

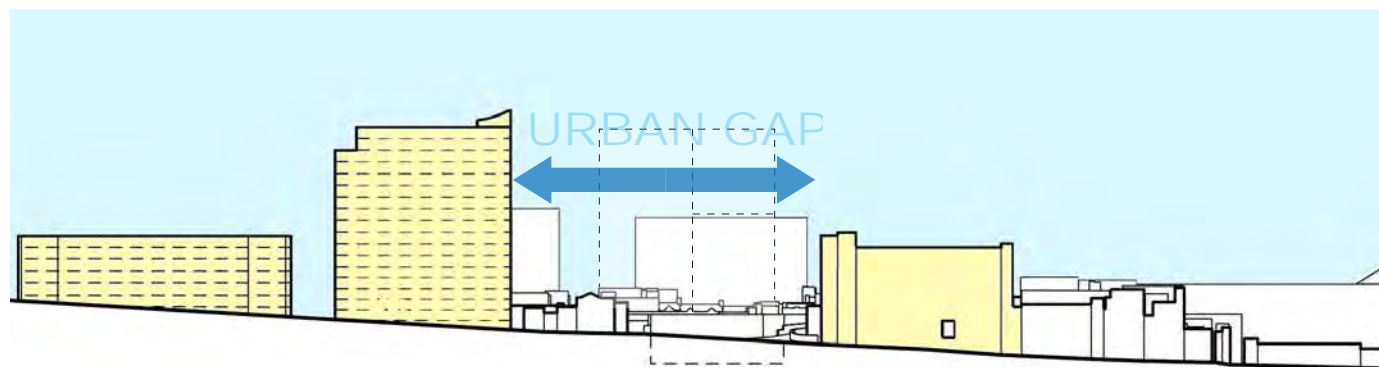
03. THE PROPOSED MASSING

THE PROPOSED MASSING

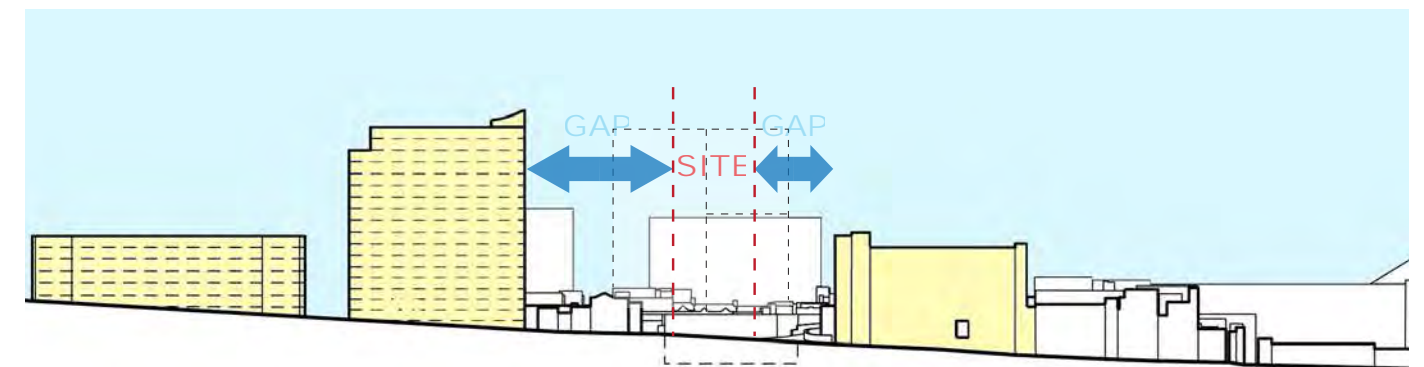
EXISTING CONDITION

'Fact is that there is gap view here and you are going to block it - whether it is a ten-storey or a taller building. The proposed height might well be fine, the question is: Should it be a stand-alone building or should it mediate between its neighbours?'

