

Curl la Tourelle Head completes Sutton social housing

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1/17 Wellesley Court

Curl la Tourelle Head has completed 28 homes across five infill sites for £4.4 million in a commission for the London Borough of Sutton

Many of the sites chosen were tucked away, often occupied by run-down garages or lock-ups, and affected by fly-tipping.

The architects designed 28 homes in total across five sites: Bisham Close, Assembly Walk, Radcliffe Gardens, Wellesley Court and Wrythe Lane.

A family of layouts and material treatments were developed to allow some standardisation and either modular or traditional construction across the sites.

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The design principles were informed by the Good Quality Homes for All Londoners supplementary planning guidance and homes inspired by Scandinavian design, with familiar forms built with pitched roofs and chimneys to channel fresh-air ventilation.



Radcliffe Gardens

Designed to have high EPC ratings and low carbon footprints, each home has triple-glazed windows and photovoltaic panels. Natural daylight has been maximised to all areas within the design: large windows admit daylight into the main living rooms and smaller apertures allow light into stair cores.

The scheme has been funded by the Greater London Authority's Affordable homes programme, which aims to deliver high-quality, energy-efficient social housing at affordable prices. The architects worked with engineer Ramboll to develop a gas-free scheme, which combines air source heat pumps and solar PVs as part of the passive energy strategy.



Radcliffe Gardens

Architects' views

When we think of **social housing** architecture we often think of boxes with small windows (or at least I do having grown up on a small council estate on the south-east coast): buildings minus aesthetic character, often designed not to be seen. But, designed well, social housing can mean so much for the people who live there.

Wayne Head, director, Curl la Tourelle Head

The project has been highly rewarding for the practice. Given the budget and site constraints, we have interrogated the details of the design to achieve the highest possible standard. Whilst the site constraints may have guided the bigger design decisions, we firmly believe empathy informed the smaller social details. These details frame the daily narratives that aren't included in the design brief, anticipating specific moments in the users' lives. For example, to clearly define each dwelling, the principle entrances are expressed with a glazed brick pier and project canopies, giving sheltered space for daily gossip amongst neighbours.

Archie Darroch, architectural assistant, Curl la Tourelle Head



Clients' views

The London Borough of Sutton is delighted to confirm the completion of the latest residential developments within the Borough. Working alongside our design team, led by

CLTHA, and the main contractor, Buxton Building Contractors Limited, we have successfully developed under-utilised land to provide a total of 28 residential properties across five sites. The development was funded from the Greater London Authority (GLA)'s Affordable Homes Program which aims to deliver high-quality, energy-efficient social housing at affordable prices set at the Mayor of London's London Affordable Rent levels.

Dan Wallis, project manager, London Borough of Sutton

We're delighted to have completed the work for London Borough of Sutton with Curl La Tourelle Architecture. Being local to the sites makes it even more rewarding for us and allows us to extend our skills once more to building more residential units for people who need them.

David Norman, managing director, Buxton Building



Project data

All five sites

Form of contract JCT Design and build 2016

Construction cost £4,473,000

Architect Curl la Tourelle Head Architecture

Client London Borough of Sutton

Structural engineer Pre-contract: Ramboll, post-contract: Michael Barclay Partnership (MBP)

M&E consultant Pre-contract: Ramboll, post-contract: Buxton Building Contractors (sub-contracted)

QS Gleeds

Landscape consultant Pre-contract: Alan Scott Landscape Architecture, post-contract: Camlins

Employers agent/project manager London borough of Sutton

Principal designer PFB Construction Management Services

Approved building inspector London Borough of Sutton

Main contractor Buxton Building Contractors

CAD software used Vectorworks

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Environmental performance data

Site 1, Bisham Close (four dwellings)

Start on site September 2021

Completion September 2022

Gross internal floor area 316m²

Percentage of floor area with daylight factor >2% 100% habitable rooms

Percentage of floor area with daylight factor >5% Not measured

On-site energy generation 31.5%

Annual mains water consumption 38 m³/occupant

Airtightness at 50Pa Average 2.72 m³/h.m²

Heating and hot water load 32.2 kWh/m²/yr
Overall area-weighted U-value Not calculated
Design life 60 years
Embodied/whole-life carbon Not calculated
Annual CO₂ emissions Average 19.30 kgCO₂eq/m²

Site 2, Wrythe Lane (four dwellings)

Start on site September 2021
Completion October 2022
Gross internal floor area 324m²
Percentage of floor area with daylight factor >2% 100% habitable rooms
Percentage of floor area with daylight factor >5% Not measured
On-site energy generation 38.1%
Annual mains water consumption 38 m³/occupant
Airtightness at 50Pa Average 2.69 m³/h.m²
Heating and hot water load 30.5 kWh/m²/yr
Overall area-weighted U-value Not calculated
Design life 60 years
Embodied/whole-life carbon Not calculated
Annual CO₂ emissions Average 18.01 kgCO₂eq/m²

Site 3, Wellesley Court (six dwellings)

Start on site November 2021
Completion October 2022
Gross internal floor area 420m²

Percentage of floor area with daylight factor >2% 100% habitable rooms

Percentage of floor area with daylight factor >5% Not measured

On-site energy generation 35.6%

Annual mains water consumption 38 m³/occupant

Airtightness at 50Pa Average 2.51 m³/h.m²

Heating and hot water load 27.5 kWh/m²/yr

Overall area-weighted U-value Not calculated

Design life 60 years

Embodied/whole-life carbon Not calculated

Annual CO₂ emissions Average 17.89 kgCO₂eq/m²

Site 4, Radcliffe Gardens (four dwellings)

Start on site September 2021

Completion October 2022

Gross internal floor area 322m²

Percentage of floor area with daylight factor >2% 100% habitable rooms

Percentage of floor area with daylight factor >5% Not measured

On-site energy generation 20.5%

Annual mains water consumption 38 m³/occupant

Airtightness at 50Pa Average 2.45 m³/h.m²

Heating and hot water load 29.9 kWh/m²/yr

Overall area-weighted U-value Not calculated

Design life 60 years

Embodied / whole-life carbon Not calculated

Annual CO₂ emissions Average 20.5 kgCO₂eq/m²

Site 5, Assembly Walk (ten dwellings)

Start on site September 2021

Completion November 2022

Gross internal floor area 766.5m²

Percentage of floor area with daylight factor >2% 100% habitable rooms

Percentage of floor area with daylight factor >5% Not measured

On-site energy generation 22.5%

Annual mains water consumption 38 m³/occupant

Airtightness at 50Pa Average 2.55 m³/h.m²

Heating and hot water load 29.5 kWh/m²/yr

Overall area-weighted U-value Not calculated

Design life 60 years

Embodied/whole-life carbon Not calculated

Annual CO₂ emissions Average 20.6 kgCO₂eq/m²

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