



A Quod project sheet

William Sutton Estate, Chelsea

Role

Quod advised Clarion Housing on its renewal proposals for the William Sutton Estate in Chelsea.

The estate was built in 1913, and comprised thirteen, five storey buildings. Of the 383 residential units, 185 homes were occupied and 198 homes vacant. The estate comprised 18,708m² net internal area of residential floorspace (Class C3), of which 7,845m² was vacant. Many of the homes could not achieve the Government's Decent Homes Standard.

Clarion undertook an extensive consultation process with residents, the Council and its stakeholders over a number of years to determine the most appropriate strategy for the site. Many aspects of the proposals were supported as all residents would be re-housed on site; all social rented tenures would be retained; the housing needs of residents would be met; and the design of the proposal was considered acceptable.

To ensure an acceptable design for the Council, the proposed development resulted in a reduced amount of affordable floorspace (16,142m²). This approach ultimately proved unsuccessful as the Council opposed the reduction in affordable floorspace. An appeal was lodged, and recovered by the Secretary of State. A second proposal was submitted which ensured no net loss of affordable floorspace (18,967m²), and this was supported by the appeal Inspector and Secretary of State.

Description

Estate Regeneration

Client

Clarion

Planning Authority

Royal Borough of Kensington and Chelsea

Expertise

- Planning ✓
- CIL ✓
- Environmental Planning
- Development Economics
- Socio-economic
- Infrastructure
- Strategic Land Promotion
- Regeneration
- CPO

Project Type

- Infrastructure
- Major Mixed Use
- Residential ✓
- Retail & Commercial
- Industrial, Logistics and Warehousing