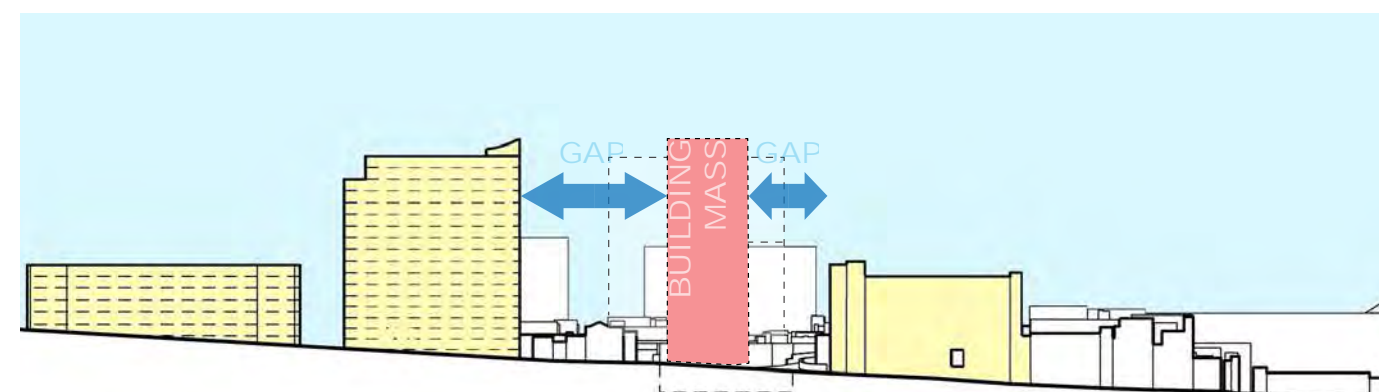
Dieter Kleinert - DRP Chair,
DRP 01 Session, 11th February 2020.



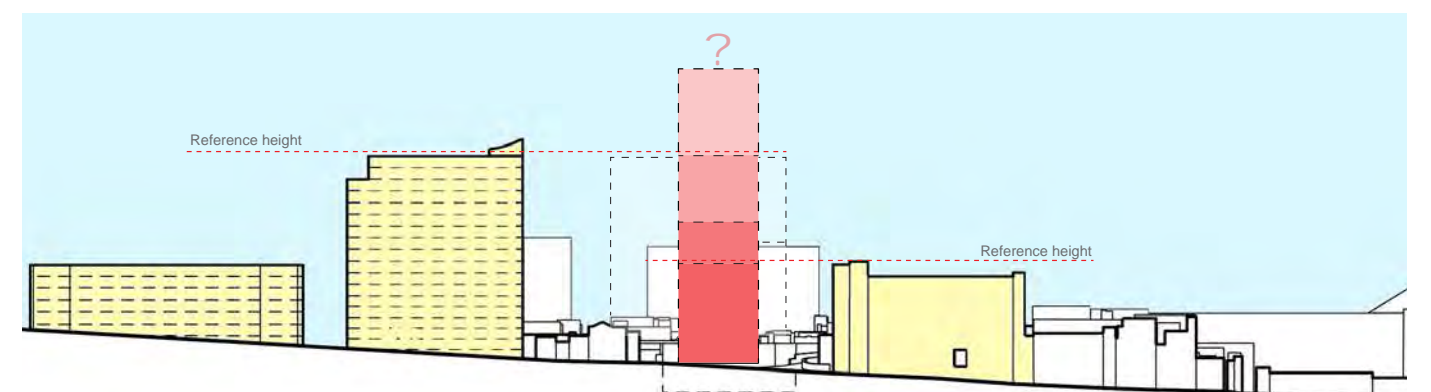
Existing Site



Site Subtraction



Reference heights & Site Mass



'Stand alone' scheme massing

EXPLORATION OF APPROPRIATE MASSING

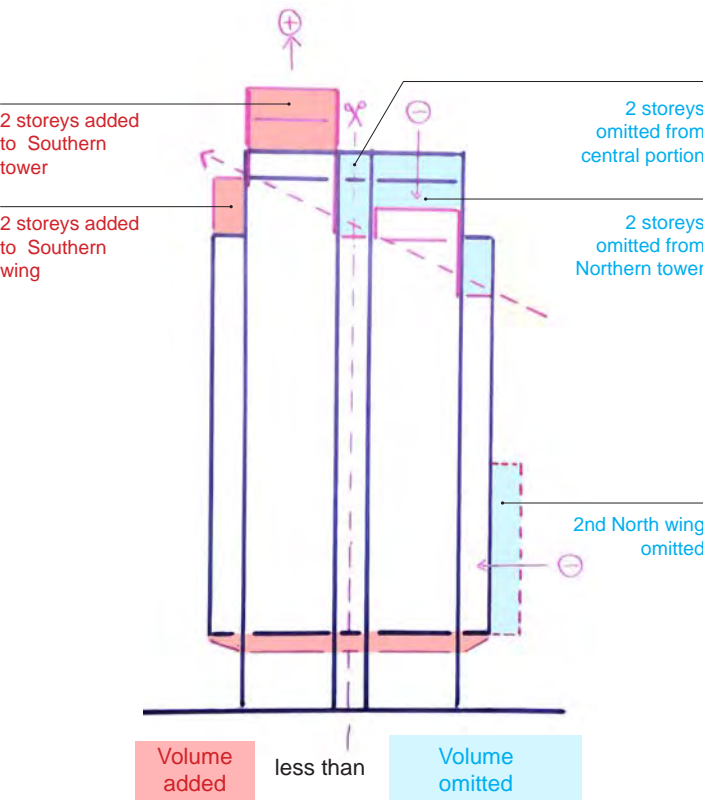
The appropriate massing for the site has been arrived at through six Planning Pre-Application Advice meetings with LB Sutton as well as two Design Review Panel sessions (see Appendix for more detail on these meetings and reviews).

