

## Introduction

Welcome to the first Regeneration Options Appraisal co-design workshop. Please join one of the workshop tables, get involved and share your ideas for the future of your estate!

Your ideas, feedback and questions will be really helpful in shaping some early design ideas. There will be further workshops coming up to get involved with design and community objectives.

Please tell us what you think and speak to a member of the team if you have any questions.

## What's on today...

The Options Appraisal process is all about collective involvement where residents and the Council together shape the future of the estate.

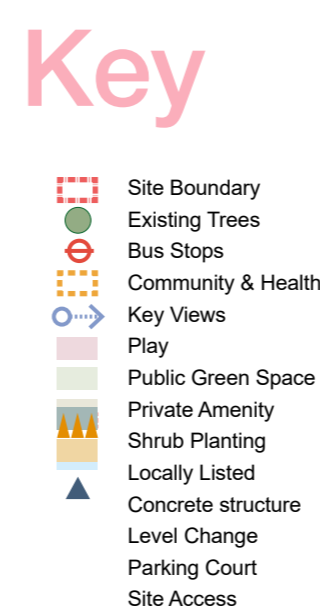
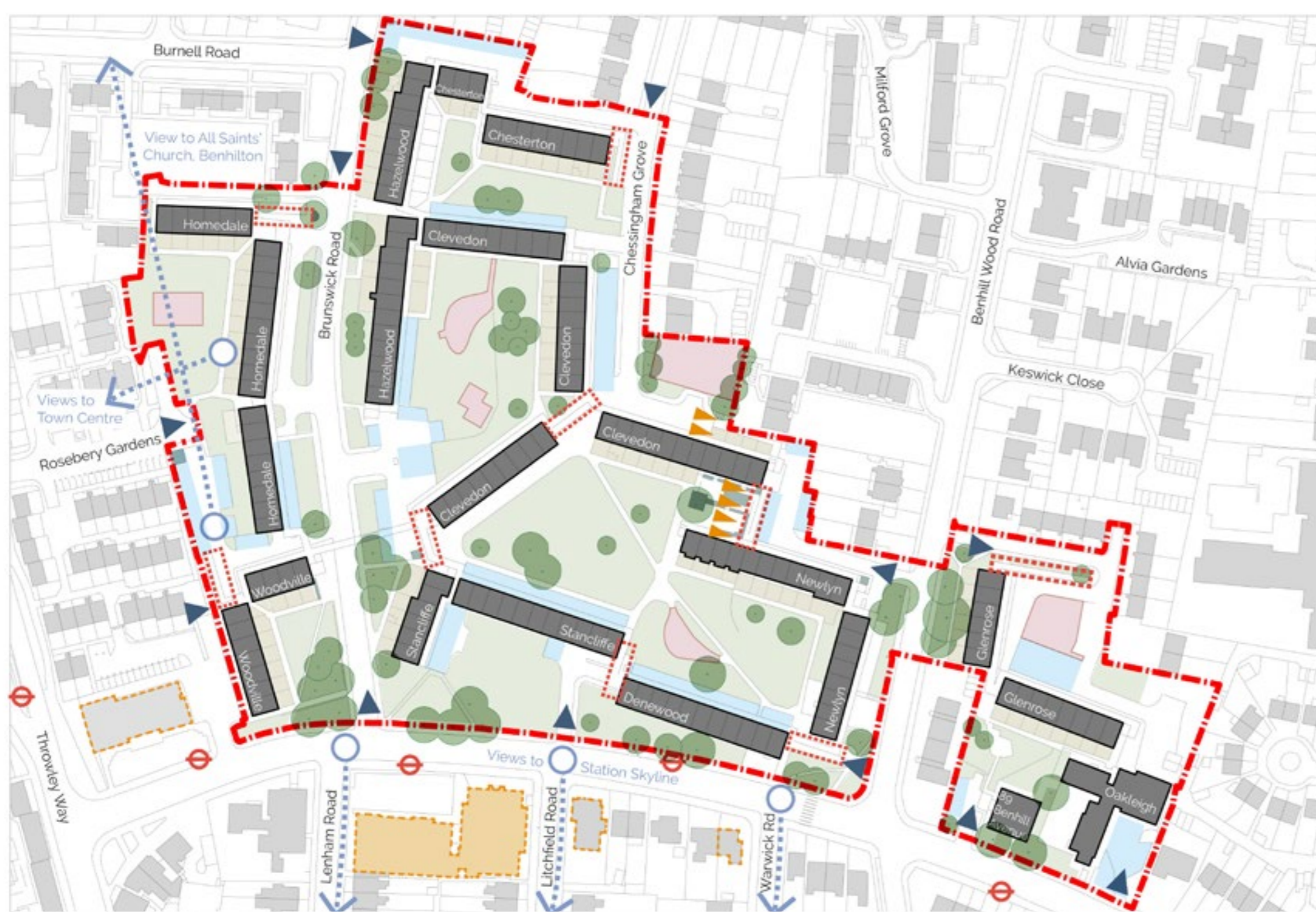
- What do you like or dislike about your estate?
- What are your objectives for the future of the estate?
- Join one of the co-design workshop sessions and share your ideas
- Please fill out a feedback form
- Give an 'Idea for an Ice Cream'!
- Have fun!

