



212 High Street, Sutton, SM1 1NU

Heritage Statement

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Contents

- 1.0 Introduction and Methodology**
- 2.0 Conservation Area and Local Architectural Context**
- 3.0 Existing Building**
 - 3.1 Existing Scale, Massing, Roofline and External**
 - 3.2 The Significance of the Existing Dwelling and Site**
- 4.0 Proposal**
 - 4.1 Proposed Dwelling**
 - 4.2 Proposed Scale, Massing & Roofline**
 - 4.3 Proposed External Architecture**
- 5.0 Conclusion & Impact on Heritage Status**

1.0 Introduction and Methodology

This report has been produced in support of the planning application for 212 High Street, Sutton. This report demonstrates the architectural, historical, and local significance of the existing building and assesses the impact of the proposed HMO's on the street and broader area.

The report presents an understanding of the architectural and historic character of the subject site and an evaluation of its standing within the Sutton High Street Conservation Area, alongside the older and newer buildings in the context of the High Street.

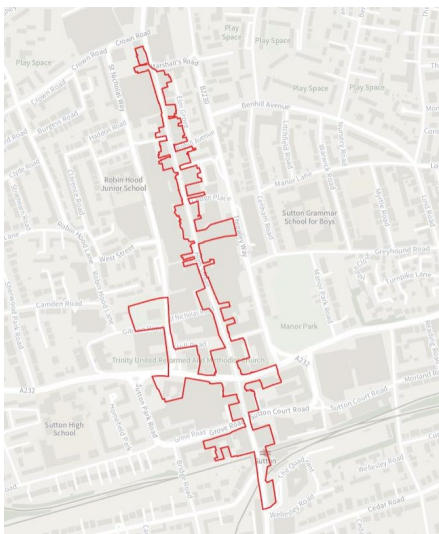
The Heritage Statement will demonstrate that the new development is sympathetic to its setting and does not diminish the area's visual quality and architectural character. The new proposed development is also responding to the Sutton local plan that highlights the need to preserve the area's existing architectural character whilst also allowing for the correct levels of intensification.

The overriding principle of the scheme is to promote a new efficient and sustainable dwelling that maximises the site's potential through regeneration.



Front Elevation and Rear elevation – 212 High Street, Sutton

2.0 Conservation area and Local Architectural Context



The site is situated in the Sutton High Street conservation area, which primarily consists of the length of the High Street in Sutton, covering a variety of buildings which have historical value and character.

No. 212 was added when the Sutton Town Centre High Street Crossroads Conservation area was created in 2011.

The area in which 212 sits is a row of eight units, two bays wide and three storeys high, finished in varying colours of rendered brick.

Sutton High Street conservation area

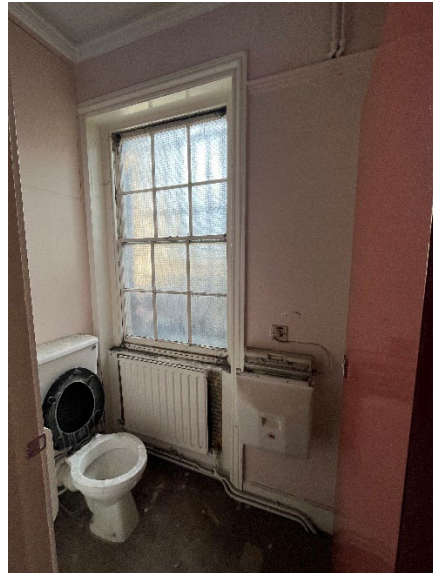
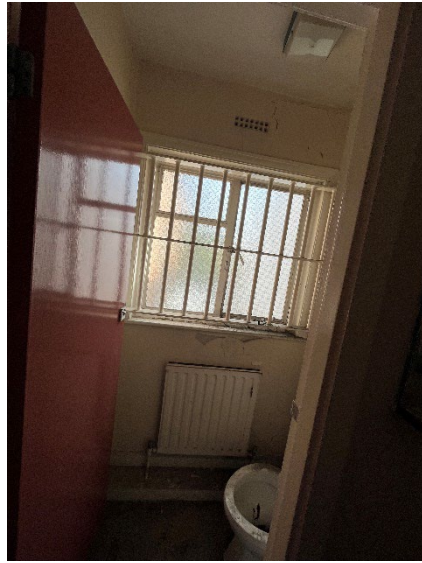
3.0 The Existing Dwelling

