DEVELOPMENT BRIEF FOR SUTHERLAND ROAD QUARTER:

• Former Webbs Industrial Estate (108 Blackhorse Lane and 47 Sutherland Road)

• Rockhouse Centre (57 Sutherland Road)

• 61 to 69 Sutherland Road

July 2016
Contents

1 Developing the Sutherland Road Quarter 4
2 Planning Policy and Planning History 8
3 Site constraints and opportunities 11
4 Development principles and scenarios 14
Vision and objectives

The London Borough of Waltham Forest is looking to transform Sutherland Road and the adjoining stretch of Blackhorse Lane with the delivery of a high-quality, employment-led mixed-use development.

The Sutherland Road Quarter is fast becoming one of the Borough’s most sought after places to live with new residential developments by East Thames Group, Peabody and Christian Action Housing Association providing a range of new accommodation alongside established Victorian and Edwardian housing.

New health facilities as well as a programme of investment in nearby schools, public transport and the development of a new town centre around Blackhorse Road Station are supporting this housing growth.

All of this forms part of the Council’s Housing Zone partnership with the GLA, which involves bringing forward new housing and supporting infrastructure in the area over the period to 2025.

Sutherland Road is also already home to an exciting mix of small business space, including designer-makers at Blackhorse Workshop, Dunhill International, a mix of SMEs in Sutherland House and a cluster of units facing Blackhorse Lane, which includes Blackhorse Lane Atelier and the Barbican Arts Group.

The Council is looking to “keep, seed and grow” this cluster alongside larger industrial uses in line with its wider Economic Growth Strategy, as well as support from the GLA to promote Blackhorse Lane as a Creative Enterprise Zone.

The sites at Sutherland Road provide an exciting opportunity to support this economic growth, whilst providing much needed housing. Currently the sites comprise a mix of vacant, derelict or underused land, alongside some general industrial uses that are increasingly becoming incompatible with other business activity and residential development in the area.
Developing the Sutherland Road Quarter

This guidance demonstrates how a mix of new, well-designed development alongside the refurbishment and re-provision of business space and the introduction of local amenities can ensure these sites make a significant contribution to the area's regeneration, specifically providing:

- 295 new one, two, three and four-bedroom homes;
- Between 5,995 m sq and 6,310 m sq of new and refurbished B1 (a,b,c) business space;
- Between 1,300 m sq and 1,350 m sq of new A1, A3 retail and D1 community space;
- A decentralised energy centre;
- A new green link.

Purpose of this document

The Council has prepared this planning and development brief to guide the future development and land use for the sites at the former Webbs Industrial Estate (108 Blackhorse Lane and 47 Sutherland Road), the Rockhouse Centre (57 Sutherland Road) and the industrial units (61-69 Sutherland Road). It will support the delivery the area as an employment-led mixed-use neighbourhood, including the delivery of housing in accordance with Blackhorse Lane Area Action Plan (AAP) and with the area’s designation as a Greater London Authority (GLA) Housing Zone.

It provides a comprehensive approach to the development and regeneration of the area that will maximise the opportunities and benefits for the existing and future residential and business communities.
The sites

This development brief focuses on a number of different sites in three different land ownerships, which are as follows:

1- Webbs Industrial Site; 108 Blackhorse Lane and 47 Sutherland Road
The site comprises a 1.67ha vacant site which was previously used for storage, distribution and industrial activities. Existing derelict buildings on the site range from 1 to 3 storeys. The site was purchased by the GLA in 2016.

2- Rockhouse Centre Site; 57 Sutherland Road
The 0.03ha site is occupied by a two storey light industrial building with a ‘saw-tooth’ pitched roof, with a mezzanine level and adjacent car park. The building comprises a light industrial (B1), and a training centre and place of worship (D1), having a total gross internal floorspace of 329m sq. The building is privately owned by Montague Teff.

3- Industrial Units; 61 - 69 Sutherland Road Site
This site comprises four separate clusters of buildings in B2 industrial uses, albeit within the same land ownership. The landowners are Darshan Singh, Hervinder Singh Sanger and Jagjiwan Singh Sanger. The land parcels comprise the following:

Units 1 - 2, 61 Sutherland Road - A single storey brick building with pitched roof housing catering suppliers.

