

London Borough of Sutton

Draft Sutton Town Centre Conservation Area Character Appraisal and Management Plan



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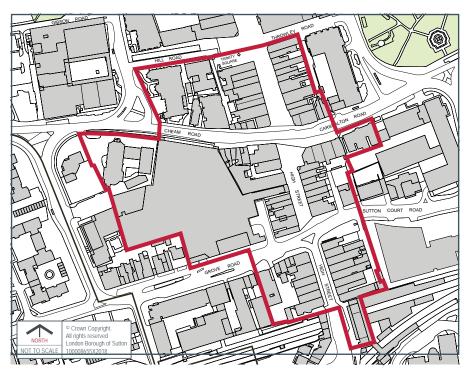


Existing Conservation Area

- 1.1 In May 2011, the council formally designated the Sutton Town Centre High Street Crossroads Conservation Area. At the same time, it also adopted a character appraisal setting out why the area was special and how it should be preserved and enhanced.
- **1.2** The Conservation Area centred on the area around 'The Cock Sign' in Sutton High Street. It extended as far as Trinity Square in the north, the old Police Station to the east, Sutton Station in the south and the Baptist Church to the west. The area is shown in Figure 1.
- **1.3** The Conservation Area included some notable buildings, namely:
- Sutton Baptist Church, Cheam Road (then Grade II Listed)
- Trinity Church, St Nicholas Way (Grade II Listed)
- Cock and Bull Public House, High Street (Grade II)
- The Old Police Station, Carshalton Road (Grade II)
- 2 to 8 High Street (Old Bank to Rush) (Locally Listed)
- The Masonic Hall, Grove Road (Locally Listed)
- Betfred Betting Shop, corner of High Street and Grove Road (Locally Listed)
- Barclays Bank, High Street (Locally Listed)
- Shopfront of 8 Cheam Road [Akos Barbers] (Locally Listed)

However, the Conservation Area also contained some less notable buildings, such as Morrisons Supermarket (31 High Street), Wonderland Nightclub (10-12 Cheam Road) and Old Inn House/Caffe Nero (1-2 Carshalton Road).

Figure 1 Current Conservation Area



Heritage Action Zone

1.4 In April 2017 the Sutton Town Centre Heritage Action Zone partnership was launched. It involves Historic England (the national heritage body), the London Borough of Sutton, Successful Sutton Business Improvement District and the Carshalton and District History and Archaeological Society working together over a three-year period (2017 to 2020) to deliver a series of projects that will promote local heritage, which in turn will support economic growth across the town centre. The projects are set out in Figure 2.

Figure 2 HAZ Projects

- Research: a Historic Area Assessment (completed by heritage specialists Locus Consulting) and an archaeological review, entitled 'Early Sutton: To inform the Present for the Future' (completed by Oxford Archaeology).
- Listing: Historic England has completed a review of the buildings in Sutton Town Centre and added new listed buildings and upgraded some buildings.
- Partnership Grant Scheme: Historic England and London Borough of Sutton will fund improvements to historic buildings on the High Street.
- Planning: including a Conservation Area Character Appraisal and Management Plan – this document.
- **1.5** This Conservation Area Character Appraisal and Management Plan has been extensively informed by the Historic Area Assessment, as the assessment is probably the most comprehensive study of the history of Sutton Town Centre ever undertaken, along with the archaeological study.











Planning Policy

National Policy

1.6 The 2018 National Planning Policy Framework's (NPPF's) approach to heritage assets is to take a critical approach to which assets are conserved. Paragraph 185 states:

'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.'
- **1.7** Paragraph 186 is particularly concerned with the designation of Conservation Areas and states:

'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

1.8 When deciding applications relating to heritage assets, the NPPF takes a hierarchical approach with the stronger the designation, the stronger the protection of an asset. Therefore, as a Conservation Area is relatively high up the hierarchy, the protection should be relatively strong.

Regional Policy

1.9 The 2017 London Plan Policy 7.8 states that 'boroughs, in consultation with English Heritage [the former name for Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.'

Local Policy

1.10 The Sutton Local Plan (adopted 2018) identifies 15 Conservation Areas within the borough including the current Sutton Town Centre High Street Crossroads Conservation Area. Policy 30, which was developed in conjunction with Historic England, states that:

'The council will:

(i) expect development within a Conservation Area to conserve and, where practicable, to enhance those elements which contribute to the Conservation Area's special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. In considering development proposals, consideration will be given

to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the Conservation Area.

- (ii) not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.
- (iii) expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where practicable, enhance those elements which contribute to the Conservation Area's special character or appearance.'

Historic England Guidance

1.11 In 2016, Historic England published its 'Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management', which sets out in the requirements for all aspects of Conservation Areas in detail. The council has adhered to this advice note in preparing this document and the council has also taken into account the 'Tips for Local Authorities' website which are reproduced in Figure 3 below.

Figure 3 Tips for Local Authorities

1 Use designation to protect the special interest of an area.

2 Use Local Planning Authority powers to manage change.

There is a wide range of powers available to for the management, conservation and enhancement of conservation areas, including:

- (a) Tree preservation orders; (b) Article 4 directions; (c) Control of demolition;
- (d) Advertisement controls; (e) Policy; (f) Local lists; (g) Planning permission
- (h) The duty noted at Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.

3 Carry out appraisals.

Conservation area appraisals help local authorities and the local community to understand what is special about a conservation area.

4 Engage with local communities.

It is recommend that local authorities engage with local communities when carrying out conservation area appraisals, monitoring and local listing. The perspective of people living and working in the area will add depth to the appraisal and generate support and understanding for future plans.

5 Publish plans

Ideally, local authorities should have a management plan for each conservation area. The conservation area management plan will help to coordinate stakeholders and reassure the local community about your intentions to protect these special areas.

6 Review and monitor.

Review conservation area designations from time to time. Check both their boundaries and their character to ensure that the right areas are protected by the designation.

7 Stop the rot.

Sometimes historic buildings become vacant or neglected. There's a range of measures available to you to ensure that these heritage assets are not lost.

8 Link to work on local plans.

To use local authority resources efficiently, try using conservation area appraisals to inform local plan allocations or using work on local plans to inform conservation area designation and appraisal.

9 Be aware of Conservation Areas at Risk.

Currently 6% of conservation areas are at risk. For these areas there are implications for the character of the area, the value of properties, the social or economic wellbeing of the area, its local amenities and also a reputational risk for the local authority.

10 Appoint a Heritage Champion.

Most local authorities have a Heritage Champion – they can be the voice for heritage in your local area.



Two The Historic Area Assessment (2018)

Content and Principal Findings

- **2.1** Locus Consulting's Historic Area Assessment provides the information on the historical development of Sutton Town Centre from its early history to a historic coaching town. It explains its expansion as a railway town and charts its growth into a large metropolitan centre at the end of the Victorian period and in the Edwardian and inter-war years, and its post-1945 redevelopments.
- 2.2 It considers how its townscape character has been informed by topography, the waves of building that have taken place and the forms of historic development, such as shopping parades, commercial units and department stores, ecclesiastical influences, the growth of commerce and services and changes in tastes for recreation and leisure.
- **2.3** The assessment also looks at changes in the public realm, the development of green space, how transport evolution changed the town and the landmark buildings that remain to this day. Finally, the assessment considers the condition of the historic built environment in terms of what has been retained from previous waves and its current condition.
- 2.4 This document does not propose to repeat the research contained within the Historic Area Assessment as the document is readily accessible on the council's website at https://drive.google.com/file/d/1UN7Xzfw15IWI-o9hUZ6_ TlycJlha0vl3/view. However, this document will reproduce that Statement of Heritage Significance contained within the Historic Area Assessment as it constitutes the thoroughly researched findings of heritage specialists, Locus Consulting, which is of relevance when considering planning applications within Sutton Town Centre.



Statement of Heritage Significance

2.5 The statement focuses on three themes of heritage significance, which are set out in Figure 4 to the right and in more detail in the following pages, which are taken from the Sutton Town Centre Historic Area Assessment Gateway Document (https://drive.google.com/file/d/1UN7Xzfw15IWI-o9hUZ6_TlycJ lha0vl3/view).

Figure 4 Statement of Heritage Significance Summary

Sutton at a Crossroads: Historic Highways and the Turnpike Trusts
The legacy of Sutton's historical status as a significant highway, crossroads
and stopping point on routes between London, Brighton and the Banstead
and Epsom Downs. The historic highway remains the single most dominant
feature within the townscape, whilst several characteristics have been
inherited from Sutton's rural past.



Successful Sutton: Striving for Commercial Growth

The town centre's rich assemblage of commercial architecture is the product of near unremitting development and regeneration from the mid-19th century onwards. Buildings, sometimes associated with prominent local individuals and organisations, contribute to the centre's identity and are pivotal in defining its distinctive townscape character and sense of place.



The Emergence of a Metropolitan Town Centre

A collection of heritage assets and areas which chart Sutton's transformation from a modest railway town into the main civic and administrative centre of the modern London Borough of Sutton.



Figure 5



1600s to 1800s

From the 17th century Sutton increasingly defined itself as a settlement with more than a local remit. Sutton became a busy highway-settlement, a stopping point located on key routes between the capital and the countryside. From the 17th century seasonal crowds flowed through the village, travelling to the races at Banstead and Epsom Downs. From the 18th century stagecoach traffic between London and Brighton increased, with Sutton established as the first stopping point along one of the most direct routes from capital to coastal retreat. A steady flow of traffic passed through Sutton between east and west, connecting the spring-line settlements of northern Surrey.

The growth in size and status of Sutton and its neighbouring settlements also increased traffic along several east-to-west routes which linked villages between Croydon and Guildford.



1755

A pivotal date in Sutton's history, with the turnpiking of its north-south and east-west arteries. Established via Acts of Parliament, a turnpike required travellers to pay tolls for the use of major routes, the proceeds of which were redistributed to maintain the highways.

The crossroads of High Street, Carshalton Road and Cheam Road was formally established as a major ventricle within the northern Surrey landscape, and remains at the heart of Sutton's historical identity today.

A new infrastructure of tollgates and tollhouses was developed, the highways were improved, and a system of milestones introduced. The works greatly enhanced the ability for carriages and stagecoaches to transit from London to the south.



1750s to 1850s

By 1768 the influence of the highways on Sutton's socio-economic development was reflected in its layout. The settlement became defined by its linearity, stretching from what is now 'The Green' in the north to the intersection of 'Cock Hill' and Church Road in the south. Clusters of buildings lined the road, with parish registers showing a concentration of service industries catering for horse-drawn traffic (including ostlers, blacksmiths, farriers, and sadlers). Built shortly after 1755, the Cock Hotel and Tap were established at the crossroads, named in honour of the local 'cockhorses' which would be used to bolster carriages carrying heavy loads up the slope. Heightened commerce and improved transportation links brought wider prosperity. A number of large houses were built, set within large grounds. These spacious plots played an important role in the village's form and function in the 17th through to the mid-19th century.

Sutton at a Crossroads: Historic Highways and the Turnpike Trusts

A great deal of the town centre's heritage interest stems from the historical development of transportation networks. Sutton evolved in response to changing demands, new legislation, and emerging technologies, establishing an identity intricately linked to the movement of people and interchange. Sutton's crossroads acted as a strategic conduit and stopping point within a network of regional highways and stagecoach routes. Later, the arrival of the railways would establish another major intersection and mode of transport.

Sutton's highway heritage is the single most dominant townscape feature. It is now a major public open space largely reserved for pedestrian footfall. Extensive redevelopment of buildings and plots along High Street from the 19th century have left few architectural traces of its earlier history. Only subtle elements allude to what was a formative phase in the settlement's evolution.

The still active routes of historic highways remain highly tangible within the town centre's inherited character. However, as busy upgraded modern-day thoroughfares for car and pedestrian traffic, their historic roles can be obscured or overlooked.

A: Sutton's historic crossroads and the adjacent Cock Hotel were once major conduits for horse-drawn traffic, shown here in an 1851 engraving.

B : The crossroads remains a focal point within today's townscape.

C: The historical significance of the highway's turnpike trusts is illustrated by the High Street's milestone.



HIGH STREET MILESTONE

One of a series of navigational aids erected in 1745 between Westminster and Banstead Downs. It survives as testament to the significance of the coaching network that underpinned Sutton's development in the pre-railway era.



ST NICHOLAS CHURCH

St Nicholas Church occupies a religious site thought to date back to Saxon times. The church was rebuilt in the late 19th century, but its sylvan churchyard is testament to the former rural village. Grave markers and memorials commemorate prominent local families of the historical village from which the modern town

would grow.

THE CROSSROADS

The historic crossroads of High Street, Carshalton Road, and Cheam Road remains a ventricle for foot and road traffic, and a focal point within the modern-day town. The role is inherited from its 18th-century historical status as the location of Sutton's principal

tollgates and coaching inn.



STREET NAMES

Illustrating long standing historical connections between Sutton and settlements further afield, such as Brighton Road.



A recreational space since at least the 18th century and a rare surviving feature of Sutton's postmedieval landscape. The Green illustrates the northern extent of the historic settlement, located over one kilometre from the historic crossroads to the south.

URBAN BLOCKS AND DEVELOPMENT UNITS

The grain and orientation of many urban blocks and building plots are inherited from the layout of postmedieval Sutton. Development from the 19th through 21st centuries has infilled areas between pre-existing roads, fossilising elements of a once rural landscape.

THE LONG LINEAR LAYOUT OF HIGH STREET

High Street's linear form is rooted in the early social and economic development of Sutton. The street is experienced through long vista views and a distinctive sense of enclosure formed by continuous building lines of properties still aligned to historical plot boundaries either side of the road.

PUBLIC SPACE

The open space in front of Old Inn House reflects the layout of the historic Cock Hotel forecourt, and relative prominence of the location. The space, formed by a marked step in building line, sustains a subtle but tangible

> association to the historic crossroads...