Tall and Slender

Planning and Pre-Application Advice meetings and Design Review Panel sessions steered the proposal towards a taller but more slender massing (3) than the initial proposals (1,2) which were seen as less elegant and 'squat' in comparison. Finally, a tall volume with an asymmetrical and therefore more slender top section (4) was arrived at following a second Design Review Panel session and this was subsequently favourably reviewed by LB Sutton.

A Marker for the Regeneration of Throwley Way

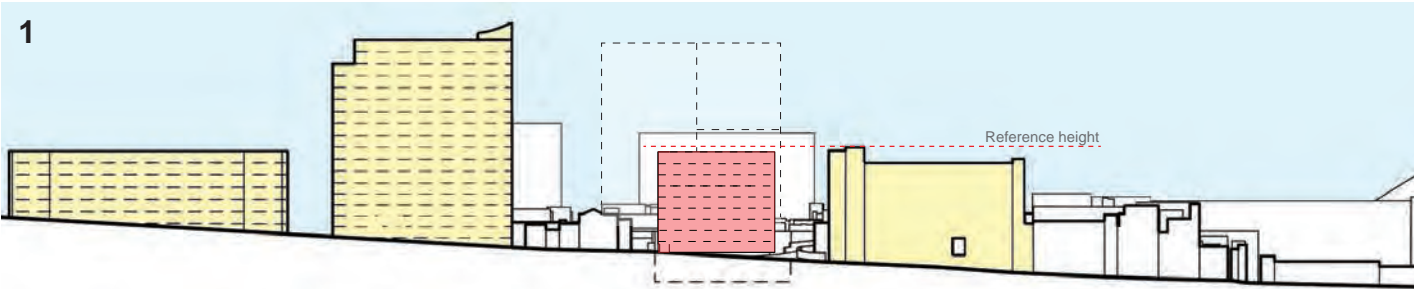
The Design Review Panel reacted positively to the idea of establishing a new, high quality 'Landmark Building' along Throwley Way - as suggested by the Sutton Town Centre Urban Design Framework Report. Through its visibility from the High Street such a building could help to draw visitors not only to its public amenity offer but also to the regenerated Throwley Way and Manor Park beyond.



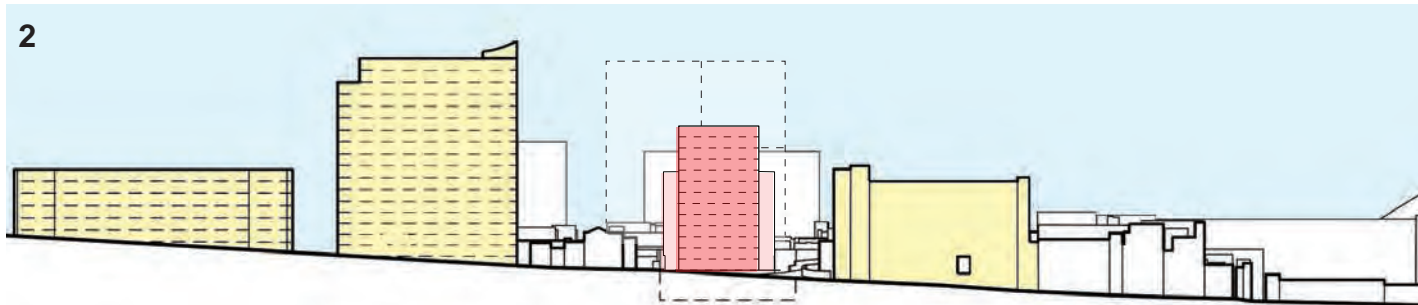
Elevation Diagram - Changes to massing following DRP 2

'Located in an area which has been designated as suitable for tall buildings there is an acceptance that a building of this height could be acceptable in this context.'