Units 3 - 9, 61 Sutherland Road - A two storey industrial brick terrace built in 1938. The buildings are occupied by clothing manufacturing, meat processing, distribution and vehicle repair businesses. The uses are increasingly becoming incompatible in the area as new residential developments are completed and the type of business space changes from general to light industrial. The site has an estimated GEA of 1300m sq.

63-65 Sutherland Road - A single storey industrial brick building with a pitched roof line that is currently part vacant and partly used as a car repair business. The existing estimated GEA is 600m sq.

67-69 Sutherland Road - A two storey industrial brick building built in 1956 which is currently vacant. The estimated GEA is 400m sq.
Location

The Webbs Industrial, Rockhouse Centre and 61 - 69 Sutherland Road sites are located in Blackhorse Lane, in the London Borough of Waltham Forest. The three sites front onto Sutherland Road to the east and Blackhorse Lane to the west. The sites’ boundaries are defined by a row of terraced houses to the south; Blackhorse Lane, Highams Lodge Business Units, Blackhorse Lane Mews and Blackhorse Workshop to the west; Sutherland Path and a new East Thames Group residential development to the north; and business space at Sutherland House and the Unity Works and Headbourne House housing developments to the east.

The sites are situated within ten minutes walk of Blackhorse Road Station which is served by the Victoria Underground Line and Barking and Gospel Oak Overground. On the way to the station a small shopping parade with distinctive shops and local convenience serve the local population. Key bus routes operate along Blackhorse Lane and Forest Road enhancing the public transport offer and increasing connectivity to Walthamstow and Tottenham Hale.

Walthamstow Wetlands, a regionally significant open space (opening to the public in May 2017) has an entrance at Lockwood Way and two at Forest Road, which will include a visitor centre.

At present the sites have a low PTAL rating of 1/2. The proposal for a key pedestrian/cycle route through the Webbs site will significantly improve accessibility to existing public transport, increase the PTAL rating and allow for higher density of development.

Blackhorse Lane is dominated by large industrial buildings and commercial activities. Many of the buildings are modern low-rise creating long façades and areas of service yards. This range of business activity is in the Strategic Industrial Land (SIL), situated on the western side of Blackhorse Lane and is intended to be retained and expanded where the potential exists.

Directly adjacent to the planning brief site’s north, west and east boundaries are a selection of smaller-scale industrial buildings dating from the 19th and 20th centuries and now increasingly home to SME business space and housing.
Planning Policy and Planning History

Planning policy context

Any development proposals will need to be considered against the full range of adopted development plan policies set out in London Borough of Waltham Forest’s Local Plan, the London Plan, supporting planning frameworks and guidance. This planning brief builds on existing planning policy to articulate detailed planning and design guidance for the development of these sites.

Regional and Sub-Regional Policy

The Mayor’s Upper Lee Valley Opportunity Area Planning Framework (2013) designates the Sutherland Road area as a Locally Significant Industrial Site (LSIS) and suggests a mixed use development for the site. It suggests refurbishing older buildings on Sutherland Road for employment use to establish a creative hub.

The area situated to the west of the sites, at Blackhorse lane, is designated as a Strategic Industrial Location in the London Plan, with this policy promoting and protecting the area for continued business and employment use.

Local Policy

The sites are situated in an area designated as Borough Employment Areas (BEA), as identified in the London Borough of Waltham Forest’s Core Strategy (2012) and Development Management policies (2013), with the retention and expansion of employment uses a key requirement for development on the sites, alongside appropriate introduction of residential and local amenities. The Blackhorse Lane Area Action Plan adopted in January 2015 (AAP) contains detailed planning policy guidance for the sites.

The AAP identifies the Webbs site as an opportunity for mixed-use development incorporating residential and an intensified employment offer. It outlines the opportunity to facilitate increased pedestrian/cycle permeability through the site from Blackhorse Lane to Sutherland Road via a new green link, which will also serve to increase the PTAL value at this site. The Area Action Plan (AAP) identifies the site as an appropriate location for an energy centre. The AAP reinforces the Local Plan designation for 61-69 Sutherland Road stating that these sites should be retained and converted into 100% B1 (a/b/c) business and employment use. The AAP also states that the Rockhouse building and use should be retained.