An important and elaborate piece of historic street furniture marking the location of the Cock Hotel and Tap Hotel. A coaching inn within the settlement, the now demolished Cock Hotel was a landmark building and key stopping point adjacent to the crossroads



Figure 6



1840s to 1860s

Like many peri-urban settlements targeted at the time, the catalyst for Sutton's growth was the arrival of the railways. 'Railway mania' defined the 1840s, with companies competing nationwide to expand their networks into the countryside around industrial centres. Investment poured into speculative railway programmes, spurred on by a booming industrial economy, a growing middle class, low interest rates, and a favourable political climate. The first line through Sutton opened in 1847, realising the potential for new commuter settlements in Surrey and seasonal revenue from the Epsom race crowds.

A second line to Epsom Downs was created in 1865, and another to London via Mitcham in 1868. These connected Sutton to London Bridge and London Victoria, consolidating the town's role as a key transport junction. Wider infrastructure improvements coincided with railway development. Reliable supplies of gas and electricity were established by 1856, with both mains water and sewage treatment facilities arriving by 1863.



1870s to 1930s

Following the arrival of the railways Sutton experienced a sustained development boom, anchored to commercial and services industries. The growth was not explosive, instead gathering pace over three decades, attaining a critical mass in the local population by the later 19th century that enabled Sutton to establish itself as the dominant commercial centre of the area. The historic coaching route of High Street formed the backbone for development, largely holding dominance over the new railway station. After a period of modest speculative growth, larger terraces and shopping parades steadily developed over the following 100 years. Throughout, demand was sustained by the town's burgeoning suburban population, housed within new residential estates located adjacent to the town centre. Service industries (particularly banks) grew to meet the demands of a growing middle class, introducing grand buildings to the centre, followed by department stores and 'multiple-retailers' in the inter-war years.



1940s to 2000s

The post-war decades saw continued emphasis on the growth of Sutton's commercial offer. However, the nature of, and ambition for, development marked a clear departure from Sutton's Victorian and Inter-war expansion. Most significant were two large covered shopping centres constructed behind High Street. Times Square opened in 1985 and the St Nicholas Centre followed in 1992. These significantly broadened the centre's retail offer, increasing the number of retail units, and partially shifting the emphasis away from what was once a highly dominant High Street. Large supermarkets also developed within the centre, while smaller-scale interventions have also occurred along and behind High Street, including the amalgamation and redevelopment of traditional shopping units, often in contemporary designs. These developments illustrate the centre's continued ability to adapt as new fashions and trends for shopping arose nationally, continuing a cycle of retail redevelopment that had been ongoing for over a century.

Successful Sutton: Striving for Commercial Growth and Prosperity

A core part of the town centre's heritage significance is drawn from the historical and architectural interest of its distinctive commercial architecture. From the mid 19th century, near unremitting processes of development and regeneration created a rich assemblage of modern and historic buildings exhibiting a variety of styles. Buildings along and either side of High Street, particularly from the Victorian through to early Post-war periods, illustrate the adaptation of local centre to changing demands of commerce over a period of 150 years. Properties provide a cross-section of the historical development of retail and service premises at a sub-regional level.

Today the long standing status of High Street remains emphasised by its very long extent, defined by largely impermeable lines of commercial buildings. There is a clear consistency of scale and massing, particularly in historic buildings. Prominence on a bustling High Street is expressed by eclectic architecture of commercial properties, and through accentuated corner plots.

While there have been relatively significant levels of loss to traditional commercial frontages at ground-floor level, upper storeys still retain a rich assemblage of surviving features. A good number of Sutton's historic service industries also survive as prominent buildings, particularly its local banking heritage.

The immediate setting of High Street has changed considerably, particularly through the comprehensive redevelopment of former suburban areas that once flanked the historic highway for post-war infrastructure, higher density housing, and commercial redevelopment.

A: No.69 High Street, a custom-built Woolworth's store constructed in 1916 and redesigned in 1934 by in-house Chief Architect B.C Donaldson.

- B: Rare surviving ground-floor shopfront detailing at No.38 High Street.
- C: Today the High Street remains the commercial heart of the Borough, framed by a rich assemblage of buildings of architectural and historical interest.





SCALE, FORM AND MASSING

Despite largely piecemeal development, High Street features a striking consistency in building layout and scale. The shared characteristic creates long views along High Street and accentuates in turn the eclectic collection of individual commercial frontages along its length. 33 33 33 33

SUBURBAN SETTING

Although fragmented, the functional relationship between Sutton's historic commercial centre and surrounding residential areas illustrates the key role local communities have played in the centre's prosperity. Several estates were developed by people of local significance, such as Thomas Alcock's Newtown Estate.



SHOPPING PARADES AND TERRACES

Shopping parades and terraces proliferate along Sutton's historic High Street and its southern surrounds and are a key component of its character and appearance. A compendium of terrace and parade styles have high levels of local architectural interest both individually and as a group. A key driver behind Sutton's rapid

evolution from rural village to thriving metropolitan centre, surviving examples date from the mid-19th through to the mid-20th centuries.

COMMERCIAL UNITS AND DEPARTMENT STORES

Individual commercial units sit alongside the terraces and parades. They make a significant contribution to the High Street, with some (particularly surviving department stores) of noted prominence. Many have historical interest through association with

PROFESSIONAL SERVICES

influential local business

or national organisations.

The growing prosperity of Victorian Sutton is reflected in a collection of historic buildings relating to professional services. These are often found in prominent locations such as on corner plots, and in the south of the town centre around the crossroads, where new services gravitated following the construction of the railway.

ICONS OF THE HIGH STREET

The town centre features several historic local businesses, now icons of High Street.

One of the most famous, Pearson's Cycles originated as a blacksmith shop in 1860, and is now the United Kingdom's oldest bicycle shop.

PROMINENT BUIDINGS

A select number of Sutton's historic commercial buildings enjoy a relative prominence in the townscape, some as landmarks within views, others using corner plots to achieve a relative status over their neighbours.



The legacy of the town centre's rapid growth and changing socio-economic profile from the mid-19th century is illustrated through a small group of Victorian villas that adapted to meet growing commercial demands. Single-storey commercial shop frontages push out from former residential façades.



The railway station was the catalyst for Sutton's growth. The current station (built 1928) is the fourth iteration, making it the centre's most regenerated site. Redeveloped multiple times to meet ever-growing demand, it remains a landmark and major conduit at the southern gateway to the centre.

Figure 7



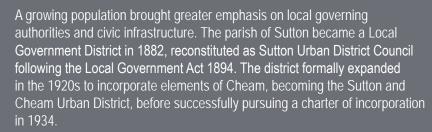
1900 to 1939

While the railways were a major catalyst for change in the 19th century, it was within the early decades of the 20th century that Sutton witnessed truly explosive growth.

Census records for what would become the Municipal Borough of Sutton and Cheam display a five-fold increase in population between 1901 (c.15,000) and 1939 (c.75,000).

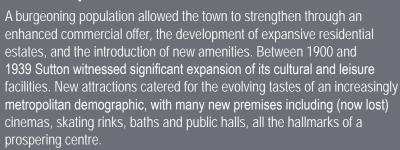
Fuelled by these new waves of suburbanites, Sutton established itself as the main administrative and commercial centre in the area, moving beyond what was once a largely transitory function (as a highway and railway interchange) to become a destination in its own right.

A Municipal Society



The formation of the Urban District preceded the development of new civic infrastructure and institutions. The now lost Municipal Offices were constructed in 1902, their Baroque style celebrating the centre's growing status. A Police Station followed in 1908 adjacent to the Cock Hotel on Carshalton Road, and a new post office was constructed on Grove Road around the same time. Manor Park was then laid-out in 1914. All were constructed with styles and forms that heralded Sutton's growing metropolitan identity.





Historic mapping also displays an increase in schools and educational facilities within the town centre, alongside the several new local institutions which gravitated to the rapidly urbanising town. Ecclesiastical growth also continued apace, with expanding congregations driving the construction of several new churches.





The Emergence of a Metropolitan Town Centre

Sutton's status as a primary metropolitan centre within Greater London evolved from the early decades of the 20th century. The legacy of this transformation, from modest railway town into the civic and administrative locus of the modern Borough, is a notable collection of heritage assets. All are of significance to the Borough, with several also recognised for their national importance.

While several key historic civic buildings have been lost or redeveloped (e.g. the late Victorian Municipal Offices, superseded by the 1970s Civic Centre), a good proportion survive (e.g. Sutton Police Station), with Manor Park the centre's principal open space. All remain prominent within the townscape, illustrating the early 20th century growth of Sutton as an emerging municipal centre.

The nature and location of 20th century urban regeneration has had a disproportionate impact on Sutton's social and recreational heritage. Few examples survive of what was once a relatively large stock of cinemas, public houses, halls, and other amenities. The rarity of surviving buildings elevates their significance at a local level, as assets of both historical interest and communal value.

A: Manor Park is among the most prominent of assets inherited from Sutton's evolution into a metropolitan centre, remaining the centre's principal civic open space.

B : Trinity Methodist Church spire.

C: John Dixon Butler's 1908 Sutton Metropolitan Police Station, Carshalton Road.



ECCLESIASTICAL HERITAGE

A defined group of both nationally and locally significant historic churches reflect the dramatic expansion of Sutton in the early 20th century, all constructed to meet demands of growing congregations.

Top: The 1934 Baptist Church by Welch, Nugent Cachmaille-Day, and Lander.

Bottom left: The 1937 former Christian Science Church (now the Secombe Theatre).

Bottom right: The 1907 Trinity Methodist Church by Gordon and Gunton.

MANOR PARK

An early 20th-century municipal park illustrative of the changing attitudes and aspirations of Sutton's governing authorities at the time. It reflects their growing capacity and resolve to positively shape the urban environment. Further heritage interest derives from associations with prominent local figures and key events, most significant of which is the Grade II listed war memorial.

SUTTON WAR MEMORIAL

The 1921 memorial stands as testament to the impact of conflict on Sutton, bearing the names of 518 men and one woman lost in the First World War, with later inscriptions added commemorating those killed in the Second World War.

It was commissioned by the local

It was commissioned by the local authority, designed by local architect J.S.W Burmester, with landscaping by Cheal and Sons of Crawley.

SUTTON POLICE STATION

A Grade II listed building constructed in 1908. The station is illustrative of Sutton's growing reputation as an emerging municipal focal point, designed in an unusually elaborate 'metropolitan' style for what was then still a relatively modest peri-urban railway town.

CIVIC INSTITUTIONS AND INFRASTRUCTURE

A small number of historic civic institutions and local infrastructural buildings survive to illustrate the town's transformation into a major civic centre. Notable are the Masonic Hall (1897), Telephone Exchange (1924-1935) and Post Office (1950s) all located along Grove Road.

CIVIC CENTRE

Surviving municipal buildings are largely distinctive of post-war approaches to municipal planning, most notably the 1970s Civic Centre which provides a more contemporary source of historical interest, illustrative of changing processes of urban renewal, and major reorganisation of London governance in the mid-20th century.

COMMUNAL BUILDINGS

A small number of surviving historic communal and recreational amenities developed en-masse in response to Sutton's early 20th-century population boom. Cheam Road Hall is of particular local importance. There is also a strong level of survival of historic public houses.





Archaeology

- 2.6 The Sutton Local Plan (adopted 2018) identifies two Archaeological Priority Areas (APAs) which cover Sutton Town Centre, namely:
- The Sutton APA, with largely Medieval finds expected; and,
- The Northern Downs Fringe and Springline APA, with prehistoric finds possible.
- 2.7 Following surveys, a review of studies and having collated previous historical finds, Oxford Archaeology in their report 'Early Sutton: To inform the present for the future' concluded that there should be some amendments to the Local Plan classification. Firstly, Oxford Archaeology discovered that the churchyard of St Nicholas was far more historic than previously thought and was the location of a medieval burial ground. The consultants recommended that the churchyard is separated from the main Sutton APA and made an APA on its own and awarded the highest importance grade a Tier 1 APA.
- 2.8 Furthermore, Oxford Archaeology recommended that the Sutton APA be extended in the north to cover much of the Sutton Green area. This area was the scene of post-Medieval settlement encroachment on to the old Sutton common and may define the limits of the medieval settlement. However, Oxford Archaeology recommended that area around B&Q and Manor Park be removed from the APA as past quarrying had probably destroyed any likely artefacts. The east-west width of the APA has been reduced to reflect the known limits of medieval settlement. Oxford Archaeology recommended that the Sutton APA should be limited to the known medieval settlement boundaries and be classified as a Tier 2 APA.
- 2.9 The Northern Downs Fringe and Springline APA runs across the London Borough of Sutton from Beddington Village through Sutton Town Centre to Cheam Park in a narrow belt. However, Oxford Archaeology consider that the belt should be widened in Sutton Town Centre (and possibly elsewhere although this has not been studied) to take account of the bedrock geology and to cover the whole extent of the bands of Thanet Sand Formation (sand, silt and clay) and Lambeth Group (clay, silt and sand), which are shown in Figure Eleven. Oxford Archaeology states: "These deposits are considered to have the potential to contain preserved prehistoric remains which, if present, could help develop our understanding of the prehistoric exploitation of the springline" (paragraph 9.1.6 Early Sutton: To inform the present for the future). Oxford Archaeology states this should be classified as a Tier 3 APA.
- **2.10** Figure 9 shows the current extent of the APAs and Figure 10 shows the proposed APAs which will be adopted as part of new Local Plan at some point in the future.

