



# Background Information

VIEW AT SITE ENTRANCE



## THE LONDON BOROUGH OF SUTTON

As the strategic local authority the Council is working with a range of partners to take forward various development sites in Hackbridge.

Corbet Close is an existing Council estate that has been earmarked for redevelopment due to its high reinvestment costs and significant long term maintenance requirements. The Council does not have the necessary funding to deal with these. The site has therefore been included as part of the wider Durand Regeneration project. This will help the project achieve the required levels of affordable housing provision by providing a financial contribution from the proceeds of the private for sale housing to be built.

## AFFINITY SUTTON

With over 57,000 homes and a 100-year history, Affinity Sutton is one of the largest providers of affordable housing in England. As a business for social purpose we're committed to helping people put down roots.

## RYDON CONSTRUCTION

Formed in 1978, Rydon brings together a wealth of experience, construction expertise and core values to Sustainable Regeneration. United by our emphasis on partnerships with our clients, we seek to enhance the living environment for communities.

## PTEa

Pollard Thomas Edwards architects (PTEa) won a limited competition to present design proposals for this site. PTEa has been creating popular, durable and award winning housing for over 30 years.

## OUR PROPOSAL

Our proposal creates a strong sense of place with a very special and identifiable character. It responds sensitively and appropriately to its context and makes the most of the existing mature landscape and riverside location. The layout essentially comprises two terraces of houses punctuated by an east-west route at the northern end of the site and public amenity space around existing mature trees both to the southern end and centre of the site. This site plan provides back-to-back planning for simplicity and security and maximises the proportion of site that will enjoy river views and access, whilst ensuring high levels of passive surveillance.



SITE ANALYSIS



CONCEPT





## RIVERSIDE TERRACE VIEW



## PROPOSED SITE PLAN



- 1 Low Carbon Buildings -**  
A Code for Sustainable Homes Level 4 development with all dwellings designed to a high level of thermal and electrical energy performance, achieving a reduction in CO<sub>2</sub> emissions over 2010 Building Regulations with a further commitment to providing renewable Photovoltaic technology.
- 2 Recycling Waste -**  
All dwellings provided with external space for refuse and recycling bins. Residents can also compost waste in gardens. Waste to be minimised as part of the construction process.
- 3 Sustainable Transport -**  
A new cycle/pedestrian path alongside the river with ecologically sensitive lighting making walking and cycling along the Wandle Trail easier throughout the day. Shared surface (road) promoting a more walkable neighbourhood.
- 4 Local and Sustainable Materials -**  
Local, reclaimed and recycled materials to be utilised wherever possible. Possibility of using felled trees from site as play elements within development.
- 5 Local & Sustainable Food -**  
Residents can grow their own vegetables in private gardens and apply for an allotment plot adjacent to the site.
- 6 Natural Habitats and Wildlife -**  
The existing natural habitat along the river is to be enhanced through increased native wetland and wildflower planting. Native tree species are to be planted site-wide to provide spaces for wildlife and encourage biodiversity. Natural play provision and opportunities for pond-dipping will encourage interaction with the natural environment.
- 7 Sustainable Water -**  
Water efficient taps and appliances to be provided for all houses.
- 8 Culture & Heritage -**  
The landscape proposals make a feature of the bridge as well as creating desirable amenity spaces for recreational use by the local community. Potential for interpretation of the River Wandle through the use of interpretation boards or reference within design of 'gateway' to site.
- 9 Equity and Local Economy -**  
The Durand Close Regeneration Project and associated sites are providing a wide range of tenures across Sutton ensuring a diverse local community.
- 10 Health and Happiness -**  
Play areas are to be provided along the riverside and within communal garden areas helping improve the health and well-being of local people whilst also enhancing the river walk and improving access views.