Borough policy also provides guidance on:

- Housing mix and affordable housing provision - specific reference should be made to Policies DM 3 (Affordable Housing Provision) and DM 5 (Housing Mix) in the Development Management Policies Plan (adopted 2013).
- Appropriate building heights are set out in the AAP. Policy BHL8 states that they should normally be between 3-6 storeys, but should not exceed 9 storeys.
- Minimising car parking provision to focus on disabled parking i.e. spaces for 10% of residential units.
- Maximising convenient cycle parking provision.
- Retention of uses and buildings of merit.
- Provision of new energy centre as part of the Upper Lea Valley Decentralised Energy Network.

Any development proposals for the site should also be made with reference to the following documents, which are material considerations:

- The London Plan, 2016
- The Mayor’s Housing SPD, 2016
- Building for Life 12, 2015
- Urban Design SPD, 2010
- Blackhorse Lane Urban Design Framework, 2011
- Sutherland Road Public Realm Masterplan, 2014
- Blackhorse Lane Creative Enterprise Zone Feasibility Study, 2015
Planning Policy and Planning History


- Development Brief Sites.
- Sutherland Road Borough Employment Location [BEA 9].
- Blackhorse Strategic Industrial Location [SIL 3].
- Active edge required.
- Sensitive edge.
- Proposed route.
- Retain existing buildings and convert to B1 use.
- Public realm improvements.
- Retain existing use.
Planning History

The relevant planning history is summarised as follows:

- **Webbs Site; 108 Blackhorse Lane and 47 Sutherland Road**
  In 2011 outline planning consent for mixed use development including 235 residential units, retail (1099 m sq), B1 Artisan Workshops (786 m sq), health uses, provision of an energy centre distributed across the site in 1-9 storey buildings, parking spaces and creation of new public realm works and green link. The outline consent was not implemented and has now expired.

- **The Rockhouse Centre Site; 57 Sutherland Road**
  In 2009 a planning proposal was approved for a temporary change of use (24 months) from light industrial to a training centre. In 2010 planning permission was granted for continuation of use as a training centre, community centre/place of worship and recording studio involving an extension of the hours of use for the community centre/place of worship. The above uses were temporarily permitted until 23 November 2013, but are still on-going.

- **Industrial Units; 61 - 69 Sutherland Road**
  No Relevant Planning History.

---

Webbs Site 2011 outline consented scheme. Model in context.

Webbs Site 2011 Outline consented scheme. Ground floor uses plan.
Development proposals for the sites must take into consideration the surrounding context and the key constraints and opportunities, which are highlighted in this section. Alongside planning policy and guidance these factors have informed the development principles and scenarios set out in Section 4.

**Constraints**

**Permeability**

Sutherland Road is currently poorly connected to Blackhorse Lane, public transport, local services and the new centre that is developing in this area. There is an opportunity to rectify this through creating a new pedestrian/cycle route through the Webbs site and continue the green link recently developed at the Christian Action housing development, Sutherland Road. Additional opportunities exist to connect the Webbs site with the existing business area of Highams Lodge and residential street of Blenheim Road, further enhancing permeability through the area, but this is subject to agreement from adjacent land owners.

**Public realm**

Sutherland Road and the surrounding area has few quality public spaces and suffers from a lack of coordinated management of the public realm, particularly with regard to existing business servicing and car parking arrangements. Mill Gardens and St Andrew’s public footpaths have been created and improved, but the proposed improvements as set out in the Sutherland Road Public Realm Masterplan need to be implemented as soon as practically possible.

**Established residential areas**

The sites are adjacent to established residential streets comprising two-storey Victorian and Edwardian terraced housing as well as new larger-scale residential development recently completed or under construction along Sutherland Road. The southern boundary of the Webbs site, at Blenheim Road, presents a particularly sensitive edge, where building height, overlooking and privacy, distance between buildings are all factors that require sensitive consideration.

**Thames Water Pipe**

Records show a sewer running east to west across the Webbs site. Precise implications and constraints should be considered as part of any redevelopment proposals. The consented scheme in 2011 proposed re-routing the sewer to accommodate the proposed design. Wider utility network locations and capacities will need to be ascertained.

**Level differences**

There is a level variation across the site of 1/1.5 storeys. Level differences need to be considered in terms of finished levels for new development, building heights, pedestrian and cycle activity.

Constraints. Thames Water Pipe sewer running east to west across the Webbs site.

