parking places



4 Resin bound for pathways



9 Cycle stands



Ground Floor Landscape GA@NTS



5 Solid timber bench



6 Concrete Stone bench



7 Ornamental grasses, herbaceous and evergreen plants



8 Trimmed hedge to boundary

Tree planting



10 Betula utilis var. jacquemontii



11 Pyrus 'Chanticleer'



12 Acer pseudoplatanus 'Erectum'

PHILIP CAVE ASSOCIATES
LANDSCAPE ARCHITECTURE • URBAN DESIGN

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CITY HOUSE - SUTTON

PRECEDENT IMAGES

PODIUM ARRANGEMENT PLAN

1 Resin bound gravel to footpath

2 Safety rubber surface to play area

3 Artificial grass to play area and yoga

4 Ornamental grasses, herbaceous and evergreen plants

5 Solid wood seating cubes

6 Timber picnic tables

7 Grass mounds

8 Multi-stem / small trees

9 Play equipment for children of 0-4 years old

10 Planter Integrated timber seating

11 Sun loungers

12 Stone shaped bench

13 Stepped timber seating

Fire Shaft

Landscape GA podium @NTS

CITY HOUSE - SUTTON

PROPOSED PLAY AREAS AND AMENITY SPACE

Ground Floor

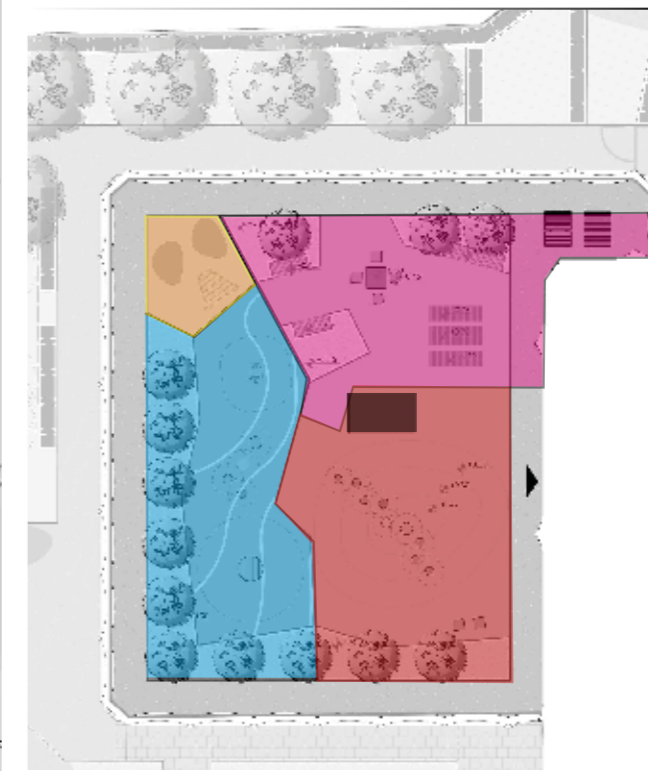
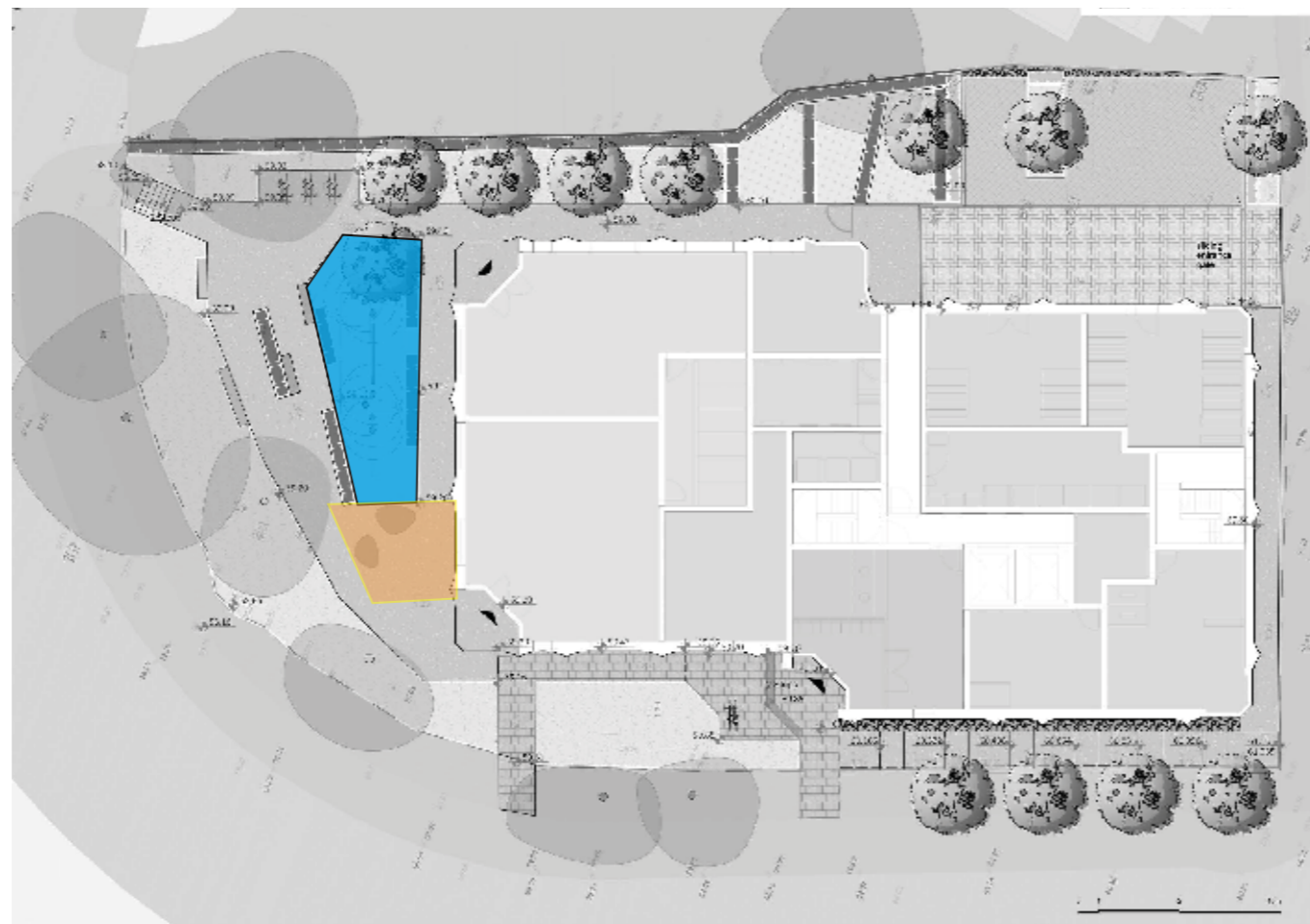
Key

- Playable space for all ages - 58m²
- Informal Play area for children over 12 years old - 20m²

Podium level

Key

- Proposed Play area for children under 5 years old - 77m²
- Proposed Play area for children ages 5-11 years old - 76.25m²
- Proposed Informal Play area for children over 12 years old - 13m²
- Amenity space for adults - 74m²