## Options

Today's workshop sets out a range of the following initial regeneration options. We welcome all your ideas to help shape the designs, and we'll listen to all the feedback to develop the options for the next workshop.

- Option 0 - Business as Usual
- Option 1 - Refurbishment & Infill
- Option 2 - Partial Redevelopment
- Option 3 - Full Redevelopment

## Regeneration of your Benhill Estate

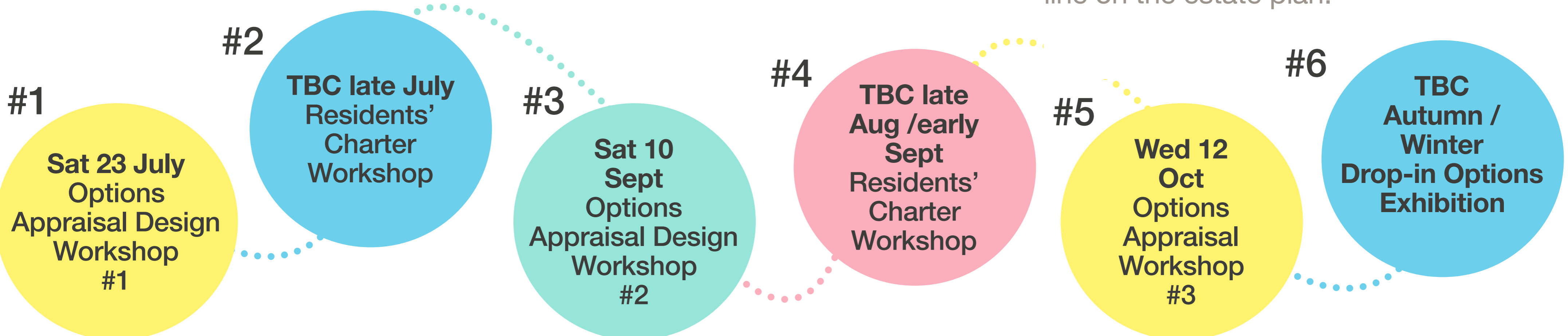


## Why Regeneration?

The Council's priorities include keeping residents safe, living well independently, and being active citizens to enable Sutton to continue to be a great place to live, work and raise a family. The Council is committed to delivering these priorities by maintaining and improving the physical environment and through the regeneration of its Council estates to provide better homes and places for existing residents and Sutton's growing community.

Benhill has been identified as a "Potential Area for Renewal" in Sutton's Local Plan, including all 441 homes across Benhill Estate plus the 40 homes at Oakleigh, within the red line on the estate plan.

