

# City House.

## London Borough of Sutton

**HERITAGE, TOWNSCAPE & VISUAL IMPACT ASSESSMENT | FEBRUARY 2024**

On behalf of Macar Living



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Section 1

**Introduction.**

## Overview

- 1.1 This Heritage, Townscape and Visual Impact Assessment ('HTVIA') has been produced on behalf of Macar Living ('the Applicant') to support the proposed development at City House, SM1 2AE (henceforth 'the Site') in the London Borough of Sutton. It provides an assessment of the anticipated heritage, townscape and visual impact of the proposed development.
- 1.2 The understanding of the Site, its historic development, significance, and townscape character is supported by fieldwork undertaken throughout 2022 and 2023, and desk-based research.
- 1.3 This HTVIA will:
  - Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - Describe the Site and identify relevant heritage assets, their significance and the contribution of their setting to significance;
  - Assess the townscape character of the Site and surroundings;
  - Provide an assessment of the potential effects to the setting of identified heritage assets and to townscape character resulting from the proposed development; and
  - Undertake a visual impact assessment of effects on visual receptors (people experiencing views and visual amenity) using a selection of key representative viewpoints and Accurate Visual Representations (AVRs).
- 1.4 This HTVIA is produced by Icen Projects. Specifically, it is authored by Rebecca Davy BA (Hons) MSc, Consultant - Built Heritage & Townscape, and Lucy Nicholson LLB (Hons) MA MRTPI, Associate - Built Heritage & Townscape, with review by Laurie Handcock MA (Cantab) MSc IHBC MCIfA, Director - Built Heritage & Townscape.