Constraints. Level differences across the Webbs site.
Opportunities

Creative Industries

The area contains a range of creative industries and bespoke makers, including Dunhill International, Blackhorse Workshop, Blackhorse Atelier and the businesses at Blackhorse Mews. There is a real opportunity to develop the area into a creative hub, with uses compatible with the emerging residential community. This is supported by the Blackhorse Lane Creative Enterprise Zone Feasibility Study, established in partnership with the GLA.

Existing uses

The Rockhouse Centre is occupied by a mix of community and business uses with B and D use classes. 61-69 Sutherland Road is occupied by a mix of industrial activity predominantly in the B2 use class. As the area becomes more mixed in terms of the range of business space and the introduction of new residential development, a move to B1 (a/b/c) business space will be more appropriate in this location as set out in the Council’s adopted AAP.

Positive buildings

There are a number of buildings, situated at 61-69 Sutherland Road, that make a positive contribution to the character and appearance in the area and which also have an industrial heritage value that should be retained, refurbished and where required converted for B1 a/b/c business space.

This is a summary assessment of the value and merit of the existing buildings and their potential:

Units 1-2, 61 Sutherland Road - A single storey brick building with pitched roof which has a positive contribution to the streetscape. It could either be refurbished and converted or replaced if this significantly increases the business/workspace offer.

Units 3-9, 61 Sutherland Road - A two storey industrial brick terrace build in 1938. The brickwork facade has a positive contribution to the streetscape. A lightweight third storey could be added to these units to intensify the business/workspace offer.

63-65 Sutherland Road - Single storey industrial brick buildings with a pitched roof line. The buildings could be refurbished and converted or replaced if this significantly increases the business/workspace offer.

67-69 Sutherland Road - A two storey industrial brick building built in 1956 which has a positive contribution to the streetscape and could be refurbished and converted for creative businesses or shared workspace.

Existing frontages along Sutherland Road.

Existing frontages along Blackhorse Lane.
Place specificity

As buildings are restored or replaced along Sutherland Road, they could become part of the richly textured crust along the street. Brickwork should be the predominant material for these buildings with the design reflecting the area’s industrial heritage.

Development frontages

Along both Sutherland Road and Blackhorse Lane the sites have prominent frontages which currently suffer from areas of incomplete built form, vacancy and dereliction which has a negative impact on adjoining buildings, uses and the public realm. There is an opportunity to significantly enhance these frontages through the addition of active uses.

Building heights

Existing residential to the south of the Webbs site is two-storey in height. Industrial buildings to the west and north are rarely above three storeys. Sutherland House to the east is three storeys. New residential developments along Sutherland Road reach up to six storeys. New development should respect and respond to this context in determining the arrangement and position of taller buildings. Proposals to lift the appearance and attractiveness of the area, creating active frontages and making a positive contribution to the identity of Blackhorse Lane and Sutherland Road.

Decentralised Energy Centre

There is an opportunity to provide a decentralised energy centre at the Webbs site, which will help deliver the Mayor of London’s Climate Change and Energy Strategy and Council’s carbon reduction targets. Housing Zone loan funding, at competitive rates, may be available to support the provision of this energy centre to any future developer.
Development principles

This development brief sets out clear principles for the development of the sites, referring to adopted planning policy and guidance as well as the identified site constraints and opportunities. Two alternative development scenarios are set out to demonstrate how these principles could be delivered.

Routes and permeability

Principles:
• A new publicly accessible pedestrian/cycle route will be created running generally west-east through the Webbs site.
• Opportunities to create a north/south public pedestrian/cycle route to the cluster of business units at Highams Lodge and Blackhorse Mews will be explored (subject to landowners consent).
• Opportunities to create a public pedestrian/cycle route from the Webbs site to a potential north/south public route between Sutherland Road and Blenheim Road will be explored (subject to landowners consent). Each of these routes will take the form of a shared-surface, prioritising walking and cycling.

Purpose:
• To improve walking and cycling connectivity between Sutherland Road, Blackhorse Lane, Blenheim Road and within the sites themselves, increasing access to local services and public transport, reducing the requirement for car use and access and increasing activity and safety across the area.
Open Space and public realm

**Principles:**
- New public open space of approximately 2300m sq will be provided with the development of the Webbs site, providing on-site children's play facilities.
- A ‘gateway’ space will be created at the entrance to the Webbs site from Sutherland Road.
- All public spaces will benefit from high-quality hard and soft landscape treatment. These could include granite setts, special trees which provide seasonal variety, meadow planting to enhance biodiversity, bespoke wayfinding signage, new lighting and sitting and natural equipment for play opportunities.
- All public spaces will be maintained under a management regime agreed with the council, whether it be through the adoptions process or a form of coordinated management company.
- All family sized units will have direct access to private amenity space, primarily gardens where this is achievable.