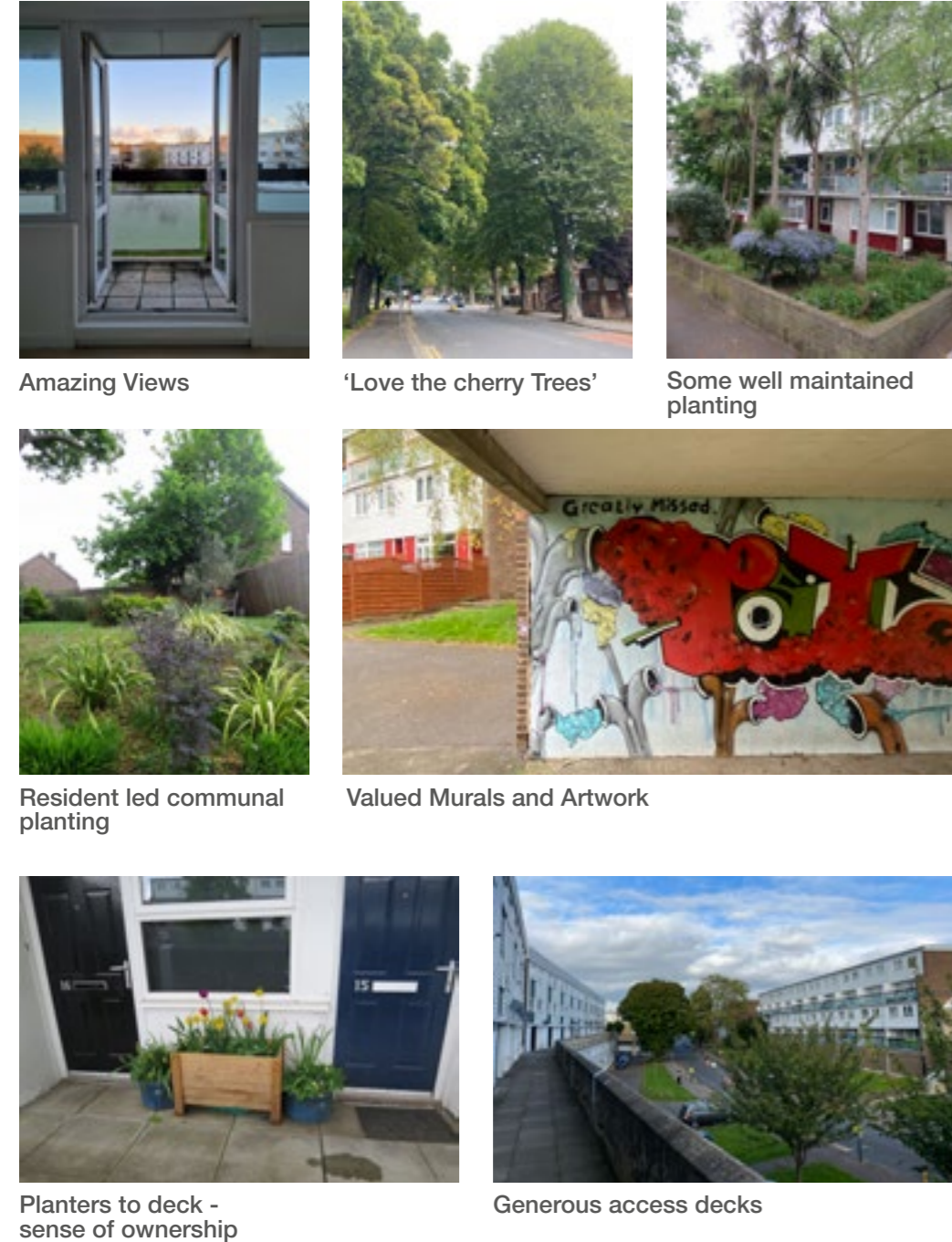
## Dates for your diary



## Estate Walkabout

Selection of feedback received from residents at the Estate Walkabout on 7th May 2022