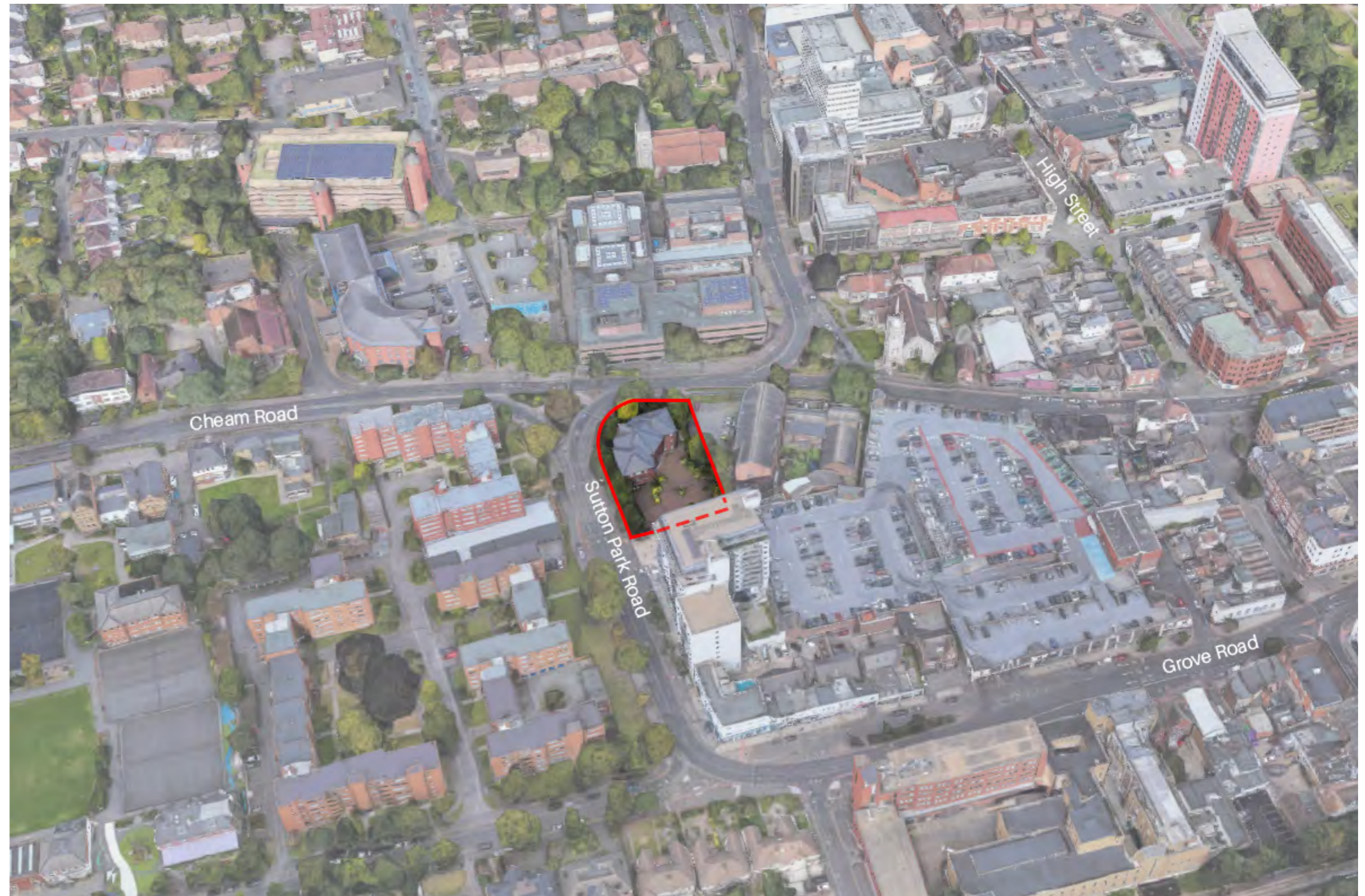


Figure 1.1 Site location

# 1 | Introduction

## Site Description

- 1.5 The Site is located at City House, Sutton, SM1 2AE.
- 1.6 The Site is currently occupied by a three storey building marking the corner junction of Cheam Road and Sutton Park Road with a large picture window and clock face above.
- 1.7 The building occupies the north west corner of the Site, mimicking the curve of the junction. The simple structure is three storeys and consists of red brick and a slate roof with plain façades and no remarkable detailing. To the rear of the Site, is a large car park associated with the building.
- 1.8 Directly east of the Site is the neighbouring Grade II\* listed Sutton Baptist Church designed by Nugent Francis Cachemaille-Day. To the north, west, and south the Site is mostly surrounded by high-rise apartment blocks and large housing estates. Further east, is the High Street and the Town Centre Conservation Area.



Figure 1.2 City House, taken on Site visit from pavement of Cheam Road



Figure 1.3 City House, taken on Site visit from pavement on western pavement of Sutton Park Road



Figure 1.4 The rear of City House, taken on Site visit. Baptist Church seen in the right of the frame.



Figure 1.5 The side flank of City House, taken on Site visit

## Identification of Assets

- 1.17 The Site holds no heritage designations in itself though it is next to the Sutton Town Centre Conservation Area and the Grade II\* listed Sutton Baptist Church.
- 1.18 To be proportionate, in line with the NPPF paragraph 200, Icen Projects have scoped out those assets which would not be impacted by the proposed development at the Site.
- 1.19 The following are the heritage assets in the vicinity of the Site, which have been identified for assessment due to the potential effect on their settings. Individual listing descriptions for each have been set out in Appendix 4.

### Conservation Areas

- Sutton Town Centre Conservation Area
- Grove Avenue Conservation Area

### Grade II\* Listed Assets

- Sutton Baptist Church
- Church of St Nicholas

### Grade II Listed Assets

- Trinity United Reformed / Methodist Church
- Group of Tombs and Mausoleums in St Nicholas Church Yard
- 101-103 High Street
- The Cock Sign, High Street
- 26 and 28 High Street
- Sutton Police Station
- Sutton War Memorial

### Heritage Asset Map Key

- Site Boundary
- Town Centre Conservation Area
- Grove Avenue Conservation Area
- Grade II\*
- Grade II
- Locally Listed



Figure 1.6 Heritage Asset Map

Section 2

**Relevant Planning Policy,  
Legislation & Guidance.**

### Introduction

- 2.13 The Development Plan for LB Sutton consists of the London Plan (2021), together with the Sutton Local Plan DPD (2018) and the Policies Map, which is a map-based expression of the policies in the Local Plan adopted 2018.
- 2.14 The National Planning Policy Framework (Dec 2023) is a material consideration.
- 2.15 The Site is allocated at STC32 with the following policy designations: Area Of Taller Building Potential Sutton Town Centre, Central Setting Sutton TC, Decentralised Energy Opportunity Area, Limit Of Sustainable Residential Development, Priority Community Regeneration Area, Quarters In Sutton Town Centre, and Sutton Town Centre Boundary.
- 2.16 Relevant guidance includes:
- National Design Guide (2021)
  - National Model Design Code (2021)
  - Sutton Town Centre Masterplan (2016)
  - Sutton Town Centre Conservation Area Appraisal and Management Plan (2019)
  - Sutton Town Centre Historic Area Assessment (2018)
  - Borough Heritage Study (2009)
  - GLA, London View Management Framework SPG, (2012)
  - GLA, London Plan SPG Character and Context (2014)
  - Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
  - Tall Buildings: Historic England Advice Note 4 (2022)

### Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.’
- 2.3 While the Site does not sit within a Conservation Area, Section 72(1) of the 1990 Act states of Conservation Areas, ‘with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

### National Policy

#### National Planning Policy Framework (‘NPPF’) (Dec, 2023)

- 2.4 The NPPF was first published in March 2012 and most recently updated in December 2023. The Government’s policies in relation to Heritage are outlined in Section 16, ‘Conserving and Enhancing the Historic Environment’, (paragraphs 195 – 214).
- 2.5 The accompanying annexes and footnotes should be read alongside the NPPF to support the policies set out across all 17 sections. Annex 2 is a glossary of key terms and phrases that lists standardised definitions relating to the historic environment. The definitions relevant to this report are:
- Heritage Assets - ‘A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’
  - Significance - ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’
  - The Setting of a Heritage Asset - ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 2.6 The NPPF states the importance of gathering appropriate and proportionate evidence to assess the significance of heritage assets. Paragraph 200 requires ‘applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.’

- 2.7 Paragraph 203 highlights the importance of ‘(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.’
- 2.8 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.9 Paragraphs 207 and 208 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), ‘this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.10 Paragraph 209 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.11 Paragraph 212 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset, or which better reveal its significance.
- 2.12 Paragraph 213 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 207 and 208, as appropriate



### National Guidance

#### Planning Practice Guidance

- 2.22 The Planning Practice Guidance (“PPG”) has been created in collaboration between the Department for Levelling Up, Housing & Communities and the Ministry of Housing, Communities & Local Government to provide guidance for applying the planning policies laid out in the NPPF.
- 2.23 The guidance on conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.24 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
  - Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.25 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.
- 2.26 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 194-196) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
- 2.27 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.28 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 193 to 196 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

### Regional Policy

#### The London Plan

- 2.17 Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021). The policies relevant to this application are summarised below.
- 2.18 Policy D3 requires that ‘all development must make the best use of land by following a design-led approach that optimises the capacity of sites... [Meaning] ensuring that development is of the most appropriate form and land use for the site’. Among other requirements, relevant to this assessment are the following:
- 1 ‘enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions’
  - 6 ‘provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest’
  - 11 ‘respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character’
- 2.19 Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:
- a. setting out a clear vision that recognises and embeds the role of heritage in place-making;
  - b. utilising the heritage significance of a site or area in the planning and design process;

c. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,

d. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social well-being.

2.20 Part C - E of Policy HC 1 state that:

“C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”.

“D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of non-designated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets”.

“E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”.

2.21 The Site is not within any strategic views identified in the London View Management Framework therefore policies HC3 and HC4 are not relevant.

## 2 | Relevant Planning Policy, Legislation & Guidance

### Local Policy

#### Sutton Local Plan [Adopted 2018]

2.29 The Council adopted, in 2018, a new Local Plan, and within this document, a number of policies are relevant to taller buildings in general, in terms of quality of design in particular. Additionally, the Site falls within the Sutton Town Centre Masterplan area, and it is clear that there is significant area-specific policy which indicates that growth is envisaged, and that this should be managed in a particular way. Accordingly, at this stage, the below provides a narrative overview of the key policy foci locally (within both the Local Plan and the New London Plan). Consideration is then given separately to national guidance and policy contained within the National Planning Policy Framework.

#### Policy 3: Sutton Town Centre

- 2.30 This policy is of relevance to this assessment insofar as it indicates:
- That Sutton Town Centre is a focus for intensification within the Borough in the period up to 2031, with 3,400 new homes to be brought forward within the Town Centre and its 'Area of Potential Intensification';
  - That "within and adjoining the Sutton High Street Crossroads Conservation Area, new development should conserve and, where practicable, enhance the significance of heritage assets and their settings."
  - That "All new development, including new buildings, alterations and extensions, within Sutton Town Centre and its Area of Taller Building Potential should be of high-quality design (see Policy 28). In particular, within and adjoining the Sutton High Street Crossroads Conservation Area, new development should conserve and, where practicable, enhance the significance of heritage assets and their settings. Developments should also respond positively to other heritage assets that make a positive contribution to the Town Centre, including those identified in the Sutton Town Centre Masterplan. Proposals for taller buildings must be of the highest quality and justify their presence in the townscape through careful consideration of the existing positive features in the area";
  - That schemes will be expected to have regard

to the Sutton Town Centre Masterplan and Site Specific Policies. Site Allocations are identified as flexible and 'not prescriptive' in terms of the quantum of floorspace to be delivered.