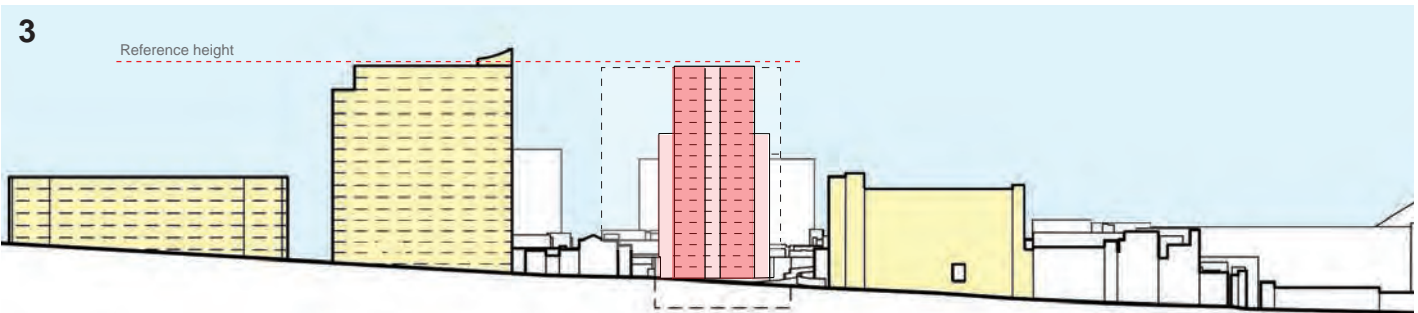
from: DRP Report, 02/04/2020.



Low Rise Building (6 storeys + roof)



Low / Mid Rise Building (12 storeys + roof)



Mid / High Rise Building (18 storeys + roof)

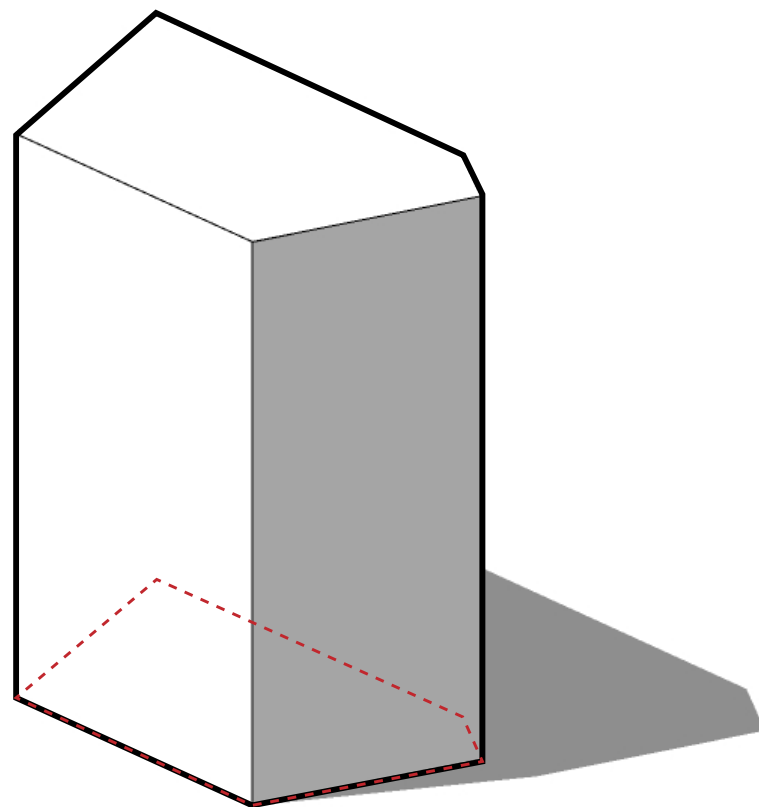


High Rise Building (20 storeys + roof)