### What you like about Benhill

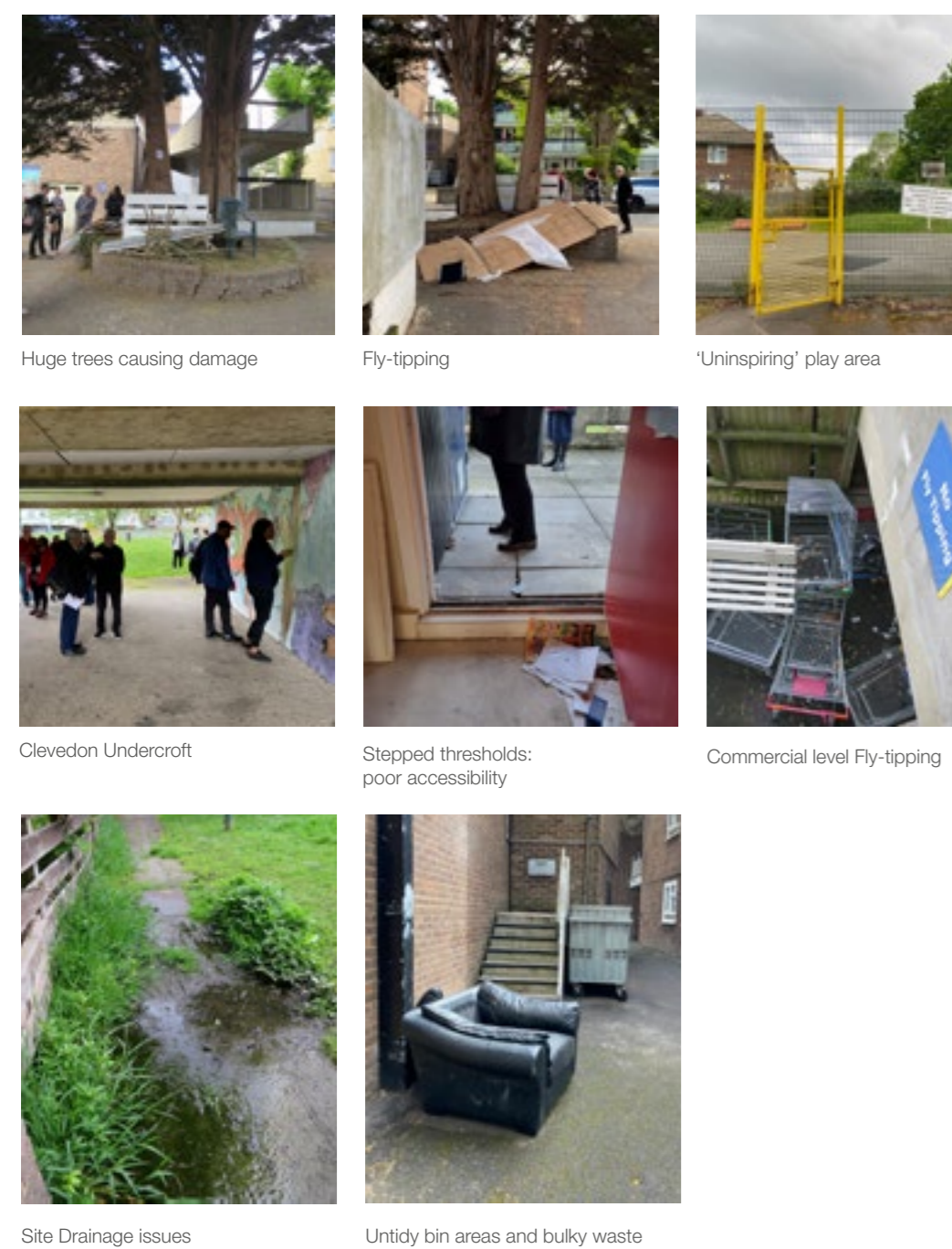


Amazing Views  
 'Love the cherry Trees'  
 Some well maintained planting  
 Resident led communal planting  
 Valued Murals and Artwork  
 Planters to deck - sense of ownership  
 Generous access decks

**Benhill Estate Walkabout map**

- Tree and Clevedon graffiti memorials to 'Luke'
- Like having my own front door facing out onto the deck
- Like my outside store next to my front door to store my bike and pots of paint
- Play area (Homedale) - well used. Well overlooked by ground floor dwellings. Could be more accessible, and more inspiring. "I have seen children look at the play equipment and turn away"
- Security at night. I don't feel unsafe at night. I usually get onto the access deck level via the ramp straight away, and walk across to my block on the access deck.
- Feels safe "I have lived here for 14 years"
- Love the amount of visible sky and sunsets from my maisonette
- Amazing views to the south from Clevedon / Stancliffe
- The location of the estate is great for access to the High Street and public transport
- Like the size of maisonettes and flats
- The two caretakers (John and Tim) do a great job
- Access ramps - generally seen as a positive attribute of the estate. Very wide, allowing access for less able. Note not all ramps are the same width, some wider. Good for deliveries, prams, mobility scooters
- Like the deck access - but fire brigade now restricting plants or seats, which reduces sociability and greenery/gardening for residents.
- It feels like there is "room to breathe" in the open spaces between the buildings. Like the green spaces.
- Like the central undercroft at Clevedon - my kid learned to ride his bike there and a safe / weather-proof area for kids who use it for dancing
- Area to the rear of Glenrose is looked after by a resident, creating a little example of pleasant communal amenity created by the community
- Love the Cherry Trees on Benhill Avenue / Brunswick Road
- The estate is generally quite quiet