**Purpose:**
- To provide local play facilities and quality open public space in an area which currently lacks provision.
- To enhance and maintain the coherence, quality and appearance of the public realm through consistent design standards and management regimes.
- Private amenity spaces will complement this provision by providing useable space, particularly for larger family units.
**Development principles and scenarios**

**Built Form**

**Principles:**
- Building heights will be distributed across the sites in the arrangement illustrated on the diagram below with a maximum height of seven to nine storeys, reducing to two to four storeys along the southern edge of the Webbs site and between five and six storeys on Blackhorse Lane. The units on the southern edge of the Webbs site will have access to private gardens which back onto existing gardens of properties on Blenheim Road.
- Continuous active frontages will be created along Sutherland Road, Blackhorse Lane and public routes through the sites.
- The frontage along Blackhorse Lane will comprise a straight-edge of development accentuating the road’s curve and providing an opportunity for a wider pavement.
- All new buildings will be designed using a palette of materials, specifically high-quality brick and a warm palette of colours.
- Existing buildings, including the Rockhouse Centre and units in 61-69 Sutherland Road, will be retained, refurbished and converted for B1 a/b/c business use, in accordance with the Blackhorse Lane AAP. The development scenarios indicate two different options.

**Purpose:**
- To achieve the mix and quantum of uses on these sites some taller buildings are necessary, but the distribution and arrangement of height can minimise impact on neighbouring properties and within the site, including through orientation and provision of amenity space that reduces overshadowing.
- Strong frontages will repair the current urban form which suffers currently from vacancy and dereliction, negatively affecting the area’s appearance and public realm.
- The palette of materials will ensure new development references the area’s industrial heritage, reinforcing the rich texture of the area, while avoiding over-use of different building materials.
- The retention of specific buildings for business use will retain some of the area’s industrial built form character, while providing improved and intensified business space.
Mix of uses

Principles:
• The Webbs site will be developed for up to 295 residential units; 1300-1350m sq of A1,3 and D1 floorspace; up to 2,750m sq of B1 a/b/c floorspace; and an energy centre of c.300m sq with 6m height and flue extending 3m above the tallest building in a 30m radius (or alternative size and design if viable and in line with policy requirements). The development scenarios demonstrate how the uses could be distributed across the site.
  - The mix of residential units on the Webbs site will be as shown in the table on this page. Affordable housing will need to be in line with the Council’s Development Management policies.
  - The Rockhouse Centre (57 Sutherland Road) will be retained and converted or replaced to achieve between 600m sq and 1,080m sq of B1 a/b/c business use.
  - The units at 61-69 Sutherland Road will be retained and refurbished to provide 2,645m sq of B1 a/b/c floorspace or be partially redeveloped and extended to increase the B1 a/b/c floorspace to 5,230m sq.
  - The only car parking provision will be for disabled users, equating to 10% of the units or 30 spaces. Service parking will be provided for the commercial uses.
• Cycle parking for residential use will be provided at a minimum of 1 space for each 1 bed unit and 2 spaces for each 2+ bed unit and will need to be in line with the Council’s Development Management policies, Appendix 4 - Parking Standards.

Purpose:
• To deliver comprehensive mixed-use development on the Webbs site, comprising new residential, local services and amenities as well as business space that complements and relates to existing provision.
  - The energy centre will form part of wider plans for a decentralised energy network across Blackhorse Lane, with the potential to connect to the Upper Lea Valley Decentralised Energy Network.
  - To provide new business space either through retention and conversion of the Rockhouse Centre and 61-69 Sutherland Road sites, or through replacement and extensions that increase the amount of business space delivered across the area.
  - To minimise parking to the minimum required for residential and operational service use.

Table showing assumed housing and uses mix.

