



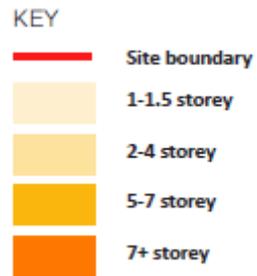
22 excellent homes  
for Sutton

# The site

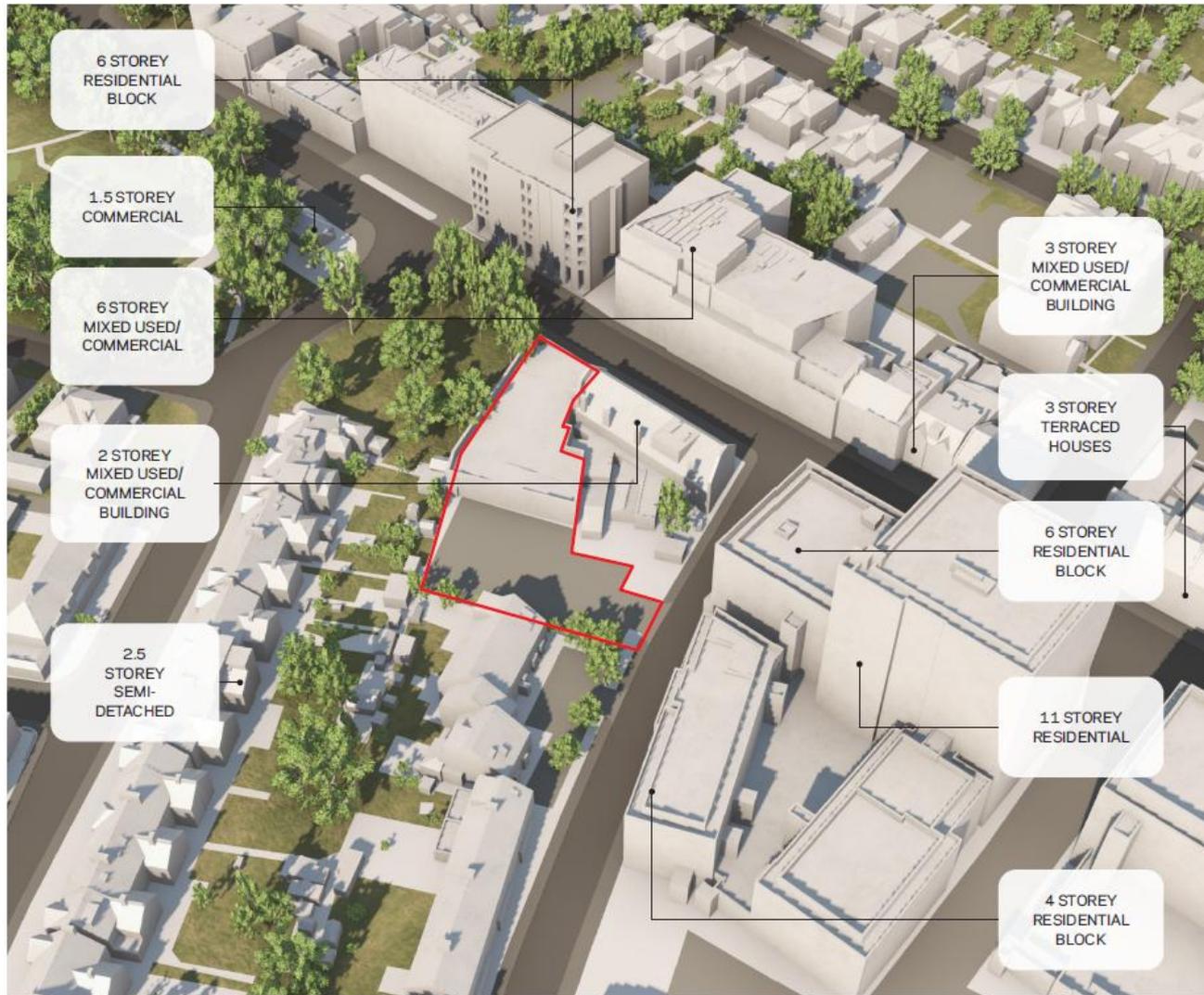


Aerial view of the site and the surrounding area

# Building heights



# Context Scale and Massing



Context, scale and massing diagram

# The immediate context



Key



View 1



View 2



View 3



View 4

# Site photographs



Key



View 1



View 2



View 3



View 4

# Site opportunities and constraints

## Site Opportunities

- 1 Opportunity to provide high quality residential accommodation
- 2 Opportunity for increased height along High Street
- 3 Opportunity to create improved connections with Victoria Gardens
- 4 Opportunity for more domestic scale along Vale Road

## Site Constraints

- 5 Existing trees to north
- 6 Constrained site access
- 7 Sensitive adjacencies to neighbouring properties