### What you dislike about Benhill

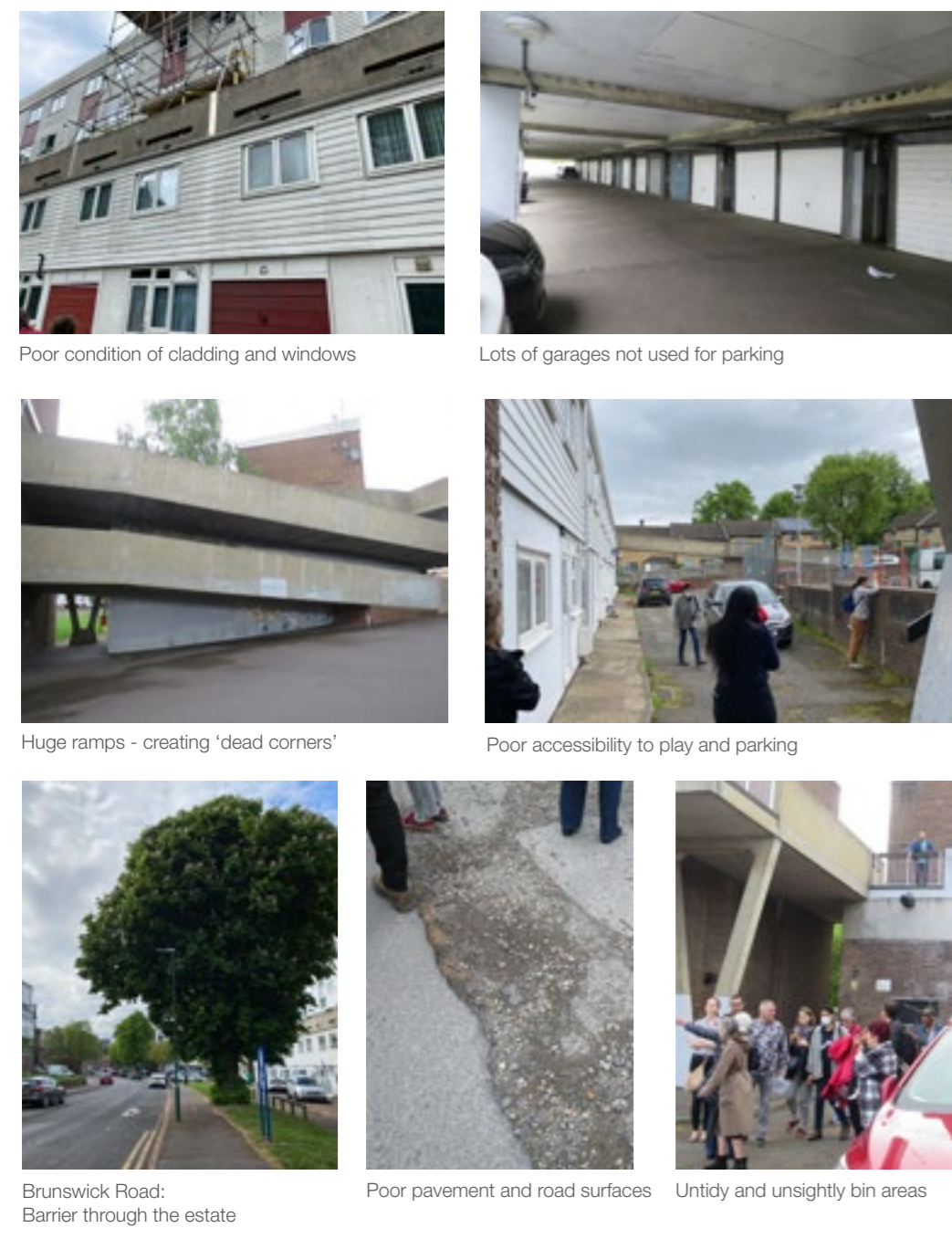


Huge trees causing damage  
 Fly-tipping  
 'Uninspiring' play area  
 Clevedon Undercroft  
 Stepped thresholds: poor accessibility  
 Commercial level Fly-tipping  
 Site Drainage issues  
 Untidy bin areas and bulky waste

