

Representations on Sutton Town Centre High Street Crossroads: Proposed Conservation Area - Draft Heritage Character Appraisal

Comment ID	Nature of Response/ Officer Recommendation	Representation Text Officer Response
HSCCA1 498786 Mrs Pamela Wright	Object	I'm concerned that this change to the road layout affects some people who live in and around Mulgrave Road. I live very near to the area where the traffic will be re routed and I have not actually received anything from the LBoS to communicate this might happen. Its is pure good fortune I have drilled down on the LBoS web site to find this important consultation and related documents. I think the site needs to flag these consultations more obviously on the site and write to those whom this particular project will affect and th LBoS should take into account not everyone uses the internet - e.g. the elderly for one or people with learning disabilities. From reading the documentation it looks like the traffic from the Brighton Road will be re directed down over either a new road or over the existing Bridge Road. I cannot see which as the plans on the LBoS site cannot be enlarged so I can't see for sure. Will this affect me/my home or the value of my home? Important questions that I would like you to write to me about. If this project ensures that the shops outside the station are painted and their external shop frontage are more sober than what they are are already then this is good. I would agree that the initial site of some of these cheaply painted shops with their horrid colours is not what we want in promoting Sutton.
	Noted - No action	The road link, as shown in Appendix 1 to the document, illustrates proposals that may affect buildings and structures within the CA. The road link is not a proposal arising from the proposed CA and information regarding the road link has previously been widely publicised through extensive consultation on the Sutton Town Centre Area Action Plan.
HSCCA2 499461 Mr Tony Monblat	Support with Conditions	I wholeheartedly and unreservedly support this proposal. The buildings have great character and lend a real touch of style to the town. A suggestion would be to encourage shop owners to have reasonably sympathetically designed fascia boards to fit ir with the overall architecture. A competition with a small award/prize could be be given for the best one (I believe Pizza Express won an architectural prize about twenty years ago).
	Agree - No Changes	It is recognised that poor shop fronts and fascias have a negative impact on the quality of the proposed Conservation Area. Planning applications would be subject to Proposed Policy DM4 - Historic Environment of the Site Development Policies DPD by which the Council will only grant planning permission for development that preserves and enhances the character and appearance of the Conservation Area. The council will continue to pursue possibilities to secure grant funding for shop front improvements. The council will also explore the use of Local Development Orders and the need for specific shop front design guidance in Heritage areas given that Cheam Village, Carshalton Village, Wallington Green and, subject to approval, Sutton Town Centre Crossroads are now all CAs.
HSCCA4 501678 Mr Coleman Michael Coleman	Observations	I think the listing and preserving everything possible of old Sutton and our heritage here is a fantastic and extremely important and adds so much character to the area especially as builidings that are built now are so mumdane and lifeless but the old ones are often grand , well thought out and many full of history and if only their walls could speak. We have sadly lost a lot of treasures but hopefully this will preserve the many others for us to enjoy and be proud of in our borough, many thank's Michael
	Noted - No action	Noted.

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HSCCA5 501850 Karen Gillett	Support	I think it is good that the council are recognising that Sutton might have some merit as far as Heritage goes. I appreciate that parts of Carshalton and Cheam might be better preserved but it is good to know that some of Sutton's past might be preserved. I like the idea of a conservation area but I feel it is a shame that it could not somehow have stretched to include St Nicholas Church.
	Noted - No action	The St Nicholas Church site is a set apart from the remainder of the proposed CA and is physically separated by the Civic Centre site. Inclusion of the site in the CA would create boundaries which are illogical and not defensible. In addition, St Nicholas Church benefits from protection as a Grade II listed building and Listed Building Consent is required for nearly all alterations. It is recommended that the CA boundary is not extended to include St Nicholas Church and it is considered that the statutory listed provides sufficient protection in terms of the building's historic value.
HSCCA6 499627 Mr Roland Sparkes	Support with Conditions	I am former Sutton resident, it is many home town. I am also interested in local heritage and history. Great idea. I SUPPORT, broadly. I really enjoyed reading the report/paper. Thank you. Nice to see LB Sutton council giving some decent attention to the heritage Sutton area itself for a change, as it often gets overlooked due to focus on Carshalton/Beddington/Cheam. I have some CONDITIONS or issues though: 1.I would strongly suggest the boundary of the proposed area is extended marginally on the west side, in Grove Road. Specifically, I think the area should INCLUDE the detached Victorian building, formerly a house, but now a solicitors office (Copley, Clark & Bennet). It seems obvious to add it, because: it is in excellent original condition; it is a rare surviving example of a Victorian residence proximate to the crossroads and high street; and it is literally just by the proposed border. Moreover, as the premise of the Conservation Area scheme is to conserve the original Victorian architecture of that part of Sutton town centre, then it should be included in the boundary of the area to protect that also! Indeed, it's one of the best survivals! 2. A Victorian property at the western end of Carshalton Road (a former house with shops added and protruding at ground level), although included in the CA boundary, has been designated for redevelopment in the proposed scheme. However, if the premise of the Conservation Area scheme is to conserve the original Victorian architecture of that part of Sutton town centre, then it should not be allowed or encouraged to be demolished for re-development - as that is contrary to conservation! 3. I don't quite see why the Morrisons/Safeways site is included in the proposed area. I just seems a way to include the two churches but they're both Grade listed already anyway.
	Noted - No action	Noted. The property at 36 Grove Road and adjacent properties are set apart and separated from the High Street which is the main focus of the proposed CA. The Grove Road frontage of Morrisons further isolates these properties. It is considered that the properties would be more suitably included in a schedule of Potential Additions to the Local List, as identified in the Site Development Policies Document. The semi-detached Victorian buildings at the western end of Carshalton Road (nos 7-9) are in poor repair with large cracks in the brickwork, a variety of unsympathetic replacement windows and obscured detailing. The addition of shops in front of these former houses detracts from the original building and while there are similarities between this building and the High Street terrace, they are separated by a large 5-storey modern building. As a large site, with three frontages, the Morrisons supermarket currently has a negative impact on the historic value of the area. Any future redevelopment of the site has the potential to significantly impact further on the adjacent and surrounding historic environment. The impact of any new development on the existing historic environment should carefully be considered and it is therefore recommended that the Morrisons site is retained within the CA boundary.
HSCCA7 507177 Richard Wilson	Support with Conditions	I was pleased to hear about the proposal to create a conservation area in Sutton town centre and I welcome the opportunity to comment on it. I have lived in Sutton for over 30 years and as someone who has a long-held interest - albeit as a layman - in buildings and streetscapes, it has been good to discover that there are other people who value several of the buildings and structures that I have come to admire. In general I agree with the observations and proposals set out in the Draft Heritage Character Appraisal. However, I do have one particular concern: it is that the proposed boundary of the conservation area excludes a group of buildings at least two of which in my opinion deserve to be included on the grounds of their quality,

