

SUTTON ESTATE

EST
1912

DESIGN UPDATE SEPTEMBER 2020

Estate proposals prior to submitting a planning application

Clarion Housing are preparing design proposals for the refurbishment of Blocks A-D and landscape improvements across the whole estate.

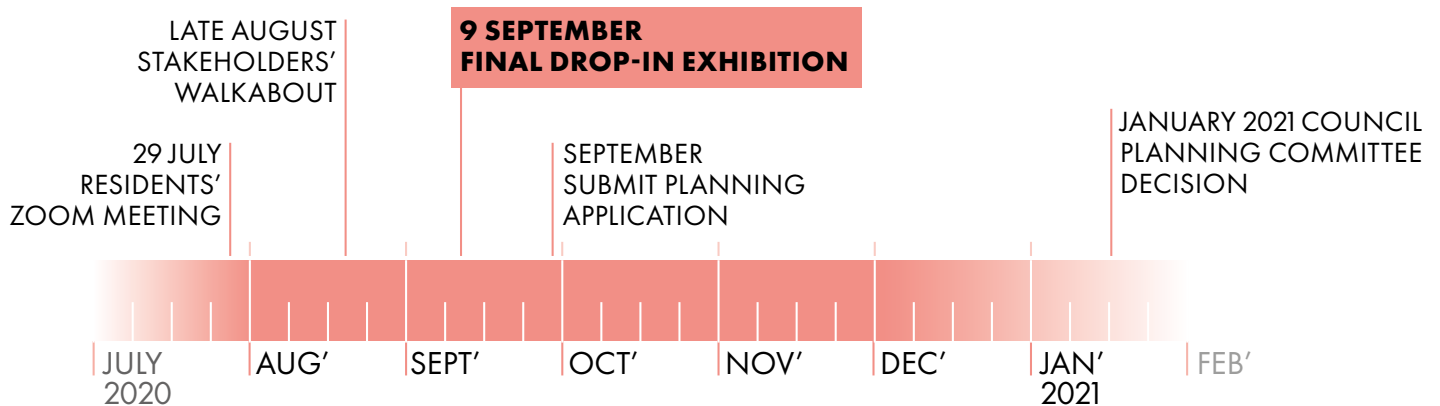
Residents and external stakeholders have been engaged in recent months and provided helpful feedback to shape the proposals.

Please ask any questions on the proposals included in this Design Update. A planning application will be submitted in late September 2020.



Artist's impression – New Heart of the Estate Garden

Proposed timeline



Summary of Improvements – Blocks A to D

- 81 new flats proposed within Blocks A-D
- Lift access to all floors in every building
- All new flats will be larger than the original flats in Blocks A-D
- 100% affordable
- Target housing mix derived from Housing Needs Survey
- 1, 2, 3 and 4 bedroom flats proposed
- 10% of flats will be wheelchair accessible
- All flats will have improvements to internal insulation
- Improvements to external space

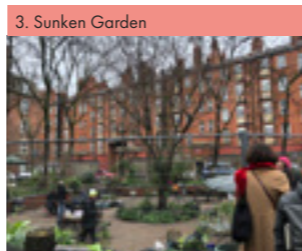
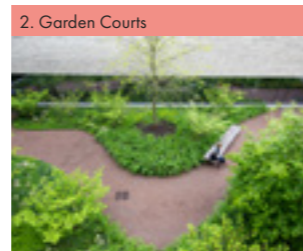
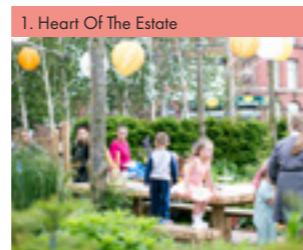


Flat Type	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Proposed Areas	47-62m² (506-667 ft ²)	61-75m² (657-807 ft ²)	75-107m² (807-1152 ft ²)	108m² (1163 ft ²)	
London Plan (min)	39m² (420 ft ²)	61m² (657 ft ²)	74m² (797 ft ²)	108m² (1163 ft ²)	
Block A	22	8	0	0	30
Block B	2	10	4	5	21
Block C	20	0	0	0	20
Block D	0	2	8	0	10
TOTAL Blocks A-D	44	20	12	5	81
Wheelchair accessible	4	2	2	0	8

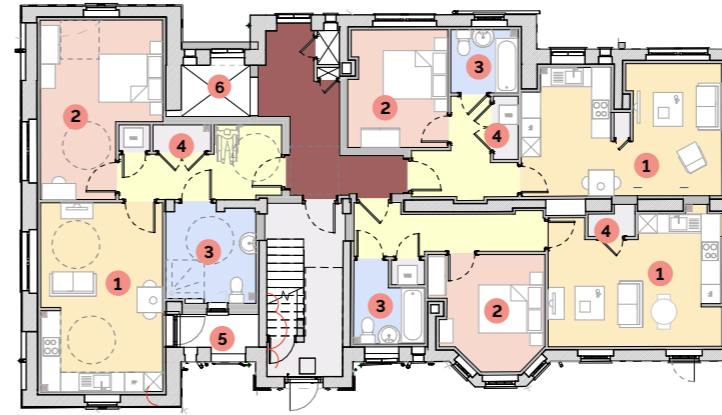
*Note: All flat areas will meet or exceed minimum space standards, and the flat layouts opposite are illustrative. The design of flats may be subject to change.