Figure 8 Bedrock Geology



Figure 9 Current Archaeological Priority Areas

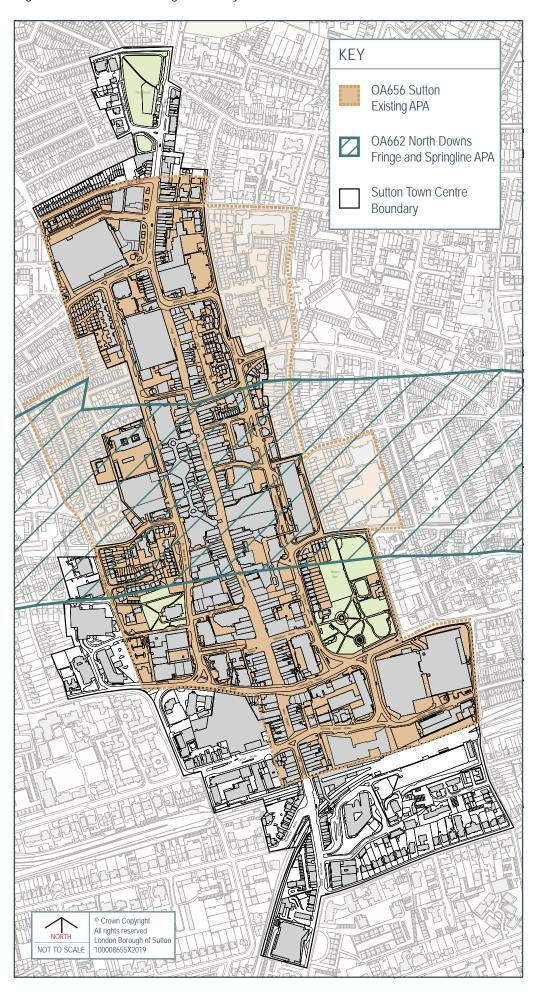


Figure 10 Future Archaeological Priority Areas



Three Scope, Limit and Extent of the New Conservation Area



Why the Conservation Area needs to change

3.1 The council considers the 2011 Conservation Area needs to be amended for two principal reasons.

Does not Identify Large Scale Features

3.2 The 2011 Conservation Area covers a relatively small area of the High Street. As the Statement of Heritage Significance identifies, one of the principal features of the High Street is its long linear layout, which is traces back to the town's early economic and social development. It also features long vistas and has a distinctive sense of enclosure formed by continuous building lines, aligned to the regular, historical plot boundaries. Furthermore, the urban blocks and development units are inherited from the layout of post-medieval Sutton. Being so small, the 2011 Conservation Area fails to capture these features in their entirety. The 2011 Conservation Area also fails to capture all the prominent corner buildings that are a feature of Sutton Town Centre and all of the shopping parades and terraces that the Statement of Heritage Significance states are 'a key component of its character and appearance'.

Incomplete Coverage of Small Scale Features

3.3 The 2011 Conservation Area does not include enough of the main heritage assets. As stated above, it includes some of the notable High Street facades but not all of the best ones. It includes only two of the three notable churches and, arguably, excludes the most important one: St Nicholas Church. It also does not include many features of 'Metropolitan Sutton', with just the Masonic Hall being the sole representative building for the third part of the Statement of Heritage Significance.

Historic England Advice

- **3.4** Paragraph 11 of Historic England's 'Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management' states that:
- 'The different types of special architectural and historic interest which have led to the designation include:
- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations.
- Those linked to a particular industry or individual with a particular local interest.
- Where an earlier, historically significant, layout is visible in the modern street pattern.
- Where a particular style of architecture or traditional building materials predominate.
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or spatial pattern.

Revised Extent and Scope of the New Conservation Area

3.5 In light of the Statement of Heritage Significance and Historic England advice, it is proposed to alter the extent of the Conservation Area. Figure 11 shows the rationale for the change divided into the sub-areas within a new Conservation Area boundary. Given the extent of the change, it is also proposed to change the name of the Conservation Area from the Sutton High Street Crossroads Conservation Area to the Sutton Town Centre Conservation Area.

Figure 11 Rationale behind the New Conservation Area

Area	Link to Statement of Heritage Significance	Link to Historic England advice
Sub Area A (The Station Surrounds)		
 The station building Parade 1 to 15 High Street Parade 2 to 12 High Street The following buildings along Grove Road: 1 to 15 and the Post Office 	 Successful Sutton – Striving for Economic Growth, namely the Railway Station Emergence as a Metropolitan Centre, that is the Masonic Hall and Post Office 	Those linked to particular industry or individual with a particular local interest
Sub Area B (The Heart of Sutton)		
This comprises the principal elements of the original Conservation Area Parade 19 to 29 High Street Parade 26 to 42 High Street Parade 37 to 43 High Street The Police Station, Carshalton Road The Cock Sign, High Street Parade 2 to 8 Cheam Road Parade 49 to 67 High Street Parade 60 to 76 High Street	 Sutton at a Crossroads – Historic Highways and Turnpike Trusts, namely The Cock Sign Successful Sutton – Striving for Economic Growth, that is Commercial Buildings and Shopping Parades Emergence as a Metropolitan Centre, for example Sutton Police Station 	 Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations Those linked to a particular industry or individual with a particular local interest Where an earlier, historically significant, layout is visible in the modern street pattern

Sub Area C (The Ecclesiastical Quarter) The Baptist Church Sutton at a Crossroads – Historic Areas with a high number of Highways and Turnpike Trusts, nationally designated heritage Trinity Church namely St Nicholas Church assets and a variety of St Nicholas Church architectural styles and historic • Emergence as a Metropolitan associations Centre, that is Baptist Church and Trinity Church Sub Area D (Shopping Parades and Shops) Those buildings which have Sutton at a Crossroads – Historic Those linked to a particular retained their traditional retail Highways and Turnpike Trusts, industry or individual with a frontages, either on the ground that is the Long Linear Layout of the particular local interest floor or the upper floors or both. High Street, Urban Blocks and Where an earlier, historically These were identified on Page Development Units, High Street significant, layout is visible in 35 of Historic Area Assessment. Milestone the modern street pattern Parade 84 to 86 High Street Successful Sutton – Striving for Where a particular style of Economic Growth, i.e. Commercial • 96 High Street architecture or traditional building Units and Department Stores, materials predominate Parade 83 to 97 High Street Prominent Buildings, Shopping Parade 119 to 125 High Street Parades and Terraces, Scale, Form and Massing • 146 High Street Parade 152 to 164 High Street Parade 137 to 147 High Street Parade 151 to 159 High Street 161 High Street 166 High Street Parade 176 to 186 High Street Parade 189 to 199 High Street Parade 184 to 198 High Street Parade 203 to 211 High Street Milestone Parade 202 to 220 High Street Parade 213 to 217 High Street Parade 222 to 230 High Street Parade 246 to 254 High Street 265 High Street Parade 267 to 281 High Street





What the new Conservation Area is concerned with

- 3.6 The Conservation Area is concerned with
- Identifying those buildings and their elements which contribute to the Statement of Heritage Significance. The total or substantial demolition of these buildings will not be permitted. However, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.
- The maintenance of the urban morphology. In other words, to retain blocks, respect the original building lines and the regular, rhythmic width of shopfronts (although a retailer could combine two shops, the two original facades should be retained to continue the regular width of the shopfronts).
- The maintenance of the vistas. One of the features of Sutton Town Centre, arising from the south-to-north slope and the continuous building lines, are the vistas that are glimpsed at points along the High Street, particularly at the southern end looking down and the northern end looking up. The vistas should be maintained and this requires the original building lines being respected.
- **3.7** With regard to the Sub-Area D The Shopping Parades and Shops:
- Upper floor detailing should be retained, enhanced and, where appropriate, reinstated. Many of the upper floors of the High Street facades are largely unaltered from when they were first built and these should continue to be conserved. In some cases, minor alterations have detracted from the integrity of the original building. In these cases, efforts should be made to sympathetically and faithfully re-instate the original features. Re-instatement of original upper floor detailing to buildings outside the Conservation Area will be supported with a view to the façade being included at a later date in the Conservation Area.
- Shopfront features should be retained and, where possible, reinstated. The shopfronts themselves have undergone a high degree of change and so the survival of original features is rare but some features may survive behind later shop signs. Shop owners and tenants should consider the re-instatement or recovery of original features such as pilasters, console brackets, cornices, panels and stall risers to Victorian and Edwardian shopfronts. This will be covered in more detail in the next section.
- **3.8** Figure 12 shows the buildings that will form the new Conservation Area.

Figure 12 New Conservation Area











3.9 The Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management states that 'change is inevitable, however, not necessarily harmful and often beneficial' (paragraph 4). Therefore, the Conservation Area is not concerned with 'preserving the High Street in aspic'. The council expects a certain amount of change particularly as retailing contracts to be replaced with other entertainment and social uses. As these new uses come in, it is even more important that Sutton Town Centre has its own distinct character and the Conservation Area is meant to complement this change. The Conservation Area also acts as a policy to eliminate the issue of 'clone towns' - where every high street looks the same.

3.10 In Sub Areas A, B and C, the council will be concerned with the whole area and how development affects the setting of the Conservation Area. In Sub Area D, the council will principally be concerned with development of a building in the Conservation Area where it affects the High Street façade and will ensure that the character and appearance of the High Street is not harmed. The objective is to ensure, as far as reasonable, that the built form remains subservient to the façade as it is today.

3.11 The council will only be concerned with what uses operate in front of the façade if it is considered detrimental to the façade. For instance, outdoor seating for a café would often enhance the façade.

Areas and Buildings that fall outside the New Conservation Area

3.12 In sections not covered by the Conservation Area boundary, along the High Street, the council would like to see the repair and restoration of original façades as far as possible and seek to include such features in new development proposals by negotiation with the aim of more buildings ultimately being included in the Conservation Area.

3.13 Around the High Street, the Sutton Local Plan allocates a large number of sites for redevelopment, some of which will result in an increase in height. The council will expect these redevelopments to respect the Conservation Area, the High Street frontages and not overpower the buildings within the Conservation Area. Furthermore, any development which intends to provide new links between the High Street and St Nicholas Way and Throwley Way should respect the urban grain and if a building is lost in order to create better east-west linkages, this should be at the expense of a building which is not in the Conservation Area.

Four Key Features of the New Conservation Area

4.1 This section sets out the key four area-wide features of the new Conservation Area. Figure 13 highlights Urban Morphology, Figure 14 depicts the prominent vistas along the High Street, Figure 15 sets the key features of the upper floors of retail units in the Conservation Area and Figure 16 sets out the key features, which are only sparsely present, of the shopfronts in the Conservation Area.



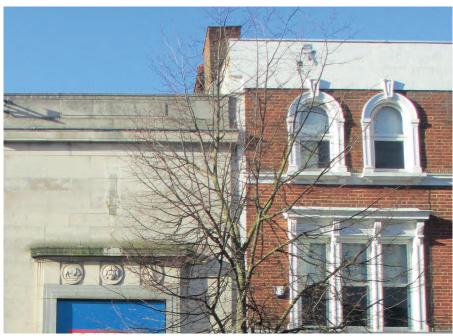


Figure 13 Urban Morphology - Key Feature 1

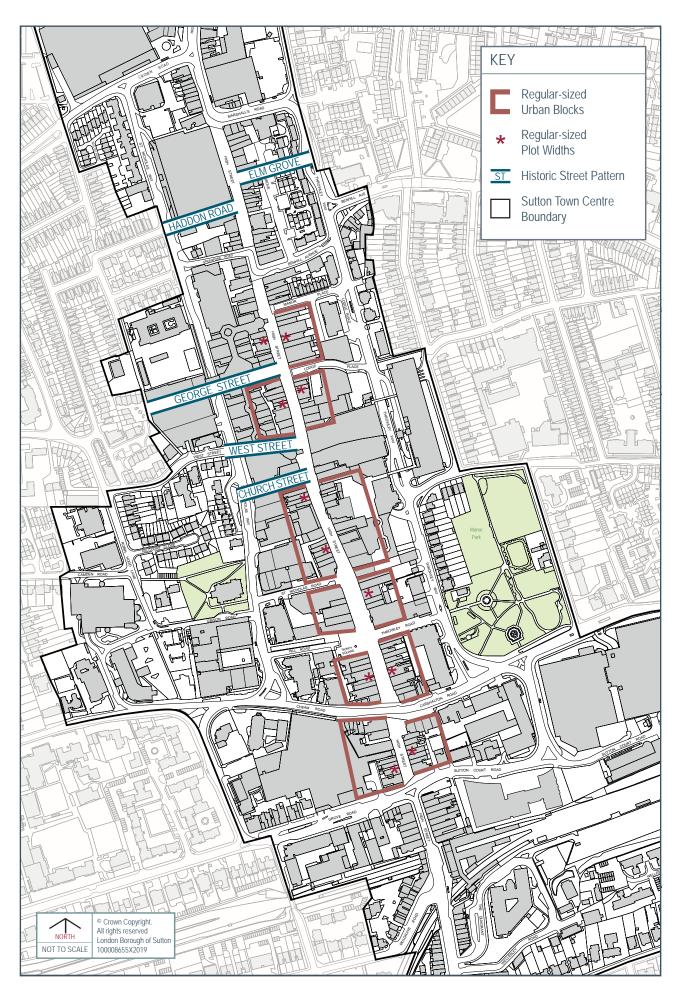


Figure 14 Vistas - Key Feature 2

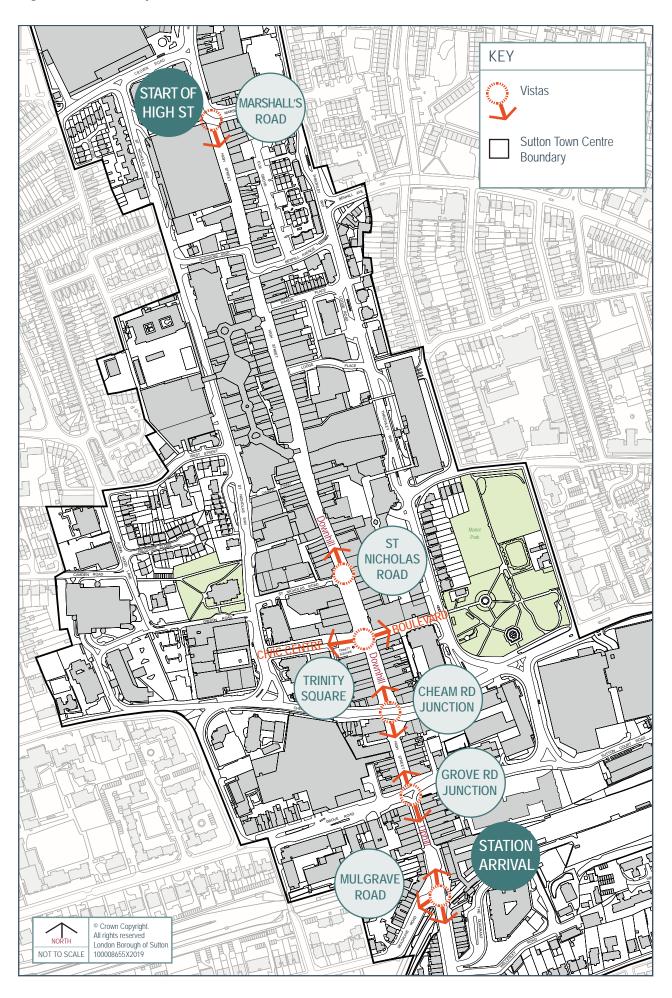


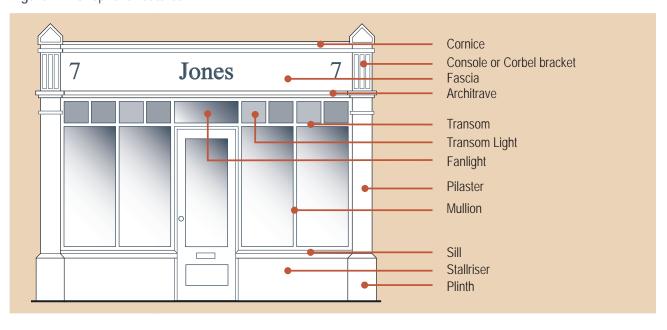
Figure 15 Upper Floors Detailing - Key Feature 3

