

SUTTON ESTATE

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DESIGN UPDATE NOVEMBER 2020

Estate landscape and refurbishment submitted for planning

Clarion Housing have recently submitted a planning application for the sustainable refurbishment of four buildings (Blocks A-D) for affordable homes and landscape improvements across the estate.

Residents from the estate and external stakeholders have been engaged throughout 2020, providing helpful feedback to shape the planning application (rbkc.gov.uk/PP/20/05566).

This Design Update provides an overview of the application proposals. The Council will also consult local residents and a decision is due in February 2021.



Artist's impression – Aerial view illustrating landscape improvements across the estate and refurbished Blocks A-D

Proposed timeline

OCTOBER
PLANNING APPLICATION
SUBMITTED

FEBRUARY
2021 COUNCIL
PLANNING
COMMITTEE
DECISION

ESTIMATED
WORKS
START
ON SITE

SEPT' OCT' NOV' DEC' JAN' 2021 FEB' MAR' APR'

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CLARION
HOUSING

Summary of improvements – Blocks A to D

- 81 refurbished flats within Blocks A-D
- Lift access to all floors in every building
- All refurbished flats remodelled to be larger than the original flats in Blocks A-D
- 100% social rented homes
- 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
- New high quality windows
- Improvements to external space

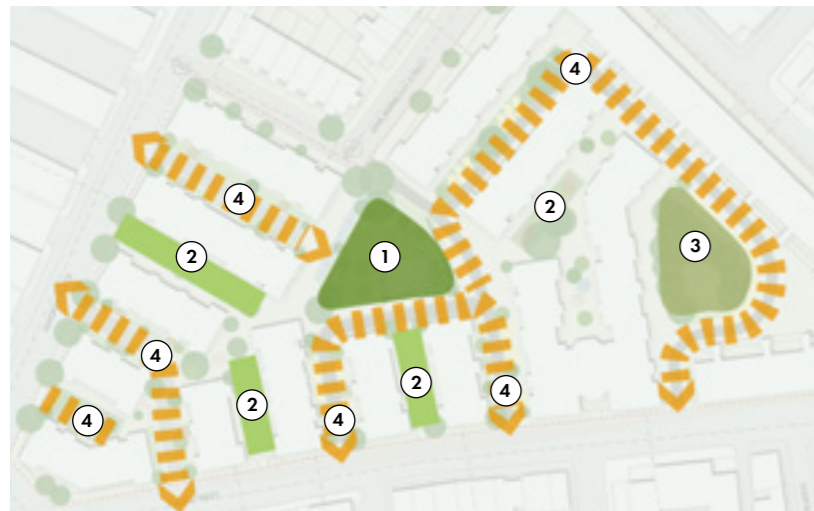


Flat Type	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Proposed Areas	47-62m² (506-667 ft ²)	61-75m² (657-807 ft ²)	75-107m² (807-1152 ft ²)	108m² (1163 ft ²)	
London Plan (min)	39m² (420 ft ²)	61m² (657 ft ²)	74m² (797 ft ²)	108m² (1163 ft ²)	
Block A	22	8	0	0	30
Block B	2	10	4	5	21
Block C	20	0	0	0	20
Block D	0	2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

A TRANSFORMED LANDSCAPE

Landscape improvements across the estate



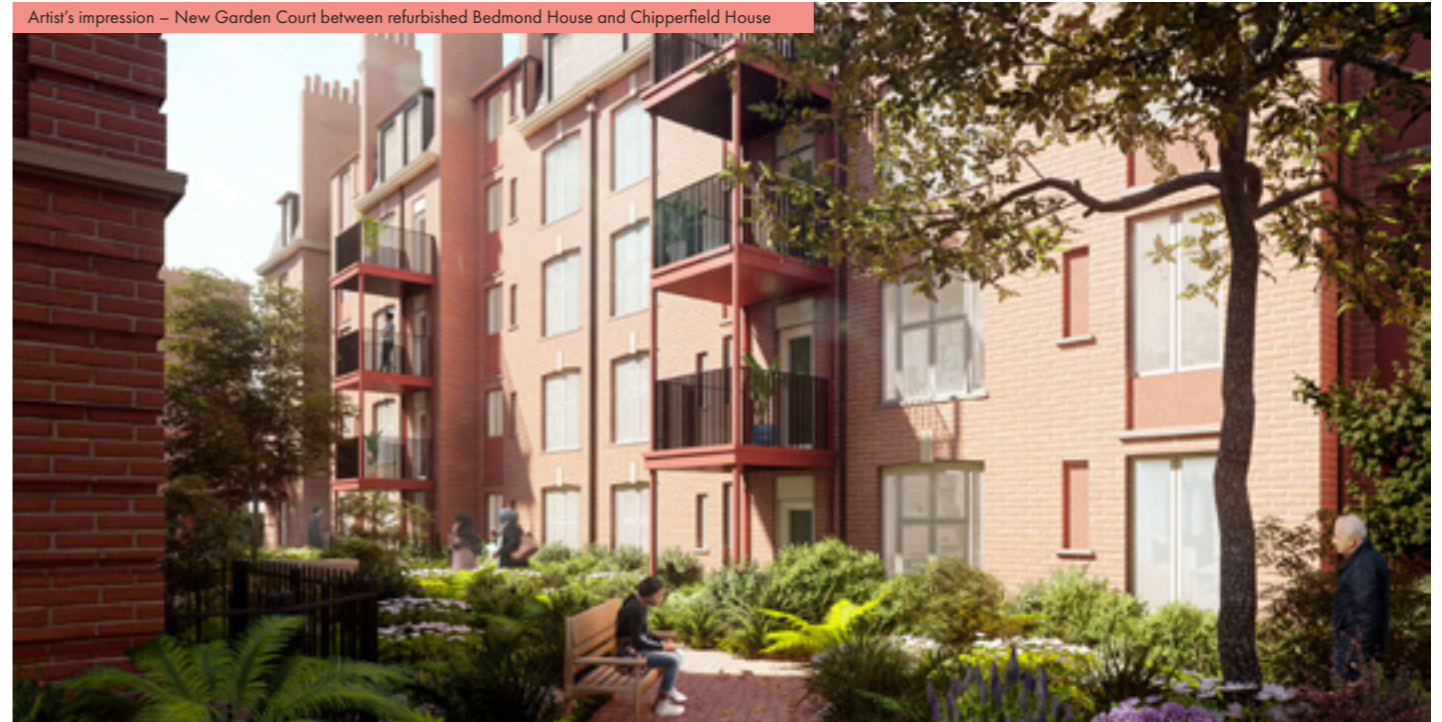
Artist's impression – New Entrance Court between refurbished Aldbury House and Bedmond House



Street elevation of refurbished buildings along Ixworth Place



Artist's impression – New Garden Court between refurbished Bedmond House and Chipperfield House



The heart of the estate

- Secure green heart to estate
- Seating and social areas
- Orchard and wildflower meadow
- Integrated play trails
- New caretaker building and store
- Better bin storage
- Integrated sub-station
- Sheltered pergola area

Artist's impression – New garden at the heart of the estate with views to refurbished buildings beyond



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

Garden Courts

- Quiet garden environment
- Seating and play opportunities
- Green buffers to ground floor homes
- Rain-gardens collect water from roofs and hard surfaces
- Attractive biodiverse low maintenance planting

Artist's impression – Garden Court



Entrance Courts

- People-friendly environment
- Green buffers to ground floor homes
- Better lighting and bin storage
- Rationalised car parking

The Sunken Garden

- Existing well-used community space
- New secure attractive fencing
- Improved planting
- New outdoor lighting

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