3.1 Existing Scale, Massing, Roofline and External

The existing dwelling is detailed in size and configuration and has been designed with the architectural characteristics of its time. However, it has several newer additions to the rear, which are not of any value or design merit. By analysing the dwelling, you can conclude that while the front elevation has characteristics that are fundamental to the high street, there are no features with a significant heritage value inside. Instead, it is purely functional in its appearance and layout. The massing provides a profile that provides the flexibility for expansion or adaptation in a way that could maximise the site's potential. The roof profile is a standard affair, and there are no vital details of any value or design merit. While the existing sash windows are of value and have unique detail, which is worth keeping, the doors at the rear are standard, have no significance in size and style, and require replacing. The dated interior has been unchanged for years and needs to be updated, as it is currently not up to standard.



Simple and outdated exterior elements – 212 High Street



Simple and outdated interior elements – 212 High Street

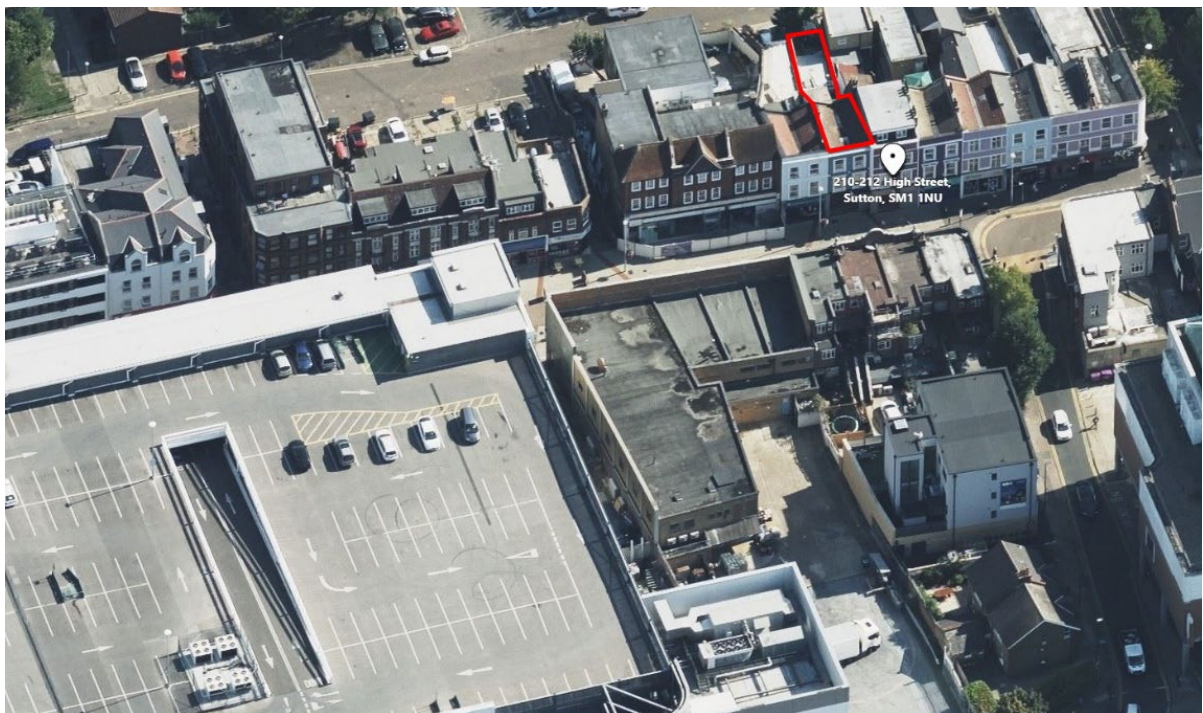
3.2 The Significance of the Existing Dwelling and Site

The existing building has fundamental design features of great significance, and overall, and was built to match the local architecture's characteristics of the time.