#### Policy 7: Housing Density

2.31 This policy is relevant insofar as it promotes higher densities within Sutton Town Centre in particular, subject to the need to respond to local character, including the character and appearance of the Conservation Area.

#### Policy 28: Character and Design

2.32 This policy requires new development (among many other factors): to 'be of the highest standard' in terms of materiality and detailing; to respond to local character, and be of a 'suitable' scale and massing; to make a positive contribution to streetscape; and to create attractive, functional and clearly defined public and private space.

#### Policy 30: Heritage

2.33 This policy reflects the NPPF, in that it seeks to ensure that schemes preserve (and where possible enhance) the significance of heritage assets, particularly recognising the weight to be given to designated heritage assets.

#### Conservation Area Appraisal & Management Plan [2019]

- 2.34 The Sutton Town Centre Conservation Area was formed in 2019 following a northwards extension along the High Street to the former Sutton Town Centre High Street Crossroads Conservation Area, which was focussed at the junction of the High Street and Carshalton Road.
- 2.35 The Site is not within the bounds of the Conservation Area, however it lies adjacent to the Conservation Area and the Grade II\* listed Baptist Church, which sits within the boundary.
- 2.36 The 2019 Sutton Town Centre Conservation Area Character Appraisal and Management Plan does recognise (at Para 3.13) that "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."

### Sutton Town Centre Masterplan [2016-2031]

- 2.37 The 2016 Masterplan document is a key piece of source material for much of the policy that has been brought forward within the Local Plan in relation to the Town Centre. It seeks to promote growth within the Town Centre on a basis that works 'as a whole', rather than allowing development to come forward in a piecemeal fashion. Having said that, the Masterplan is not designed to be proscriptive about change. Instead, it sets a 'vision and direction' and is designed to generate 'excitement about the potential for change', assessing the strengths, weaknesses, and potential of the Town Centre. The vision it sets is intended to be 'ambitious and deliverable'.
- 2.38 There are a number of specific points that arise from the Masterplan that are of relevance to the Site, in addition to the approach that it promotes to the Site itself, which forms Site Specific Policy STC32.
- 2.39 The Site sits within the identified 'Station Gateway' portion of the Masterplan area. The vision for the Station Gateway is a location where "a thriving evening economy will complement the core shopping environment immediately to the north. In addition, new opportunities for high density and high quality town centre living will exploit this most sustainable location for new housing development in the town."

- 2.40 At a site-specific level, the Site is identified within the Masterplan as falling within an area where 7-10 storeys "may be acceptable". The ground floor of the Site is identified as having the potential for retail use, with residential above (page 45 and 47 maps).
- 2.41 It is noted in the document that sites like City House sit within an area of tension, between suburban hinterland and town centre, identifying that, "New development will need to manage the threshold between this established character and a form of development more appropriate for town centre sites well served by public transport, shops and services."
- 2.42 The emerging development of the Sutton Town Centre is further acknowledged at Para 6.19, where it is set out that "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."