Feature	Mid / Late Victorian	Late Victorian / Edwardian	Inter War
Style	Loose Italianate	Flemish influences	Art Deco influences
Materials	Stock brick	Stock or brown brick	Brown or red brick
Windows	Arched windows	Oriel (projecting) windows Fanlights	Banks of windows Fanlights
Corners	Chamfered corners	Chamfered corners	Chamfered corners
Parapets	Elaborate parapets	Dutch style, curving parapets	Plain parapets
Decoration	Prominent Keystones Pilasters Decorative string courses of brickwork Rubbed brick arches Quoins Corbelling	Mullioned windows Decorative stone spandrels, tympana, corbelling Finials Quoins	Pronounced keystones Pronounced cornices Soldier courses Vertical fluting or columns Stone cladding

Figure 16 Shopfront Detailing - Key Feature 4

Feature	Victorian / Edwardian	Inter War
Style	Victorian	Art deco influences
Materials	Rendered brick	Stone or red brick
Decoration	Pilasters with base Moulded consoles Cornices Fascias Mullion windows	Plain pilasters Cornices Fascias Small stall risers

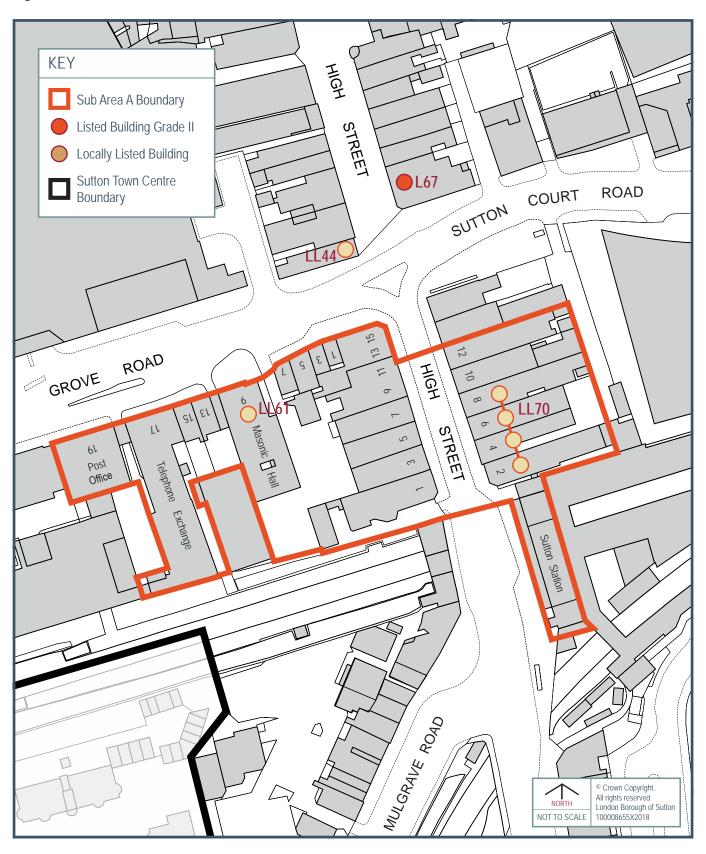
Figure 17 Shopfront Features



Five Character Appraisal

Sub Area A The Station Area

Figure 18 Sub Area A





Railway Station

The present station building was built in 1928 in brown brick with a hipped pantile roof. It has seven regular bays and two storeys. To the ground floor, only the southernmost three bays retain original banks of three sash windows with moulded surrounds, the other four having modern glazing and doors. A modern awning separates the floors and obscures views of the first-floor windows which are trios of smaller sashes within moulded surrounds, set immediately below prominent moulded cornicing and projecting eaves.



1 to 7 High Street (Vacant to Dalat Restaurant)

Four terraced buildings built 1867-1895, constructed in brick with stone dressings. Three bays wide and three storeys high, with semi-circular arched sash windows to the first floor and four-centred arched sashes to the second. Windows have contrasting brick arches with keystones (currently painted) and prominent plain stone sills with brackets. Moulded parapet running length of buildings and chamfered corner to No.1. The ground floor retains original foliate carving with faces in pilasters, and moulded pilasters and console brackets survive between modern inserted shopfronts. Originally a terrace of eight shops but only four remain as Mitre House was constructed in place of the northernmost four. No.1 was formerly the Station Hotel but is currently unoccupied. The three-storey weatherboard building to the rear of No.1 was also historically part of the Hotel.



9 to 15 High Street (Nandos, Mitre House and Nos. 1 to 7 Grove Road)

Built 1932-1935, Mitre House sits prominently at the junction of High Street (Nos. 9 to 15) and Grove Road (1 to 7), embracing its corner status in both name and form. It is classical in its proportions, with a three-storey structure wrapping around the corner, before dropping to two storeys. Neoclassical features include stone decoration along the main fascia, with triangular pediments above central and corner bays, and a sculpted bishop's mitre at the corner. Original nine-over-nine sash windows to the first floor, dropping to six-over-six at the second. The building has a hipped roof, brick quoins, bonded flat brick arches with keystones, and a pronounced cornice.



2 to 6 High Street (The Old Bank to former Pizza Express)

Constructed in stock brick between 1867-1895 in an Italianate style, the three buildings are three bays wide and three storeys high with hipped slate roofs. To first and second floors are three segmental arched sash windows with terracotta chevron mouldings and plain stone sills. Decorative moulded string courses, moulded sawtooth decoration used as quoins and a parapet with pronounced corbelling. The Old Bank public house (No. 2) has stone at ground floor and a chamfered corner to the south. The buildings and part of a locally listed terrace at Nos 2-8 (Local Plan reference LL70)



8 High Street (Rush Hair)

Built during the same period as Nos. 2 to 6 (1867-1895), in red brick with hipped slate roof. Three bays wide and three storeys high with three semi-circular arch-headed sash windows with foliate stucco mouldings with keystones to window heads. Stucco panels between windows with foliage and emblems, as well as simpler moulded panels beneath first-floor windows. Five string courses through the height of the building and a plain parapet. The building is part of a locally listed terrace Nos 2-8 (Local Plan reference LL70).



10 to 12 High Street (Leightons and Brasserie Vacherin)

Probably built at the same time as Nos. 2 to 8 (1867-1895), the buildings are three bays wide and three storeys in height in a simple Classical Revival style. Both buildings have sash windows with segmental rubbed brick arches. Modern shopfronts have been inserted on the ground floor.



9 Grove Road (Masonic Hall)

Built in 1897, the Masonic Hall was designed by Richard Creed and built by local builders, Duncan Stuart & Sons of Wallington. It is constructed of red brick with stone dressings and a modern roof. The central three bays are surmounted by a tympanum which is itself supported by four lonic pilasters at first floor. There is decorative brick and stone block work at ground floor and a moulded œil-debœuf and keystone above the main doorway to the east. The building is locally listed (Local Plan reference LL61).



13 to 15 Grove Road (WH Matthews and Mid Co Care)

Late 19th century construction consisting of three storeys – one for retail with an entrance to the rear, and two residential. The shopfronts retain both their pilaster and moulded consoles with No 13 possibly utilising the original fascia. The upper floors of No. 13 feature four elongated sash windows grouped in pairs. No. 15 has the windows grouped as two threes. The first floor windows are notable for their large keystones which extend the vertical sense of the building. Both building have elaborate chimney stacks.



17 Grove Road (Telephone Exchange)

Five storeys high and five bays wide, the building was constructed between 1924 and 1935 in a Neoclassical style. It is stock brick to the upper four storeys and red brick with recessed details to the ground floor. Windows are mostly tall uPVC with red brick surrounds and lintels and plain stone sills. Windows at first floor in central three bays have compass-headed windows again with red brick surrounds and keystones. Doorway to easternmost bay has modern steel door, stone lintel with remains of 'Telephone Exchange' signage, fanlight above with red brick header and keystone. Entranceway to western bay, leading through to service area, has red brick dressings, pronounced keystone and decorative iron security gates. String courses above ground, third (this one joins adjacent No. 19) and fourth floors.

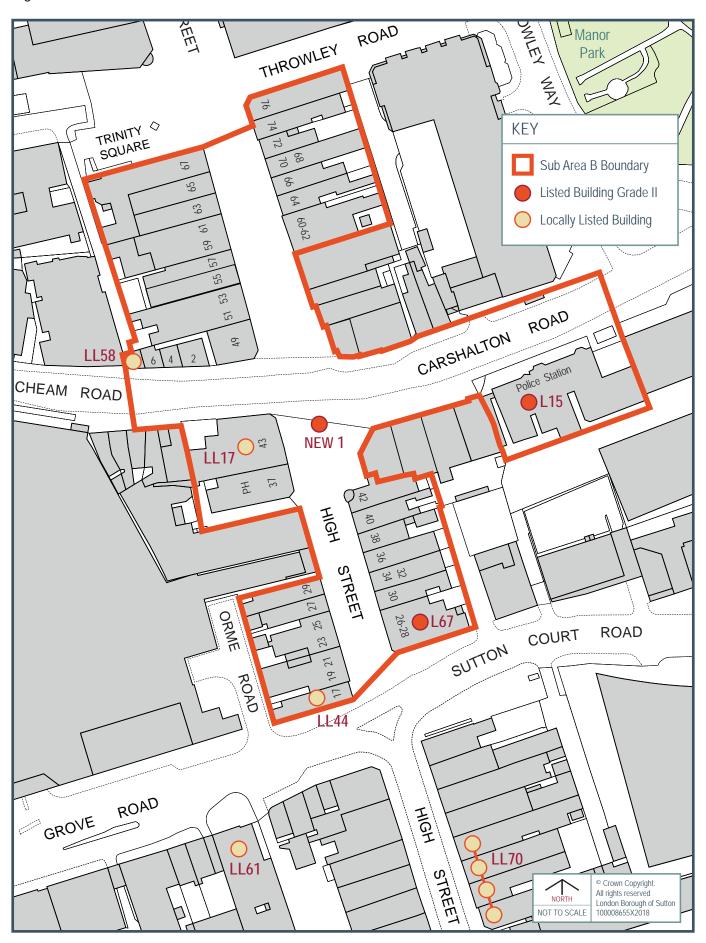


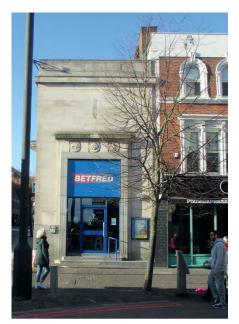
19 Grove Road (Post Office)

Current building is a Neoclassical mid-20th century rebuild of an earlier (1895-1910) post office. Three storeys high and five bays wide in stock brick with ashlar at ground floor. To the ground floor, four large compass-headed windows and doorway with fanlight, all with semicircular arcuated lintel with keystones. Windows to first and second floors have horizontal pivot openings and red brick dressings with moulded sills. Plain ashlar string course (joining with adjacent No. 17) and parapet with plain capping.

Sub Area B The Heart of Sutton

Figure 19 Sub Area B





17 High Street (Betfred)

The building, on the corner of High Street and Grove Road (No. 17 High Street), is a purpose-built two-storey bank building, built in Bauhaus style and designed by the National Provincial and Union Bank's in-house architect W F C Holden in 1937. It is stone clad on a granite plinth and a moulded parapet. A single bay onto High Street has a prominent entranceway with three carved roundels, below a plain stone lintel. Four bays face onto Grove Road and five window openings and a doorway have minimalist stepped dressings and plain spandrel panels. All windows are uPVC but imitate steel frames. Art Deco styled brackets sit to the east and west but appear to have lost what they were supporting. The building originally on this site was the end building in the Victorian terrace which was used as a shop, and subsequently the National Provincial & Union Bank, which was demolished to make way for the building there today. The building is locally listed (Local Plan reference LL44).



19 to 29 High Street (Pizza Express to Ladbrokes)

Italianate in style, the run of six three-storey terraces each have three-light windows at first floor with moulded aedicules, including mullions and heavy architraves with cornices supported by scrolled brackets. Above are pairs of semi-circular headed openings with four-pane sash windows, each with moulded columnar aedicules and keystones, beneath a prominent cornice with dentilled bedmould. A moulded string course joins second-floor window lintels, each supported by a pair of scrolled brackets. Each bay is separated by a plain brick recess emphasising individual façades. Notably, the High Street elevations are constructed of red brick, suggesting that building materials were being brought in overland en masse. The Flemish red brick bond within the front façades of the ornate terraces may well be the earliest use of red brick on High Street. Constructed c.1843-7, before the arrival of the railways, the extravagance was almost certainly an expression of status, drawing parallels with other built-up areas already served by the railways and with access to a broader material palette.