The dwelling has had very little work done over its lifetime besides adding two separate single-storey rear extension. Large parts of the exterior at the rear and interior need upgrading, and existing services are of inferior quality. begun to feel isolated on the street because its architectural language and materiality do not integrate well with most other dwellings on the street and in the area. They have greater levels of detail and grandeur.

Over the last 25 Years, Sutton High Street has seen several new developments built in place of existing dwellings, which were similar in size and style to No.212. This has resulted in No.4 becoming increasingly inadequate and out of character on the road. It would require significant work to update the existing dwelling to match the finish quality and energy efficiency of the new buildings with which it currently shares the road.

The site is large, provides plenty of space required for constructing a new and modern house, and still leaves adequate room between neighbours No.2 and No.6.



212 High Street arial – The front façade is part of a parade of commercial units

4.0 Proposal

4.1 Proposed Dwelling

With 212, we are carefully adding an extra storey similar to 210 High Street to the top floor but not going beyond the existing roof line. No changes will be made to the existing front elevation, and the materials used on the top floor extension will match the existing. The main works will be to the rear, where will be removing the current extension, which is of poor quality and instead add better quality addition to the rear to provide accommodation. The new dwelling has been designed to provide plenty of natural light to each new residential unit and the large communal kitchen area.

4.2 Proposed Scale, Massing & Roofline

The proposal is a slight enlargement of the existing roof profile and height. However, this aligns with the ridge line of 210, which has had an additional storey to the roof. The extra storey is set back from the street and sympathetic to 210 and 214 with the parapet at the front covering most of the additional storey from view. At the rear, the parapet line is the same height as the neighbouring building of 2010, which covers the majority of the elevation of the additional storey. The new extension at the rear has similar massing to the extension of no. 210, as well as the same parapet height.

4.3 Proposed External Architecture

The proposed external finishes for the new dwelling look to match the language of the new dwellings on the street. The main features of this language include a yellow-brown London brick finish, timber sash windows and clay tiles. The fenestration has been designed to be balanced and not overbearing whilst providing adequate.



212 High Street Front Elevation



212 High Street Rear Elevation

5.0 Conclusion & Impact on Heritage Status

The current building has architectural merit and historical value. The Sutton area around the high street has clear and defined architectural styles or characteristics. The architectural character and heritage have also evolved, and there is no longer a clearly defined set of rules. The number of new builds, extensions and alterations to existing buildings within a mile of the site would support this view.

212 retains its integrity and is part of a parade that complements this part of the high street. Given the significance of the front elevation in the parade of shops, any new design work has been considerate so as not to damage any historical or architectural interest materially.

The design process for the proposal is to carry out only necessary work to the external front envelope of the property. This ensures that the front elevation retains its character and the property is not altered outside of what is considered acceptable and suitable to the High Street and Sutton Street scene.

Changes to the floor plan, the addition of a new extension to the rear and the addition of a storey have been done so that the integrity of the space is more fully realised.

Paragraph 200 of the NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies state that proposals to extend or alter a building will only be permitted where it would not damage or lose features of special architectural or historic interest and where the building's character and appearance or setting would be preserved or enhanced.

In respect to the weight given to the interest of the building, the work proposed to the interior has fundamentally recognised the degree of change which has already happened to the building in its former use. Adding a new extension to the rear allows the chance to create an improved visual order to add harmony to the building and produce a more vital living space. The plans have been carefully articulated to preserve and recycle the original brickwork. The addition of the storey is in line with the neighbouring building no. 210 and looks to copy its external characteristics of simplicity, so it is understated and does not detract from the High Street.

This part of the Borough has seen dramatic change and housing changes that have a varied effect on the area's historic character. It is positive that new residential capacity can be provided by making a small increase in density at the rear; at the same time, it is compatible with local character and townscape and preserves the setting of the conservation area. The report concludes that the proposed development at the rear would be an appropriate solution in this location, particularly due to its design, which is based on a mix of traditional and contemporary architecture, and its use of materials, which sit well within the locality.