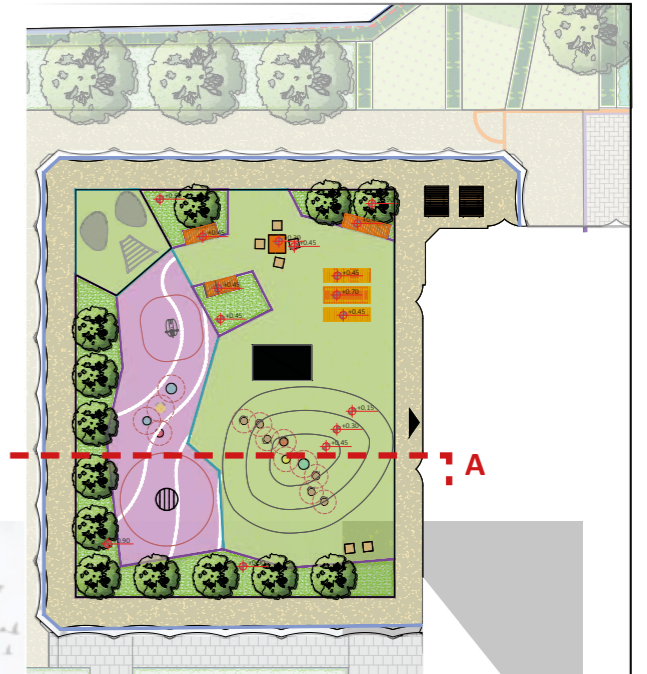


Play requirements:
Under 5 years - 79 sqm
5-11 years - 51 sqm
12+ years - 15 sqm

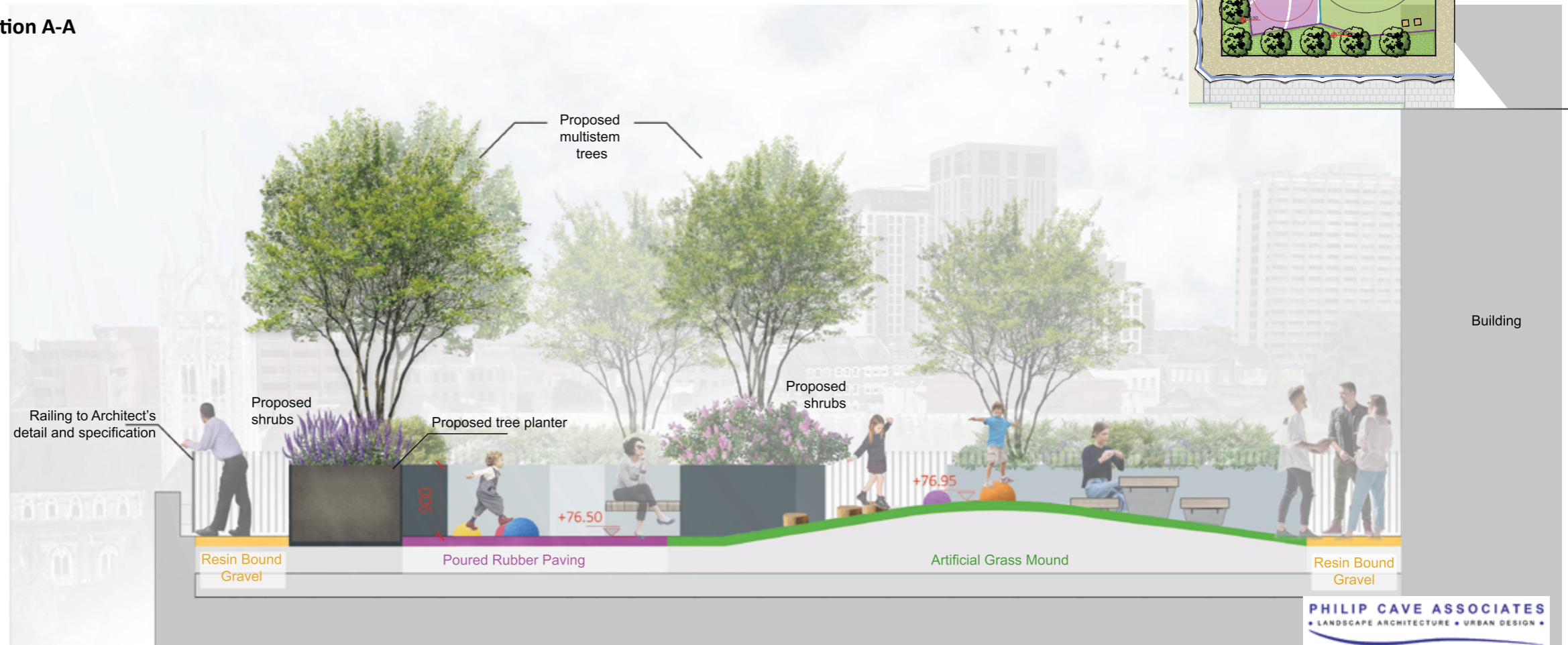
PODIUM SECTION - LANDSCAPE BY PHILLIP CAVE

CITY HOUSE - SUTTON

PODIUM SECTION



Section A-A

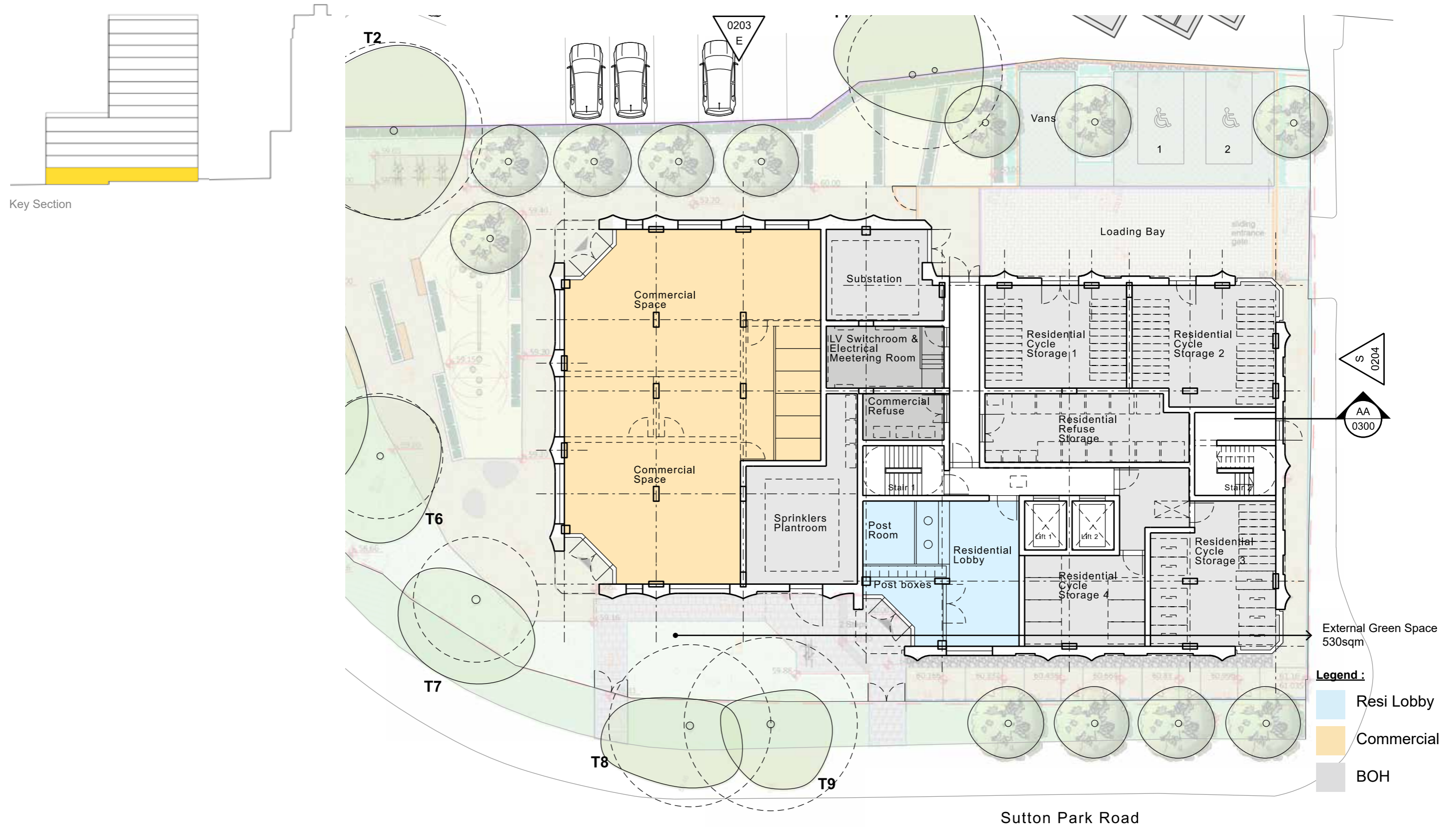


Section @ NTS

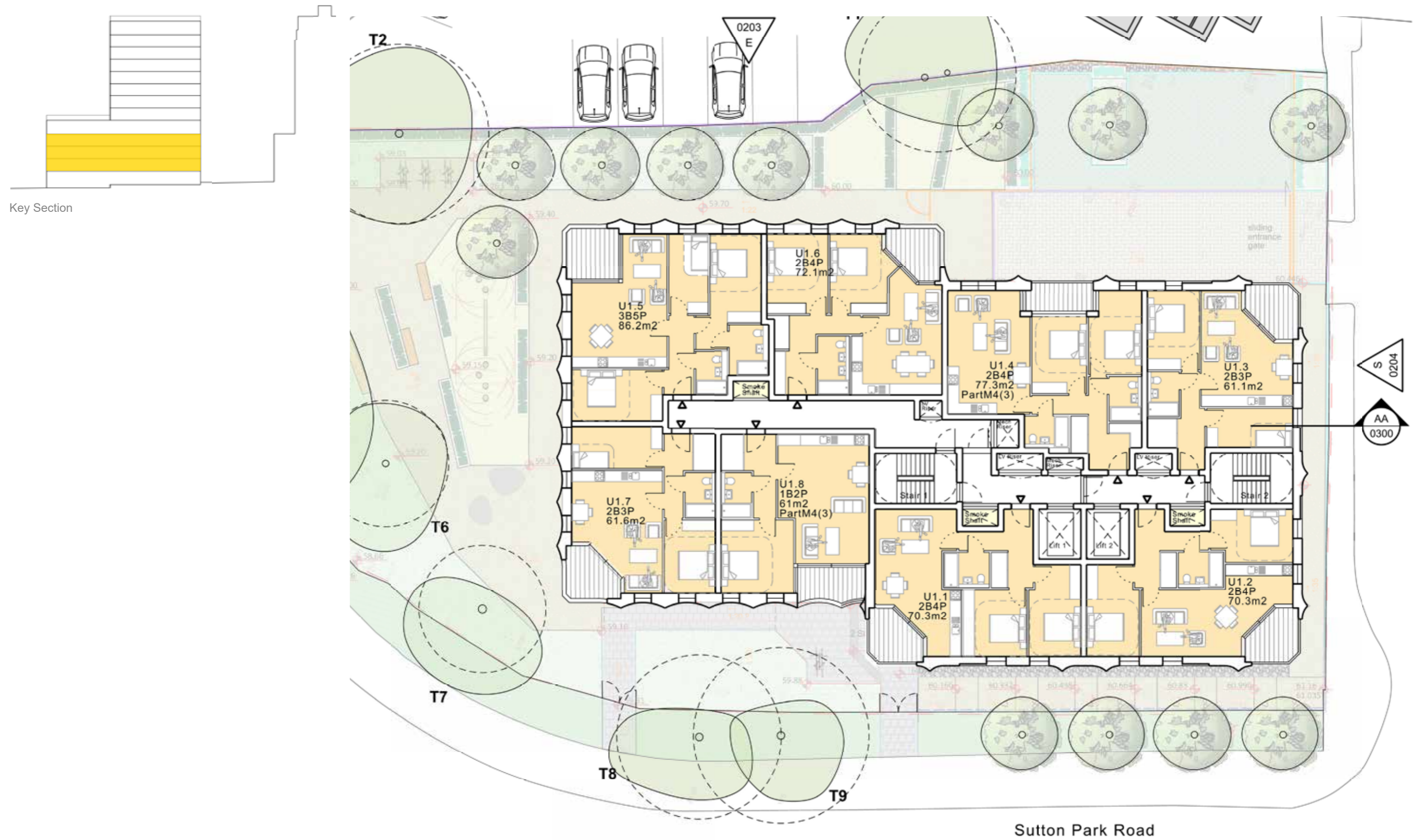
PHILLIP CAVE ASSOCIATES
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5 ST JOHN'S LANE CLERKENWELL LONDON E C1M 4BH
Tel : 020 7250 0077 email: principal@philipcave.com