STREET TERRACE VIEW



STREET TERRACE ELEVATION



RIVERSIDE TERRACE ELEVATION



SECTION THROUGH SITE



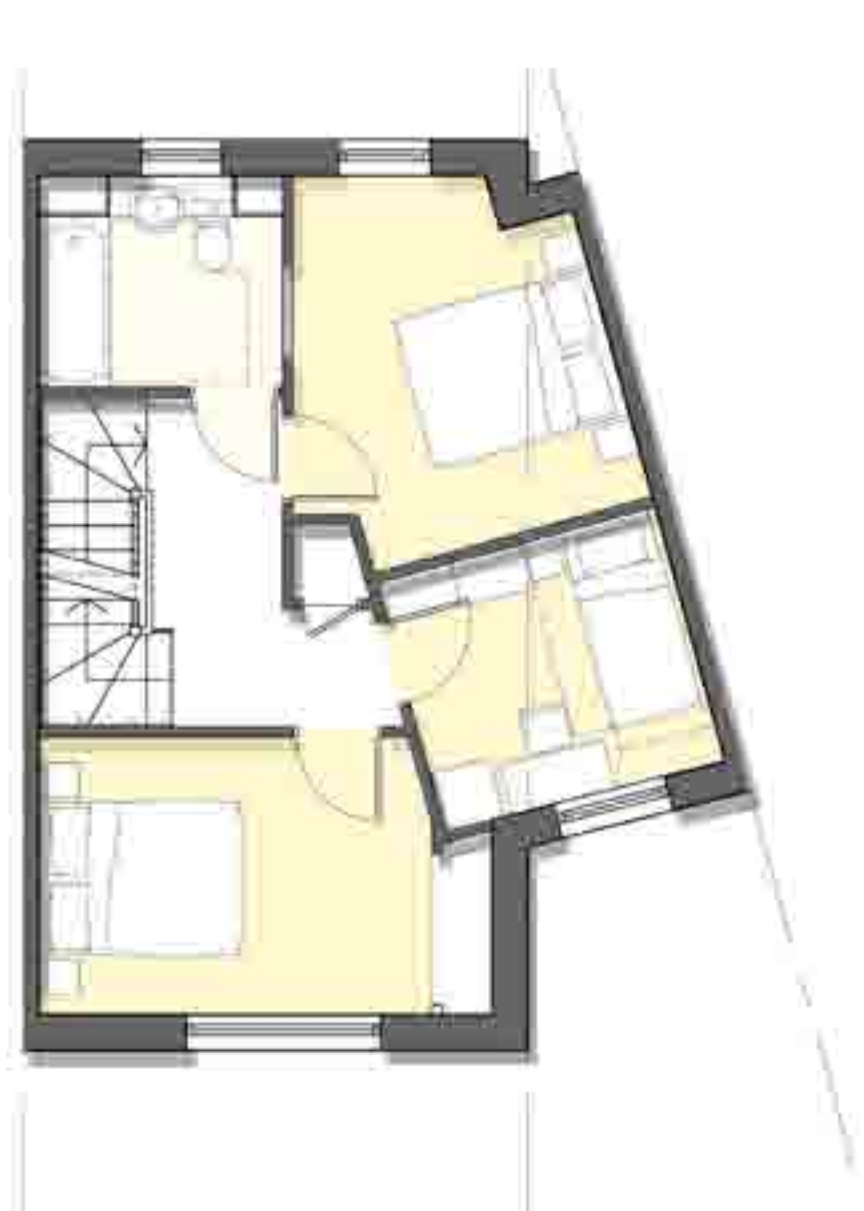
AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPICAL 4-BED HOUSE PLANS (RIVERSIDE TERRACE)