<table>
<thead>
<tr>
<th>Unit size</th>
<th>No. of units</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>103</td>
<td>35%</td>
</tr>
<tr>
<td>2 bed</td>
<td>124</td>
<td>42%</td>
</tr>
<tr>
<td>3 bed</td>
<td>56</td>
<td>19%</td>
</tr>
<tr>
<td>4 bed</td>
<td>12</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>295</strong></td>
<td><strong>100%</strong></td>
</tr>
<tr>
<td><strong>Energy Centre</strong></td>
<td><strong>300 m sq</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Parking [Ratio 0.1]</strong></td>
<td><strong>30 spaces</strong></td>
<td></td>
</tr>
</tbody>
</table>

Illustrative view of possible B1 uses on Webbs Site opposite Highams Lodge industrial estate.

Blackhorse Workshop. Equipped wood/metal public workshop in the area, with indoor cafe and events organisation.
**Development principles and scenarios**

**Scenario A - Workspace and Housing Mix**

This suggested development scenario retains all the existing buildings on Sutherland Road and delivers some additional workspace within the Webbs site. Refurbished existing buildings will offer various types of workspace provision on Sutherland Road.

**A Mediated Edge to the Industrial Area**

The building arrangement incorporates B1 uses at ground floor at the northern edge of the Webbs site. This edge forms a potentially sensitive border with the existing Highams Lodge industrial estate and should be addressed carefully in proposals. Situating workspace provision in this location would have the benefit of providing a buffer zone to existing industrial uses neighbouring the site. This could help ensure the industrial estate can continue to operate, even in close proximity to residential units.

Proposals should explore the potential for shared access with Highams Lodge for these units and the energy centre.
Development principles and scenarios

Proposed Uses

Proposals for this scenario should deliver 295 residential units, B1 uses, commercial space, parking spaces underneath a raised deck and workspace within existing buildings on Sutherland Road.

- **Webbs Site, 108 Blackhorse Lane and 47 Sutherland Road**
  This site is to deliver 295 residential units, 2750m sq (GEA) of B1 workspace, 1350m sq (GEA) of A1, A3, or D1 uses, 30 car parking spaces and an energy centre, estimated to be around 300m sq.

- **Rockhouse Centre, 57 Sutherland Road**
  The existing building on this site is to be refurbished and reused as workspace. It is estimated that this building provides 600m sq (GEA) of workspace over two floors. It also has a yard which would make it more suitable for uses requiring a loading area.

- **Industrial Units, 61 - 69 Sutherland Road**
  This collection of buildings is to be refurbished and reused as B1 light industrial workspace.

Units 1 - 2, 61 Sutherland Road
This single storey building is to be refurbished for reuse as workspace. It is estimated that this building provides 345m sq GEA of workspace which could be subdivided into two separate units.

3- 9 Sutherland Road, 61 Sutherland Road
These two storey individual units are to be refurbished for reuse as workspace. Seven units are suggested here, each with two floors of workspace. Two units could deliver 200m sq (GEA) each while the other five could deliver 180m sq (GEA) each. Options should be explored for unit sizes and distribution as part of any proposals.

63-65 Sutherland Road
This single storey building is to be refurbished for reuse as workspace. This could be delivered one, two or three separate units. It is estimated that the overall area for this unit is 600m sq (GEA).

67-69 Sutherland Road
This two storey unit is to be refurbished for reuse as workspace. It is estimated that this building provides 400m sq (GEA) of workspace.

### SCENARIO A, USES MIX

<table>
<thead>
<tr>
<th>Site</th>
<th>Current estimated GEA</th>
<th>Proposed Residential Units</th>
<th>Proposed Commercial use/Social Infrastructure (A1, A3, D1) GEA</th>
<th>Proposed Workspace (B1 use) GEA</th>
<th>Proposed Workspace uplift GEA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Webbs</td>
<td>0</td>
<td>295</td>
<td>1350m sq (GEA)</td>
<td>2750m sq</td>
<td>2750m sq</td>
</tr>
<tr>
<td>Rockhouse Centre</td>
<td>600 m sq</td>
<td>0</td>
<td>0</td>
<td>600 m sq</td>
<td>0</td>
</tr>
<tr>
<td>Unit 1-2, 61</td>
<td>345 m sq</td>
<td>0</td>
<td>0</td>
<td>345 m sq</td>
<td>0</td>
</tr>
<tr>
<td>Unit 3-9, 61</td>
<td>1300 m sq</td>
<td>0</td>
<td>0</td>
<td>1300 m sq</td>
<td>0</td>
</tr>
<tr>
<td>63-65</td>
<td>600 m sq</td>
<td>0</td>
<td>0</td>
<td>600 m sq</td>
<td>0</td>
</tr>
<tr>
<td>67-69</td>
<td>400 m sq</td>
<td>0</td>
<td>0</td>
<td>400 m sq</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3245 m sq</td>
<td>295</td>
<td>1350 m sq</td>
<td>5995 m sq</td>
<td>2750 m sq</td>
</tr>
</tbody>
</table>
Scenarios B - An Enhanced Crust to Sutherland Road