**Benhill Estate Walkabout map**

- New development should be future proof, and create-sustain the community.
- Stairwells to access decks, and spaces under ramps - All in dark corners of the estate, and provide opportunity for misuse (drug use / ASB). Additionally they are not maintained well by SHP, so always use the access ramps, as they are open and feel safer.
- Distance between Newlyn North and Clevedon East is too close. Can see into each other's windows.
- (Homedale / Roseberry gardens). Journeys to and from the town centre are often made via the Western boundary of the estate. However, there is very poor connectivity to this side of the estate, with Homedale acting as a wall to the rest of the estate. Journeys on foot are via the gaps between the buildings, which are dark, unlevel, and not well maintained
- Secondary path for pedestrians. Not overlooked not well lit, and hidden by ramp. Does not feel safe.
- Drainage / flooding issue to the northwest of the central play area (Clevedon) and also to the undercroft parking area off Benhill Wood Road
- Fly-tipping, especially evident across the estate in areas accessed directly off Brunswick Road with low visibility and around external bin areas. Woodville and Homedale House. Suggestion that there is a room for bulky rubbish storage. Bags chucked over the balconies, sometimes piling up around the bins.
- Lighting on access decks is insufficient - and needs repair
- 'Ball Park' play area. Has recently been taken over by dog trainers as its underused. Very gender specific / boy orientated (football, basketball etc). Could the area be more inclusive / integrated? Signage? Different game apparatus / furniture eg. Teqball? Chess? Netball?
- Existing Community room/office (Newlyn). "Didn't know it was there" Not visible to the estate. Not a nice place to be. One window, and normally boarded up. Maybe a BBQ area to the front of it? Could link it to outside space better.
- I've gotten lost on the estate before. Not clear how to get from one block to another. Deliveries a real problem across the estate.
- Many of the ground floor maisonettes feel like they are 'back to front.' Don't know which is the front door and which is the back door.
- Infill Development - If it were going to be anywhere, the central green space to the South of Clevedon could be big enough. Maybe homes for 'Over 55's?' say 2 or 3 storey so as not to block light and views of existing residents.
- There are new external cycle stores around the estate which resident didn't know about or that is what they were for.

### What you dislike about Benhill



Poor condition of cladding and windows  
 Lots of garages not used for parking  
 Huge ramps - creating 'dead corners'  
 Poor accessibility to play and parking  
 Brunswick Road: Barrier through the estate  
 Poor pavement and road surfaces  
 Untidy and unsightly bin areas

**Benhill Estate Walkabout map**

- Leaseholders in general not at all happy with the recent window / cladding / upgrade works, which many are still paying for
- Garages rented to people not living on the estate
- Variation of condition of garden boundaries, and general upkeep of residents' front gardens at ground floor. Affects how the place feels. Overgrown planting makes footpaths feel very narrow
- Large areas of lawn are not well maintained, with grass cuttings left everywhere. Looks a mess.
- Brunswick Road - Cars travel very fast along this road. It is a 20mph road but is poorly signposted. As such, the road acts as a physical and mental barrier, dividing the estate. Many of the residents in attendance attested to very rarely, or never using the central and Eastern areas of the estate.
- Central play Area. Lots of metal fencing makes it difficult to access the play area. Also not well overlooked to the North, as its all garages to the North of the Play Area. Paths in this area are very narrow.
- Clevedon Undercroft. Unclear what it is for. Unsure why its not made accessible for more car parking, which is at a premium.
- Broken and leaking gutters, staining the buildings. Scaffolding not safe and needs health and safety signage.
- Can't sell my property - buyers can't get a mortgage
- Glenrose - more hilly than the rest of the estate. Difficult to get around on foot.
- Huge ramp creating a 'dead - corner' Space could be better used
- The drainage is not fit for purpose and needs maintaining - lots of ponding / localised flooding.
- Adjacent residents living on Ivedene Close, say that the appearance and upkeep of Glenrose and the associated parking / play areas devalue their properties. People "Drive in, take one look at it, and drive away again"
- Resident suggestion that Glenrose is suffering from subsidence. Keen to understand results of any upcoming structural survey. Same resident also suggested there was asbestos in the construction.
- Very narrow paths to the South of Glenrose, leading to the front doors of the Ground floor maisonettes. Back doors often used as front doors.
- There are some benches close to the play areas, but there could be more. No benches with tables to allow use of amenity for picnics / table games etc.
- Benhill Wood Road also acts as a barrier between Glenrose and the rest of the Benhill estate. Fast Moving, and 2 way traffic with no traffic calming or crossing points.

## Residents' Shared Priorities & Emerging Community Charter

Please tell us what your objectives are for the future of Benhill Estate. This will help establish community priorities for appraising the emerging regeneration options.

An Objectives Questionnaire was sent out to all households with the June Newsletter. If you would like to complete and return your questionnaire please hand it to a member of the team. Alternatively, tell us your objectives or use a post-it note to write down your ideas under the following 4 themes.

Thank you!

Over the past few years the Council has been talking to the residents of Benhill Estate about the future of their homes.

We've held individual 1 to 1's and steering group meetings, estate walkabouts and drop in events to gain a better understanding of how residents feel about Benhill and their aspirations for the future.

