

## Welcome

Clarion Housing would like to regenerate the Sutton Estate. Our planning application was refused by Royal Borough of Kensington and Chelsea in November 2016 and we lodged an appeal in the summer 2017.

As part of the appeal process we have sought the Planning Inspectorate's views on an amendment to the original application.

This consultation event aims to give you more information about the revised scheme as well as a chance to give your feedback. Members of the team are on hand to discuss the proposals with you.



## Appeal scheme

The appealed application saw 69% of new homes continue to be for social rent allowing for every Clarion resident currently living on the Estate to be re-housed within the regenerated Estate. The remaining 31% of the new homes were for private sale and the surplus this generates used to fund the project.

The proposal established a new community route between Cale Street and Marlborough Street. This reflects the historic route that existed on the site prior to construction of the existing estate.

At the heart of this route is a new, landscaped Community Square, adjacent to which a new Community Centre would be established.

All of the new homes proposed would have a private outdoor space – balcony, winter garden or terrace. These will be complemented by communal gardens, benches and landscaping. The local shops on Chelsea Green will be retained and with the addition of some new small retail units.



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## What has changed

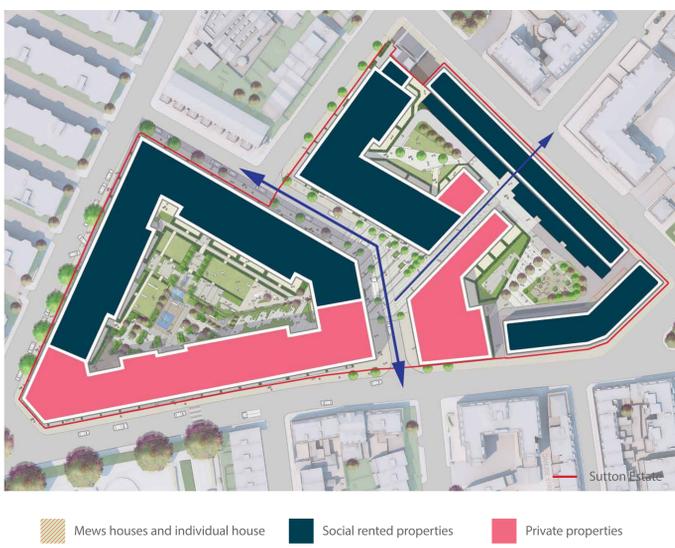
The revised appeal scheme will increase the number of new social rented homes from 237 in the original refused application to 270 – so an increase of 33 new social rented homes. This will be achieved by changing the previously proposed private mews houses into homes for social rent.

### How do the two schemes compare?

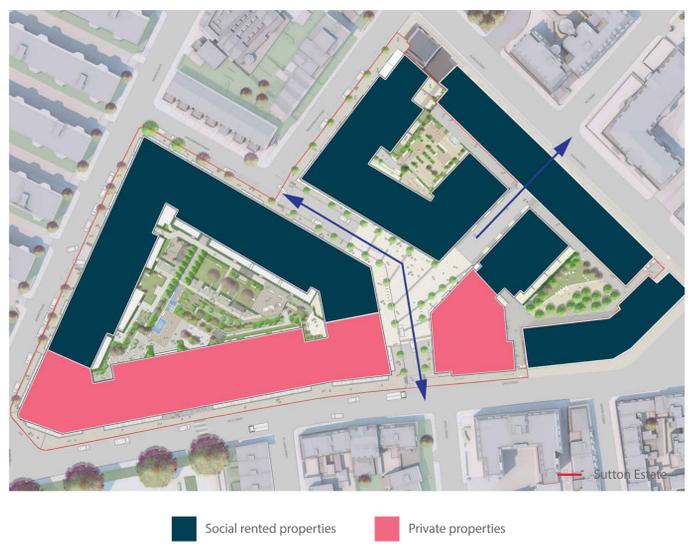
	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Appeal proposal	144	71	20	2	237
Revised proposal	141	98	29	2	270

Figures do not include Leverstock and Mayland

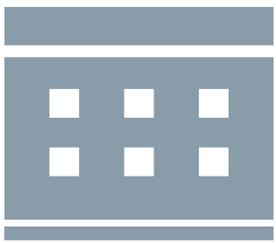
## Appeal scheme



## Revised appeal scheme



## Floorspace



Existing Estate social floorspace = 18,708m<sup>2</sup>



Appeal scheme social floor space = 16,142m<sup>2</sup>



Revised appeal scheme social floor space = 18,967m<sup>2</sup>

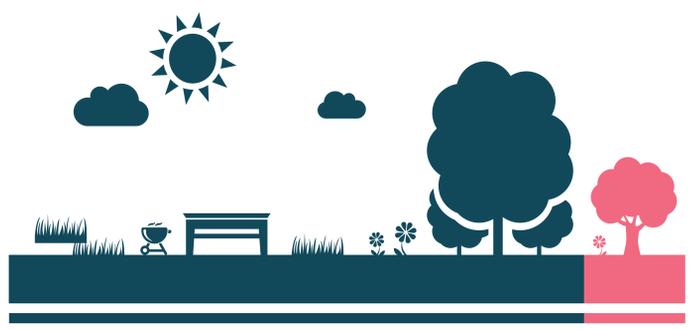
Figures do not include Leverstock and Mayland