A TRANSFORMED LANDSCAPE

Landscape Proposals – Whole Estate

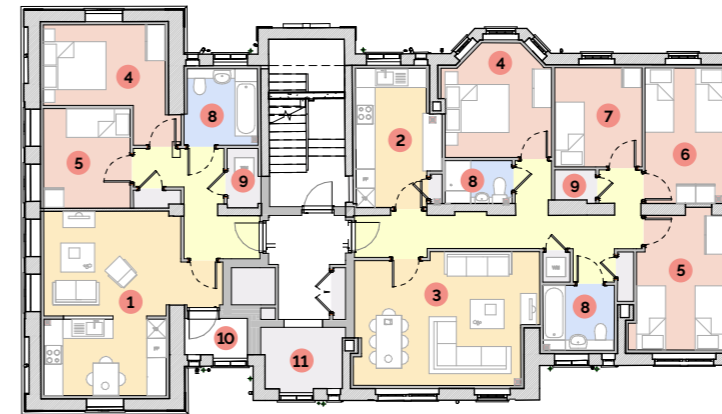


Block A – Typical Ground floor



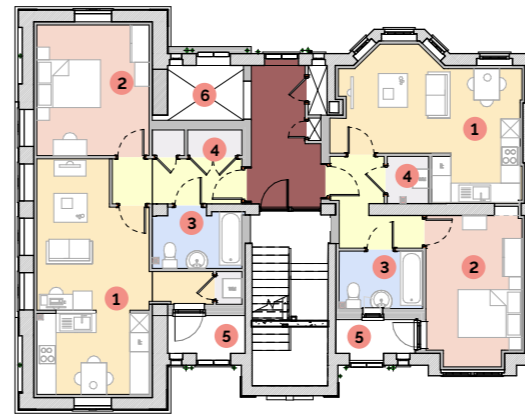
- 1B2P WCH FLAT**
62m² / 667ft²
 - 1B2P FLAT**
50m² / 538ft²
- 1 Kitchen/Living/Dining Room
 - 2 Bedroom
 - 3 Bathroom
 - 4 Storage
 - 5 Balcony
 - 6 Lift

Block B – Typical upper floor



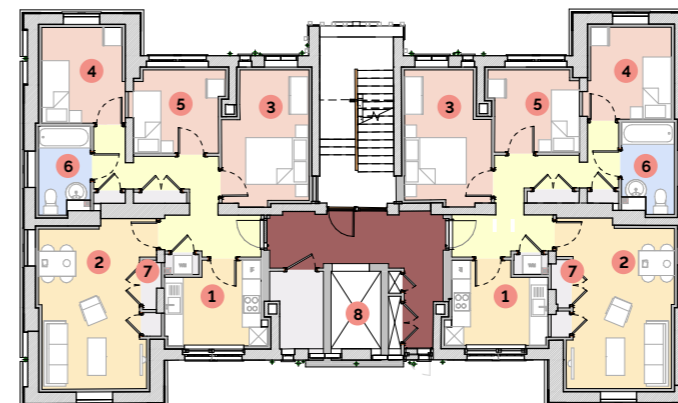
- 2B3P FLAT**
64m² / 689ft²
 - 4B7P FLAT**
108m² / 1163ft²
- 1 Kitchen/Living/Dining Room
 - 2 Kitchen
 - 3 Living/Dining Room
 - 4 Bedroom 1
 - 5 Bedroom 2
 - 6 Bedroom 3
 - 7 Bedroom 4
 - 8 Bathroom/Shower Room
 - 9 Storage
 - 10 Balcony
 - 11 Lift

Block C – Typical upper floor



- 1B2P FLAT**
57m² / 614ft²
 - 1B2P FLAT**
50m² / 538ft²
- 1 Kitchen/Living/Dining Room
 - 2 Bedroom
 - 3 Bathroom
 - 4 Storage
 - 5 Balcony
 - 6 Lift

Block D – Typical upper floor

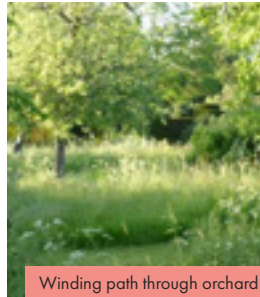


- 3B4P FLAT**
77m² / 829ft²
- 1 Kitchen
 - 2 Living/Dining Room
 - 3 Bedroom 1
 - 4 Bedroom 2
 - 5 Bedroom 3
 - 6 Bathroom
 - 7 Storage
 - 8 Lift

*Furniture and white goods shown for illustrative purposes only

Heart Of The Estate

- New green heart to estate
- Seating and eating areas
- Opportunity to grow flowers and fruit
- Integrated play trails
- New care takes facility and store
- Better bin storage
- Integrated sub-station



Winding path through orchard

Entrance Courts

- People-friendly environment
- Well integrated trees and attractive planting
- Green buffers to ground floor homes
- High quality materials
- Better bin storage
- Rationalised car parking
- Better lighting



Pergolas



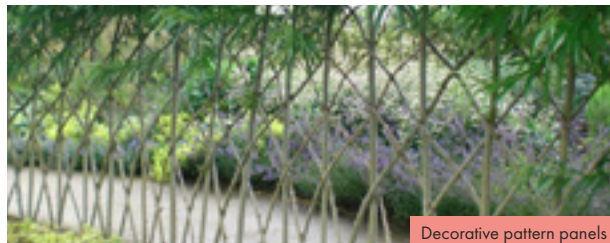
Community seating



Potential look for Entrance Courts

The Sunken Garden

- Existing well-used community space
- New Secure boundary treatment



Decorative pattern panels



Vertical green screen

Garden Courts

- Quiet Garden environment
- Attractive and biodiverse low maintenance planting
- Green buffers to ground floor homes
- Integrate rain-gardens to infiltrate water from roof and hard surfaces (SuDS)
- Seating and play opportunities within garden courts



Multifunctional green space

*Example landscape images for illustrative purposes of how the estate could look

CONTACT US

If you have any questions about the refurbishment of the Sutton Estate please call **Natalie Down** or **Belinda Stewart** on **0300 500 8000** or email suttonestatechelsea@clarionhg.com

