

Sutton Road East | The Vision



“The journey from the east to the harbour and beyond will be full of activity and vibrancy”

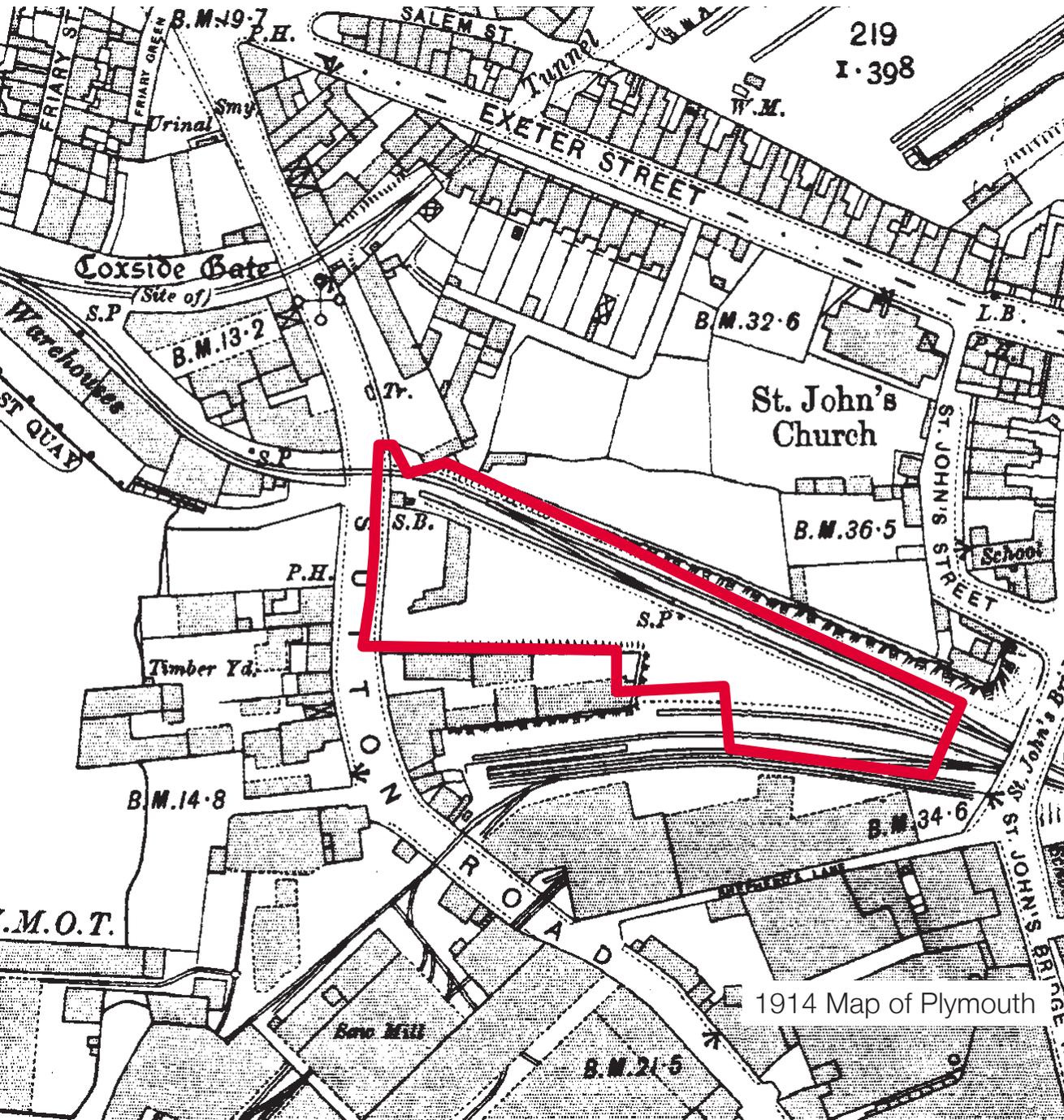


Sutton Road East is a two phase development creating an attractive new residential led, mixed use neighbourhood incorporating an affordable housing development, retail units, car parking and a wide landscaped public walkway to help better link surrounding communities to the waterfront and city centre.