## Communal gardens



Existing communal gardens = 492m<sup>2</sup>

Communal gardens for Clarion Housing residents = 2,225m<sup>2</sup>



Private communal gardens = 400m<sup>2</sup>

## Revised appeal scheme design changes

### Appeal scheme



Mews Street

#### Block one

- Plans, elevations, quantum of development and mix are unchanged

#### Block two

- Removal of private Mews House block and introduction of new social housing block in same location, accessed off its own core
- Proposal provides 17 homes for social rent, including re-designating single ground floor lateral flat unit (previously private)

#### Block three

- Removal of private Mews House block and introduction of new social housing block in same location
- Proposal provides 16 homes for social rent
- Minor reconfiguration of units with nominal change to mix
- Phasing line (Phase 2b/Phase 3) amended
- Size of ground floor allocation to Community Centre increased (supplementary space at basement level removed)

#### Design commentary

- In respect of both mews blocks, the revised proposal will require a slightly larger (wider) floorplate, providing essential additional affordable area
- The massing on both sides of the street will therefore modestly increase
- The Link road elevation has been remodelled to reflect internal reconfiguration
- Minor amendments have been made to the Marlborough Street elevation

### Revised appeal scheme



Mews Street

#### Other design matters

- Minor amendments to cycle, refuse and amenity provisions have been made in line with the increased occupancy of the site to ensure full compliance with the London Plan and other statutory requirements
- An increase in new homes from 343 to 366
- An increase in residential floorspace from 29,967m<sup>2</sup> to 30,727m<sup>2</sup> net internal floorspace
- An increase of 2,825m<sup>2</sup> net internal social rented floorspace from 16,142m<sup>2</sup> to 18,967m<sup>2</sup>
- An increase of 33 social rented homes from 237 to 270
- A reduction of 2,065m<sup>2</sup> net internal private floorspace from 13,825m<sup>2</sup> to 11,760m<sup>2</sup>
- A reduction of 10 private units from 106 to 96
- A decrease in size of the community centre from 375m<sup>2</sup> to 292m<sup>2</sup> gross internal area as a result of the removal of the basement
- An increase in the height of Block 2 from 18 m to 19.5 m above ordnance datum (AOD)
- An increase in the depth of the basement within Block 2 by half a storey (1.5m)
- The Existing Environmental Statement assumed a construction programme starting in 2016, with completion by 2023. This has been delayed by three years, and the Revised ES assumes a construction programme starting in 2019, with completion by 2026.

## Continuing to maintain the sense of community

Our masterplan continues to strive to maintain the strong sense of community on the Estate and will provide our residents with a better living environment and improved communal/ community facilities.

### The masterplan continues to include:

- Communal gardens that are 5 times bigger than the current garden
- A purpose-built community centre that is resident led
- Balconies, terraces or winter gardens to all new homes
- Mainly south facing, secure landscaped gardens for all residents of all ages to relax, play or grow produce in
- Additional retail units to complement those at Chelsea Green
- Attractive range of external finishes used across all the properties
- Paved and well-lit tree lined walkways through the Estate
- Public art that reflects the unique heritage of the Estate
- Integrated bin, bike and individual storage facilities
- All existing allocated parking spaces will be re-provided, in addition resident will retain their right to apply for RBKC's resident parking permit
- A programme of external improvement works to Leverstock and Mayland
- Statutory Community Infrastructure Payment for the education, health and open spaces in RBKC



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## Summary

- We have asked the Planning Inspectorate to consider a revised scheme.
- The revised scheme will increase the number of new social rented homes from 237 in the original application to 270 – an increase of 33 new social rented homes.
- This will be achieved by changing the previously proposed private mews houses into homes for social rent and means the scheme will now replace all the existing social rented floorspace.
- The proposals continue to include new homes for social rent that have modern fitted kitchens and bathrooms, mainly south facing balconies terraces or winter gardens, integrated storage and lifts in each block.
- The proposals also continue to include large communal gardens, a resident led community centre, additional retail units to complement those on Chelsea Green, and integrated bin, bike and individual storage facilities.

