



75 Woodcote Road

Project Introduction

The council currently has a programme to build new social housing on land it owns, and this site has been included in the next phase of this project. This leaflet has been prepared to inform local residents of the proposals at an early stage and to invite feedback before the scheme is submitted for planning approval.

Our aim is for a planning application to be submitted in November 2021, and that the design of these low-energy flats will be progressed for construction to start in summer 2022, for about 12 months.

It is proposed that the existing building on the site be demolished as it is not suitable for re-use as low-energy housing.

Site Location and Context

The site lies south of the junction of Woodcote Road and Stanley Park Road/Stafford Road (with Sainsburys) and is located within an area designated within the LB Sutton Local Plan for potential intensification. The main road typically contains three- and four-storey residential buildings and the existing building on the site is therefore in the minority of lower-rise properties.



Site Viewed from Woodcote Road



Aerial View

75 Woodcote Road

Existing Site

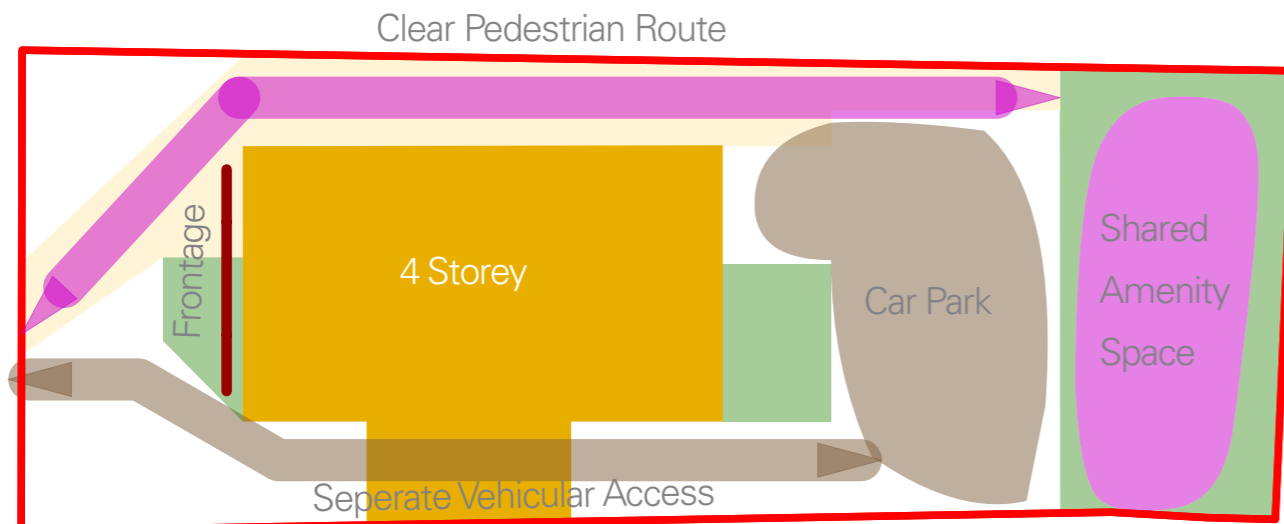
The site fronts onto Woodcote Road with pedestrian and vehicular entrances and a number of mature trees. A garden is located to the rear of the existing building, with vehicle parking along the southern boundary.

Neighbouring sites to the north and south contain four-storey residential buildings with car parking to the rear.

