

# Heritage Statement

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8 Station Way, Sutton, SM3 8SW

## 1. The Site

The property is located on the west side of Station Way in Cheam. The site is location within the **Cheam Village Conservation Area** which is titled by Sutton Council as conservation area 'CA6' and originally designated in 1970.

## 2. The Building

The property is located on the ground floor belonging to the three-storey mixed-use terrace building. The building **does not** fall into the following category:

- A listed building
- A scheduled ancient monument
- A site of archaeological interest
- A non-designated heritage asset - including locally listed buildings

## 3. The Proposal

The proposal is to upgrade the shop front by replacing the existing single glazed glass windows and entrance door with new thermal insulation glass and installing a new retractable awning while keeping a similar front elevation layout, colour and material of the existing shop front.

## 4. Reaserch

In preparation of this statement the following research and information has been carried out, checked and compiled accordingly:

- Historic England list of protected historic sites
- National Planning Policy Framework
- Cheam Village Conservation Area - Character Appraisal and Management Plan
- Planning Practice Guidance: Conserving and enhancing the historic environment
- Local List of buildings and monuments of historic significance

## 5. The Nature of the Heritage Asset

This heritage statement related to the shop front of the commercial unit located at no.8 Station Way SM3 8SW. The commercial unit is part of the ground floor property belonging to the three storey mix-used terrace buildings, comprises predominantly of similar shop units at ground floor with residential dwellings apartments above.

Some variances in scale, appearance and setting of units can be found along the same road, notably on the opposite side of the road no.8 sits (see image 1).

The proposed work involves minor alteration of the front elevation of the commercial unit facing Station Way which won't be causing significant harm on the existing street scene. The upgrading works seeks to improve the energy efficient and create aesthetically pleasing appearance shopfront with upgraded material that align with the existing streetscape on Station Way.



Image 1: Cheam Village Conservation Area CA6 and location of the shop front of no.8 Station Way

## 6. Cheam Village Conservation Area Character Appraisal

Below are the highlights taken from the London Borough of Sutton's "Cheam Village Conservation Area - Character Appraisal and Management Plan" which outline the history of the conservation area and its significance.

Text in **green** sets out how the proposal will comply with the conservation area appraisal.

- **1.1** *"Cheam Village Conservation Area (CA) is a large CA (29ha) located in the west of the borough on the border with Epsom and Ewell. The historic core of the CA is arranged around the axis of Park Lane, Malden Road, The Broadway and Park Road where many of the statutory listed buildings are clustered. To the northern end of the CA is the St Dunstan's Church, Cheam Library and the new Elizabeth House redevelopment scheme. To the west is Cheam Park, which is adjacent to the historic Nonsuch Park. **To the south are the village crossroads, the commercial heart of the village, and Cheam Station.**"*
- **1.7(i)** *"Policy 30 of the Sutton Local Plan sets out the Council's approach to CA. It 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.**"*

*The proposal has been designed to comply with Policy 30 of 'Sutton Local Plan', outlined above and in the appraisal to take account of the materials, layout & the public realm of the proposed shop front.*

- **1.7(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."*

*The proposal aim to upgrade the existing shop front and does not involve any demolition of existing building within the Conservation Area.*

- **3.3** *"In most cases, CAs are notable for their common features or uniformity of building style. However, in the Cheam Village CA, the overriding feature is **eclecticism.**"*

*The proposal has also been designed to integrate with the current surrounding which aligns to the eclectic nature of the Cheam Village Conservation Area.*

## 6.1. Sub Area G - Village Crossroad

Below are the highlights taken from the London Borough of Sutton's "Cheam Village Conservation Area - Character Appraisal and Management Plan" specific to 'Sub Area G Village Crossroads'.

Text in green sets out how the proposal will comply with the conservation area appraisal.