10. BUILDING ORGANISATION

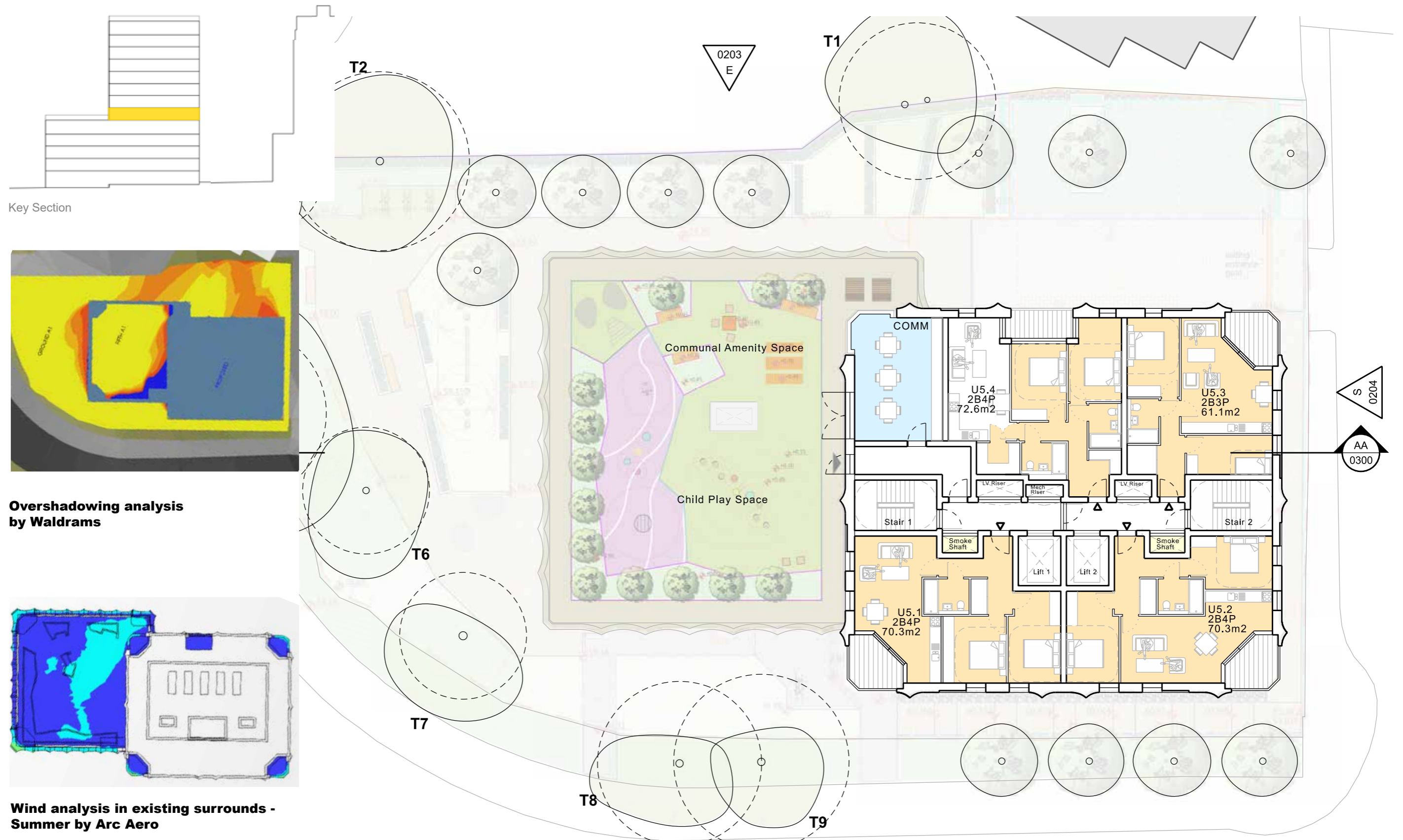
GROUND FLOOR PLAN



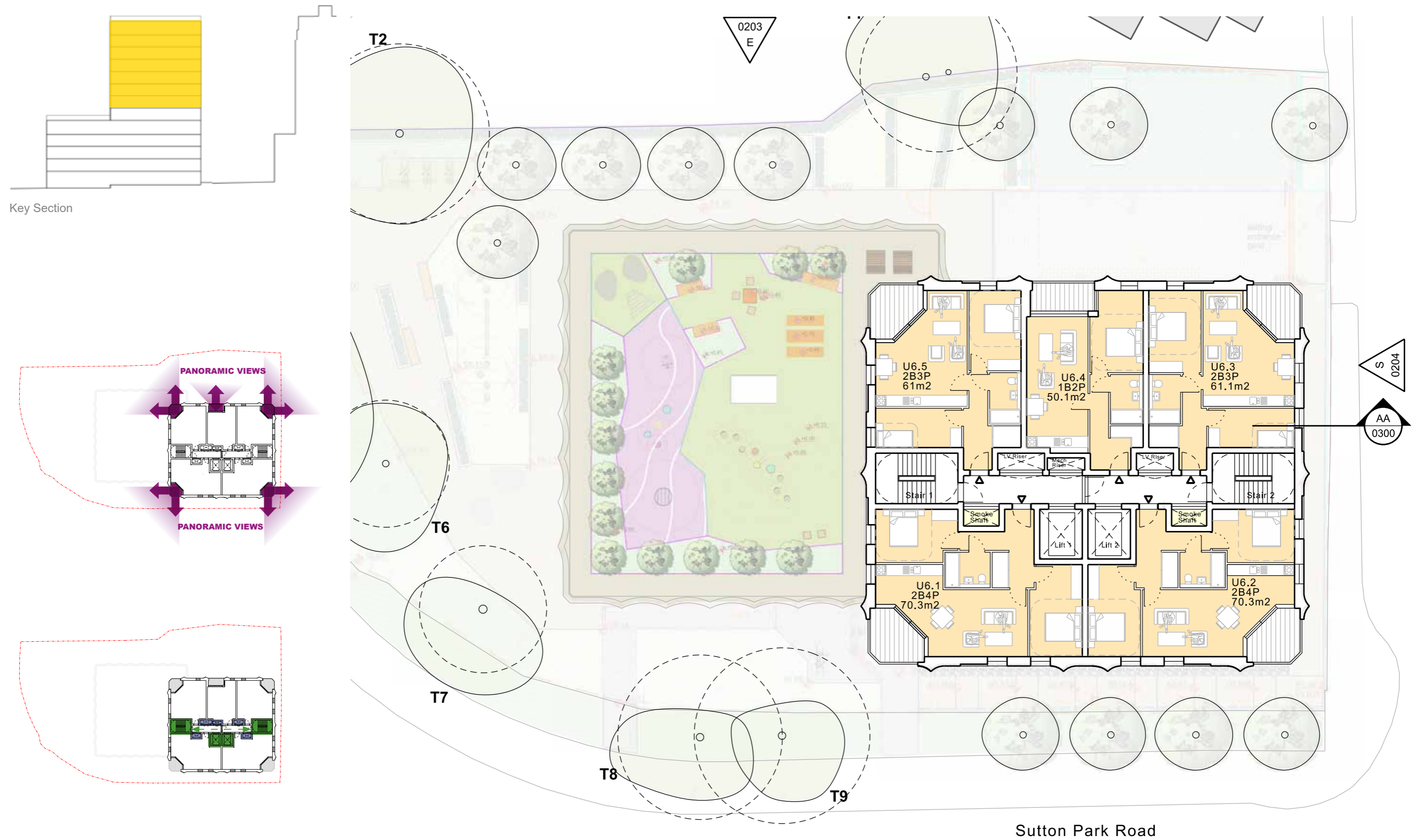
TYPICAL LOWER FLOOR PLAN (L1-L3)



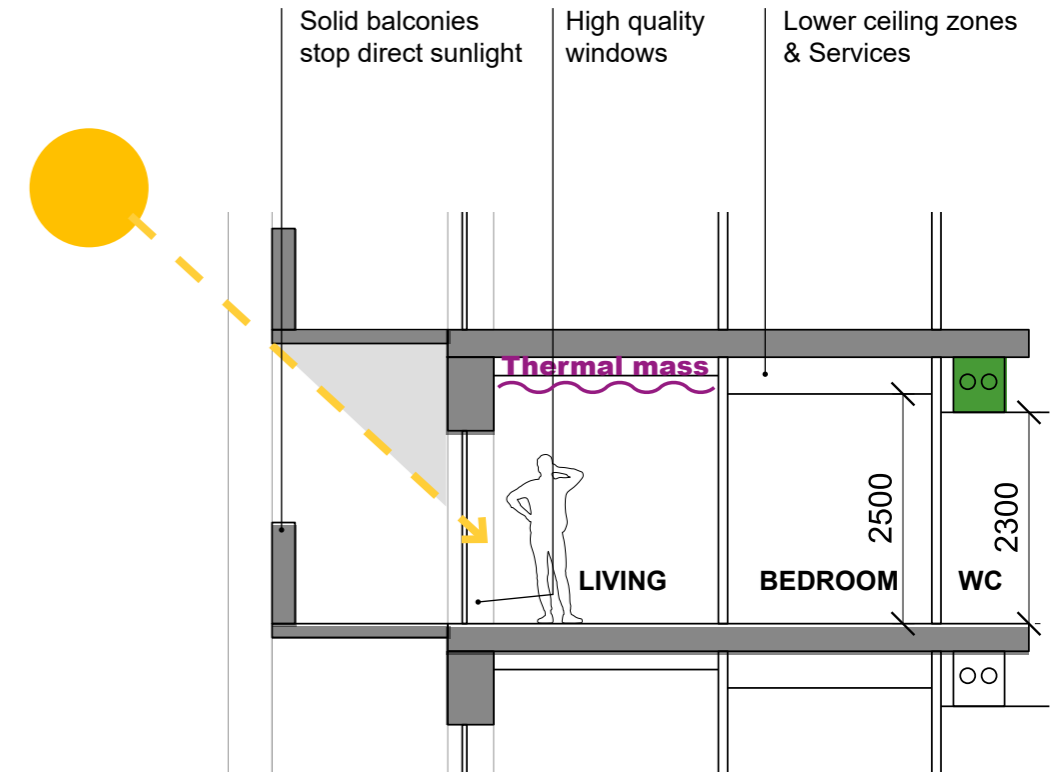
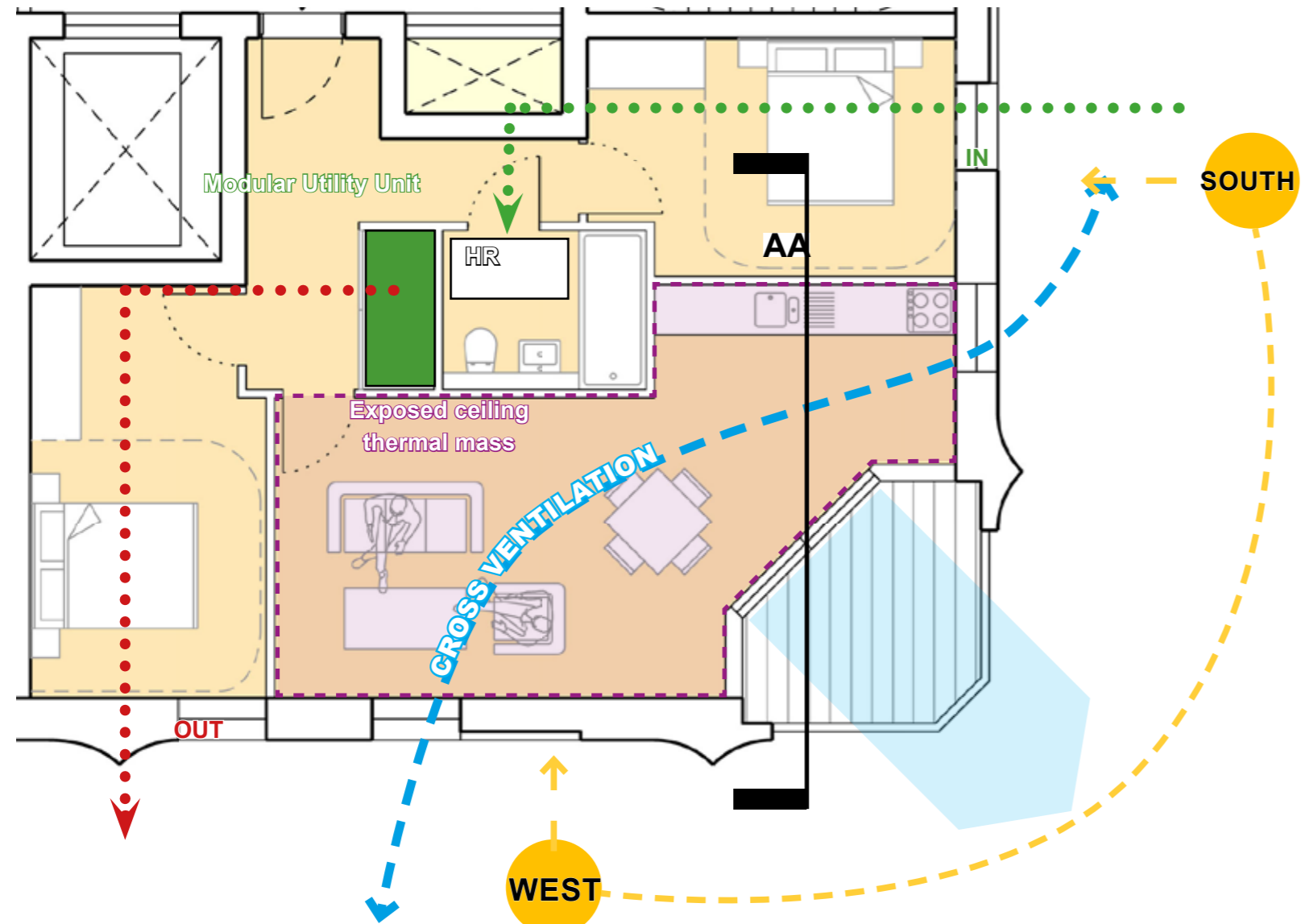
FIFTH FLOOR PLAN



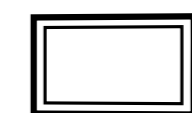
BUILDING ORGANISATION
TYPICAL HIGH FLOOR PLAN (L6-L12)