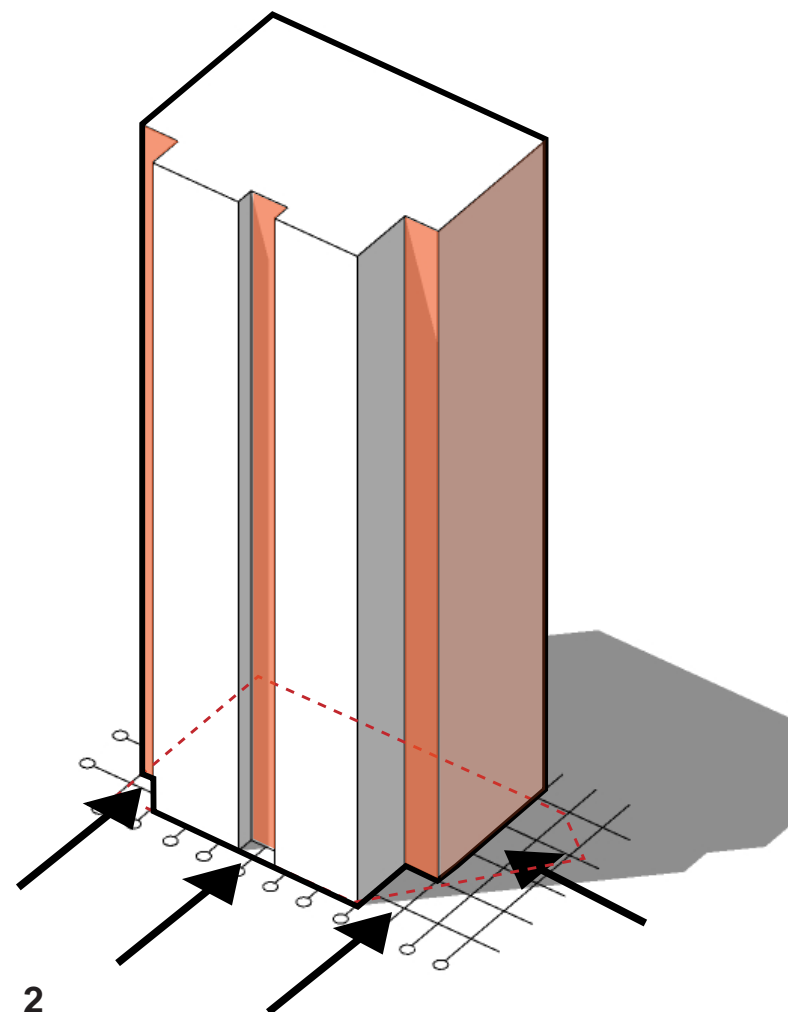
THE PROPOSED MASSING

MASSING DEVELOPMENT DIAGRAMS

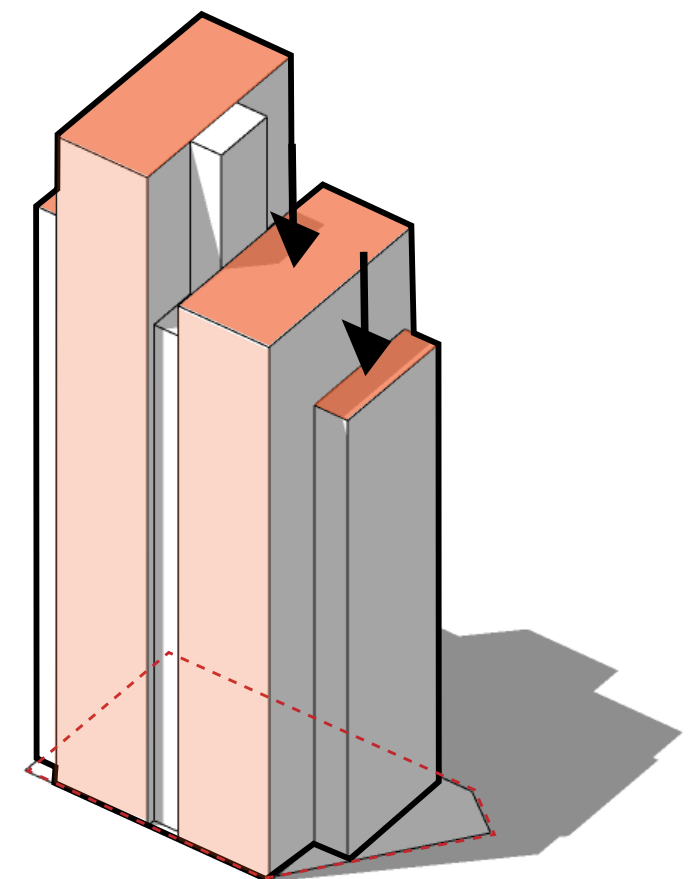
These concept diagrams illustrate how the proposed massing has been arrived at - starting with a simple extrusion of the site footprint and subsequent refinement and adjustments of the mass.