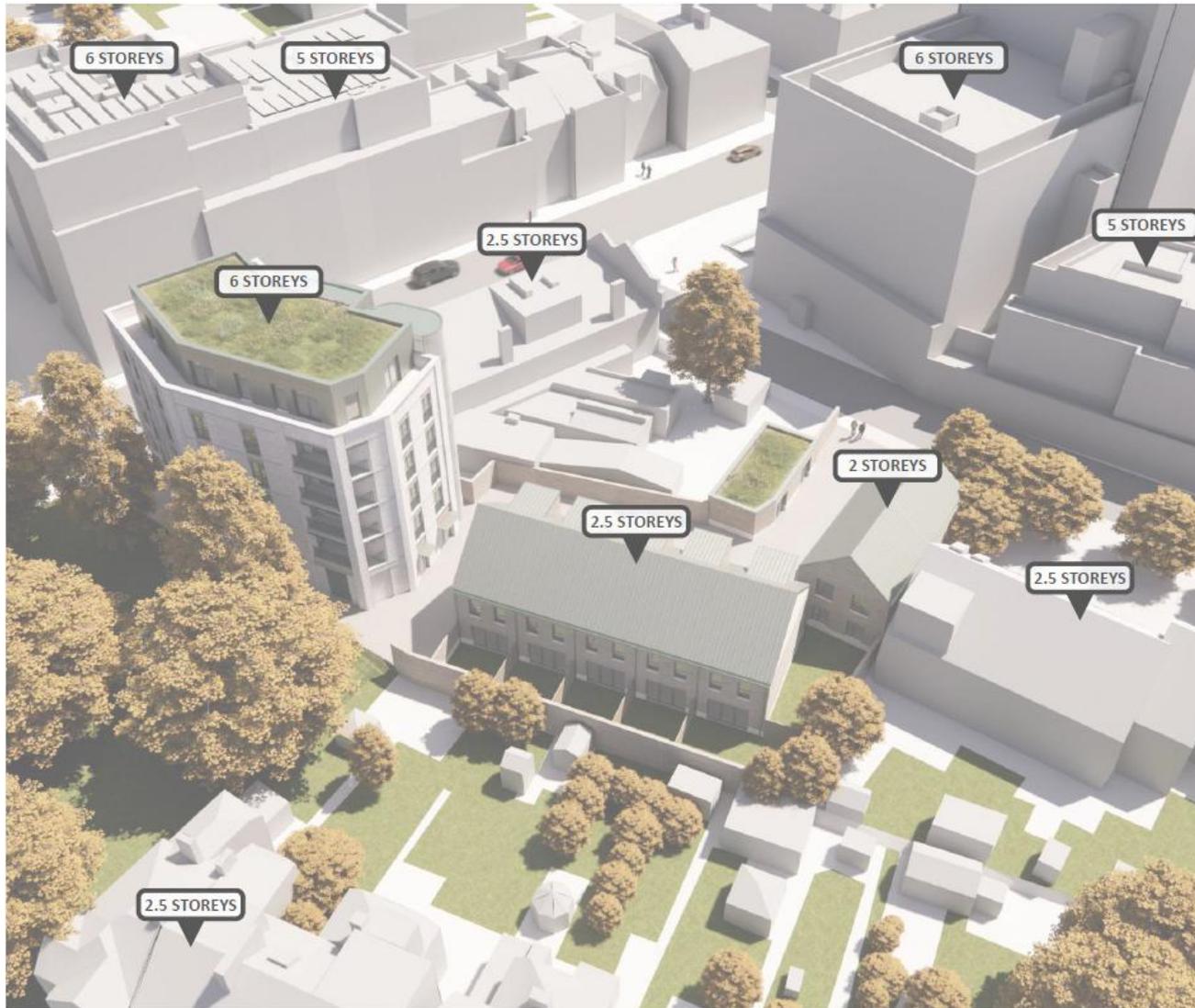
1  
Site opportunities and constraints diagram

# Design principles

- 1 Aligning block A to create a strong gateway presence
- 2 Redesigned northern elevation of block A to promote a greater relationship to Victoria Gardens and northern viewpoints.
- 3 Pedestrian link through the site into Victoria Gardens, with landscaping and playspace along the route.
- 4 Enhanced private amenity for residents throughout the mews street
- 5 Creating active frontage along Vale Road
- 6 Residential ancillary spaces located in suitable areas along the site boundary



# Scale and massing



# Ground floor plan

## KEY

-  1 bed (1 person) unit
-  1 bed (2 person) unit
-  2 bed (3 person) unit
-  2 bed (4 person) unit
-  3 bed (4 person) unit
-  Commercial



# First floor plan

**KEY**

	1 bed (1 person) unit
	1 bed (2 person) unit
	2 bed (3 person) unit
	2 bed (4 person) unit
	3 bed (4 person) unit



# Third and fourth floor plans

## KEY

	1 bed (1 person) unit
	1 bed (2 person) unit
	2 bed (3 person) unit
	2 bed (4 person) unit
	3 bed (4 person) unit



# Fifth floor plan

## KEY

	1 bed (1 person) unit
	1 bed (2 person) unit
	2 bed (3 person) unit
	2 bed (4 person) unit
	3 bed (4 person) unit



# Aerial view



# High Street view



# View of the mews



# Vale Rd view



# Victoria Gardens view



# Landscape design



# Play design



# Benefits



**A new high-quality development in a sustainable location**



**22 new homes in three buildings**



**A mix of 1, 2 and 3-bedroom homes**



**New trees and landscaping to add greening**



**A multi-use play space open to all ages**



**Building facing Sutton High Street will have ground floor commercial use**

# Thank you