26 to 28 High Street (The Cock and Bull)

The building is Grade II listed (Local Plan reference L67) solely on the architectural merit of the ground floor which was designed by Frederick Wheeler in an Art Nouveau style. Wheeler was a local architect who also designed 'Russettings', a locally listed Arts and Crafts Victorian villa. Built at the turn of the 20th century, the corner building is stuccoed with stone to the ground floor and a slate, hipped roof. Four storeys high with two bays to the west elevation and four bays to the south. The chamfered corner has the main doorway with an oriel window above which has carved leaf decoration. Large segmental-headed windows line the ground floor with 'bulb-like' carvings which rise almost to the full height of the floor.



30 to 38 High Street (Millimetre to Nugents)

Same build-unit as Nos. 26 and 28, erected towards the end of the 19th century in stock brick with red brick façades and gabled roofs. Three bays wide and four storeys high (No.30 has box dormer). Ground floors have modern shopfronts but retain some prominent moulded console brackets. At first floor level, Nos. 38 and 34 have canted bay oriel windows whereas Nos. 36 and 32 have a set of three sashes with semi-circular terracotta mouldings to the window heads. Second and third floors have three segmental arch sash windows with prominent stone surrounds and keystones.



40 to 42 High Street (Mann and Subway)

Edwardian corner building constructed in red/brown brick. Three bays to the north elevation, with two brick and stone pilasters and four bays to the west elevation (principal, facing High Street) with three pilasters. Fenestration at first floor has double hung sashes with segmental brick arches and plain sills. Windows at second floor are six-over-nine double hung sashes with stepped timber surrounds with brick soldier arches and plain sills. Prominent dentilled and moulded cornicing below a plain brick parapet. Chamfered corner has two-storey canted bay with three sashes to each floor and decorative domed roof above.



Carshalton Road (The Police Station)

An Edwardian, Dutch-style building, built 1908-1909 and designed by John Dixon Butler, the police surveyor between 1896-1920. Constructed in red brick with Portland stone dressings and slate roof, the building is five bays by two storeys to the principal (north) elevation, with a shorter four-bay return to the west. The building is Grade II listed (Local Plan reference L15).due to its exceptionally elaborate design for a Metropolitan police station. This unusual detail includes lonic pilasters framing the principal elevation, modillioned cornicing to the stone-dressed ground floor windows, an aediculed main doorway in Portland stone with the word 'POLICE' inscribed, as well as three pedimented dormers and an œil de bœuf window to the west wing



37 High Street (O'Neills)

Corner building, built between 1886 and 1896 in brown brick in an eclectic style with Flemish influences. It is two bays wide and three storeys high with a Flemish gable parapet and simple brick detail around the windows. Windows on the first floor are mostly vertical sashes with glazing bars to the upper and a Diocletian-style window in the left (south-facing) bay. The segmental arch headed doorway to the chamfered corner is crested by a two-storey canted bay oriel window with an ogee base.









43 High Street (Barclays)

Baroque-styled four-storey corner bank building built in 1894 in stock brick with ashlar ground floor (now rendered). Rusticated stucco ground floor with semicircular arched openings, with the doorway to the chamfered corner featuring a segmental broken-base pediment with decorative moulded tympanum. Plainer first floor with Tuscan styled engaged columns, either side of plain cross windows, supporting a moulded architrave. Shorter second floor has a similar arrangement but is covered with an abundance of moulded decoration, applied to the lower sections of columns, mullions, transoms and a frieze running along the full length of the architrave beneath a deep bracketed cornice and balustraded parapet with two three-light dormer windows with ornate aedicules. The building is locally listed (Local Plan reference LL17).

49 High Street (Lloyds Main Building)

Inter-war building, constructed before 1926 with Neoclassical influences, in stock brick with a red brick façade and stone detailing. Three bays wide and three storeys high with a chamfered corner. Ground-floor recessed brick pilasters with stone capitals, a stone aediculed doorway with fanlight facing onto High Street, and three large windows with carved stone sills. First floor has nine-over-nine sashes with rubbed brick arches and pronounced stone keystones but central sashes have broken and open, swan necked scrolled pediments adorned with decorative vase and overflowing fruit cartouches. Second floor fenestration is six-over-six sashes with segmental rubbed brick arches and simple moulded sills. Pronounced cornicing with dentils and brick parapet with balustrade to chamfer.

51 to 61 High Street (Lloyds Annexe to Ebb and Flow)

Six terraces, constructed in the 1870s in stock brick with red brick detail, with 51-57 now rendered. One bay wide and three storeys high, modern shopfronts to ground floors. Central sash windows flanked by two margin lights at first and second floor, with red brick segmental arches and surrounds. Decorative stepped brick parapets with red brick chequerboard detail.

63 to 65 High Street (Nationwide and Discount Store)

Constructed in the 1870s in stock brick with red brick façade and M-shaped gable roofs. Three bays wide and three storeys high with modern shopfronts at ground floor. First floor has central pair of vertical sashes and single flanking sashes, all with stone cusped lintels, painted blockwork and simple moulded sills. Second floor has three single sashes arranged in bays with prominent painted stone lintels. Above is a decorative parapet with brick panels and pronounced brick cornicing.



67 High Street (Shinner and Sudtone)

Stock brick with a red brick frontage with loose Italianate-style influences in the first floor, semi-circular arched sash windows with Romanesque stepped arch architraves with keystones. Two bays wide and three storeys high with a modern bitumen flat roof. The ground floor is a modern timber shopfront with no original shopfront surviving. Moulded string course separates the upper floors with plainer sash windows to the second storey and keystones that rise into a moulded brick parapet. Of local historical interest as Sutton's first purpose-built bank. Built as a London Provincial Bank between 1872 and 1878. Also a former J Sainsbury's store.



60 to 76 High Street (Sutton Arms to Specsavers)

Built in the 1880s, originally fourteen terraces but only eight remain. Constructed in stock brick with slate gable roofs and flat roof dormers. Modern shopfronts at ground floor with surviving moulded console brackets at 68-74. Pairs of semi circular arched windows at first-floor level and segmental arches at second floor, all with polychromatic brickwork which extends from one terrace to the next in two string courses.



2 to 8 Cheam Road (Akos Barbers, Warrenders, Press2Dress)

The four Tudor Revival properties are a fine example of the occasionally detailed and loyal approach to the construction of buildings in the Domestic Revival Style. The properties have weather-boarded gables above faithfully replicated mock-Tudor first floors each with timber mullioned windows and canted bays. The arrangement, which is comprised of two slightly different halves, sits above four shops separated by brick pilasters and pedimented corbelled console brackets, each defining shopfronts which have been partially rebuilt, although three fascias appear to survive. One of the canted bay shopfronts survives in its original form, including original stallrisers, arched windows, mullions, transoms, leadlight windows and a recessed doorway. The buildings again embrace elements of the Arts and Crafts movement, suggesting that it still held sway into the Inter-war period. The buildings are locally listed (Local Plan reference LL58).

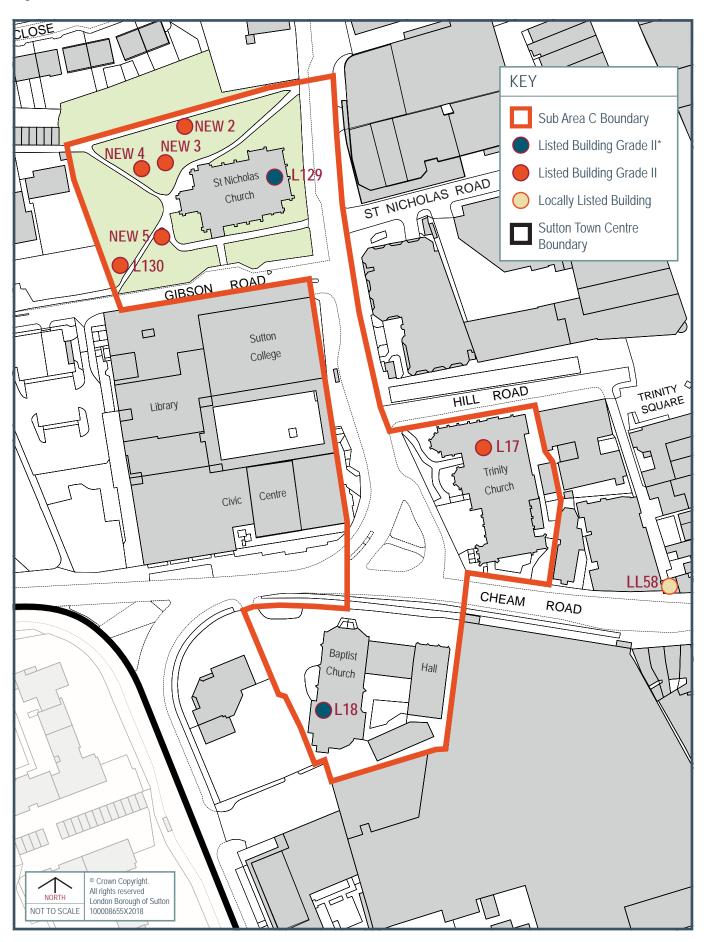


145 High Street outside 43 High Street (Barclays) and 1-2 Carshalton Road (Old Inn House)

An important and elaborate piece of historic street furniture marking the location of the Cock Hotel and Tap Hotel. A coaching inn within the settlement, the now demolished Cock Hotel was a landmark building and key stopping point adjacent to the crossroads. By Hart, Son, Peard and Co., award winning architectural metalworkers based in London and Birmingham between 1848 and 1913. It became a Listed Building/Structure in April 2018 (Local Plan reference NEW1).

Sub Area C The Ecclesiastical Quarter

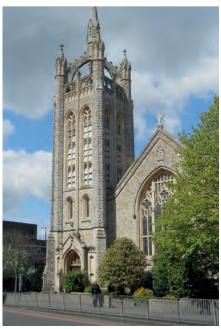
Figure 20 Sub Area C





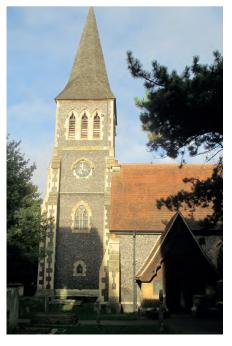
21 Cheam Road (Baptist Church)

Built in 1934 and designed by Welch, Cachemaille-Day and Lander, Sutton Baptist Church is of a free Gothic style. Constructed in red brick and tile with a a slate roof. Its bold design, materials, long walls and concave sweeps reflect the Art Deco style that was popular during the 1930s. It has a rectangular plan, with brick buttresses in all external elevations at the intersection of each bay. The east, west and south elevations have simple triple lancet windows, surmounted by a dagger or spandrel light. There is a triple lancet window to the principal (north) elevation, with the main entrance below. The entrance steps lead up to two glass panel doors and a porch, with brick and pantile decoration above. The Church is Grade II* listed (Local Plan reference L18) for its historic and architectural and group value with the other churches.



Trinity Church

Designed by Gordon and Gunton, Trinity Methodist Church was built in 1907 and is constructed of Kentish ragstone with Bath stone dressings and a plain tile roof. The church is in a Gothic style, with a polygonal apse at the north end and cusped headed arch windows with quatrefoil detail to the side aisles and nave. To the south-west, the tall square tower is crested by a striking 'crown', consisting of four flying buttresses supporting a short lantern spire. Pevsner likens this 'crown' to that of both Newcastle and Edinburgh cathedrals. The Church is Grade II listed (Local Plan reference L17) for its architectural interest and group value with the adjacent listed churches.



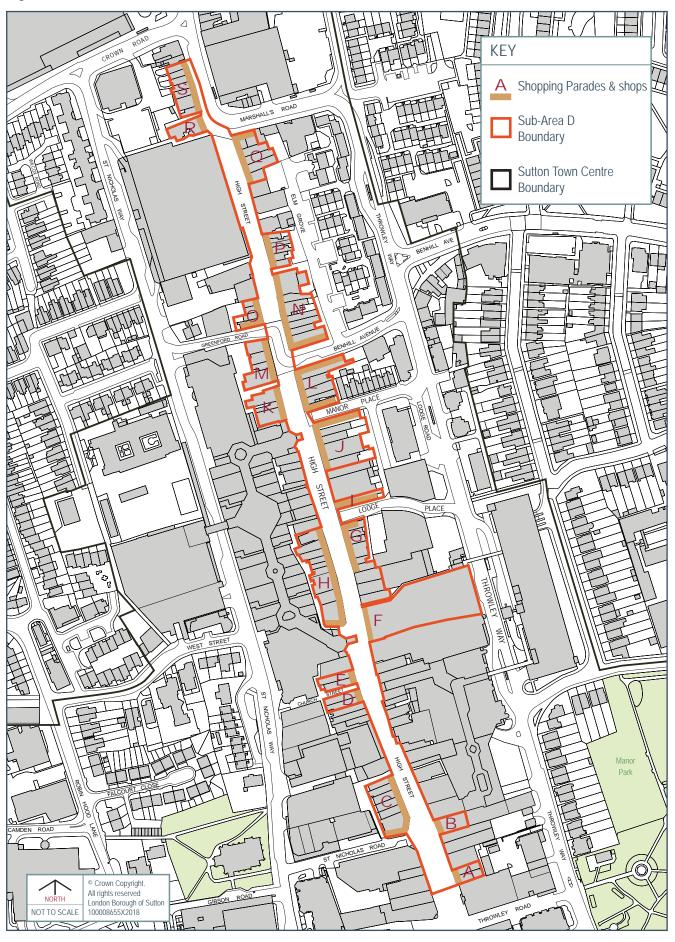
St Nicholas Church

The Church of St Nicholas is Sutton's most ancient religious focal point, thought to have been a consecrated site since at least Saxon times. The current church, constructed in Gothic style by Edwin Nash in c.1862-1864, replaced the medieval parish church. It is constructed of flint, with stone dressings and a red tile roof. To the west, the square tower has a broach spire which is shingled, a clock face on the north, south and west sides, and angled buttresses. The windows are stone arched with some trefoil head detailing, with some good examples of Victorian stained glass. The church is Grade II* Listed (Local Plan reference L129) with listed churchyard monuments (all Grade II Listed):

- Gibson Mausoleum (Local Plan reference L130)
- Headstone with relief carving of the Good Samaritan (Local Plan reference NEW2)
- Tomb of Elizabeth Beauchamp (Local Plan reference NEW3)
- Tomb of Cecil Talbot (Local Plan reference NEW4)
- Tomb of the Hall Family (Local Plan reference NEW5)

Sub Area D The Shopping Parades and Shops

Figure 21 Sub Area D





Parade A

84-86 High Street (Game and Vacant)

Built 1895-1900 in red brick with tiled gable roofs and Dutch Revival style influences. Originally a parade of six terraced buildings but has lost four due to development either side. Four storeys high and one bay width to each unit. Modern shopfronts at ground floor, extended to match modern building line. Dutch gabled frontages onto High Street. Two-storey canted bay windows have four casement openings with Tudor arch fanlights and stone surrounds with angle-bead carving and moulded cornicing. Decorative stone spandrel panels with foliate and cinquefoil carving separate second and third floors. Fourth floors have pair of casement windows with angled fanlights and simple stone surrounds. The buildings are locally listed (Local Plan reference LL43).