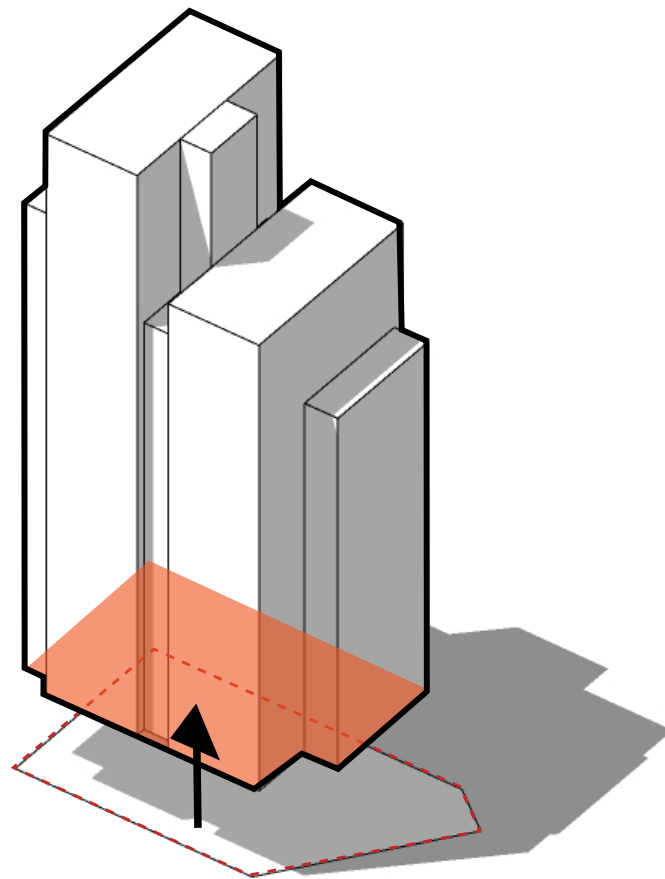
1
Extrusion of site footprint:
Maximum mass.



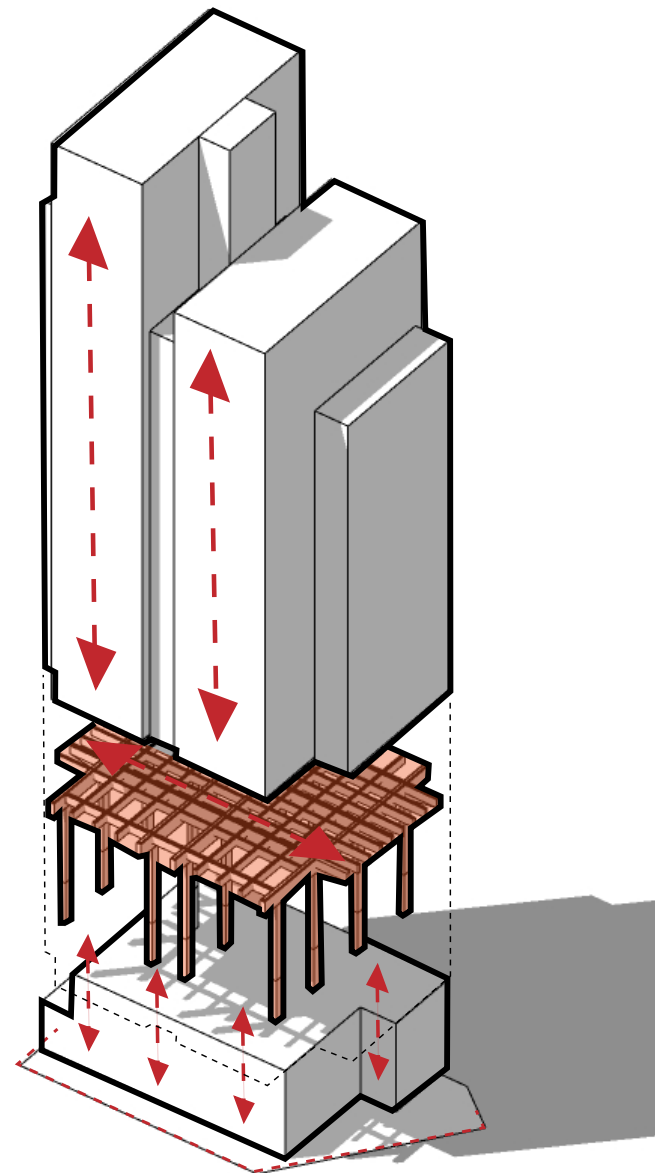
2
Introduction of grid subdivisions & vertical
stepping: Breaking down the maximum mass.