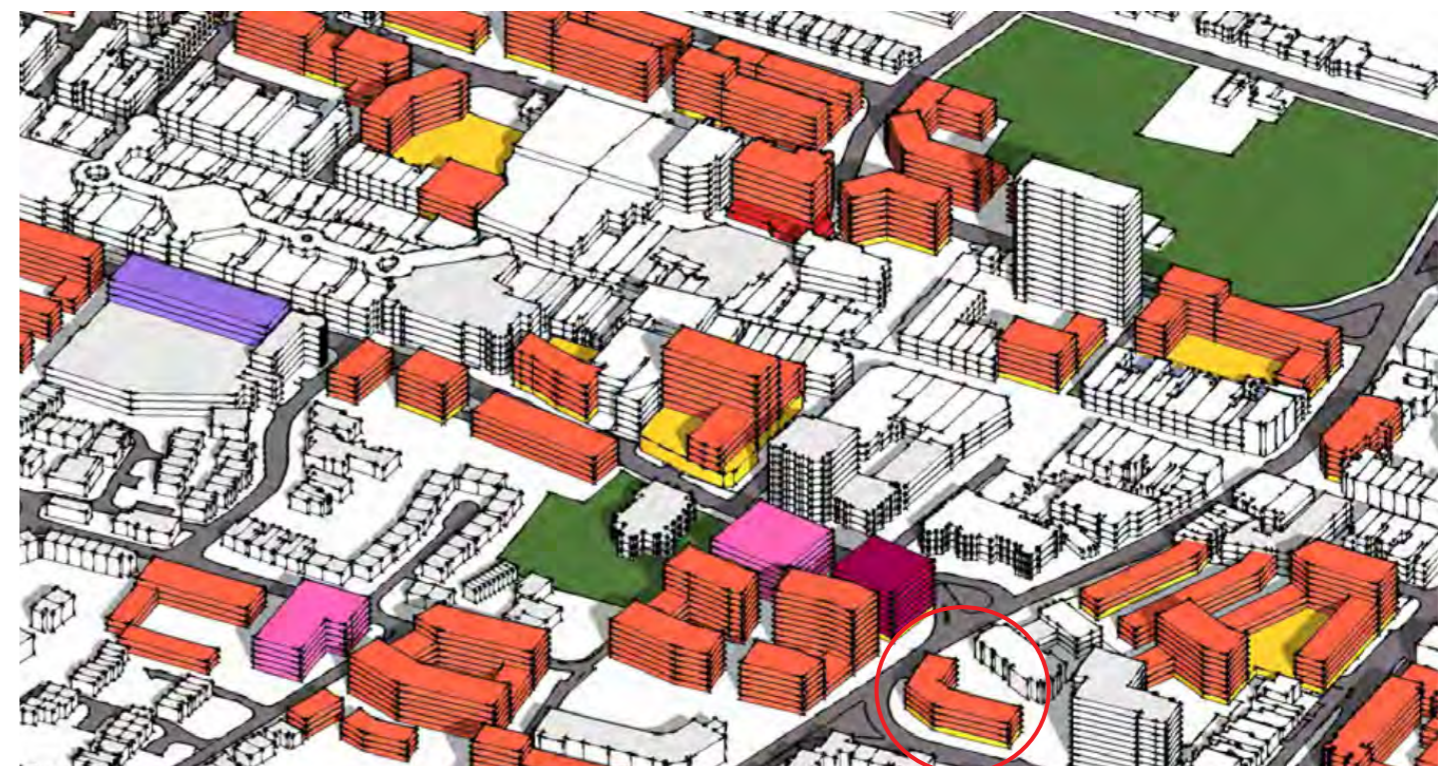





Figure 2.1 Screen-shot taken from the Allies and Morrison Masterplan (2016). Site is circled.

### Sutton's Policy Map

- 2.43 The Sutton Online Local Plan Policies Map is a useful tool to identify the areas of allocated development.
- 2.44 The image opposite (Figure 2.2) is taken from the online policy map and shows the area of taller building potential and area of potential intensification overlays in relation to the Sutton High Street Conservation Area and the Site.
- 2.45 The map illustrates the future development pattern of Sutton. The policies of Sutton are encouraging growth and intensification into the metropolitan areas of the Borough.
- 2.46 In turn, this shows that the emerging setting of the Sutton Conservation Area and nearby heritage assets is one of taller buildings and intensification.

#### Sutton's Policy Map Key

-  Indicative Site boundary
-  Conservation Area
-  Area of Taller Building Potential
-  Area of Potential Intensification