Parade B

96 High Street (Vacant)

A distinctly Art Deco building rebuilt in the early 1930s for Woolworths, probably designed in-house under the chief architect of the time, Bruce Campbell Donaldson. It has stone facing with a modern roof and inserted shopfront. There is a strong sense of verticality to the building as four bold moulded pilasters separate each of the three bays and rise from the shop fascia to culminate in rounded capitals which breach the stepped parapet. Between the pilasters are tall plain architraves which incorporate two vertical windows with horizontal pivot openings and simply moulded spandrel panels separating the floors.



Parade C

83-87 High Street (Metro Bank)

Former Burton's department store, built 1901-1910 and extended during the Inter-war period. Probably designed by Harry Wilson who became the in-house architect for Burton's in 1923. Frontage in Art Deco style which was favoured by Burton's. Three and a half storeys high, with three bays to the chamfered corner, two bays to the small eastern elevation and five bays to the larger southern elevation. Stock brick construction to the rear and stone façade. Modern glazed shopfront dominates ground floor. Steel-framed casement windows to first and second floors with moulded spandrel panels between. Two-storey lonic pilasters separate bays on flanking elevations with engaged columns to the central chamfered elevation. Dentilled detail at eaves height below prominent projecting cornicing and plain stepped parapet.



89 to 97 High Street (Warren's Bakery to Warren James)

Parade built 1896-1913, constructed in stock brick with red brick façade, three storeys high and two bays wide with gable roofs. Modern shopfronts at ground floor. Upper floors with three-light stone mullioned windows, heavy stone lintels and pilasters with alternate stone blockwork and ogee moulded capitals. Stone lozenge detail adorns pedimented gables.



Parade D

119 to 121 High Street (Ryman and Caffe Nero)

Built 1866- 1880, this pair of buildings mirror each other, in a loose Gothic revival-style, one bay wide and three and a half storeys high. They are in stock brick with red brick banding detail, slate roof and three-hole crested ridge tiles. The principal (east) elevations have modern shopfronts inserted at ground floor and a two-storey canted bay with hipped roofs above. Windows are vertical sashes beneath wide headers and terracotta, chevron moulded arches and there is similar sawtooth moulded terracotta detail to the quoins and string course. There is prominent dentilled cornicing to the eaves and 121 has a gabled dormer to the north.



Parade E

123 to 125 High Street (Cancer Research and Partica)

A pair of buildings from between 1866-1895, in a simple Classical Revival-style. Constructed in stock brick with hipped slate roof and terracotta ridge tiles and modern shopfronts inserted at ground floor. 123 has sash windows with segmental rubbed brick arches and scrolled brackets supporting plain sills with decorative castiron window boxes to the second floor. 125 has the same fenestration detail but with 21st-century windows.



Parade F

146 High Street (Marks and Spencer)

A late 1950s extension and remodelling of an earlier structure. Probably a steel or concrete-framed building with stock brick and stone cladding to frontage with vertical fluting detail that rises from shopfront fascia to parapet cornicing. Three bays wide, with seven window bays forming large central bay and a single either side, and three storeys high. Windows are steel-framed casements with green/grey stone spandrels separating the floors. Plain stone dressings frame central and end bays, with decorative stone lintels and wrought-iron window guards to the central first-floor windows.



Parade G

152 to 164, Grand Parade (Entertainment Exchange to Fix Station)

Built around the turn of the 20th century in stock brick with red brick façades and hipped tile and slate roofs. Distinctly Flemish in form but with Queen Anne-style influences amongst others. Each unit is one bay wide and mostly three storeys high, apart from central unit, No.158, which is four storeys. Ground floors have shopfronts with some survival of console brackets, pilasters and plinths. First and second floors feature pairs of sashes with upper sash in six panes, all with stone surrounds. Buttresses with alternating brick and stone and scrolled stone capitals also at first floor. Second floor has foliate moulded terracotta panels spaced between windows, and stone engaged columns with ball finials. No.158 third floor features three-light casement windows with carved stone 'GRAND PARADE' below. Ornate Dutch gables with stone swan-neck pediments and foliate enrichment to gable on No.158. The buildings are locally listed (Local Plan reference LL67).



Parade H

137 to 143 High Street (Top Shop)

Inter-war department store, built between 1924-1932 in a Neoclassical Art Deco style. It is steel framed with stock brick and faience cladded frontage, five bays to the principal (east) elevation, three bays to the south and five storeys high with a mansard roof. Banks of five fixed and casement windows with moulded spandrel panels separating each floor give horizontal emphasis to elevations. Moulded pilasters divide the bays and rise three storeys to plain but dominant cornicing and add classical element and verticality. Chamfered corner facing onto High Street has same fenestration but in banks of three and is adorned by an aediculed oeil-de-beouf window with inserted clock face with four keystones and a broken base pediment above.



145 High Street (Vacant)

Built 1894 in an Italianate style, from stock brick with red brick façade (currently painted white) and stone dressings, it has three bays and three storeys. Vertical sashes at first floor have heavy aedicules with basket-handle arches and moulded pilasters, setting the windows in deep reveal. Plainer sashes, still with pilasters, at second floor with moulded panels and string courses separating the floors. A decorative balustraded parapet sits either side of a pedimented Dutch gable.



147 High Street (Santander)

Three bays wide and three storeys high, constructed in stock brick with red brick façade, built mid 1800s in a Regency style. Three 9-over-9 light vertical sashes to first and second floors with rubbed brick flat arches and keystones to both central sashes. Small projecting balcony to central first floor with moulded bracket and decorative railings.



151 to 159 High Street (Vodafone to Gallery Gifts)

Tudor revival style. Built prior to 1924, there are six units, each of three storeys. Stock brick with gable tile roofs. Parade features distinctive gables fronting the roadside, with a regular arrangement of studs and braces. All windows appear to be uPVC with two to first and second floors, apart from No. 157 which features one large horizontal window at first floor. No. 153 features oriel windows at third floor, set below smaller gables. Modern shopfronts at ground floor, but with some survival of original console brackets.



161 High Street (Foot Locker)

Built between 1890 and 1898 from stock brick with red brick detailing and steeply pitched, slate gabled roof, two bays wide and four storeys high. Clear Flemish-style influences in a prominent crow-stepped gable, accented by red brick quoins and large coping stones. Elaborate fenestration at first floor has a pair and single sashes with shouldered arch lintels, below decorative terracotta tympana, semi-circular arches and further terracotta mouldings. Modern shopfronts to ground floor. The building is locally listed (Local Plan reference LL65)



Parade I

166 High Street (Soletrader)

Late Victorian, three-storey corner building featuring interesting fenestration. The first floor has three segmental arched sash windows with mouldings above, accompanied by a keystone, and plain stone sills. The side second floor windows are plainer and smaller but still with mouldings above. The principal feature is the œuil de bœuf window on the second floor on the chamfered corner. The ground floor shopfront features appear to have been lost and the brickwork has been painted.









Parade J

176 to 186 High Street (Costa to Tui)

Parade built 1898, three to four storeys high and originally eleven units wide but only eight survive due to modern infill development, splitting up the row of units. Modern shopfront inserted at ground floor. Flemish and Queen Anne-style influences. First floor: Nos. 166, 180, 184 and 186 have three-centred arch sash windows with flanking light and decorative roundels and floral motifs, below brick arches and contrasting stone corniced keystones (No. 180 also features a pair of slim, vertical windows with small stone pediments); Nos. 178 and 182 have pairs of sashes below segmental brick arches and corniced keystones; No. 174 has large, modern picture window inserted; No. 176 has canted bay sash window with pair of flanking sashes. Second floor: 166, 184 and 186 have pairs of sashes with rubbed brick, segmental arch headers and 178 and 182 are similar but with contrasting, plain stone lintels; No. 174 has pair of modern uPVC windows; 176 has a central sash with flanking light and roundels, below a brick semi-circular arch and keystone; single sashes sit either side, with segmental arch brick headers; no 180 has central segmental arch sash beneath a semicircular gable and flanking sashes with stone lintels. Brick pilasters at second floor demarcate the bays and are topped with ball finials. Nos. 178 and 182 have gables with stone banding detail. No. 176 has Dutch gable with a keystoned œuil de bœuf window. No. 186 has a chamfered corner with stone mullioned window to first floor, and œuil de bœuf window set in moulded terracotta panelling at second floor, surmounted by a Dutch gable with stone pediment, ball finials and datestone.

Parade K

189 to 199 High Street (Cash Converters to Thomas Cook)

The five-bay façade features alternating bays of Regency- and Tudor-style frontages. The former has pedimented aedicules with eared surrounds above French windows at first floor and plain casements above. The Tudor elements have central projecting bays with four-light timber-mullioned windows separated by a band of timber studs and braces. To the north, a chamfered corner with a moulded floral terracotta panel and classical brick pedimented surround.

Parade L

188 to 192 High Street (Tazza to Trendzy)

Built between 1871-1896, this mid-to-late Victorian terrace, is a variation on a classical style and is three storeys high and two bays wide. The first floor features semi-circular windows with lintels above. Both the upper floor windows are set in simple surrounds. No. 188 has a chamfered corner while Nos. 190 and 192 have a decorative parapet.



194 High Street (Greggs)

Mid to late Victorian (1871-1896), loose Italianate style in stock brick at three storeys high and two bays wide. First- and second-floor windows are central sashes flanked by two margin lights with extended stone lintels and shouldered detail. Sawtooth moulded string course immediately above lintels. Red brick dentilled cornicing and plain parapet.



198 High Street (The Grapes)

The Grapes public house is early to mid-Victorian, built in 1867 in an Italianate style. Stuccoed frontage with semi-circular arch windows at first floor that have decorative head moulds. There are plainer sashes to the second floor beneath moulded corbelling and a panelled parapet with robust cube finials, concealing a slate, gabled roof. A miniature Dutch gable adorns the chamfered corner façade.



High Street Milestone outside 203-205 High Street (Bonmarche to Card Factory)

One of a series of navigational aids erected in 1745 between Westminster and Banstead Downs. It survives as testament to the significance of the coaching network that underpinned Sutton's development in the pre-railway era. It is designated as a Scheduled Ancient Monument.



Parade M

203 to 209 High Street (Bonmarche to Card Factory)

Built in 1893, five bays wide (four units) and three storeys high, red brick façade and stone detailing. Modern shopfronts at ground floor with single original moulded console bracket between 205 and 207. First floor has triplet sash and uPVC windows under segmental brick arches with intricately carved foliate springer and keystones, although 203 has single, modern picture window below a plain stone lintel. Second floor mirrors fenestration below although windows are below flat brick arches. Access to upper floors originally through a narrower bay at the northern end of the building marked by a miniature Dutch style gable.



ADMIE





211 High Street (Vacant)

Corner building, constructed between 1934-1956, in stock brick with red brick façade. Three storeys high and two bays to each façade (north and east). The building has a curved corner with horizontal Crittall (uPVC) style windows and a group of three recessed brick string courses to first and second floors. Window surrounds have brickwork fluting to either side and plain brick lintels. A plain brick parapet with stone coping runs along a flat bitumen roof. There is a moulded stone and stepped stone cornice to a modern shopfront.

Parade N

202 to 214 High Street (KFC to St Raphael's Hospice)

One of the earliest parades in Sutton, built 1839-1866 in a classical style. Consisting of eight units at two bays wide and three storeys high, constructed in stock brick with gables facing High Street. Façades rendered or roughcast, now painted in pastel colours. Alternating fenestration. Nos. 204, 208, 212 and 214 have moulded window surrounds with keystones, raised architraves, scrolled brackets at first floor and simpler moulded surrounds with scrolled brackets at second floor. Nos. 202 and 206 have plain window surrounds with simple sills only at second floor. Nos. 212 and 214 have prominent dentilled cornicing.

216 to 220 High Street (Former RBS Bank)

Inter-war period (map regression shows between 1910-1934), three bays wide and three and a half storeys high in Neoclassical style. Stock brick with red/brown brick façade and tile gabled roof. Central bay projects slightly with brick quoins and is crested by steeply pitched pediment with corbelled cornicing with a brick lozenge detail to tympanum. Windows at first floor are nine six-over-six sashes (three per bay) with exposed boxes set flush. Rubbed brick headers with keystone except the central sash which features a semicircular arch with keystone and herringbone brick infill. Second-floor windows are the same sashes with terracotta tile sills and vertical header lintels.

Parade O

213 to 217 High Street (Fones Fusion to The Projekt Store)

Built between 1935-1956, four units in red/brown brick with flat roofs. Four bays wide in total and three storeys high. An eclectic mix of architectural features within a classically proportioned form of central projecting bay flanked by two recessed wings. Ground floor has modern shopfronts but retain most original plinths, pilasters and moulded console brackets. All windows are uPVC casements with plain concrete sills and red brick soldier arches. The two central units have red brick herringbone and geometric panels between first- and second-floor fenestration. Second-floor windows have cast-iron, Art Deco balconettes. Wide Dutch gable across central two bays with concrete urns to each end, above a concrete Art Deco panel.



Parade P

222 to 224 High Street (Tim's Palace and Repair Room)

Built between 1935 and 1956 in brown brick with flat roof and chamfered corner. Two storeys high and two bays wide. All windows uPVC with slim brick soldier arches, apart from chamfer which has moulded architrave header. Dentilled brick corbelling at eaves and brick parapet with recessed brick panels.



