

# Beddington Workspace and Innovation Centre...



## Introduction

Sutton Council in partnership with the Mayor of London is undertaking a study for a new workspace and innovation centre at 30-32 Beddington Lane. This initiative forms part of the wider Beddington Programme led by Sutton Council.

The site is presently used as a builders' merchant's yard across from Beddington Village Hall.

Working together with Architects RCKa we have ambitious plans to transform the site for local people and businesses, creating a place the community can be proud of.

Initial site observations and opportunities are being presented on the following two exhibition boards. We are keen to get your feedback on these and your thoughts on the local area, in order to shape future proposals.

The boards will be available online after this event at: <http://sutton.citizenspace.com/> you can submit comments until 26th February 2017

Alternatively, please contact us at: [opportunitiesutton@sutton.gov.uk](mailto:opportunitiesutton@sutton.gov.uk) if you would like to find out more.



Key.

- North - South Busy road running through the village and into the strategic industrial area
- East - West connection from Beddington Park to Croydon
- A Roads
- The site
- TFL Major Scheme

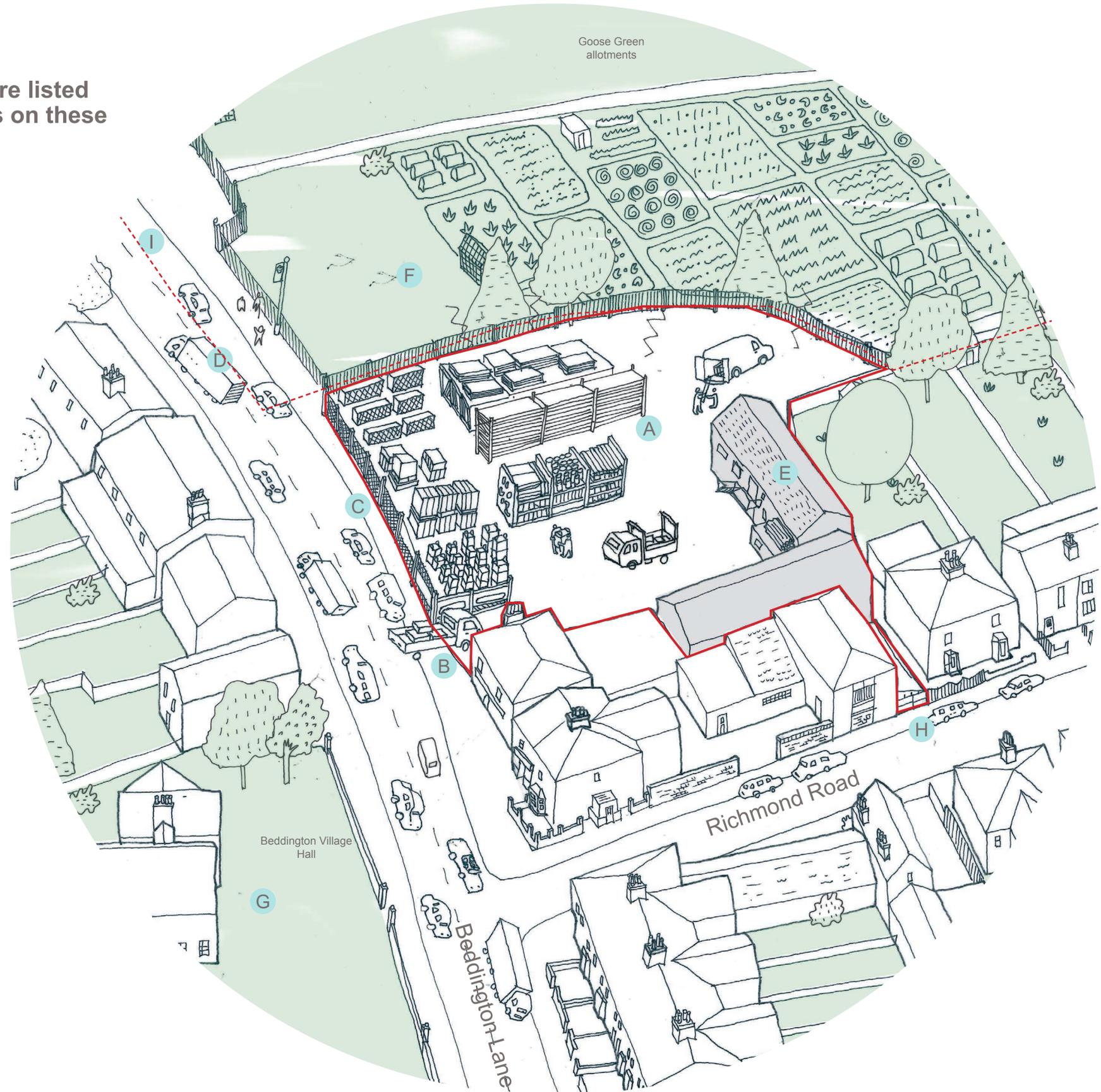


Local positive contributors

# Observations

Some of our initial site observations are listed below. We'd like to hear your thoughts on these and others that are important to you.