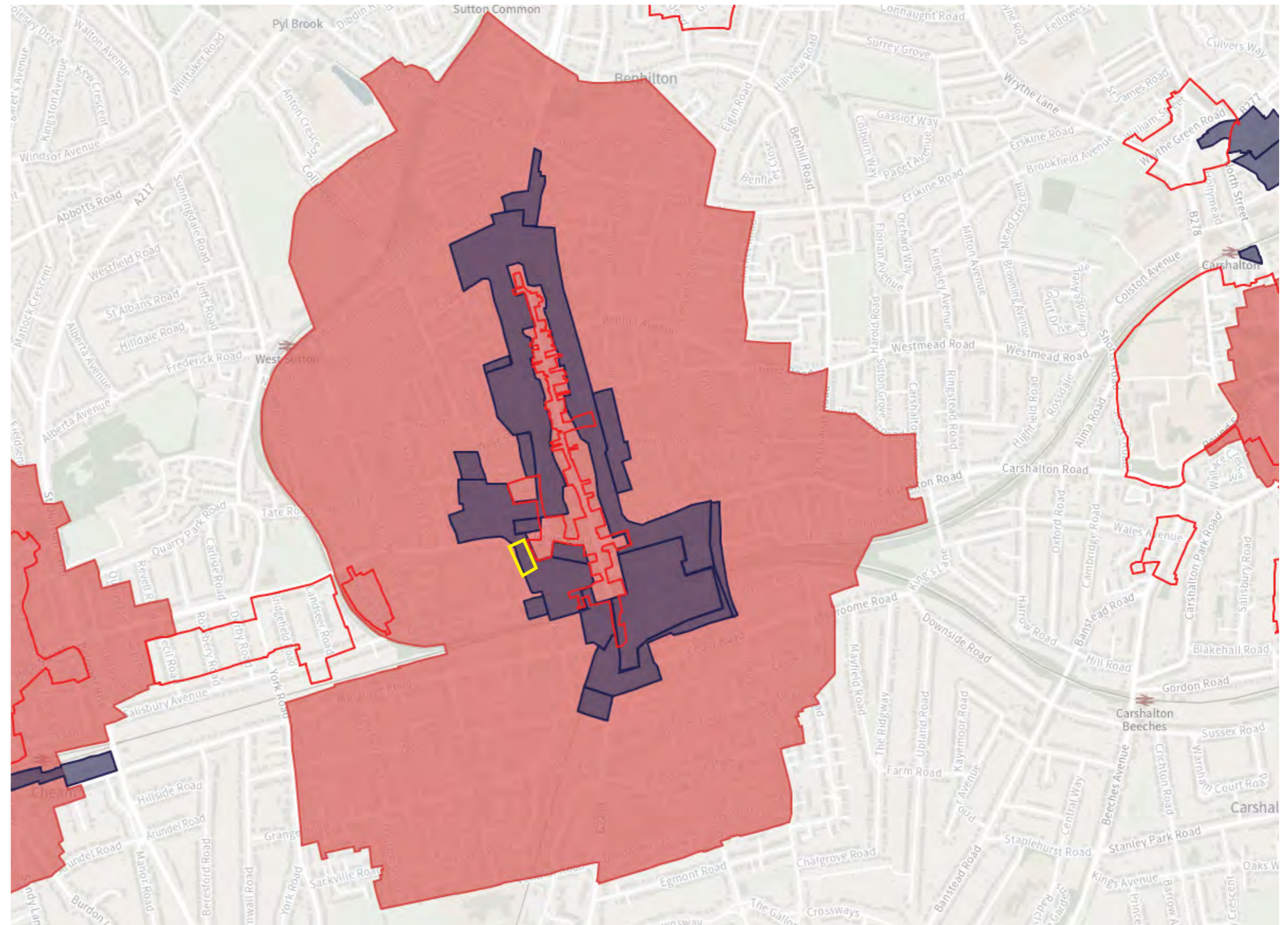


Figure 2.2 Screen-shot taken from the Sutton Online Local Plan Policies Map

Section 3

**Historic Development of the Site  
and Surroundings.**

### 3 | Historic Development of the Site and Surroundings

#### Historical Evolution of Sutton

- 3.1 Sutton developed as a coaching town on a principal route into London from the South. In particular, the High Street's place on the Stagecoach route from Brighton to London helped to develop a considerable economy around Inns and supporting industries.
- 3.2 At a similar time, routes increased in their importance to the east and west, towards Croydon and Kingston, and in 1755, both the north-south and east-west routes were turnpiked, improving their condition, and formalising their importance as major local and regional road arteries.
- 3.3 From this period on, Sutton became established as a rigidly linear settlement, with development grouped around the crossroads at the High Street's southern end. At this point, the settlement remained at a reasonably low density compared to today, with houses along the High Street often laid out in large grounds, and Inns facing more directly onto the street frontage.
- 3.4 In 1847, the first permanent railway station at Sutton opened (see Figure 3.2), and an additional transport artery, and means for the town to develop and grow, was therefore established, this acted as a catalyst for development in the area. The first route was an east-west line, towards Epsom and Croydon, with an additional route to Mitcham Junction opened in 1868, providing onward connections to London Bridge and London Victoria Stations, and opening up the potential for Sutton to develop as an early commuter settlement into London.
- 3.5 Following the introduction of the railway, and stable supplies of gas, water and electricity into the second half of the nineteenth century, a significant development boom took hold, as was typical for edge of London locations such as this. Development began to spread outwards from the High Street and crossroads into the adjacent open fields, and this in turn had a significant impact upon the High Street's feel and commercial functionality. New residents required new services, and accordingly, a wider variation in retail and service premises opened on the High Street, often within new buildings.