We have summarised below what you've told us under four themes, so that we can reflect your shared objectives as part of an emerging Community Charter:

### People & Community

- Promote and encourage the strong sense of community spirit
- Many residents have lived on the estate for 20-30 years and have no desire to leave
- Create inviting community spaces for all residents to use
- Incorporate the Benhill residents' memorial
- Residents like to park directly on the estate

### Homes

- Many existing homes are well proportioned, especially the 3 bedrooms
- Improve accessibility into homes to accommodate residents with mobility needs
- Provide easier access into blocks, as current stairwells are very narrow
- Preserve the walkway landings to properties, as they're great for residents with prams or mobility needs
- Improve the internal design of homes to ensure all residents can be comfortable

Throughout the consultation process there have been recurring themes and priorities; highlighting residents' likes and dislikes about the Estate. We want to work collaboratively with you to ensure your views and priorities are considered in developing plans for the future, in order to find the right solution for Benhill. As we take forward the options appraisal we want you to stay involved and to continue sharing your views. Please use these workshops to tell us more.

### Place

- Benhill is a perfect location, as it's close to the town centre and there are great transport links
- Tackle fly tipping to maintain a clean and welcoming environment
- Increase and improve lighting throughout the estate so residents feel safe
- Create a better environment that designs out crime and eliminates antisocial behaviour
- Create safe spaces for children to play and that offers inclusive activities
- Better positioning of blocks that allow easier and straightforward access to the town centre and encourages togetherness in the community
- Create an estate that is easy to navigate, with clear and visible signage
- Make better use of unused spaces, like the undercroft car park causing 'dead corners'

### Sustainability

- Create energy efficient and well insulated homes that are affordable to live in
- Increase the amount of external bike storage
- Retain the trees and flowers
- Provide better roofing and pipe structures to eradicate leaks and internal water damage
- Retain our large open spaces for the community to enjoy, allowing 'room to breath'
- Design private gardens that help the environment and can be easily maintained
- Retain the 'views', 'visible skyline' and 'sunset' from our properties

## Benhill through the ages

1762



The "Ben Hill" area is undeveloped high ground to the north-east of Sutton. The Pyl Brook runs nearby along what is now Brunswick Road.

1871



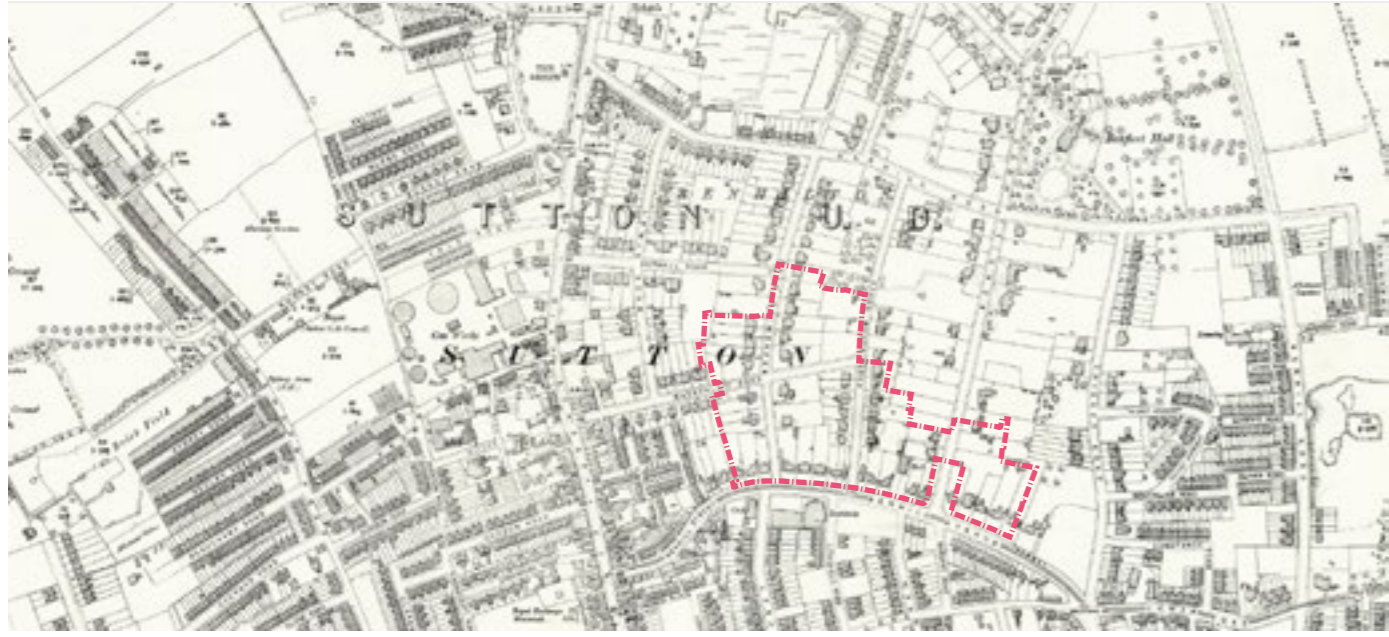
The area is still very rural. Mostly woodland and gardens to the east, with fields and brick fields towards the High Street. Cressingham Grove and Benhill Wood Road are established.