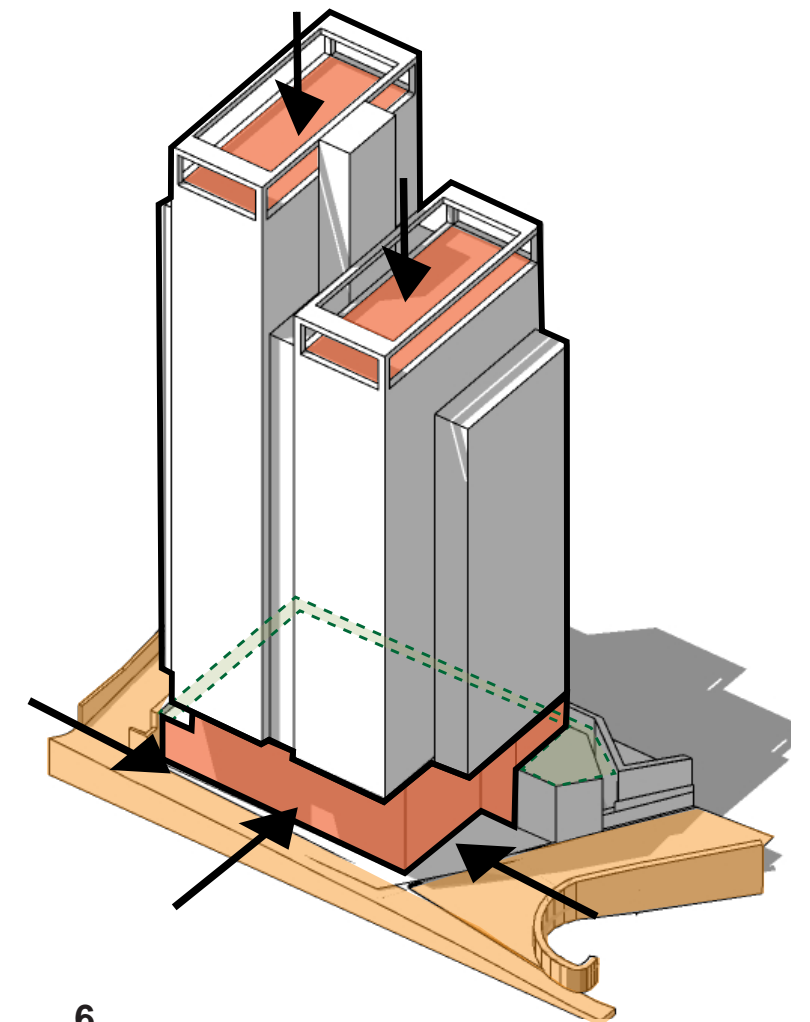
3
Horizontal stepping: Increasing the
slenderness of the mass.