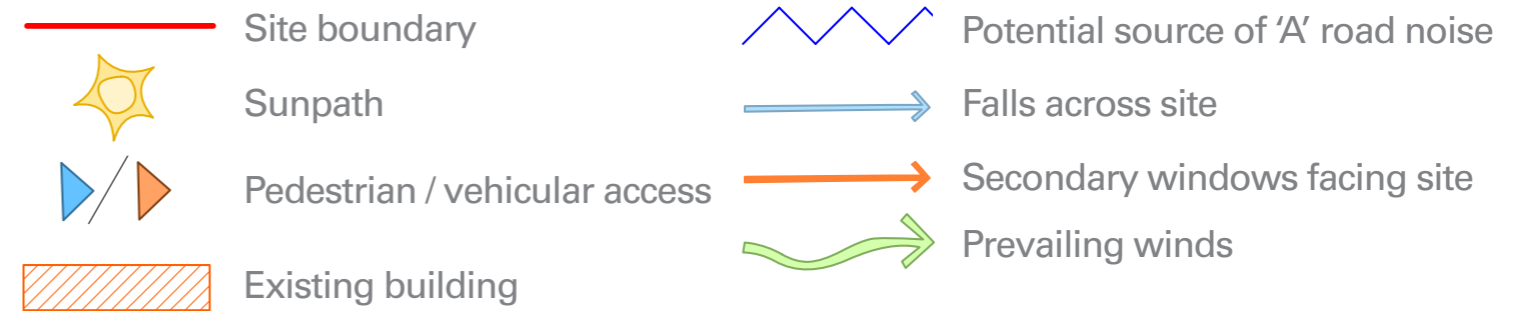
Proposed Site Strategy

Key site strategy principles include:

- retaining a similar footprint to the existing building
- creating a simple building form as part of an ultra-low energy development
- providing clear separation of pedestrian and vehicular access
- a compact area of car parking
- retaining all mature trees along the eastern and western boundaries
- providing a high quality shared garden area towards the rear of the site