GROUND FLOOR

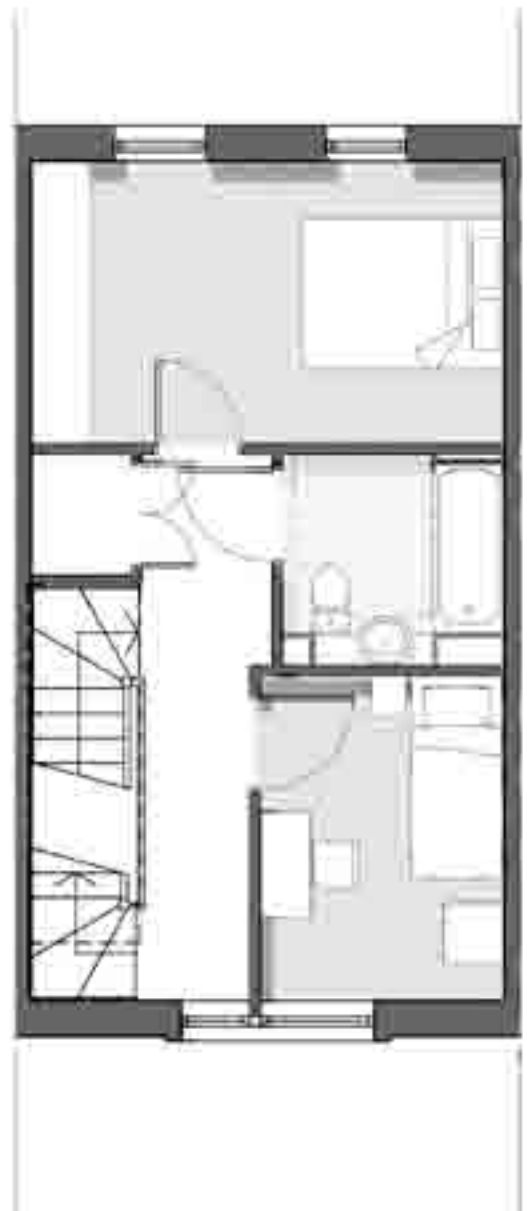


FIRST FLOOR

TYPICAL 2-BED HOUSE PLANS (STREET TERRACE)