226 to 230 High Street (M Manze to Chinese Herbs)

Inter-war parade (1914-1934) in brown brick with Art Deco-style influences and classical proportions. Four storeys high and four bays wide (over three units) with modern box dormers and extensions to the rear. Modern shopfront at ground floor retains some plinths, pilasters and moulded console brackets. uPVC casements to central two bays have brick header soldier arches and rectangular moulded concrete spandrel panels between floors. Outer two bays have two-storey projecting central element with Art Deco balconettes and semicircular herringbone terracotta detail at second floor. Plain concrete band at eaves and recessed brick parapet with shallow concrete pediments to each end.



Parade Q

246 to 254 High Street

(Edward Terrace, currently vacant, known as 'The White Building')

254 MONTA

Italianate style built 1868 in brick, consisting of five units, now painted white. Three bays per unit and three storeys high. Modern shopfronts inserted at ground floor. First floors have trio of four centred arch sashes with polychrome brick headers (now obscured by paint). Prominent brick string course between floors. Second floors have semi-circular sashes and segmental arch brick headers. Double dentilled cornicing at eaves and simple brackets with some surviving floral moulding. The developer, Edward Rabbits, was responsible for the development of several of Sutton's Victorian residential estates, including much of the Benhill Estate, the Rose Hill Park Estate, and the Strawberry Farm estate in Carshalton. He was also influential on the development of High Street including the eponymous 'Edward Terrace' (246-254 High Street).







265 High Street (The Winning Post)

Present building built in 1907 in a vernacular style, resembling an Edwardian villa. Two bays by two and a half storeys with a steeply pitched, hipped tile roof and roughcast render. To the left of the principal (east) elevation, there is a projecting double-height bay window which is crested by decorative barge boards and moulded detail to the gable end. The ground floor has moulded pilasters separating each bay that support the moulded fascia and have timber frame windows and doors between. The first floor has a large, six-light bay window with a four-light casement window to the right. The roof has a flat roof dormer to the east and another to the north, next to a gabled dormer. It has several later 20th-century extensions to the north and rear. Replaced an earlier building (a Red Lion public houses has been in Sutton dating back to the 18th century). Further historical interest is derived through an association to the Rolling Stones – being the site of several early gigs, one of which led directly to their first professional music contract. The building is locally listed (Local Plan reference LL73).





267 to 273 High Street (Kebab Planet to Bedfred)

Neoclassical Inter-war parade (1914-1934) in red/brown brick, three and half storeys high and four large bays wide (comprising four units) with flanking bays slightly projecting. Modern shopfronts to ground floor. Outer bays have trio of uPVC windows at first floor and Venetian-inspired windows with semi-circular fanlights at second floor. Central two bays have plain uPVC casements with brick soldier arches and plain concrete sills. Brick stretcher string course separates first and second floor.



275 to 281 Hight Street (Bedfred to Top Hair and Beauty)

A 1935-1956 parade in grey/brown brick with gable tile roof, three storeys high and four bays wide. Modern shopfronts to ground floor retain only two stylised console brackets. First-floor fenestration is uPVC casements in banks of three with red brick dressings and plain sills. Second floor has red brick string course, Streamline Moderne influenced, horizontal projecting brick detail and uPVC casements with red brick dressings.

Six Management Plan

Introduction

- **6.1** Having identified the new Conservation Area's special architectural and historic interest which justified the area's new designation, the council now needs to consider how the area will be managed in the future and to identify improvements to parts of the Conservation Area to maintain its special character. This management plan will ensure future decision-making is coordinated with the common purpose of enhancing the area.
- **6.2** Change is inevitable within the Conservation Area and this guidance is intended to manage the change in a way which does not lose sight of the special qualities of the Conservation Area.
- **6.3** Although the new Conservation Area has been chosen to link clear and cohesive heritage themes, there are a number of areas where either redevelopment or works to the public realm would be of significant benefit to the character of the Conservation Area. The following improvements will be promoted by the council.

Buildings and Structures within the Conservation Area

- 6.4 The buildings and structures within the Conservation Area have been identified for a variety of reasons, based on the Statement of Heritage Significance. They have been selected for their character and appearance and, their integrity as well as a strong contribution towards a wider heritage theme. Therefore, in future, any redevelopment or development affecting these buildings must be carefully considered in order to protect those characteristic features identified to be important either individually or as part of a wider group consideration.
- **6.5** Some development need not necessarily be harmful. For instance, the newly listed The Cock Sign would benefit from improvements around its base, the Milestone looks rather forlorn in the High Street and Trinity Church, which could look striking on its approach from Cheam Road, is ruined by scrappy landscaping. However, some buildings and structures could be easily harmed by development, most notably St Nicholas Church and the High Street Parades and Shops.

Guideline 1 also Policy 30g(ii) of the Local Plan

Development of the Buildings and Structures in the Conservation Area

The total demolition of buildings and structures in the Conservation Area will not be permitted. In exceptional circumstances where demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.

Proposals for a change of use or alteration or extension to a building and structure in the Conservation Area will be expected to have no adverse impact on those elements of the building or structure which contribute to the Conservation Area.

Retention of the Urban Morphology

- 6.4 As the Statement of Heritage Significance identifies, the urban morphology or blocks are a key feature of Sutton High Street and reflect the post-Medieval layout of Sutton. As Figure 16 shows, some roads off the High Street have been lost as a result of 19th-21st Century redevelopment and infilling but the basic urban morphology or blocks remain. The result of this is that, although Sutton Town Centre, is a relatively high density area, the High Street retains its human and historic scale.
- **6.5** Therefore, in order to protect this important feature, this human scale should be preserved and the current urban blocks retained. If there should ever be a change to the urban blocks, the reinstatement of lost roads off the High Street is desirable, most notably, the original Elm Grove, Haddon Road and the continuation of West Street (see Figure 16). However, the reinstatement is only likely to occur if large-scale redevelopment of one of the more modern blocks on the High Street comes forward.

Guideline 2

Retention of the Urban Blocks

All development affecting the Conservation Area should conserve the existing urban block structure. Outside the Conservation Area, the existing block structure should only be altered in exceptional circumstances and it should significantly improve connectivity between the High Street and its hinterland. Proposals that reinstate the former Elm Grove, Haddon Road and the continuation of West Street to the High Street will be considered favourably in principle but will need to consider their effect on the High Street as a whole.

Retention and Reinstatement of the Urban Grain

- 6.6 As the Statement of Heritage Significance also identifies at a number of points, the small and regular plot widths, or fine urban grain, is a strong feature of Sutton High Street. The long, linear nature of the High Street encourages a regularity and rhythm in the plot widths but there is also a historic aspect to them as they have become preserved widths from the post-Medieval era when tradesman laid out their goods on uniformly sized tables along the High Street. The regular, rhythmic widths are most noticeable in the facades that have been selected for the Conservation Area as the widths were carried through into the Victorian shopping parades.
- 6.7 Like the urban blocks, the regularity of the plot width adds to the sense of a human scale to the High Street and it is important that they are retained, where they exist, and reinstated where they do not. The exceptions to the regular plot widths are the prominent, usually corner, buildings along the High Street which deliberately break the rhythm. While the reinstatement of plot widths may not be popular with businesses who find large plate glass frontages simpler and easier to maintain. However, the council considers this a short-term gain for the long-term attractiveness of the High Street, which would attract more visitors over a period of years.

Guideline 3

Retention and Reinstatement of the Urban Grain

All development within the Conservation Area should respect original plot widths, except for where prominent, usually corner, buildings have been created.

Where shops units are amalgamated to form one unit, the new shop unit design should incorporate the original plot widths, thereby giving the new shop unit two or more windows with appropriate delineation between them.

Outside the Conservation Area, new developments on the High Street should aim to reinstate the original plot width so as to reinforce the rhythmic plot width along the High Street.

Retention of Building Lines

6.8 According to the Statement of Heritage Significance, the distinctive sense of enclosure of the High Street is formed by the continuous building lines, which are still aligned to the historical plot boundaries on either side of the road. This sense of enclosure provides a sense of haven or intimacy from the gyratory and the larger developments along the gyratory. With additional larger buildings planned around the gyratory, conserving and, where possible, enhancing this sense of haven and intimacy is even more important.

Guideline 4

Retention of Building Lines

All development within the Conservation Area should respect the existing front building lines.

Outside the Conservation Area, new developments on the High Street should aim to reinstate the original force the building line so as to enhance the sense of enclosure along the High Street.

Retention and Improvement of Long Vistas

6.9 The linear feature of the High Street and the continuous building lines result in long vistas along the High Street, despite some slight curvature along the High Street. Figure 17 shows the existing positions on the High Street where there are long vistas. They are notably at the crossroads along the High Street: with Marshalls Road, with St Nicholas Road, with Hill Road/Throwley Road, with Carshalton Road/Cheam Road, with Sutton Court Road/Grove Road and at the station. These vista points are largely at the southern end of the High Street where the pronounced slope of the High Street enables long views.

6.10 There is scope to add to the vistas by encouraging or re-instating further east-west connections across the High Street. However, the most important factor to preserving the existing vistas and creating new ones is the limitation of projecting shop signs and careful management of the public realm. This involves not permitting projecting shop signs, limiting street clutter and the judicious placing of new trees and other planting. While trees soften the hard environment of the High Street, they have the negative by-product of blocking views, particularly when they are in leaf. Therefore, the placing of trees should consider not only their softening effect but also their impact on long vistas.

Guideline 5

Retention and Improvement of Long Vistas

Street furniture should be installed sparingly. Street furniture and outside café areas should be of a low level, no higher than 80cm, in order to preserve and enhance the long vistas along the High Street.

Trees and other green landscaping should be planted with consideration to their maximum height and their possible impact on the existing and potential long vistas, cctv and highway safety.

Retention and Reinstatement of Prominent Gateway Buildings

- 6.11 While Guidelines 1 to 5 are concerned with conserving and enhancing the legacy of Sutton as a historic crossroads, Guidelines 6 to 8 deal with preserving and enhancing the legacy of Sutton as a thriving Victorian centre, and retaining and reinstating the prominent gateway buildings to the High Street which is a vital element of this. As the Statement of Heritage Significance observes, the prominent gateway buildings reflect the prosperity of Victorian Sutton and were often related to professional services, such as banking. They are usually corner plots and are predominantly located in the south of the town centre as a result of a desire to be near the newly constructed railway.
- 6.12 Along with all other buildings in the Conservation Area, prominent gateway buildings which should be retained, and where possible and enhanced. Unfortunately, during the last century, a number of prominent gateway buildings were lost, notably the Cock Hotel (now Old Inn House, 1-2 Carshalton Road) and the Town Hall (now Wilkinsons, 78-82 High Street) while the old Shinners Department Store has been replaced by the Waterstones building, which is a modern prominent corner development and is likely to stand the test of time well. Any redevelopment of Old Inn House and Wilkinsons should attempt to reinstate their prominence in the streetscene.

Guideline 6

Retention and Reinstatement of Prominent Gateway Buildings

Prominent gateway buildings should be retained and their decorative features conserved and, where possible enhanced.

Outside the Conservation Area, if any future redevelopment of 78 to 82 High Street (Wilkinsons) and 1 and 2 Carshalton Road (Old Inn House) comes forward, proposals should seek to enhance the prominence of these sites in the streetscene by considering the reinstatement of features of the original buildings.

Retention and Reinstatement of Upper Floor Detailing

6.13 The upper floor detailing of the facades of those properties within the Conservation Area are the signature reasons as to why this Conservation Area is proposed. The Statement of Heritage Significance states: 'Shopping parades and terraces proliferate along Sutton's historic High Street and its southern surrounds and are a key component of its character and appearance. A compendium of terrace and parade styles have high levels of local architectural interest both individually and as a group.'

6.14 Therefore, for the Conservation Area to be success, it is vital that the upper floor detailing of the facades of the properties in the Conservation Area are conserved and, where necessary, enhanced.

Guideline 7

Retention and Reinstatement of Upper Floor Detailing

The upper floor detailing of the facades within the Conservation Area should be conserved and, where necessary, enhanced. This includes the repair of brickwork and architectural features. These upper floors should also be maintained to a high standard. The upper floor facades should not be redeveloped, unless the benefits of redevelopment significantly outweigh the benefits of their retention, and the integrity of these traditional retail facades should be retained.

Outside the Conservation Area, along the High Street, any redevelopment should seek to reinstate the original details of the upper floors by taking into account historic photography.

Reinstatement of Original Shopfront Features and Advertisements

6.15 While the upper floors of the retail units show a high integrity towards the original design, the same cannot be said of many of the shopfronts. They have often been redeveloped with a disregard for original features, oversized fascias, projecting signs and large expanses of plate glass.

6.16 Similarly, while some advertisements have deemed consent and can be installed without the Council's consent, there are others which do require express consent over which the Council can influence design; under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) (http://www.legislation.gov.uk/uksi/2007/783/contents/made). The council will not grant permission for advertisements which are detrimental to the visual quality of the borough or do not meet safety requirements.

Guideline 8

Reinstatement of Original Shopfront Features and Advertisements

Shopfronts (including advertisements)

Within the Conservation Area, shopfront design should observe the following principles:

- (i) Original features of the shopfront should be retained or reinstated. These may include cornices, consoles, architraves, pilasters, mullions and stallrisers.
- (ii) The shopfronts should be well-proportioned with the fascia being as large as any consoles. Where consoles are not present, the fascia should respect the proportions of the total building and not be more than 20% of the total shopfront height.
- (iii) The shopfronts should be designed and maintained to ensure a reasonable level of transparency into the shop, allowing for the visible display of goods.
- (iv) Materials should take account of the character of the building and the Conservation Area as a whole, should be limited in number and not clash with the adjoining premises or the streetscene.
- (v) Security devices should have a minimal impact of the architectural features of the shopfront. Toughened glass or internally fitted grilles or lattice shutters are preferred to solid roller shutters.
- (vi) Given the importance of long vistas along Sutton High Street, projecting or hanging signs will only be appropriate in limited circumstances.
- (vii) Externally illuminated signs are preferred to internally illuminated signs, particularly when the lighting element is well-integrated with the sign. Illuminated signs should not cause glare or dazzle to road users, damage the amenity of nearby residential properties or have a negative impact on the streetscene.
- (viii) Use of the shop forecourt will only be encouraged where it does not obstruct movement on the street or access into the shop, where the use is attractive and appropriate for the streetscene. Freestanding advertisement signs, or A boards, are not encouraged. Canvas coverings around cafes and restaurants are appropriate where they do not obstruct movement on the street.