- 3.6 It is this movement towards the High Street as a commercial centre serving a larger hinterland that shapes much of the way that this area is now appreciated, with the primary building types being nineteenth, often imbued with quiet civic pride, with styling ranging from the Baroque and Italianate to the Arts and Crafts and early-twentieth century Neo-Georgian. During this period, the area's density increased considerably, with the tighter-knit form of the High Street seen today appearing.
- 3.7 After World War One, bolder architectural forms were introduced into the area, including the Sutton Baptist Church (which lies to the immediate east of the Site). Of the church, Pevsner wrote "*Cachemaille-Day's Sutton Baptist Church represents the tentative search for new forms before the second world war*". Comparing it to Cachemaille-Day's earlier church St Saviour in Eltham: "*Cachemaille-Day's St Saviour Eltham (1933), the first church in London to depart from Medieval precedents, owes something to German expressionism. His Baptist Church, Sutton (1934), is also unconventional.*"<sup>1</sup>
- 3.8 In the late 20th Century there was a further increase in commercial developments in Sutton, including the introduction of shopping centres in the 1980s and 1990s (Times Square in 1985 and the St Nicholas Centre in 1992), followed by the development of large floorplate retail stores such as Asda and Sainsbury's. During this broader period, the High Street was also pedestrianised, and became isolated from its surroundings by a new one-way vehicle gyratory, along St Nicholas' Way and Throwley Way.

<sup>1</sup> Pevsner, Nikolaus, and Cherry, Bridget. *London 2: South*. United Kingdom, Yale University Press, 1983.



Figure 3.1 Sutton High Street c. 1800  
© UK Photo And Social History Archive



Figure 3.2 Sutton Station c. 1880  
© UK Photo And Social History Archive

### 3 | Historic Development of the Site and Surroundings

#### Map Regression Study of the Site

- 3.9 The first Ordnance Survey map dating back to 1840 (figure 3.3) shows a largely agricultural landscape with farms and small holdings dotted around. The High Street, Cheam Road, Grove Road, and Sutton Park / Park Road are already well established routes through the growing town and the station has appeared to the south of the Site.
- 3.10 By 1896 (figure 3.4), the High Street has rapidly expanded leading down to Sutton Station and is densely packed with shops, public houses, hotels, and residential properties many of which appear to have outbuildings at the rear. There is a slow growth of new houses with spacious front and rear gardens, particularly along Grove Road. By 1896, the Site is occupied by two large dwellings which appear to be bay fronted and semi-detached.
- 3.11 Figure 3.5 shows the Ordnance Survey map from 1956. In the 60 years that followed from the 1896 survey, the High Street appears denser still with commercial premises jutting into Grove Road and surrounding the Station. Larger built forms also appear at this time, including warehouses, metal works, and sorting offices. Changes surrounding the Site include the introduction of Sutton Baptist Church and the Trinity Methodist Church, these two ecclesiastical buildings occupy a large footprint and define the eastern portion of Cheam Road adjoining the High Street. In 1956 the Site is still occupied by the two semi-detached properties and their form appears to be unchanged.
- 3.12 The Ordnance Survey map dating back to 1992 (figure 3.6) shows the demolition of the two houses formerly occupying the Site along with the small surgery at the rear of these properties. The new Sutton Park Road / Cheam Road junction creates the exaggerated rounded corner to the Site, which became a car park after the demolitions. By 1992, the wider area had seen large scale change and urbanisation creating a busy urban town centre with a variety of built forms.



Figure 3.3 Ordnance Survey Map 1840 (approximate Site location in red)  
Groundsure © Crown Copyright and Database Rights 2018 Ordnance Survey 1000835207



Figure 3.4 Ordnance Survey Map 1896 (approximate Site location in red)  
Groundsure © Crown Copyright and Database Rights 2018 Ordnance Survey 1000835207