## Next steps

The consultation period on the revised appeal scheme closes on 5th March. We will analyse the feedback we receive throughout this period and provide a summary report to the Inspector.

## We want to know your views

Your feedback on the changes to the scheme is important to us.

You can let us know what you think by filling in a feedback form and leaving it with us either today or by sending it to:

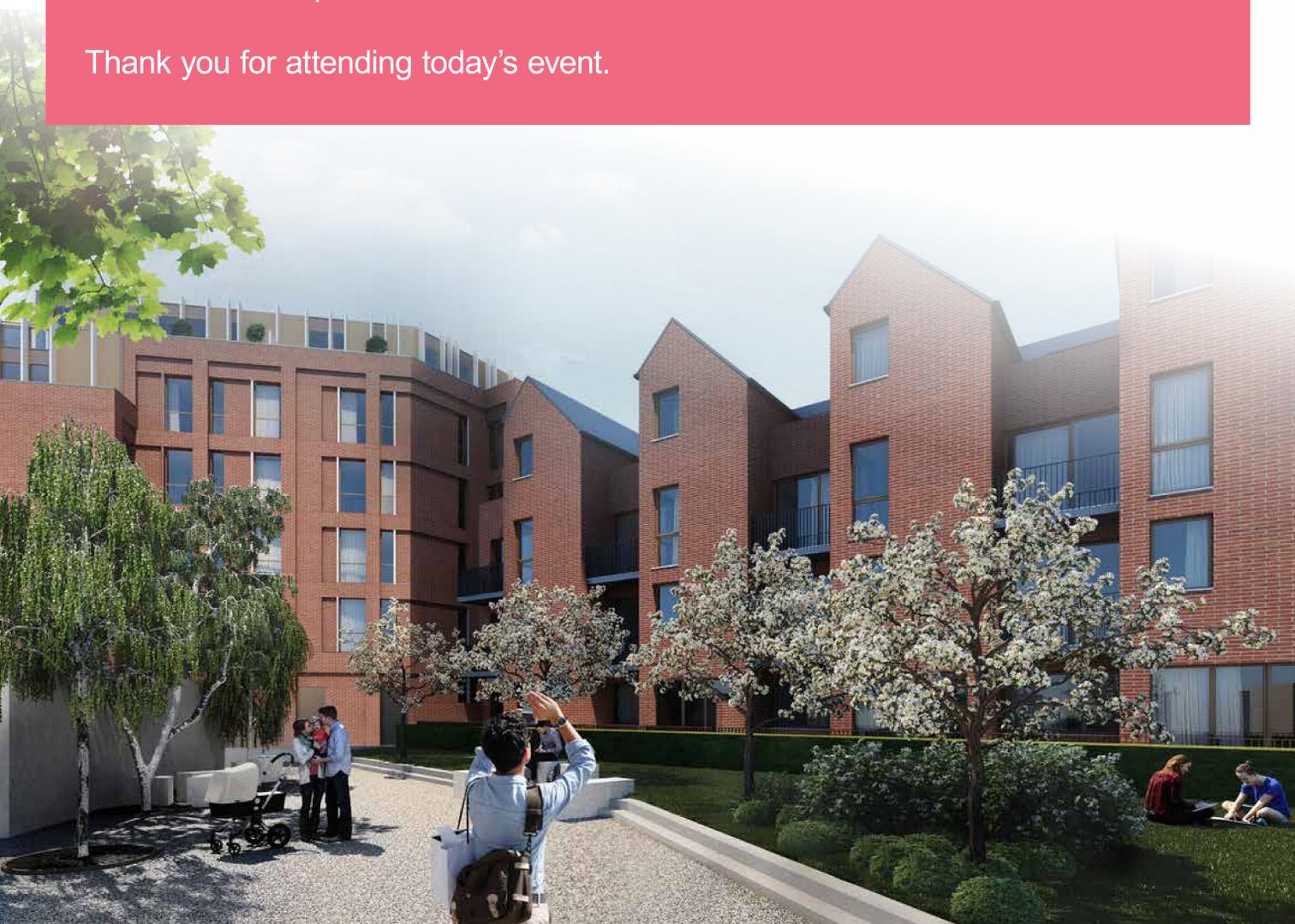
### FREEPOST MPC Consultation

You can also:

- Visit our website - [www.suttonestatechelsea.com](http://www.suttonestatechelsea.com)
- Call our Freephone information line 0800 148 8911
- Email [info@suttonestatechelsea.com](mailto:info@suttonestatechelsea.com)

The Sutton Estate consultation website will be updated regularly so please do check back for updates.

Thank you for attending today's event.



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