4
Raising mass off the ground:
Providing opportunity for a base.



5
Introduction of table-like transfer structure
at the base: Supporting & grounding the mass
above.



6
In-setting the base & pushing down the top
to create a 'crown': Refining the mass.

THE PROPOSED MASSING

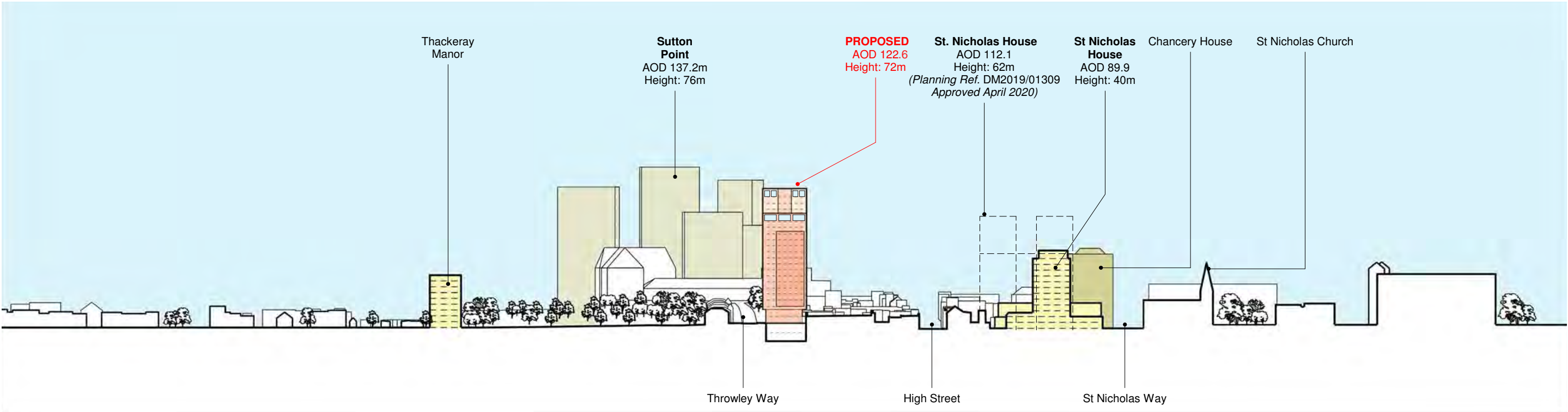
MASSING IN WIDER CONTEXT



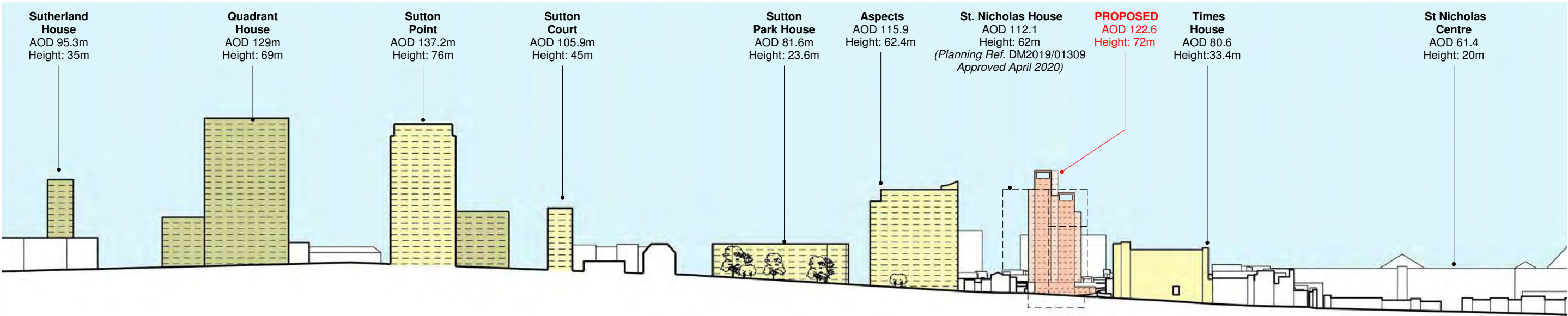
24-34 Sutton Ct Rd Sutton Point Sutton Court Manor Park Aspects PROPOSAL St Nicholas House (Planning Permission granted April 2020)

Aerial view with proposed massing generated with VU.CITY

MASSING IN WIDER CONTEXT



East - West Long Context Section



North - South Long Context Section

THE PROPOSED MASSING

MASSING IN WIDER CONTEXT

Views from Street Level

Comparative study with existing, key street-level views supplied by LB Sutton during Planning Pre-Application advice.

Views showing the proposed massing in existing context are taken from the same locations as the photographs supplied by LB Sutton and were generated using the highly accurate VU.CITY platform and 3D environment.

Key views from Throwley Way - looking north and south - as well as from Manor Park are covered later in this document.

Further existing/proposed comparative views from other locations can be found in the Townscape Assessment Report prepared by Lichfields.



1 View from High Street

EXISTING



PROPOSED



Key Map



2 View from Benhill Wood Road

EXISTING



PROPOSED

MASSING IN WIDER CONTEXT

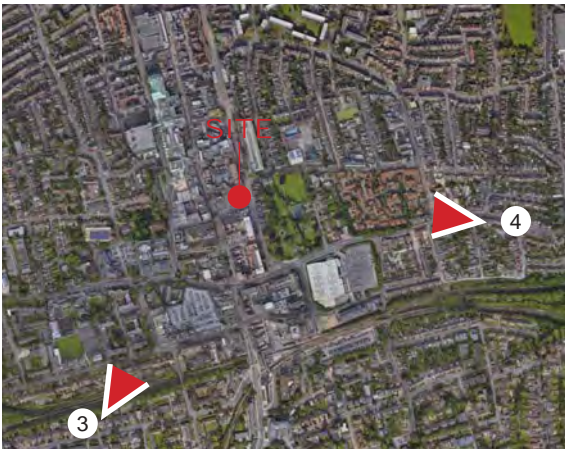


3 View from Belmont Rise

EXISTING



PROPOSED



Key Map



4 View from Carshalton Road

EXISTING



PROPOSED

THE PROPOSED MASSING

VIEW OF THROWLEY WAY APPROACH



VIEW FROM TOP OF THROWLEY WAY



THE PROPOSED MASSING VIEW FROM MANOR PARK



VIEW FROM HIGH STREET

‘A taller building could act as a visible marker for the regeneration on Throwley Way, drawing people to the building’s amenity offer for the wider community.’

Dieter Kleinert - DRP Chair,
DRP Session 29th May 2020