OVERHEATING STRATEGY



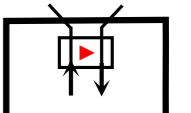
Conceptual detail section AA



High Performance Building Fabric

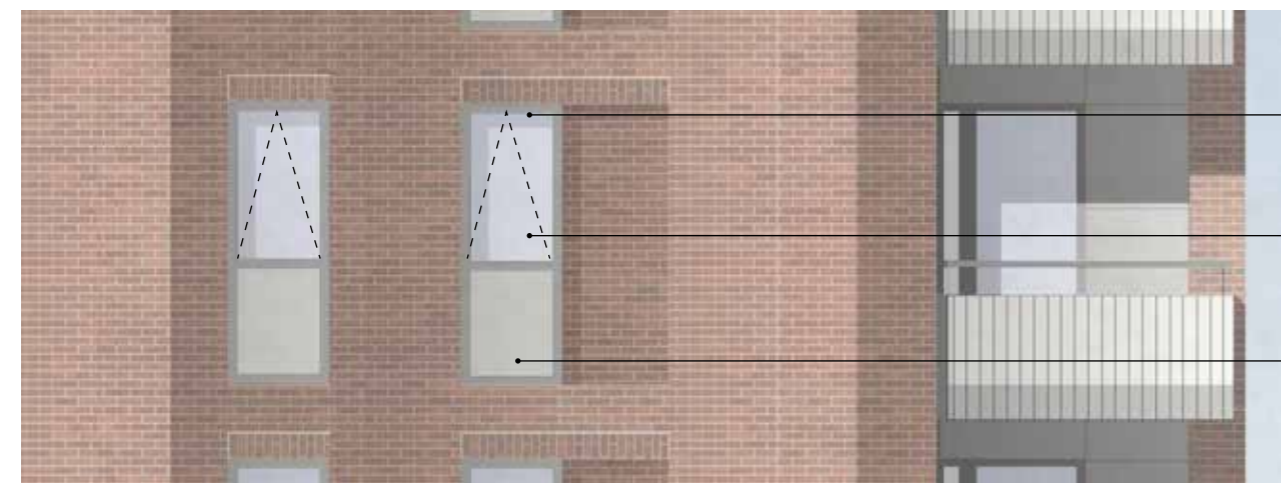


Adaptive Comfort



Heat Recovery

Apartment servicing principles



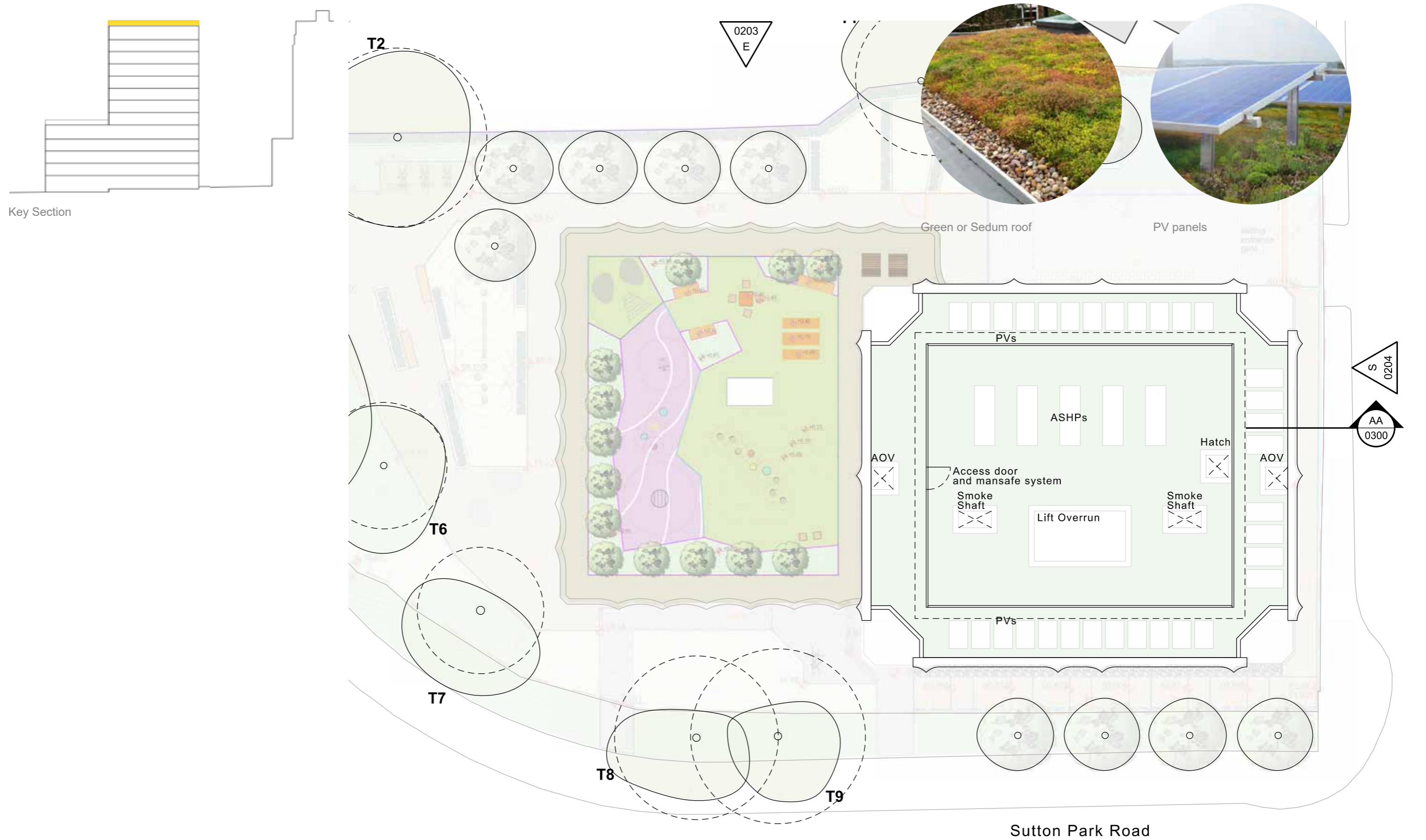
Intake extract grills

Openable glazed panels

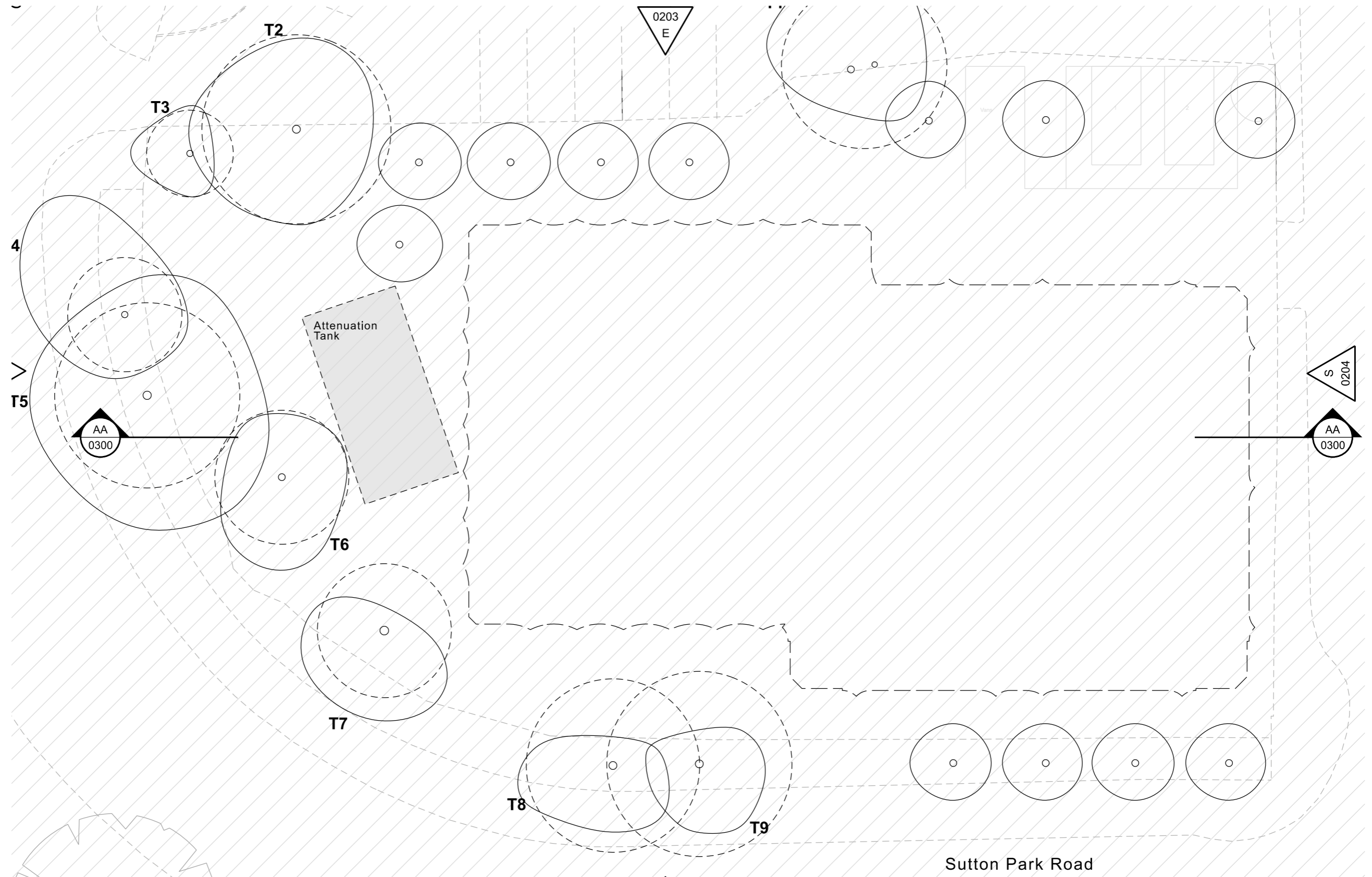
Fixed backpainted glass panels to minimise overheating

Detail bay balcony concept

ROOF PLAN




LOWER GROUND FLOOR PLAN




BUILDING ORGANISATION


SECTION

L1-L12


 L6-L12 Floorplate

 L5 - Podium Level

 L4 - Level 4

 L1-L3 Floorplate

Ground Floor :

 Residential Entrance & BOH

 Commercial Space

PV Panels & ASHPs



Amenity and Child Play Space



UNIT MIX - 70 UNITS SCHEME

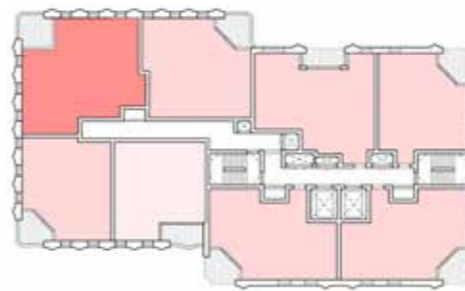
City House, Sutton - Unit Mix - 70 units						
		1B2P	2B3P	2B4P	3B5P	Height (m)
Taller Building	Level 12	1	2	2	0	3.6
	Level 11	1	2	2	0	3.15
	Level 10	1	2	2	0	3.15
	Level 9	1	2	2	0	3.15
	Level 8	1	2	2	0	3.15
	Level 7	1	2	2	0	3.15
	Level 6	1	2	2	0	3.15
	Level 5	0	1	3	0	3.15
Pavillion	Level 4	1	2	3	1	3.6
	Level 3	1	2	4	1	3.15
	Level 2	1	2	4	1	3.15
	Level 1	1	2	4	1	3.15
Ground Floor						3.45

Unit Numbers	11	23	32	4	70 units
Unit Mix	16%	79%		6%	100%
Part M4(3) Units					7
Blue Badge Parking (3%)					2.1

1 Cycle Parking - Total					138.5
1.1 Long Stay	16.5	46	64	8	134.5
1.1.1 5% Adaptative					7
1.1.2 15% Sheffield Stands					20
1.1.3 80% Two Tier Racks					108
1.2 Short Stay - Sheffield Stands					4

Pre-App 3 Unit mix

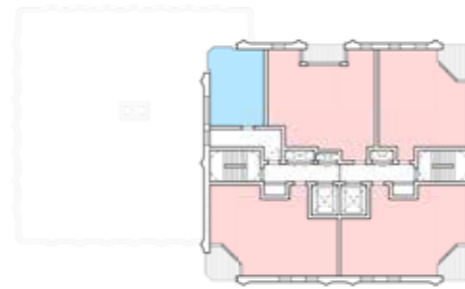
70 Units	1 Beds	2 Beds	3 Beds
	16% 11 Units	79% 55 Units	6% 4 Units



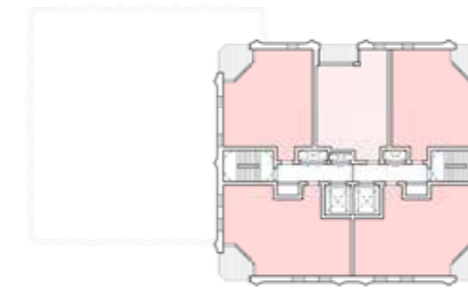
Floorplate Type 1 (L1-L3)



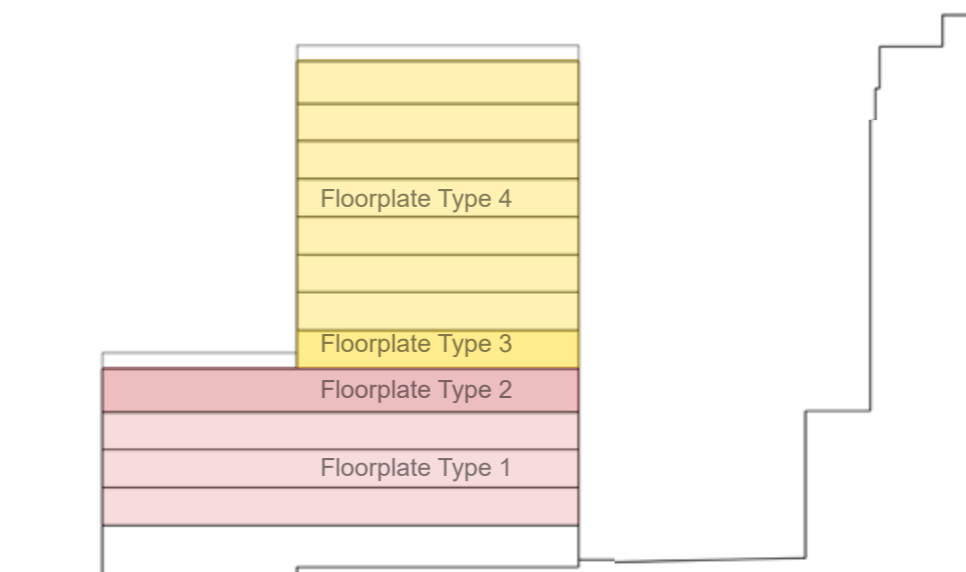
Floorplate Type 2 (L4)



Floorplate Type 3 (L5)



Floorplate Type 4 (L6-L12)