It will act as a catalyst to transform the industrial land to the east of Sutton Harbour and Sutton Road into an integrated residential community. These proposals are a direct response to the Plymouth City Council Waterfront Strategic Masterplan from 2017 where this land plays a key role in defining a new approach into the city and creating an improved gateway from the east.

By including a mix of uses and ground floor start up units and workshops, the journey from the east to the harbour and beyond will be full of activity , greenery and vibrancy.

Sutton Road East | Site History



1914 Map of Plymouth

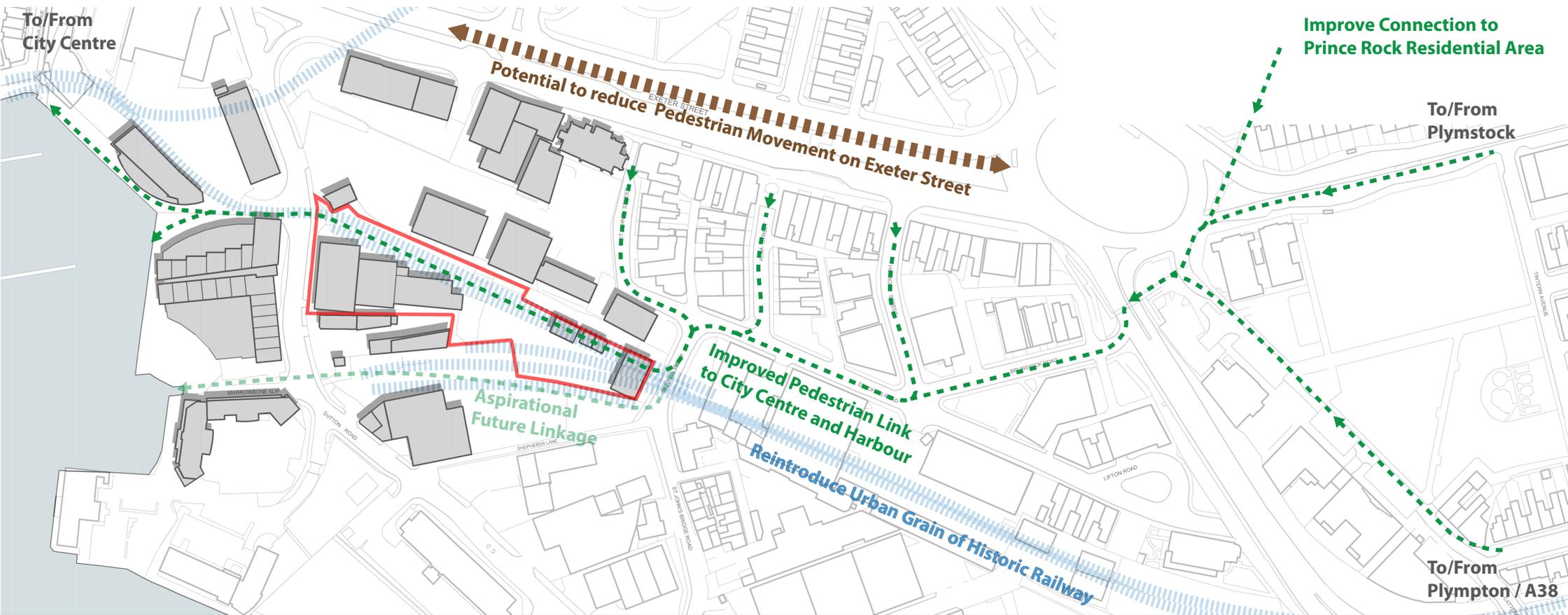
At present the site and surrounding area is predominantly of a service industrial use, populated with car rentals, timber merchants and garages amongst others. Historically, it has been largely vacant, used for storage or as a yard for the surrounding premises.