- **3.66** *"Sub area G 'Village Crossroads' covers the commercial centre of Cheam Village. It is located at the heart of the CA at the crossroads of The Broadway, Station Way, the High Street and Ewell Road. The crossroads have a distinct cut away corner on each branch with a small piece of public space and some small landscaping features. Three of the four corners have buildings which mirror each other in appearance."*
- **3.80** *"To the south of the crossroads is Station Way, which has a good combination of historic buildings and interesting architecture. The corner of Station Way was the former location of Cheam Court Farmhouse and is now occupied by WHSmiths and Boots. An office development built in the 1990s on the site of the old cinema, Century House, was recently converted to flats, and is quite dominant in the streetscene. The choice of building materials are good, as they complement with many other buildings in the area, as is the design. For example, on the corner of the building is a large rounded turret with a spired roof which mirrors St Dunstan's Church, and dormer windows in the roof mirror those of the Rectory on Malden Road. However, the size and proportion of the building is out of character with the immediate area."*
- **3.83** *"Overall the retail core of Cheam Village is an important shopping centre providing a range of retail and service needs to people of Cheam in an attractive and high quality setting. Although some modern developments have been detrimental to the overall character, the retail area has managed to retain a village feel and has strong links with the Tudor past."*

*The proposal is located on the west side of Station Way that is visible from the main Crossroad area.*

*The proposal designed to match with the existing shop front in terms of elevation layout, materials and colour tone to minimise any potential harm to the existing streetscene and to retain the original character.*

## 6.2. Conservation Area Management Plan - Site Specific Improvements

Below are the highlights taken from the London Borough of Sutton's "Cheam Village Conservation Area - Character Appraisal and Management Plan" specific to 'Site Specific Improvements'.

Text in green sets out how the proposal will comply with the conservation area appraisal.

- 7.6 *“There are many Listed Buildings, Locally Listed Buildings or Unlisted Buildings of Merit with the CA, most of which are in good condition. The council wishes to ensure that this remains the case.”*
- 7.9 *“With regard to Locally Listed Buildings or Unlisted Buildings of Merit, owners are urged to keep their properties in good condition, and will require planning permission to demolish a building.”*

*The existing building is classified as ‘Unlisted Building of Merit’ and the proposal will ensure the property is kept in good condition and no demolition of building is involved.*

### **6.3. Conservation Area Management Plan - General Guidelines**

Below are the highlights taken from the London Borough of Sutton’s “Cheam Village Conservation Area - Character Appraisal and Management Plan” specific to ‘General Guidelines’.

Text in green sets out how the proposal will comply with the conservation area appraisal.

- 7.16 *“Well-designed and appropriate shopfronts can make a huge difference to the character of an area for relatively little outlay. However, a combination of opting for the cheapest material and design possible at one end of the spectrum and the impact of corporate branding at the other has, over time, had a negative impact on the character and appearance of the centre.”*

*The proposal aim to enhance the energy efficient for the premises; create an aesthetic pleasing shop front that match the existing streetscene and surrounding. With the proper use of material, colour tone and design layout, it is to ensure the proposed design does not introduce any dominant features that would upset the balance of the streetscene or the character of the area and retain the existing shopping centre to the main Crossroad.*

- 7.17 *“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) ([www.legislation.gov.uk/uksi/2007/783/contents/made](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 highway safety requirements.”*

*The proposal does not involve any advertisement. Related advertisement request will be made in a separate application.*

## 7. Conclusion

- The proposal complies with the following policies outlined in the “Cheam Village Conservation Area Character Appraisal and Management Plan” appraisal dated June 2021:
  - I. Site Specific Improvements Ref. SS2.*
  - II. General Guidelines Ref. G4.*
  
- No. 8 seeks to upgrade the shop front with new thermal insulation material and to install a new retractable awning similar to other shopfronts in close vicinity.
  
- The proposal looks to create a subtle upgrade to the existing shopfront which will not cause impact on the existing property, neighbouring units, or immediate surroundings.
  
- The overall result is a well-proportioned upgrade for the shop front that contribute positively to the premises, the overall aesthetics of the streetscape and the public realm in the area.