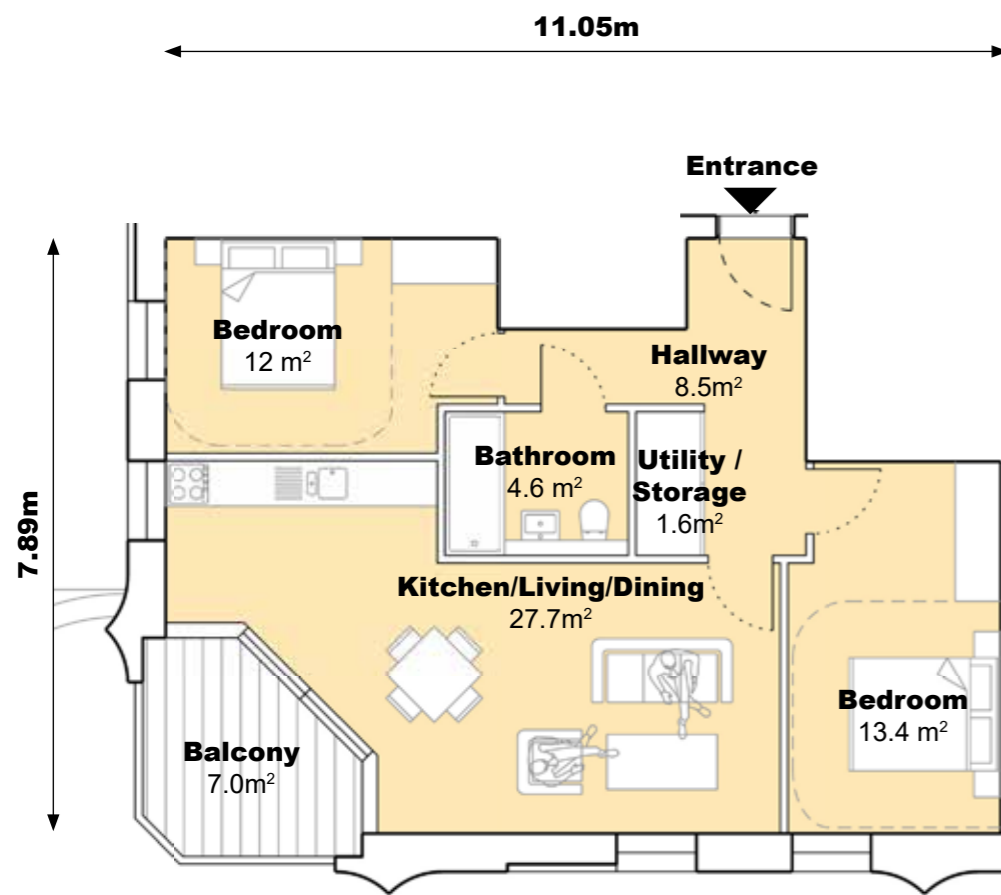


Schematic Section

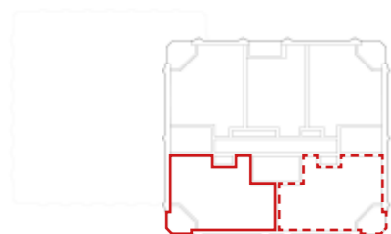


RESIDENTIAL UNITS: TYPICAL DETAIL LAYOUTS

Typical 2B4P Apartment
Unit GIA: 70.2m²

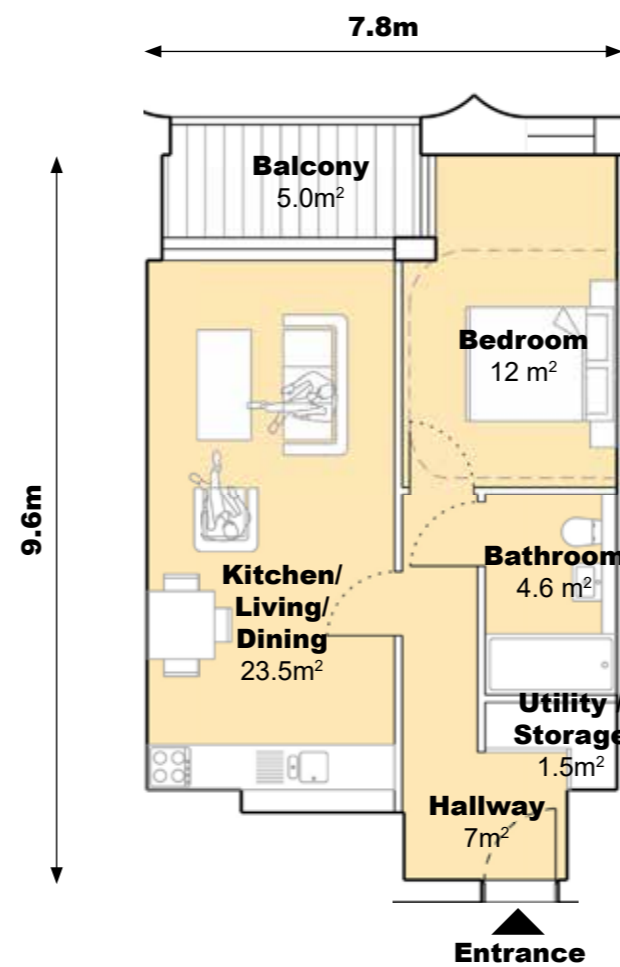


Apartment Plan

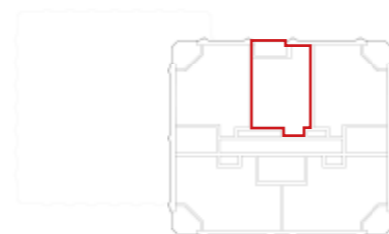


Location Plan (Levels 1-12)

Typical 1B2P Apartment
Unit GIA: 50m²



Apartment Plan

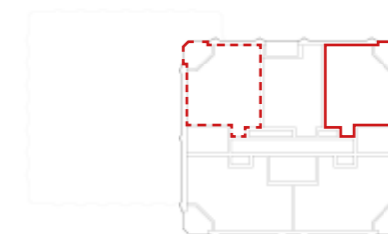


Location Plan (Levels 6-12)

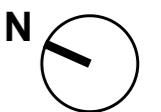
Typical 2B3P Apartment
Unit GIA: 61.1m²



Apartment Plan

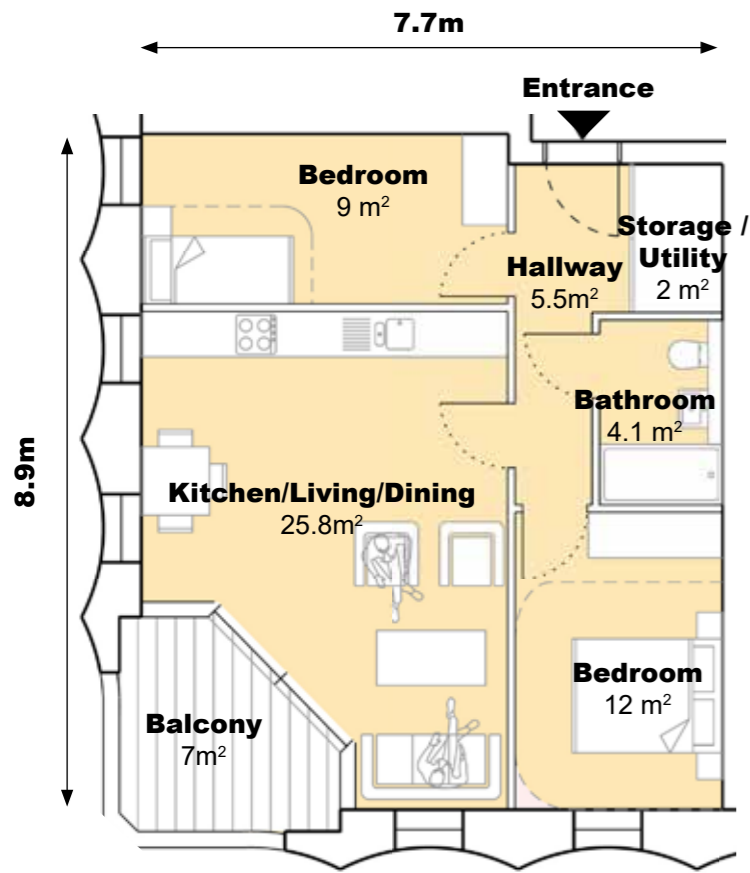


Location Plan (Levels 6-12)

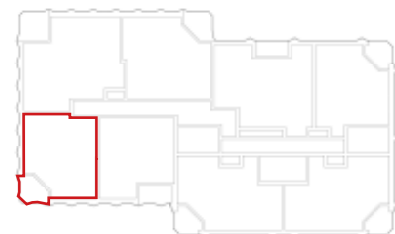


RESIDENTIAL UNITS: TYPICAL DETAIL LAYOUTS

Typical 2B3P Apartment
Unit GIA: 61.6m²

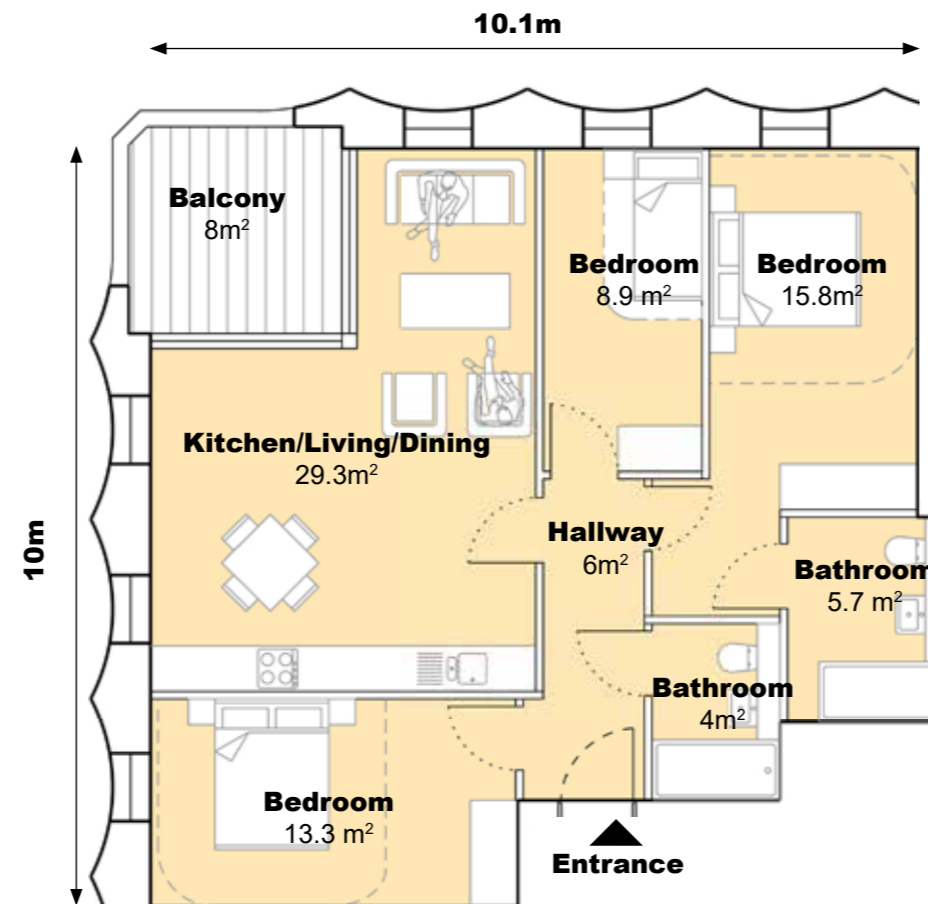


Apartment Plan

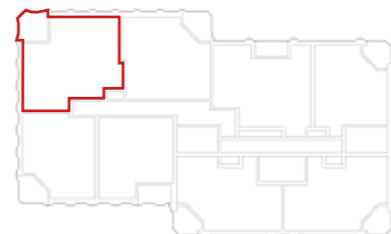


Location Plan (Levels 1-4)