In the early C19, the Sutton Harbour Branch of the railway was constructed, used for transporting materials such as timber, coal and granite to and from the harbour.

The historic railway lines were located to the north of the site, splitting under St. John's Bridge to feed the north and east quays. Many of these tracks can still be seen around Sutton Harbour, nestled amongst the cobbles.

The Sutton Road East proposal seeks to use these historic urban grains and reinterpret them for pedestrian connections.

Sutton Road East | Wider Concept



The current pedestrian route from Prince Rock to the harbour and city centre involves a traversing an unfavourable route along Exeter street. The site has been identified as having the opportunity to provide a much needed, safer link from these communities through to the harbour and beyond.

The proposal creates a landscaped heart at the centre of the

scheme where these connections converge whilst facilitating future linkages with other communities.

The Sugar Quay development acts as a marker for this connection, sited as a gateway to the harbour. The scale of development has then been considered to reflect the residential scale to the east whilst emphasising the scale of the harbour developments.

Sutton Road East | Planning Context



LDA Masterplan from 2017

As part of Plymouth's Local Development Framework in 2006, the Sutton Harbour Area Action plan was produced, indicating mixed use regeneration around the site area.

This was replaced in 2017 by the Plymouth Waterfront Strategic Waterfront Development Plan, again highlighting the area as being suitable for a waterfront community.

The site has therefore been earmarked for development for nearly 15 years so this proposal, along with Sugar Quay, is the catalyst to bring these plans into reality.

Due to the nature of land ownerships of the area, it is expected that this masterplan will be delivered in phases, gradually creating an integrated, vibrant waterfront community as was envisaged many years ago.

Sutton Road East | The Proposal

— Sutton Road East — — St. John's Bridge —



Aerial of the site from the South

The proposal is split into 2 components: Sutton Road East to the west of the site and St. John's Bridge to the east.

The pedestrian link is proposed to the North of the buildings, crossing over Sutton Road.

The built form follows the concept that was integral with Sugar Quay, with the pinnacle tower acting as the "mast" and the building stepping down to the west and the south from the north east corner. In this building massing we set down from the north east then heading south and east, until we lower to 5 floors above the height of St John Bridge.

This massing forms the transition from this pinnacle, descending to the lowest parts of the St Johns Bridge and the nearby warehouse and residential buildings towards the east.

Sutton Road East | St. John's Bridge



View from St. John's Bridge Road



The first phase of the development would be the St. Johns Bridge site.

St. John's Bridge is a 12 storey, stepping down to 8, mixed use building, with around 100 affordable apartments with private rooftop amenity, undercroft parking and dual entrances.

Constructed in tandem with this building will be the east-west link in the form of a landscaped ramp, taking pedestrians from the level at St. John's Bridge Road to the central public realm space. Along this ramp are a series of glazed entrances to the building, retail and live/work units to animate this link.

The material chosen for these sites are in contrast to the machined finishes seen and proposed around Sutton Harbour. Brick and stone will provide longevity whilst echoing historical context around the building and on the site.