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		<p>the town centre and the proposed conservation area. The High Street outside the station is a busy vehicle road and the pedestrian footways along this stretch are narrow and can become congested which does not allow easy views of the surrounding historic buildings or allow space to dwell. The junction of the High Street with Grove Road/Sutton Court Road is busy and the pedestrian crossing points would benefit from upgrading and removal of barriers. 4.99 Where possible, a reduction in street clutter is desirable. This includes posts, signs, railings, columns, apparatus, structures, advertisements and should be kept to a minimum in order to enhance views in the proposed conservation area and not detract from the detailing and features of the historic buildings and environment. If designated as a conservation area, the existing street signs could be updated to indicate the extent of the conservation area and to bring attention to the special character and history of the area. Lessons from the past.... In Section Two, Archaeological and Historical Context, the recognition that "in the last 50 years new development has given little consideration to the context and human scale of the historic High Street.." (paragraph 2.13), is particularly welcome. Sutton Living Streets would suggest that walking to the High Street has become less attractive because many development decisions have resulted in a reduction in permeability and ease of access to the town centre and High Street by any mode other than the car. Thankfully the High Street in Sutton does have a few remaining access points that provide some escape from the surrounding traffic-dominated roads. Two of these are Hill Road and Throwley Road situated on the northern edge of the proposed Conservation Area. Leading south from Hill Road (in Characteristic Appraisal Sub-area 4) is an example of one of the many service roads that provide access to the rear of shops and properties- see photos below. Sutton Living Streets would be interested to know whether there is potential for spaces like this cobbled, unnamed and presumably forgotten cul-desac to contribute more to the vitality of the town centre. Perhaps, through the creation of additional access points, they could be expanded and joined-up to provide filtered permeability and improved connectivity for pedestrians and, at the same time, further enhance the conservational aspect of the High Street. ...and looking to the future Designation of the High Street Crossroads area as a Conservation Area will certainly help protect and enhance heritage buildings and structures in Sutton. But forthcoming redevelopment should help to create, sustain and build on a strong local identity too. Sutton Living Streets would like to see more evidence that the planning decisions that are being made today reflect the importance of ensuring that walking becomes a more viable option for people to make in the future. In conclusion, Sutton Living Streets would like congratulate the authors and contributors of the appraisal document for the producing a very interesting and thorough assessment. The Draft Heritage Appraisal Proposal certainly contains aspects that suggest a step is about to be taken in the right direction, with new thinking which will help Sutton ultimately become an even more people-friendly town. We believe these are very appealing aspirations and would like to thank you for the consultation, and for giving us the opportunity to contribute.</p>
	Noted - No action	<p>The Core Planning Strategy seeks to increase the proportion of trips made on foot through coordinated improvements to the pedestrian environment (BP10 - Transport: Strategic and Borough-wide Proposals). Improvements to the public realm will also support increased pedestrian activity. Core Policy BP12 - Good Urban Design and Heritage, seeks to ensure that new development: creates vibrant, attractive and accessible public spaces; creates easier movement; and creates a sense of welcome by promoting legible places through the development of landmark buildings, public realm features, landscape and public art.</p>
HSCCA10 507133 Neil Galahad	Support	<p>I am a resident just across the borough boundary in Morden who goes to Sutton regularly for shopping and leisure. With all the demolition of the heritage buildings in the past, I think during the 1970s in particular, especially the Municipal Offices, it is obviously critical to ensure the town looks after the those buildings, which survive. I understand planning regulations are being relaxed by Central Government, which may or may not have an impact on conserving architecturally and historically important buildings. A few thoughts which come to mind: the upper storeys of many of the shops look rather neglected and decorative details are obscured. I suspect many are being used far short of their full potential either as possible residential accommodation or as offices. It would be nice if owners could be persuaded to improve matters in both respects both inside the conservation</p>