Typical 3B5P Apartment
Unit GIA: 86.2m²

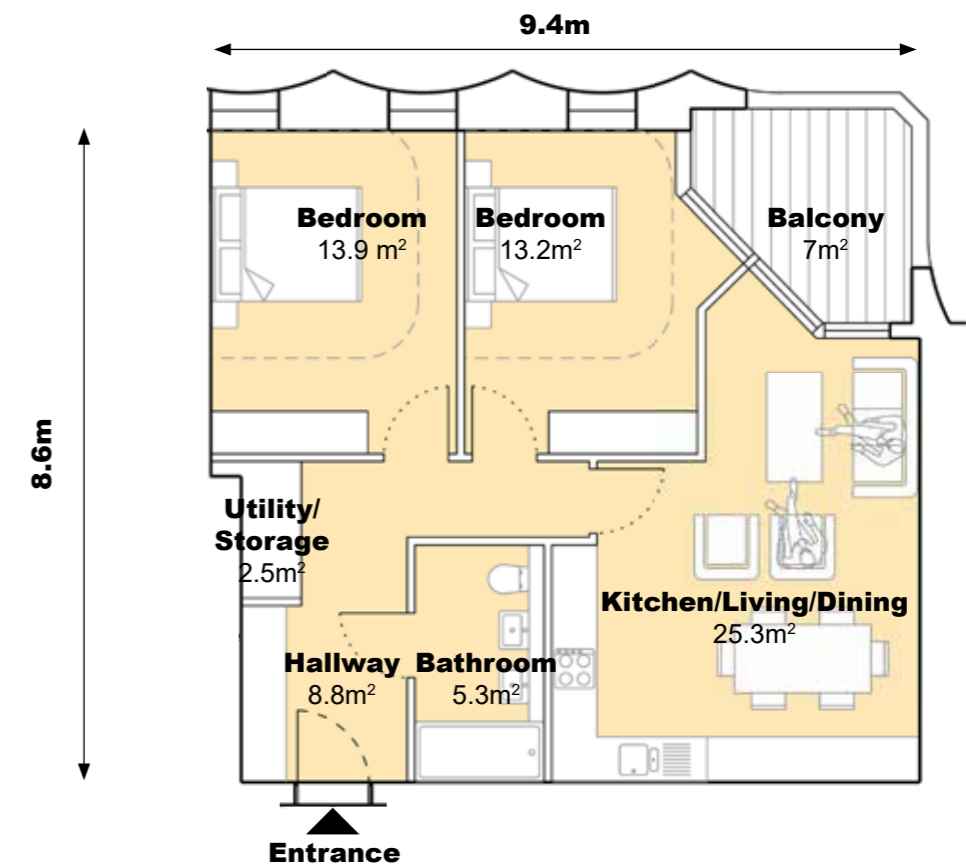


Apartment Plan

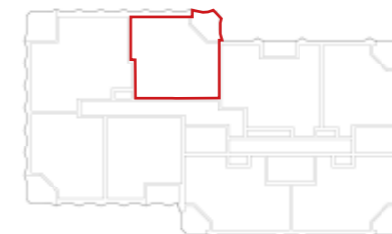


Location Plan (Levels 1-4)

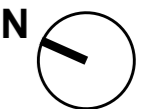
Typical 2B4P Apartment
Unit GIA: 72.1m²



Apartment Plan

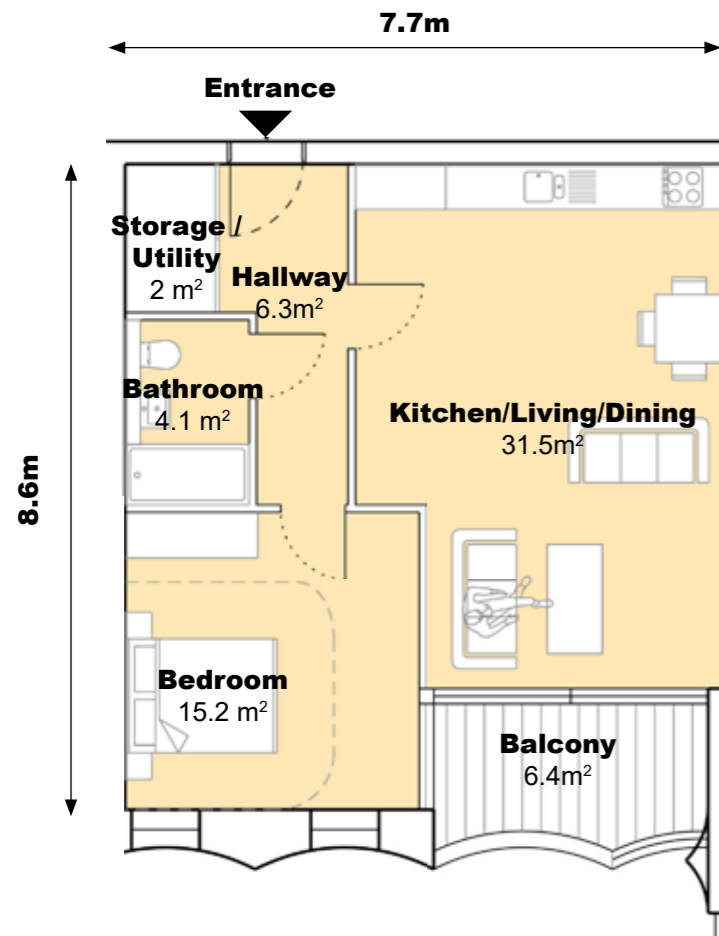


Location Plan (Levels 1-4)

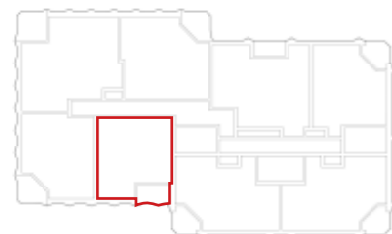


RESIDENTIAL UNITS: PART M4(3) ADAPTABLE UNITS

**Typical 1B2P PartM4(3) Apartment
Unit GIA: 61m²**

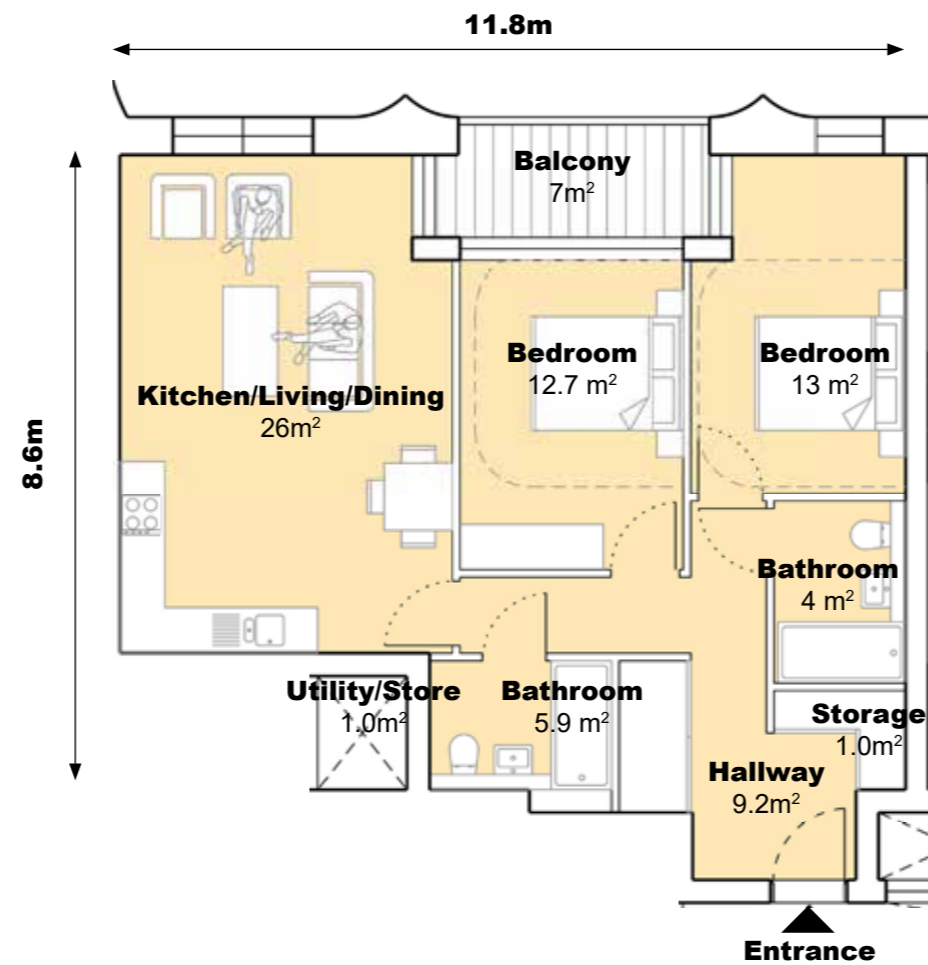


Apartment Plan

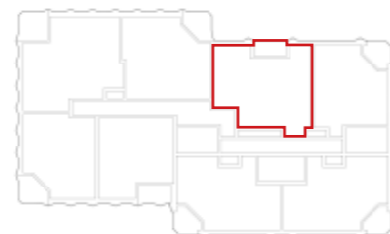


Location Plan (Levels 1-4)

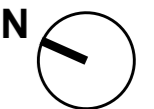
**Typical 2B4P PartM4(3) Apartment
Unit GIA: 79.9m²**



Apartment Plan



Location Plan (Levels 1-3)



REFUSE AND DELIVERY STRATEGY

Residential refuse calculations :

(Based on Kingston and Sutton Waste Technical Planning Guidance - April 2021)

Total Waste Capacity Required = 30l per unit and 70l per bedroom.

The split between the four waste streams is set out in the table below:

- Residual Waste - 40%
- Dry Mixed Recycling - 30%
- Paper and Card - 20%
- Food Waste - 10%

Total Waste Capacity Required = $30 \times 70 + 70 \times 133 = 11,410\text{l}$

- Residual Waste : $11,410 \times 0.4 = 4,564\text{l}$
- Dry Mixed Recycling $11,410 \times 0.3 = 3,423\text{l}$
- Paper and Card $11,410 \times 0.2 = 2,282\text{l}$
- Food Waste $11,410 \times 0.1 = 1,141\text{l}$

Number of 1,100l bins :

- Residual Waste : $4,564\text{l} : 5 \text{ Bins}$
- Dry Mixed Recycling $3,423\text{l} : 4 \text{ Bins}$
- Paper and Card $2,282\text{l} : 3 \text{ Bins}$

Number of 360l bins :

- Food Waste $1,141\text{l} : 4 \text{ Bins}$

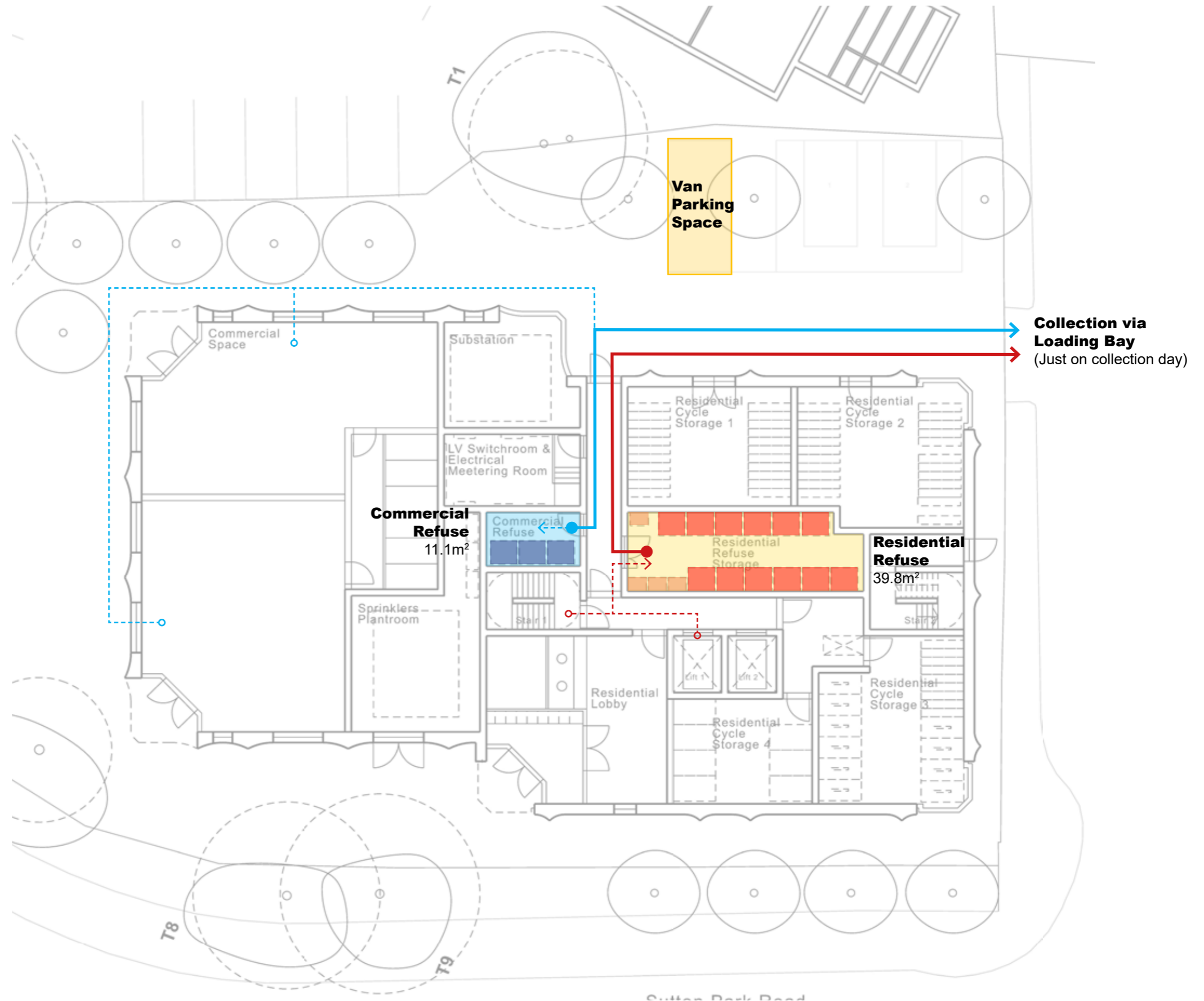
Commercial refuse calculations :