Sutton Road East | Sutton Road Building



View from Sutton Road



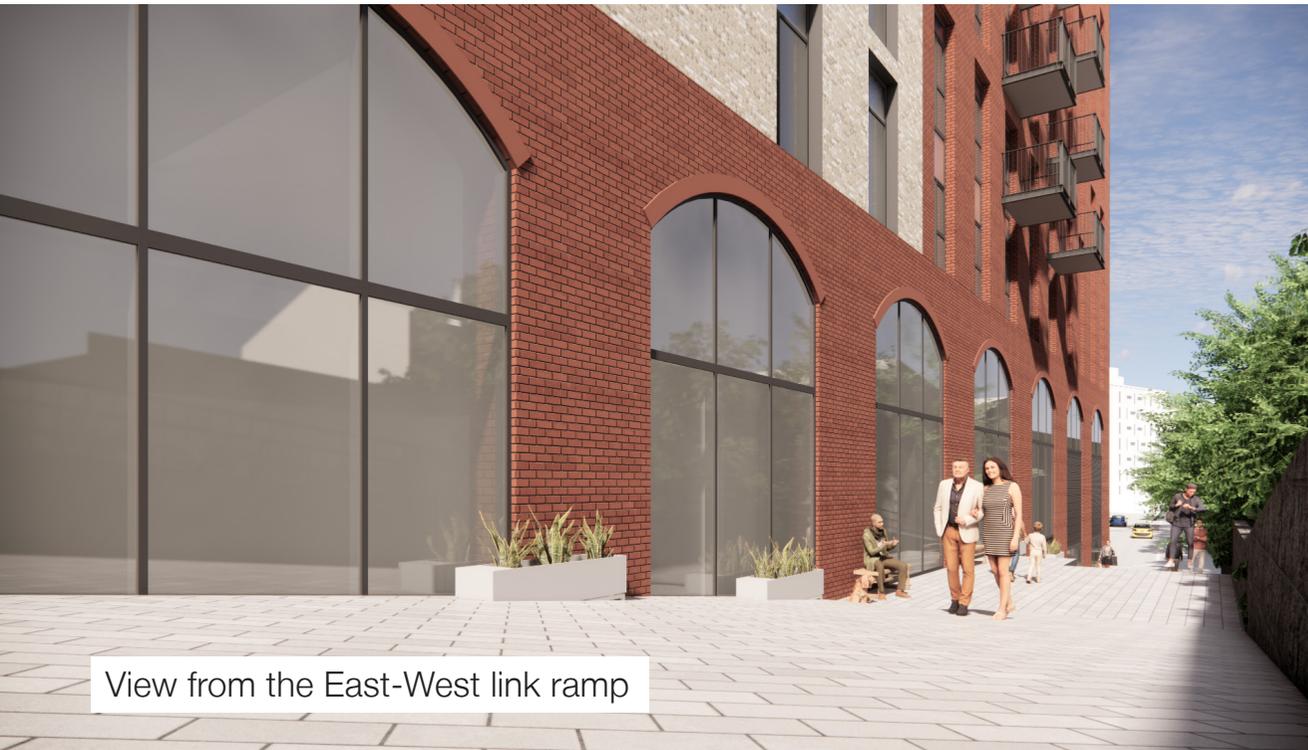
The second phase of the development would be the Sutton Road site.

Sutton Road comprises of a 3 storey plinth housing retail units, building entrances and an undercroft car park. Above this plinth are 3 building components: one at 13 storeys, one at 9 and one at 6. These components house around 100 apartments including an affordable housing provision.

As this building fronts Sutton Road a number of retail units are included to animate this space. A generous public realm space is included in front of these units.

This site follows the architectural language of St. John's Bridge in terms of materials. Both buildings at lower levels feature a brick railway arch language to give an echo back to the history of the site. These arches form shop fronts, entrances and car park vents along all sides of the buildings.

Sutton Road East | East-West Link



View from the East-West link ramp



Running along the length of the St. John's Bridge building and continuing at grade along the Sutton Road building is the new east-west link. This will take pedestrians from St. John's Bridge Road along the site and out at Sutton Road.

To the north elevation, the arches to both buildings feature windows as shop fronts and apartments to provide natural surveillance to this area. At the top and bottom of the ramp are the entrances to the St. John's Bridge building.

The area will be landscape with high quality, hard wearing surface treatments to compliment the materials of the buildings. Planting will be provided to screen the building where necessary and dissipate the effects of wind.

It is hoped that future development will allow for the linking through St. John's Bridge to the sites further east.