Proposed Site Strategy



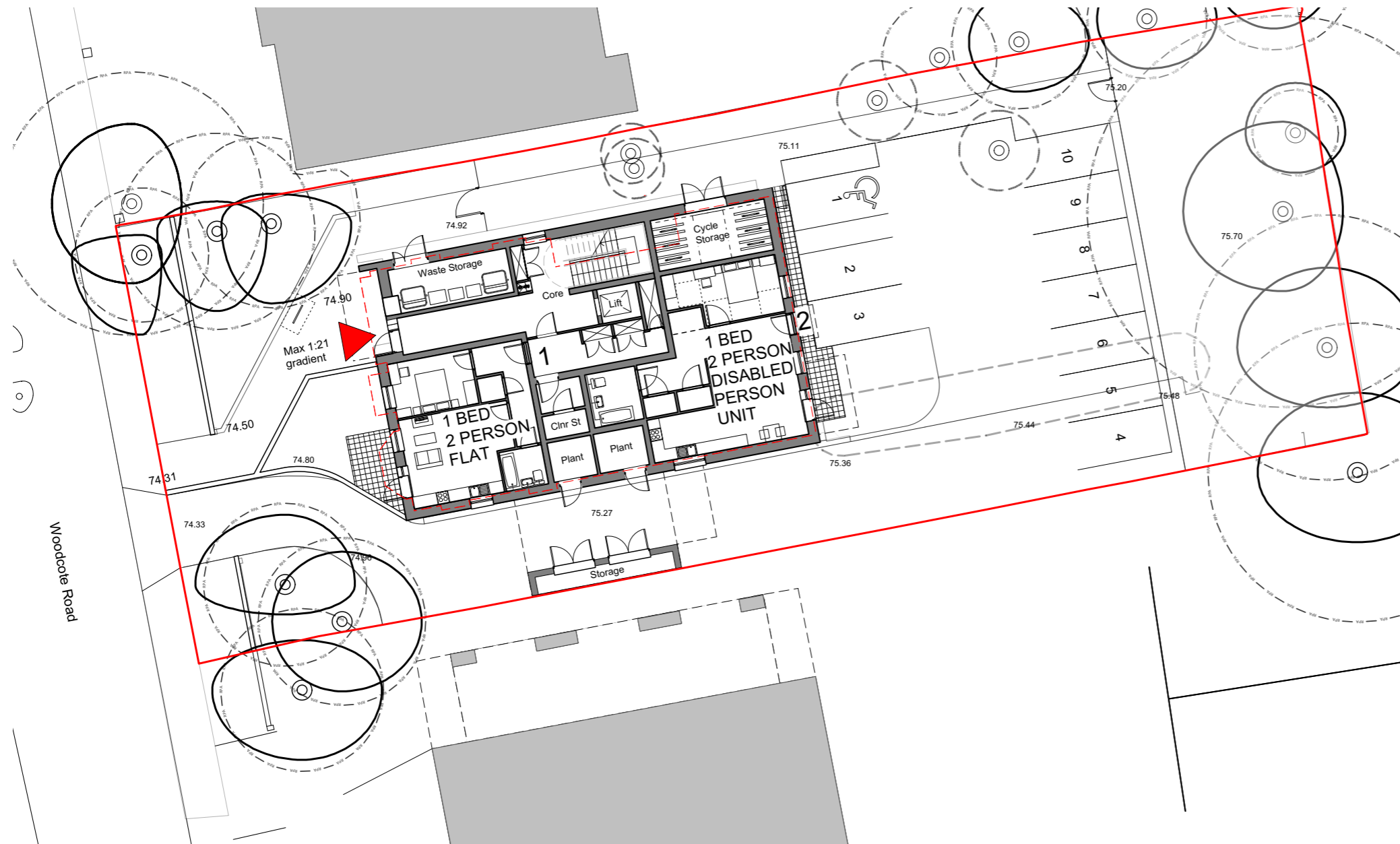
Existing Site Plan



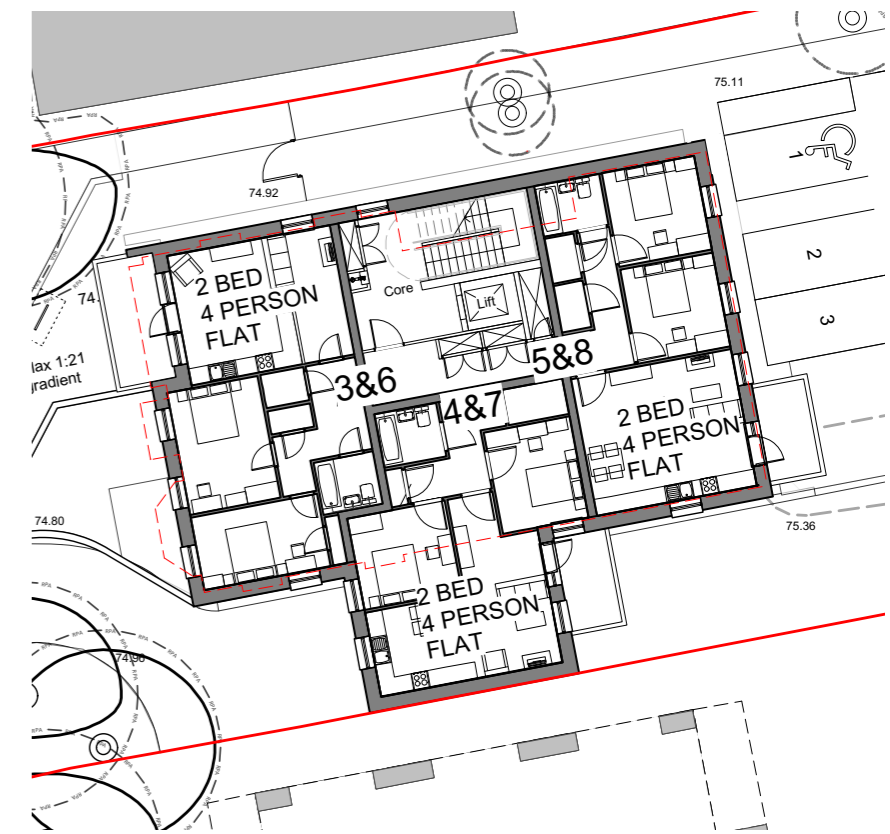
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Design Proposals

The proposed building contains 11 flats, comprising one 1-bed, one 1-bed Disabled Person Unit, and nine 2-bed units. Each flat is designed to the Nationally Described Space Standard and current Building Regulations. Car and cycle parking and refuse storage capacity will each meet local planning requirements.



Proposed Ground Floor Plan



Proposed First & Second Floor Plan



Proposed Third Floor Plan

75 Woodcote Road

Design Proposals

The scale of the proposed building at four storeys would be the same as the adjoining blocks of flats. The building will be designed to reflect the surrounding buildings, with mainly brick walls and similar size windows. The simple form of the building will contribute towards an ultra-low energy development. Existing mature trees will be preserved at the front and rear.