GROUND FLOOR



FIRST FLOOR

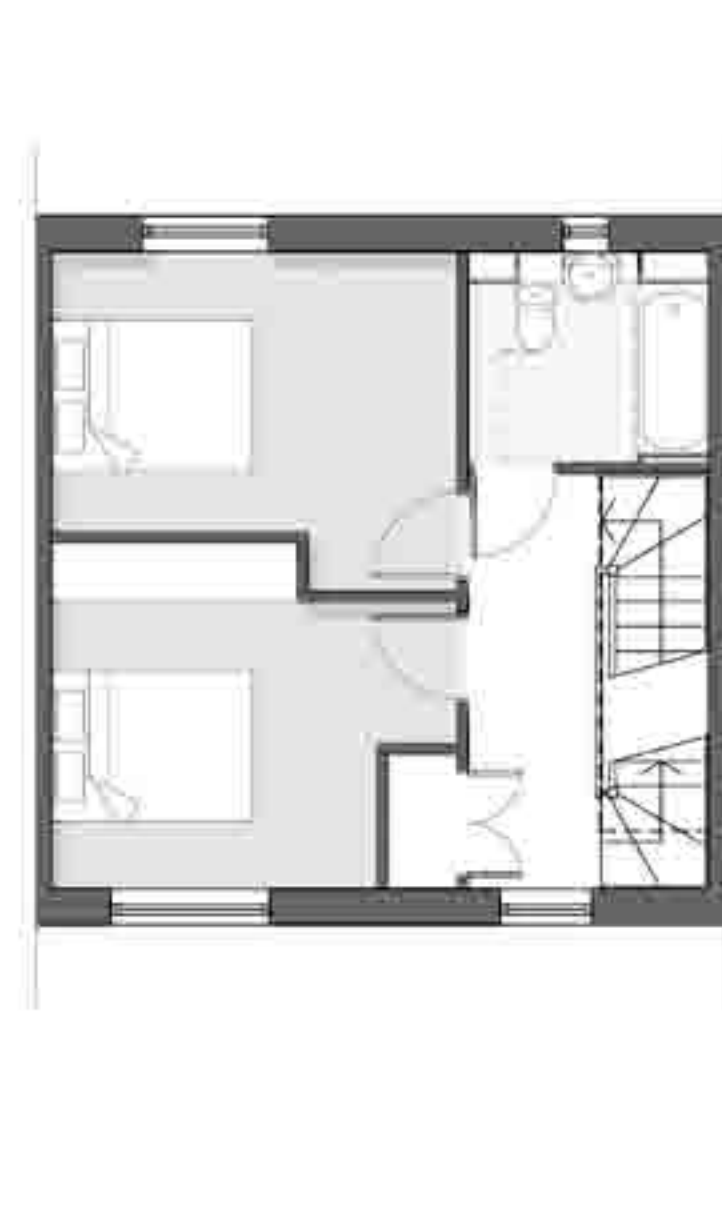


SECOND FLOOR

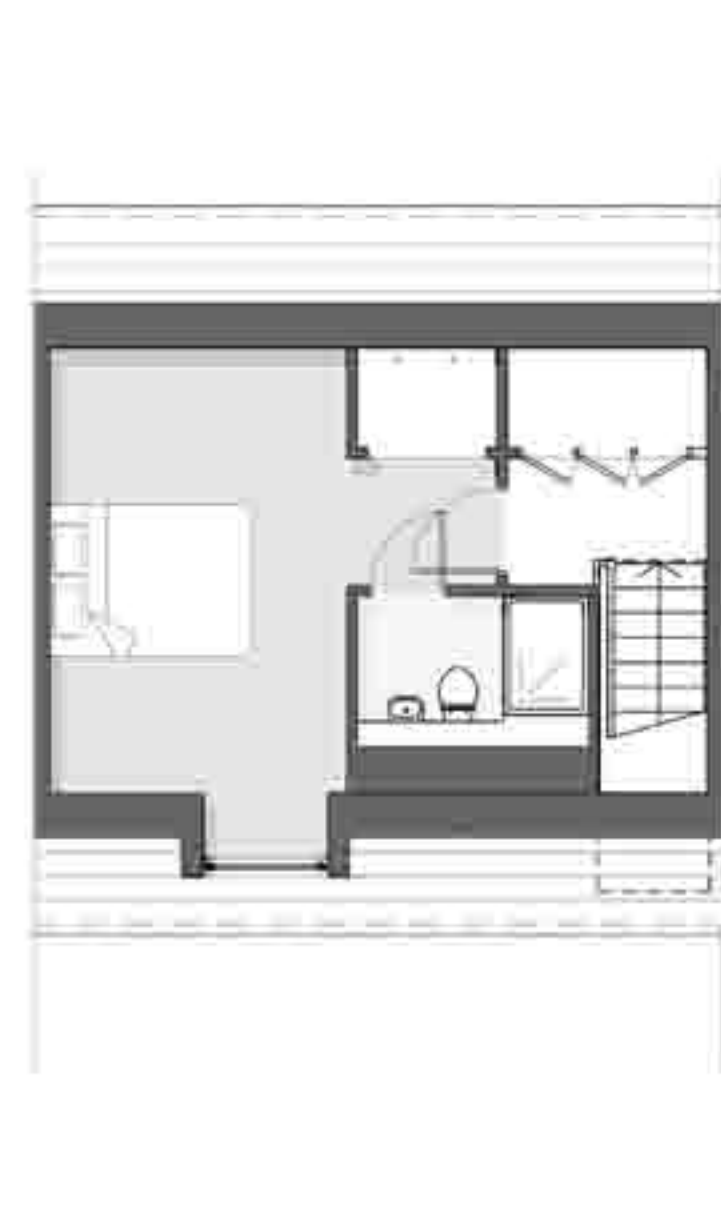
TYPICAL 3-BED HOUSE PLANS (RIVERSIDE TERRACE)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPICAL 3-BED HOUSE PLANS (STREET TERRACE)



# Landscape Proposals

## Riverside Walk

The River Wandle is an important green corridor, connecting both people and wildlife. Improvements to the riverside at Corbet Close will form a major part of the landscape proposals.

### EXISTING

The tarmac path which forms the current river walk is constrained by neglected metal fencing, providing minimal opportunity for planting. Other than minimal areas of scrub planting which is struggling to hold onto the river banks, the waters edge is hard and bare, providing poor riverside views and few benefits to wildlife.