1894



By the turn of the Century there is a network of suburban streets with large houses and gardens. Marshall's Road links Cressingham Grove and the new Brunswick Road to the High Street.

1913



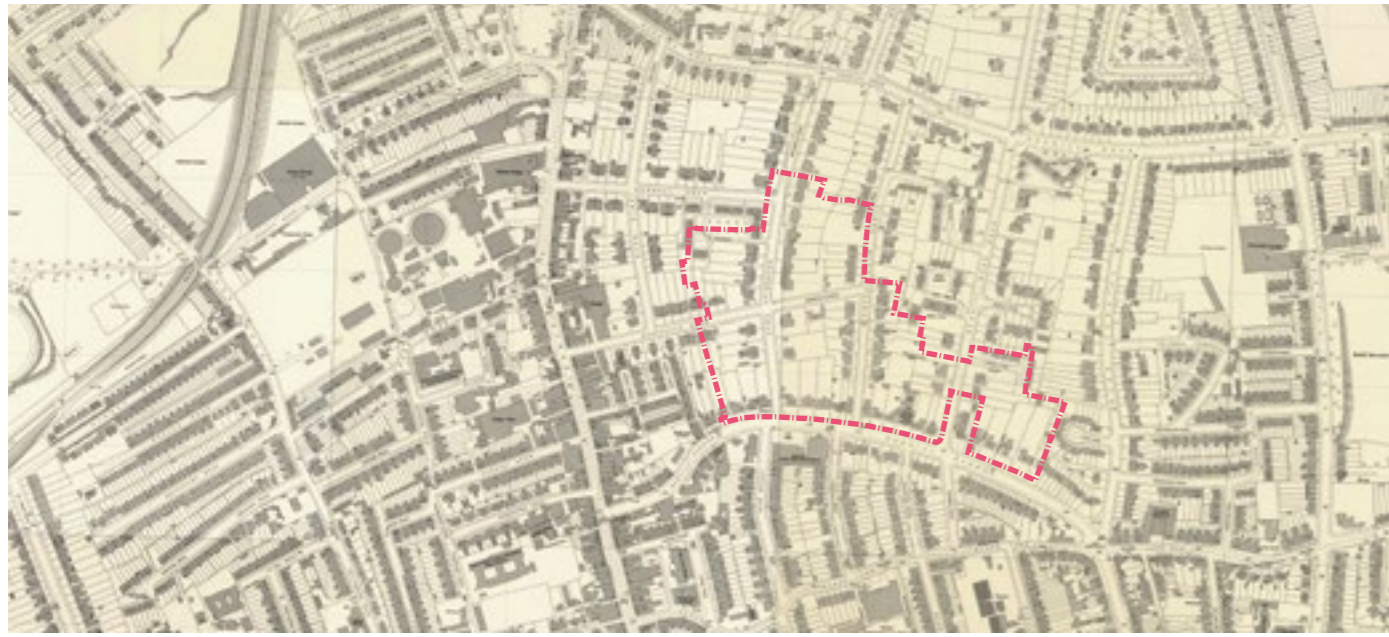
Development continues to expand in the area and on the outskirts of Sutton. There are more buildings and new streets to the south of Benhill Avenue, which by now has become a tram route between Sutton and Carshalton. The Thomas Wall Centre has also been constructed.

1935



By the 1930s the area is established as a developed suburb of tree lined streets of houses and civic amenities.

1956



By the second half of the 20th Century garden sites are being infill developed and intensified for development as flats or cul-de-sacs of houses. The redevelopment of 5.8 hectares of the area as the Benhill Estate follows in 1965-74.

## Do you have any old photos of the estate?



Benhill Avenue and Tram  
1902



Benhill Wood Road  
1904



Benhill Avenue and Tram  
1910



Benhill Street and Tram  
1920



Aerial view of Benhill Avenue with the High Street in the background and location of current estate to the right  
1924