This suggested development scenario retains some of the existing buildings on Sutherland Road and supplements these with careful new additions to the street. Whilst the AAP states that these buildings should be retained, a case can be made for their demolition on the basis that additional B1 employment floorspace will be provided. The Webbs site delivers mainly residential uses with some workspace provided on Blackhorse Lane.

A Repaired and Enhanced Industrial Crust

As part of this scenario, some of the industrial buildings at the site are to be retained and refurbished whilst others are to be replaced with new buildings providing additional workspace. Proposed retained buildings are kept for their appearance and positive contribution to the street. New buildings are to sit comfortably alongside existing buildings and increase the workspace provision along Sutherland Road.
Development principles and scenarios

Proposed Uses

Proposals for this option should deliver 295 units, B1 uses, commercial space, parking spaces underneath a raised deck and workspace within existing buildings and new buildings on Sutherland Road.

- **Webbs Site, 108 Blackhorse Lane and 47 Sutherland Road**
  
  This site is to deliver 295 residential units, 1300m sq (GEA) of A1, A3, or D1 uses, 30 car parking spaces and an energy centre, estimated to be around 300m sq.

- **Rockhouse Centre Site, 57 Sutherland Road**
  
  The existing building on this site is replaced by a new building providing an uplift in workspace provision. It is estimated that a new four storey building here could provide 1080m sq (GEA) of workspace.

- **Industrial Units, 61 - 69 Sutherland Road**
  
  This collection of buildings is to be part refurbished and reused and workspace. Other buildings are replaced for business/workshop space.


Units 1 - 2, 61 Sutherland Road

This single storey building is replaced by a four storey building. It is estimated that a new building here could provide up to 1080m sq (GEA) of workspace.

**Units 3 - 9, 61 Sutherland Road**

These two storey individual units are to be refurbished and intensified for use as workspace. Seven units are suggested here, each with two floors of existing workspace and an additional storey extension on top. Two units are estimated to deliver 300m sq (GEA) each while the other five could deliver 270m sq (GEA) each. Options should be explored for unit sizes and distribution as part of any proposals.

**63-65 Sutherland Road**

This single storey building is replaced with a three storey building. It is estimated that over three storeys this building could provide 1800m sq (GEA) of workspace.

**67-69 Sutherland Road**

This two storey unit is to be refurbished for reuse as workspace. It is estimated that this building provides 400m sq (GEA) of workspace.

---

SCENARIO B, USES MIX

<table>
<thead>
<tr>
<th>Site</th>
<th>Current estimated GEA</th>
<th>Proposed Residential Units</th>
<th>Proposed Commercial use/Social Infrastructure (A1, A3, D1) GEA</th>
<th>Proposed Workspace (B1 use) GEA</th>
<th>Proposed Workspace uplift GEA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Webbs</td>
<td>0</td>
<td>295</td>
<td>1300m sq (GEA)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rockhouse Centre</td>
<td>600m sq</td>
<td>0</td>
<td>0</td>
<td>1080m sq</td>
<td>480m sq</td>
</tr>
<tr>
<td>Unit 1-2, 61</td>
<td>345m sq</td>
<td>0</td>
<td>0</td>
<td>1080m sq</td>
<td>735m sq</td>
</tr>
<tr>
<td>Unit 3-9, 61</td>
<td>1300m sq</td>
<td>0</td>
<td>0</td>
<td>1950m sq</td>
<td>650m sq</td>
</tr>
<tr>
<td>63-65</td>
<td>600m sq</td>
<td>0</td>
<td>0</td>
<td>1800m sq</td>
<td>1200m sq</td>
</tr>
<tr>
<td>67-69</td>
<td>400m sq</td>
<td>0</td>
<td>0</td>
<td>400m sq</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3245m sq</strong></td>
<td><strong>295</strong></td>
<td><strong>1300m sq</strong></td>
<td><strong>6310m sq</strong></td>
<td><strong>3065m sq</strong></td>
</tr>
</tbody>
</table>