### PROPOSALS

The Wandle Trail follows the route of the river past Corbet Close, providing a strategic link between Croydon and the Thames at Wandsworth, connecting local nature reserves along the way. The trail provides opportunities for cyclists and pedestrians to experience a diverse naturalised environment in the heart of an industrialised and developed landscape.



### HABITAT CREATION



Where arboricultural works are undertaken to trees, a supply of the removed limbs will be retained on site to create log piles. These will provide both a source of food and a habitat for wildlife.



## Landscape Strategy

Corbet Close will be a place for people, play and nature. Shared streets and an enhanced river walk will promote a walkable neighbourhood. The riverbanks will be pulled back, re-profiled and planted with native wetland species. Informal, interactive play will follow the Wandle Trail. Trees will be retained where possible and new native trees planted. Community gardens, bordered by ornamental planting will be provided around the large plane tree in the centre of the site.

- 01. CORBET CLOSE GATEWAY**  
Paths will be rationalised to provide a strong and integrated entrance, connecting the new development and the river. Proposals include grass and wildflower planting with drifts of ornamental planting, and potential artwork/interpretation. Open views are maintained across the space towards the river.
- 02. PEDESTRIAN / CYCLE ROUTE (THE WANDLE TRAIL)**  
The newly surfaced 3m pathway will be pulled back from the river's edge to provide opportunities for native wetland planting, creating a safer route.
- 03. LOW NATIVE HEDGE / SHRUB PLANTING TO SCREEN PARKING AND ENCLOSE RIVER WALK**  
Evergreen planting will provide a constant buffer between the river walk and the streets/parked cars. Shrubs will provide seasonal interest.
- 04. ACCESS TO RIVER**  
River banks will be re-profiled to accommodate wetland planting, with steps down to timber decks to provide access to the river. Seating will be incorporated.
- 05. PLAY TRAIL**  
An informal play trail will run along the river walk. A mix of timber play equipment, planting and tree branches will integrate with the natural environment and encourage imaginative play for younger children.
- 06. THE GREEN**  
The mature plane tree will be retained, providing the centrepiece of the community green - an open lawn, with seating set into ornamental planting. Quality hard paving will connect with the river. Small scale play provision will link into the play trail.
- 07. SHARED SURFACE AND PARKING**  
Block pavements will encourage pedestrians to share the road space with cars. Parking will be screened from the river walk evergreen planting.







# Play Trail

Informal play will be accommodated along the river walk. The play trail will be integrated into the environment and encourage learning and imaginative interaction.