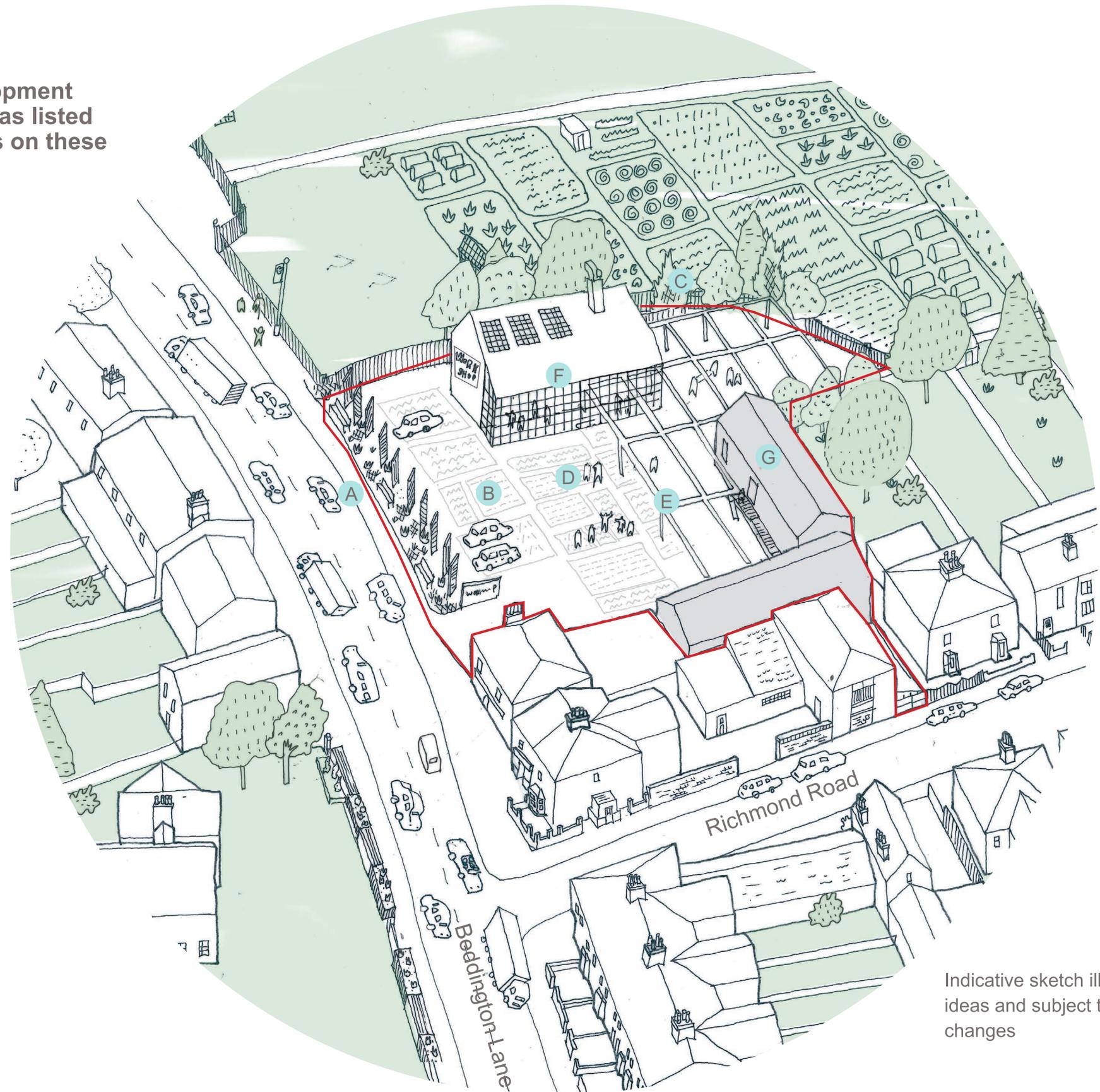
- A Unsightly and prominent storage yard at entrance to village
- B Large goods vehicles disrupt traffic on Beddington Lane
- C Narrow pavements which feel dangerous for pedestrians and school children
- D Busy, unpleasant road
- E Existing characterful buildings hidden behind site clutter
- F Site adjacent to well used allotments
- G Close proximity to Beddington Village & Hall
- H Potential access from Richmond Road
- I Site within Beddington Village Conservation Area



# Opportunities

We have identified a number of development strategies and positive opportunities, as listed below. We'd like to hear your thoughts on these and any other ideas you may have.

- A** Potential to improve the public realm along Beddington Lane by:
  1. Widening the pavement
  2. Boundary treatment that enhances the character of the village and conservation area.
  3. Introducing street planting
  4. Introduce new seating and shelter
  5. Establish strong identity for the village with signage
- B** Reduce large vehicles and provide adequate visitor car parking.
- C** Allotment boundary; character, security, outlook and complementary use
- D** Create a unique ground surface that runs through the site, celebrating the character of the surrounding landscape and allotments
- E** Form a gathering space and hub for community activity, free from vehicles.
- F** Create a celebratory, state of the art, BREEAM excellent building which responds to orientation and use.
- G** Re-use the existing buildings and provide a canopy linking the buildings together.



Indicative sketch illustrating ideas and subject to further changes