Hoardings

Within the Conservation Area,

- (ix) Permission for hoardings will only be granted provided they respect the design of the building on which they are erected, the character of the area and meet safety requirements.
- (x) Large hoardings will only be permitted unless they are required to screen temporarily vacant sites, unsightly premises or building and demolition works.

Alterations and Extensions to Buildings, excluding Facades

6.17 While the notable feature of the Conservation Area buildings is their facades, alterations and extensions to the buildings could have a detrimental effect on the facades. Therefore, it is important that any alterations and extensions to the buildings in the Conservation Area do not detract from the facade's appearance. Any extensions and alterations should not exceed the height of the facade unless it can be demonstrated that the new element does not overly dominate or detract from the human scale of the High Street. Side extensions to corner buildings are unlikely to be appropriate but, where they are, they should be sympathetic to the façade.

6.18 Although not strictly relevant to the appearance of the facade, any extensions and alterations to the rear of properties should take the opportunity to improve the rear of the High Street properties by creating an improved streetscene and better entrances to upper floor flats and offices.

Guideline 9

Alterations and Extensions to Buildings, excluding Facades

Alterations and extensions to buildings within the Conservation Area will be permitted provided that the alterations and / or extensions are subservient to the existing High Street facade in terms of height, scale and massing, respect the existing building / structure in terms of materials and respect the elements which contribute to the Conservation Area's special character and appearance.

Development adjacent to/nearby the Conservation Area

6.19 Sutton Town Centre is expected to accept a considerable amount of development during the Local Plan period of 2016 to 2031, particularly on site allocations surrounding the gyratory. These developments have the potential to detract from the buildings of the Conservation Area by 'looming over' the High Street. Therefore, any development adjacent to and nearby the Conservation Area buildings should respect these buildings by being set back a sufficient depth from the High Street and their height should respect its 'human scale'. Furthermore, the choice of materials should be carefully considered so as not to detract from the Conservation Area buildings.

Guideline 10

Development adjacent to / nearby the Conservation Area

Development adjacent to or nearby the Conservation Area will be permitted provided that the development does not harm the appearance and character of the Conservation Area buildings or the appearance and character of the High Street as a whole. Harm to the appearance and character of the Conservation Area from the development may occur:

- By not being set back far enough from the height.
- By being inappropriate in terms of height, scale and massing.
- By the use of inappropriate materials and finishing.

General Maintenance and Upkeep

6.20 While Section 74 of the 1990 Planning (Listed Buildings and Conservation Areas) Act permits the council to intervene to preserve an unoccupied building which is important to the character and appearance of the Conservation Area, the maintenance and upkeep of buildings within a Conservation Area is generally a matter for the freeholders and leaseholders and not for the council.

6.21 However, in the interests of the vitality, viability, character and appearance of the High Street, the council would like to see all those with an interest in the Conservation Area maintain the buildings to a good, if not high, standard. This may involve the removal of buddleia from crevices, the repair of drainpipes and guttering or the repointing of buildings with the correct type of mortar. Minor alterations, such as the replacement of windows with ones of an appropriate design or not painting over decorative brickwork, should also be considered carefully in the context of the Conservation Area's character and appearance.

Guideline 11

General Maintenance and Upkeep

The council encourages those with an interest in properties within the Conservation Area to maintain their properties to a good standard.

The council encourages those with an interest in properties within the Conservation Area to consider the effect of minor alterations to their buildings on the wider character and appearance of the Conservation Area.

If those with an interest in the properties have any questions or are in doubt regarding the approach to take, they should contact the council's Strategic Planning department.

Seven Action Plan

Guideline	Action	Responsibility	Timescale
1 Development of Buildings and Structures in the Conservation Area	 No total or substantial demolition of buildings and structures No adverse impact on character and appearance of the building or structure 	Relevant owners and planning agentsLB Sutton Development Management Section	On-going
2 Retention of the Urban Blocks	 To retain the existing urban block To consider options to reinstate the original Elm Grove, Haddon Road and the continuation of West Street 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going
3 Retention and Reinstatement of the Urban Grain	 To retain the current plot widths To reinstate plot widths where they have been lost 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going
4 Retention of Building Lines	 To retain the existing building lines 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going
5 Retention and Improvement of Long Vistas	To retain the vistas at the crossroads along the High Street: with Marshalls Road, with St Nicholas Road, with Hill Road / Throwley Road, with Carshalton Road / Cheam Road, with Sutton Court Road / Grove Road and at the station	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going

Guideline	Action	Responsibility	Timescale
	 To ensure shop signs do not project obtrusively To ensure trees do not mask vistas but encourage landscaping where appropriate To limit street clutter To provide appropriate outdoor seating areas for cafes and restaurants 		
6 Retention and Reinstatement of Prominent Gateway Buildings	 To retain the existing prominent gateway buildings: 1-3 High St (Former Rift & Co) 2-6 High St (Old Bank) 13 High St (Zizzis) 17 High St (Betfred) 26-28 High St (Cock & Bull) 42 High St (Subway) 43 High St (Barclays) 49-53 High St (Lloyds) 83-87 High St (Metro Bank) 137-143 High St (Top Shop) 164 High St (Exchange Point +) 166 High St (Soletrader) 186 High St (Tazza) 211 High St (former CEX Entertainment Exchange) 202 High Street (KFC) 246-254 High St (The White Building) 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going
 Retention and Reistatement of Upper Floor Detailing Removal of paint from upper floor facades where there is known to be original detailing Reinstatement of original features where they are known to exist from historic photography New development to respect this element of the Conservation Area and include modern interpretations of the detailing, to avoid a pastiche, but avoid plain facades in all circumstances 		 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton 	On-going

Guideline	Action	Responsibility	Timescale
8 Reinstatement of Original Shopfront Features and Advertisements	 Improve the design standard and quality of materials for shopfronts and advertisements Progress the shopfront improvement work as part of the Heritage Action Zone Consider the possibility of Townscape Heritage Lottery Funding Consider introducing an Area of Special Control to remove deemed consent for some advertisements from within the Conservation Area 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District LB Sutton Opportunity Sutton LB Sutton Strategic Planning 	On-goingShort termMedium termMedium term
9 Alterations and Extensions to Buildings, excluding Facades	 Ensure that alterations and extensions to buildings do not harm the character and appearance of the High Street facades 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District 	On-going
10 Development adjacent to / nearby the Conservation Area	 Ensure that development adjacent to or nearby the Conservation Area does not harm the setting of the High Street facades 	 Relevant owners and planning agents LB Sutton Development Management Section Sutton Business Improvement District 	On-going
11 General Maintenance and Upkeep	 Ensure that the High Street facades are maintained to a good standard 	 Relevant owners and planning agents Sutton Business Improvement District 	On-going

Eight Glossary of Architectural Terms

Aedicule An opening, such as a door or window, framed with columns and a lintel (see Lintel).

Angle bead Mesh.

Architrave The frame around a door or window.

Art Deco Style French movement noted for its geometric shapes and sleek style.

Ashlar Type of masonry which is finely cut and has smooth, even faces and square edges.

Balustrade A railing supported by vertical columns.

Barge Boards A board fastened to projecting gables (see Gable Roof)

Baroque Style Style of Italian origin, noted for grandeur and a significant number of surface treatments

Bauhaus Style German architectural movement that tried to fuse arts and technology. Noted for its functional-looking buildings.

Bedmould A type of moulding often found under the cornice (see Cornice).

Bracket Weight-bearing protrusion that overhangs a wall (see also Console Bracket and Corbel).

Buttress A structure of stone or brick to strengthen or support a wall.

Capital Top part of a column.

Cartouche An ornamental panel.

Casement Window.

Chamfered Cut away at a right-angled edge or corner to make a symmetrical edge.

Cinquefoil Design of five lobes to form a circle, flower-shaped.

Classical Revival Style A revival of Greek and Roman styles with a grandeur of scale, simplicity and geometric forms.

Console See Console Bracket.

Console Bracket A protrusion, usually decorative and usually seen in Sutton between two shop signs.

Coping A flat stone on top of a wall.

Corbel A structural piece of (in Sutton) stone jutting from a wall to carry weight.

Cornice A horizontal decorative feature, usually overhanging, that is at roofline or below a parapet (see Parapet).

Dentilled Tooth-like.

Diocletian-style window Large semi-circular window.

Dormer Window that projects from a pitched roof.

Dressings Decorative or different from the rest of the building.

Dutch Revival Style 20th Century movement revising the Flemish style (see Flemish Style).

Eave The part of the roof that meets or overhangs the wall of a building.

Fanlight Semi-circular (or rectangular) window above a door.

Fascia Horizontal board. In Sutton, the area for the shop sign between the console brackets (see Console Bracket).

Fenestration Arrangement of windows in a building.

Flemish Style From Belgium and The Netherlands and featuring steep pitched roofs, prominent gables which are often decorative, strong horizontal features, often consisting of red brick.

Finial Decorative feature at the apex of a roof or object.

Foliate Carving of flowers or foliage.

Frieze A broad horizontal band of decoration.

Gable roof Consisting of two roof sections with a ridge and a flat side between the slopes, which is the gable.

Gothic Revival Style English revival of Medieval-style European architecture.

Hipped roof All sides of the roof slope down to each wall. Therefore it has no gables. A hipped roof may have a ridge. A square hipped roof is shaped like a pyramid.

lonic Greek-inspired style of column or pilaster with a large base and two scrolls at the top.

Italianate Style Often with a low-pitched or flat roof, balanced, symmetrical rectangular shapes, tall appearance, cornices (see above) supported by corbels (see above) in Sutton, quoins (see below).

Keystone A central stone or brick at the top of an arch, or in Sutton usually at the top of an arched window.

Lintel Horizontal block that spans an opening, such as a door or window.

Lozenge A diamond-shaped tablet.

Margin Lights Smaller windows either side of a larger window.

Moulded: Defining.

Mullion A vertical bar between panes of glass in a window.

Neo-classical Style See Classical Revival.

Oeil-de-boeuf Window Small oval window.

Ogee A curve, shaped like an 'S'.

Oriel Window A type of bay window which protrudes from the main wall but does not reach the ground, usually found above ground floor.

Parapet A low wall built up above the level of a roof to hide the roof or to provide protection against falling.

Pediment A triangular shape, usually on the upper part of a building, may have decoration within it.

Pilaster A slightly-projecting column, often seen in Sutton between two shopfronts.

Plinth The lowest part of a wall, can be formed by a course of brick or stone that is different from the rest of the building.

Polychromatic Multi-coloured.

Queen Anne Style English revival of the baroque style.

Quoin Masonry blocks at the corner of two walls. They may be slightly protruding and are used for strengthening or decorative purposes.

Regency Style English style featuring a vertical emphasis, symmetry and limited decorative touches. Usually with tall, thin windows.

Romanesque Style Medieval European style, noted for semi-circular arches.

Roundel Decorative medallion.

Rusticated Decorative stone achieved by making the central portion of the stones projecting compared to their edges.

Segmental Arch An arch with a circular arc of less than 180 degrees.

Spandrel Usually two triangular spaces between the outer curve of an arch.

Springer The bottom-most element of an arch.

Streamline Moderne Inter-war style that is characterised by long horizontal lines and is a late form of Art Deco.

Stock Brick Handmade brick that is typical of the locality, for example London stock brick is common in Sutton.

String Course A line of bricks of different colour or style running horizontally along the façade, may protrude slightly.

Stud and Braces Studs are vertical beams in a Mock Tudor design. Braces are horizontal beams in a Mock Tudor design.

Stucco Fine plaster usually for decorative features.

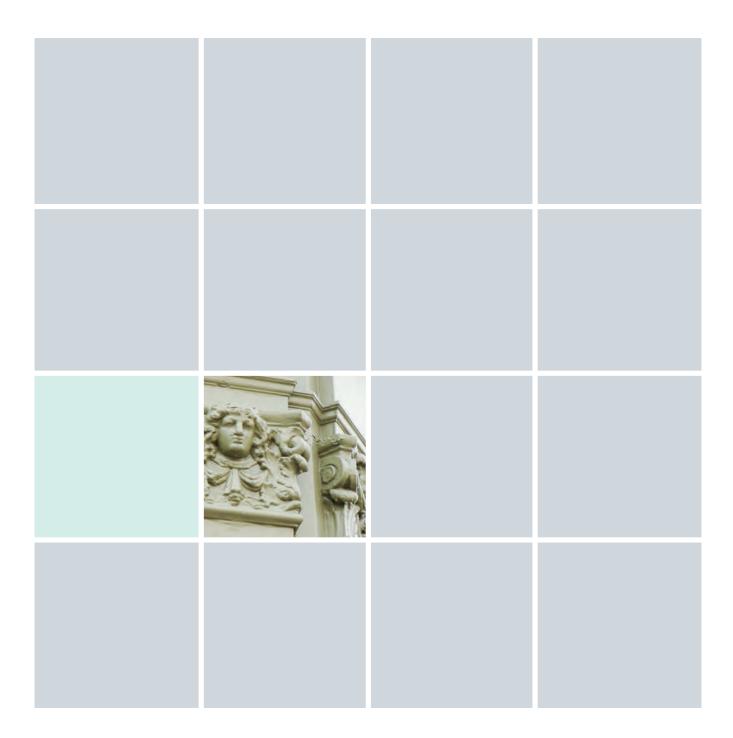
Transom A horizontal bar between two panes of glass.

Tudor Revival Style (Mock Tudor) English, suburban style reinventing English 16th Century architecture featuring steeply-pitched roofs, half timbering, tall mullioned windows and overhanging windows.

Tuscan Style Characterised by plain or simply decorated columns.

Typanum A recessed triangular space within a pediment.

Venetian Windows A window with three separate openings with the central one being arched and taller.



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