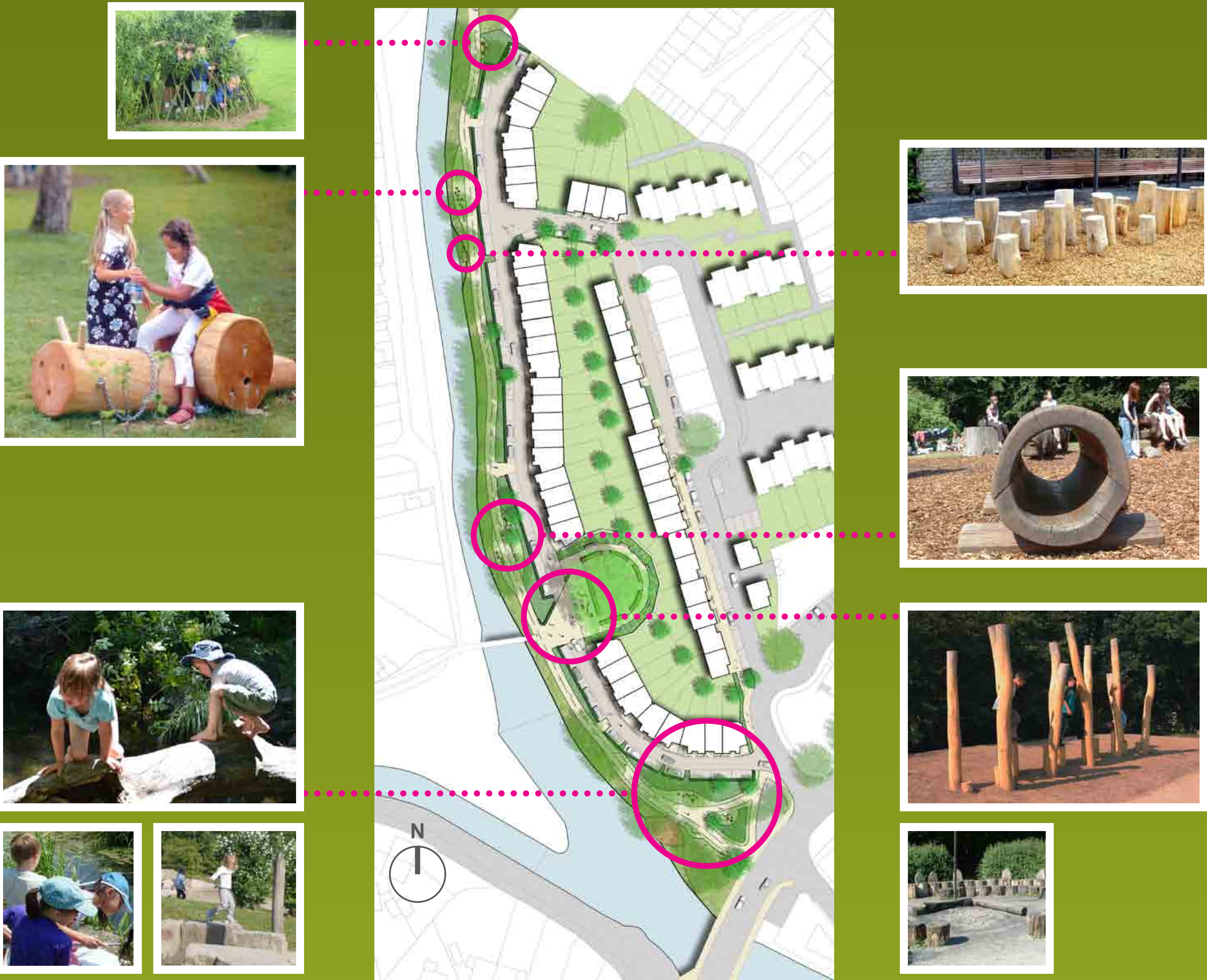
## EXISTING PLAY PROVISION

The current play provision is old fashioned, comprising two metal swings, a springy rabbit, a metal slide and a youth shelter. This equipment appears to be neglected and is poorly integrated into the landscape.



## PROPOSED PLAY

The new play area will be located at the gateway to the site, off Hackbridge Road, weaving along the river walk, and into the community green. Play will consist of timber equipment, willow tunnels and climbing branches. Children will be encouraged to interact with their surroundings and build upon their core skills (for example free movement, information and exploration, sensory experiences and role play). Open views from surrounding residences and the shared street will ensure natural surveillance across all play nodes.



# Tree Mitigation

A specialist tree survey has been carried out and existing trees will be retained where possible. Any trees to be removed will be replaced with native species along the riverbanks, within the streets, and at the gateway to the site.

## EXISTING TREES

Existing trees are predominantly native species, including Wild Cherry, Maple species, Silver Birch, and Horse Chestnut. The site's most prominent tree, a large mature Plane will form the centrepiece of The Green, the communal gardens within the centre of the site.



## PROPOSED TREES

The approach will include for new street trees and riverside planting. Native tree species will soften the streetscape and provide additional screening and cover within the open spaces. Street trees will include Small-Leaved Lime, Hornbeam, Field Maple and Birch. Riverside planting will include Alder and Willow.



# Signage and Interpretation

The natural environment, heritage and legibility of the site will be celebrated through integrated signage or artwork.

- Interpretation of the site through:
- play design
  - text or patterns in paving at gateway to site
  - sculpture, bespoke furniture or lighting