(Based on Kingston and Sutton Waste Technical Planning Guidance - April 2021)

2,600l per 1,000m² of gross floor space. 50% capacity retained for recycling

663 litres (weekly)

2x360l bins or 1x1,100l bin





Cycle Store Size Calculator - Residential

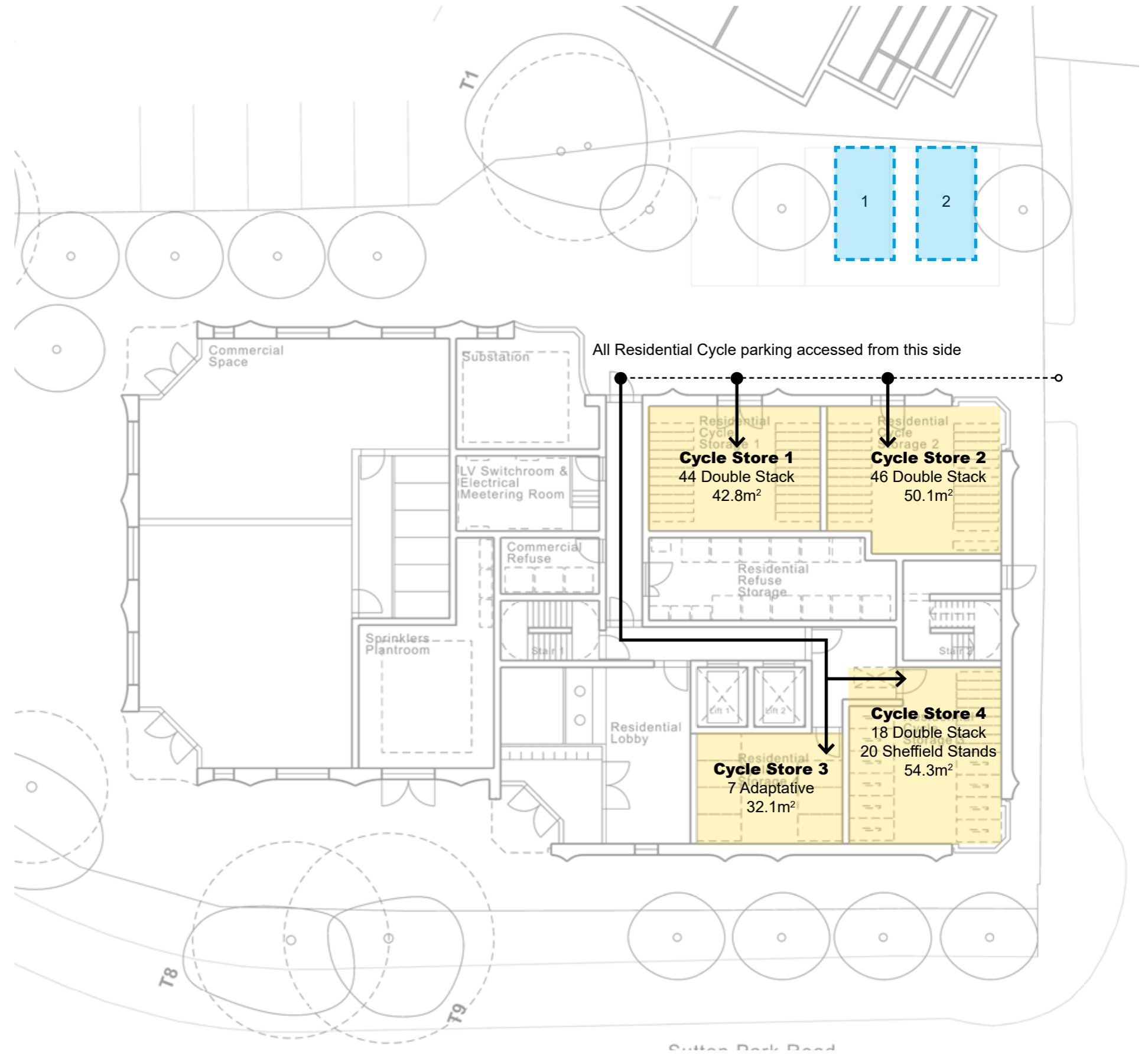
Number of cycles needed (long stay): **134**

	Spaces	Proportion
Number of Adaptive bike spaces:	7	5%
Number of Standard Bike Spaces:	21	15%
Number of Two-tier bike spaces:	106	80%
Number of Two-tier racks:	53	
Total capacity provided:	134	

	Per Space	Total
Length of wall for adaptive bikes:	1.20	8.4 m
Length of wall for standard bikes:	0.50	10.5 m
Length of wall for two-tier bikes:	0.50	26.5 m
Total Length of Wall for all racks:		45.4 m

Size of Cycle Store(s) Required (assuming 7.5m width):

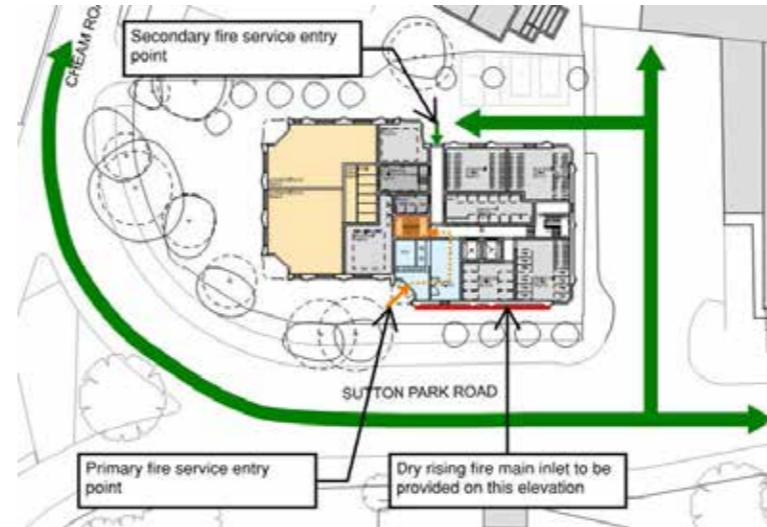
Width:	7.5 m
Length:	23.0 m
Area:	172.5 m ²
Height:	2.6 m+



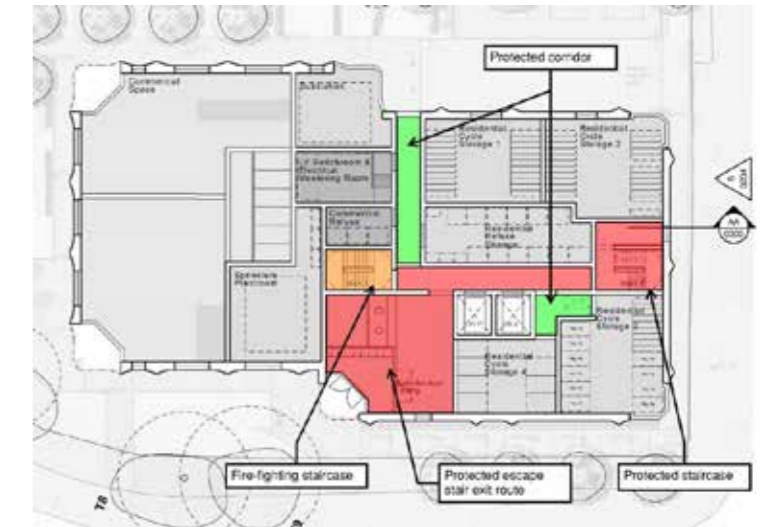
FIRE STRATEGY - CUNDALL

The key aspects of this fire strategy include:

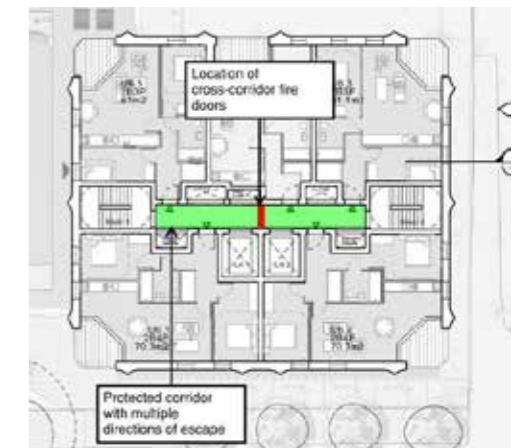
- The fire strategy is designed in accordance with Approved Document B
- Elements of structure are to be provided with 120 minutes of fire resistance.
- A residential sprinkler system will be provided in accordance with BS 9251: 2021
 - The system category will be Category 4
 - The sprinkler system will be extended to provide coverage to the ancillary spaces and ground floor commercial unit. These spaces will be designed with compartment walls to limit the maximum area of a single compartment to not more than 100m².
- Residential apartments will be designed based on a protected internal hallway to which all habitable rooms are accessed from and from which the travel distance will be limited to 9 m.
- Residential apartments will be provided with a grade D, Category LD3 fire detection system to BS 5839-6.
- An evacuation alert system in accordance with BS 8629.
- Common areas of the building will be provided with a category L5 fire detection system to BS 5839-1.
- The commercial unit will be provided with category L3 fire detection to BS 5839-1.
- Two escape staircases will be provided to the building:
 - Stair 1 will be an escape stair. This staircase shall be accessed from a protected lobby which is provided with a natural smoke shaft for ventilation and into which no fire risk rooms are to directly open. A small section of corridor without smoke ventilation will provide access to this corridor for circa 4 apartments per floor. The travel distance within the unvented corridor will be limited to 7.5m.
 - Stair 2 will be an escape and fire-fighting staircase. This staircase will be accessed from a protected residential access corridor which will be provided with smoke ventilation.
- Two lifts are to be provided:
 - Lift 1 will be an evacuation capable lift that is provided with suitable secondary power supply to provide a means of escape for mobility impaired occupants.
 - Lift 2 will be designed as a fire-fighting lift to BS EN 81-72. The lift will also be designed such that it may be operated for evacuation by occupants prior to the arrival of the fire service on-site.
- Stair 2 will be designed as a fire-fighting stair with the following features:
 - 120 minutes fire resistance to the staircase and lift shaft
 - Maximum distance of 7.5m between the lift landing doors and stair access door.
 - Dry rising fire main to BS 9990 with landing valves within the stair core



Site Plan (Extracted from Cundall's Fire Strategy)



Ground Floor Plan (Extracted from Cundall's Fire Strategy)



Typical High Level Plan (Extracted from Cundall's Fire Strategy)

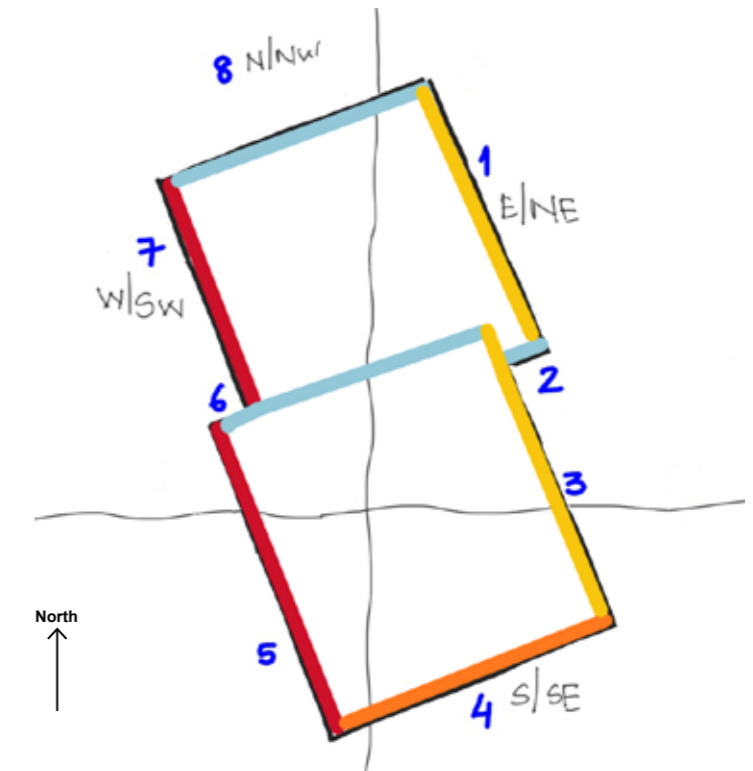
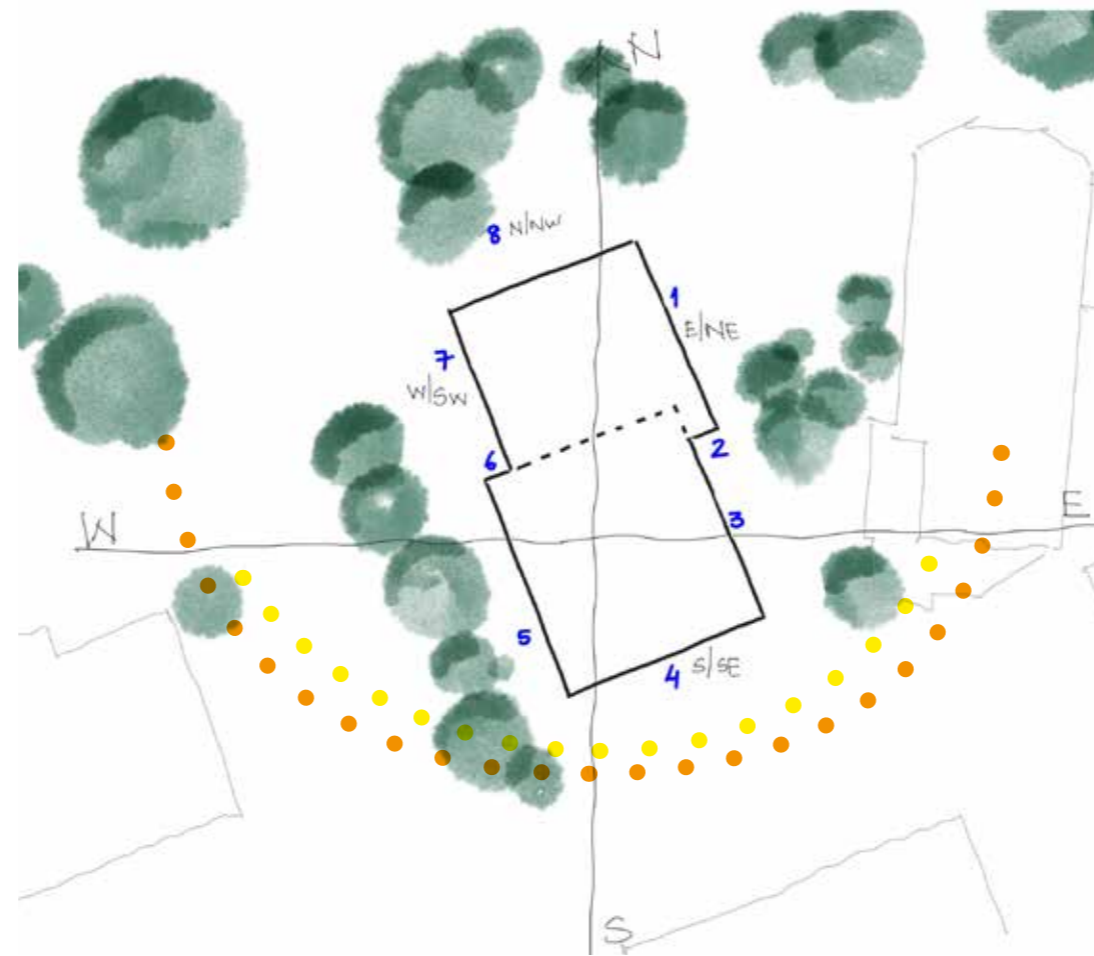
SITE AND FACADE RESPONSE

Environmental design strategy

The environmental design strategy for the City house project follows a Macro to Micro approach and starts by understanding the variations in solar exposure as a result of differences in orientations and the impact of the immediate urban context.

Initial climate and context based solar exposure studies suggest that the lower floors are impacted by the urban fabric while the upper floors are mainly exposed and therefore orientation would play a major role in defining the façade strategy.

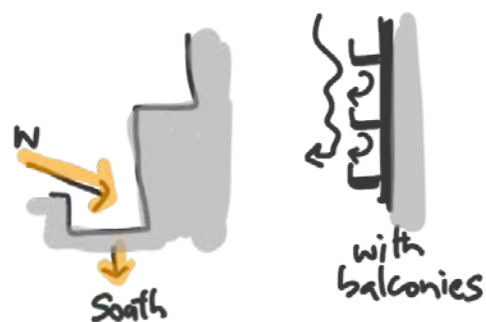
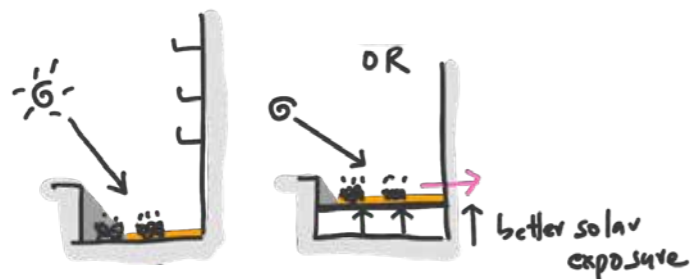
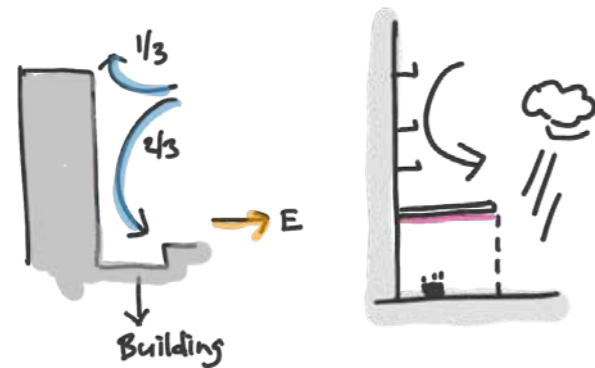
The adjacent sketch and the table identify the different façades of the proposal and the environmental brief / constraint for each of them.



Increasing need for solar control to minimise overheating

← (Blue, Yellow, Orange, Red) →

Increasing need for solidity/ better envelope performance to minimise heat losses



Facade No.	Orientation	Environmental Brief / Initial Response
1	East / Northeast	Largely exposed to the east solar exposure but the east sun has limited overheating potential hence good for passive solar gains.
2	South / Southeast	The orientation receives high solar gains but is shaded by the taller building
3	East / Northeast	Same as facade 1
4	South / Southeast	The orientation receives high solar gains but is also one of the easier orientations to control for seasonal solar gains using horizontal shading devices/balconies.
5	West / Southwest	Presents the highest overheating risk and the low-angled sun of SW and West is not easy to control.
6	West / Southwest	Same as facade 8.
7	West / Southwest	This façade is partly protected by façade no. 5 and 6. Slightly less extreme compared to façade 5.
8	North / Northwest	Hardly receives sun and the most heat-losing façade – hence higher solidity and better thermal performance of the envelope could minimise heat losses.

INITIAL ENVIRONMENTAL STRATEGY

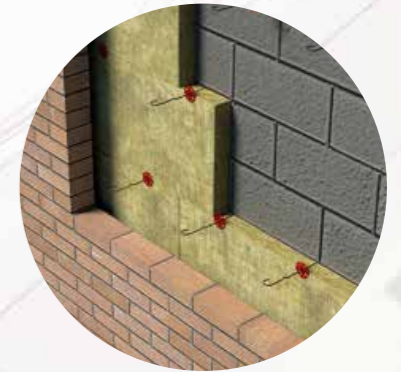
PV Panels
To provide onsite generation and future carbon reductions
Communal ASHPs



Soft landscaping as part of the SUDs Strategy



High performance building fabric



Well insulated roof system



Summary of Energy & Sustainability principles :

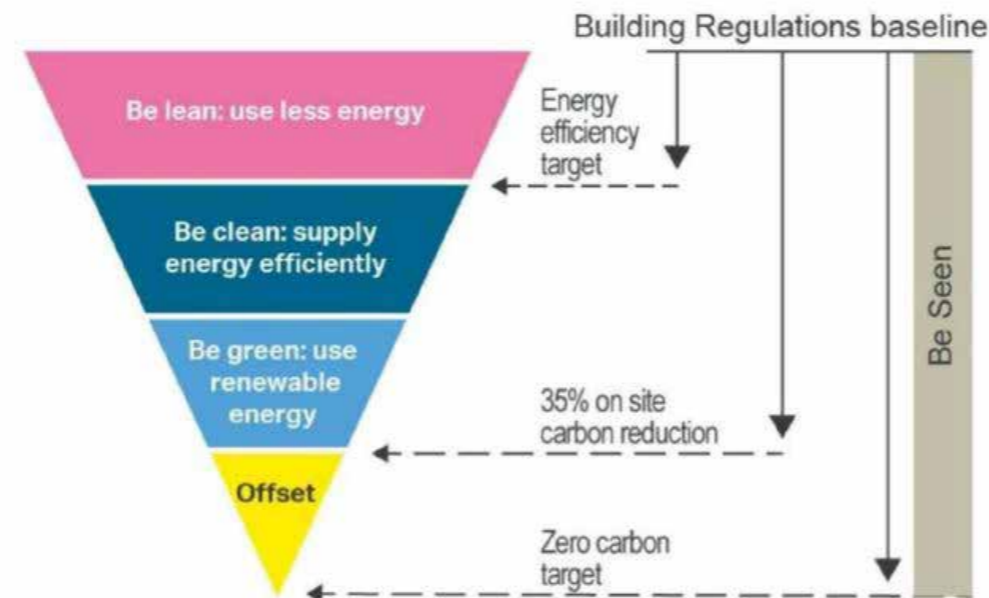
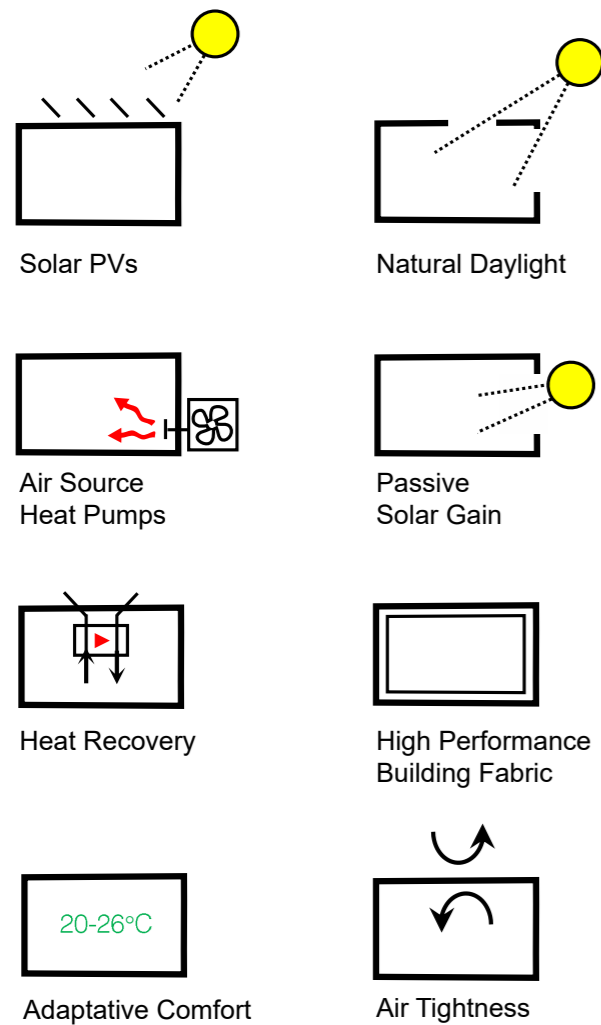


Figure 1 - Energy Hierarchy Excerpt from London Plan 2021

Improvement of
**65% beyond
 Building Regulations**
*(when assessed using
 SAP 10 carbon factors)*

Heating and hot water
 provided using a local
 low-loss ambient loop
 heat network

High efficiency
 building services
*(MVHRs with low specific
 fan powers and LED lighting)*

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