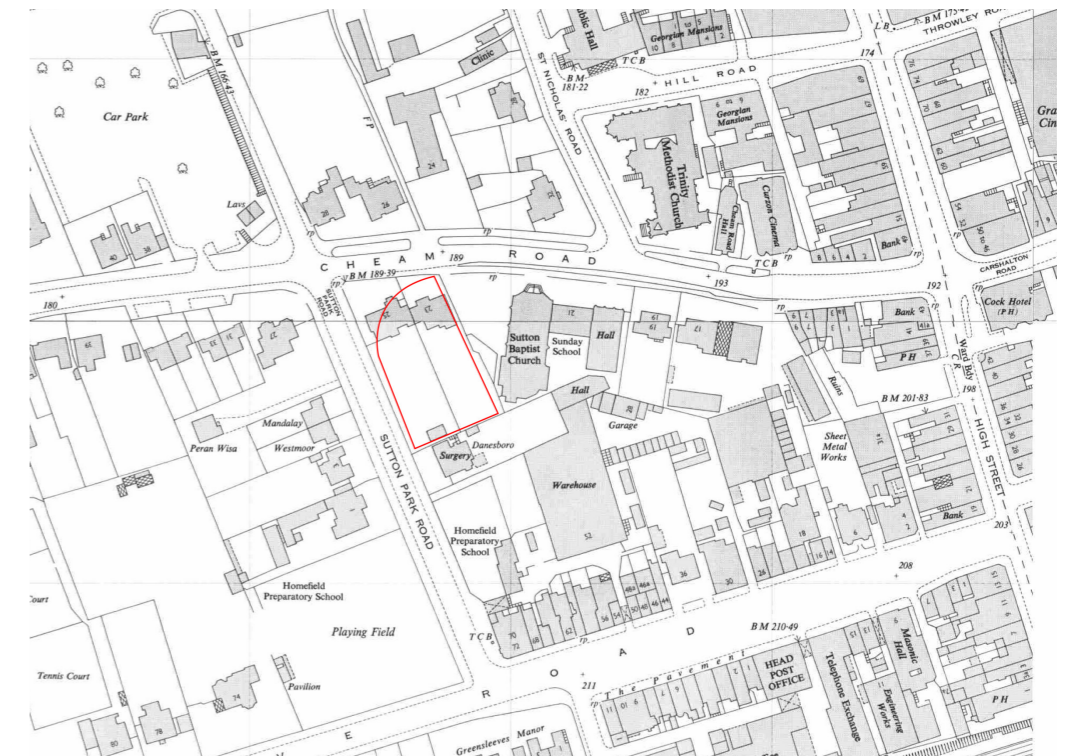


Figure 3.5 Ordnance Survey Map 1956 (approximate Site location in red)  
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Figure 3.6 Ordnance Survey Map 1992 (approximate Site location in red)  
Groundsure © Crown Copyright and Database Rights 2018 Ordnance Survey 1000835207

### 3 | Historic Development of the Site and Surroundings

#### Historic Aerial Photographs

- 3.13 Figures 3.8 and 3.9 are two historic aerial photographs sourced from Britain from Above. The first is taken in 1924 and shows the Site prior to the building of the church. The Site is occupied by two terrace houses and open land, presumably a garden associated with the houses.
- 3.14 The second image shows the condition of the Site once the church was built. The Church can be seen to the east of the Site and has been built as infill development between the houses on the Site and the houses further east.
- 3.15 These aerial images show that the Baptist Church has always been understood in an enclosed and urban setting, with a limited street presence and limited wider views of the Church itself. Unlike St Nicholas or Trinity Church, Sutton Baptist Church was not built with a landmark spire rather uses massing and clever architectural details to establish a sense of verticality.

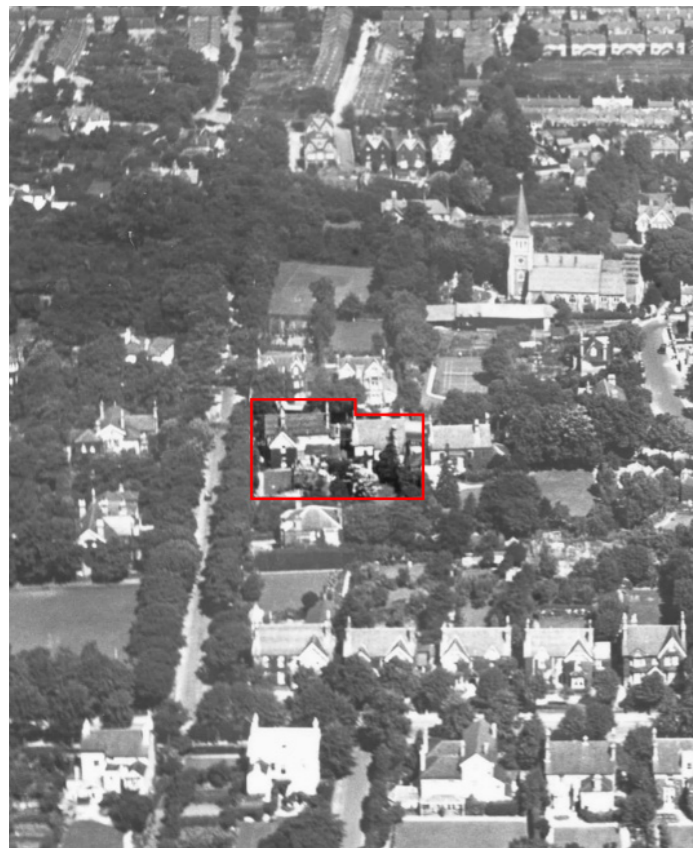


Figure 3.8 Early Aerial Photograph (Site marked in red)  
Britain from Above (1924)

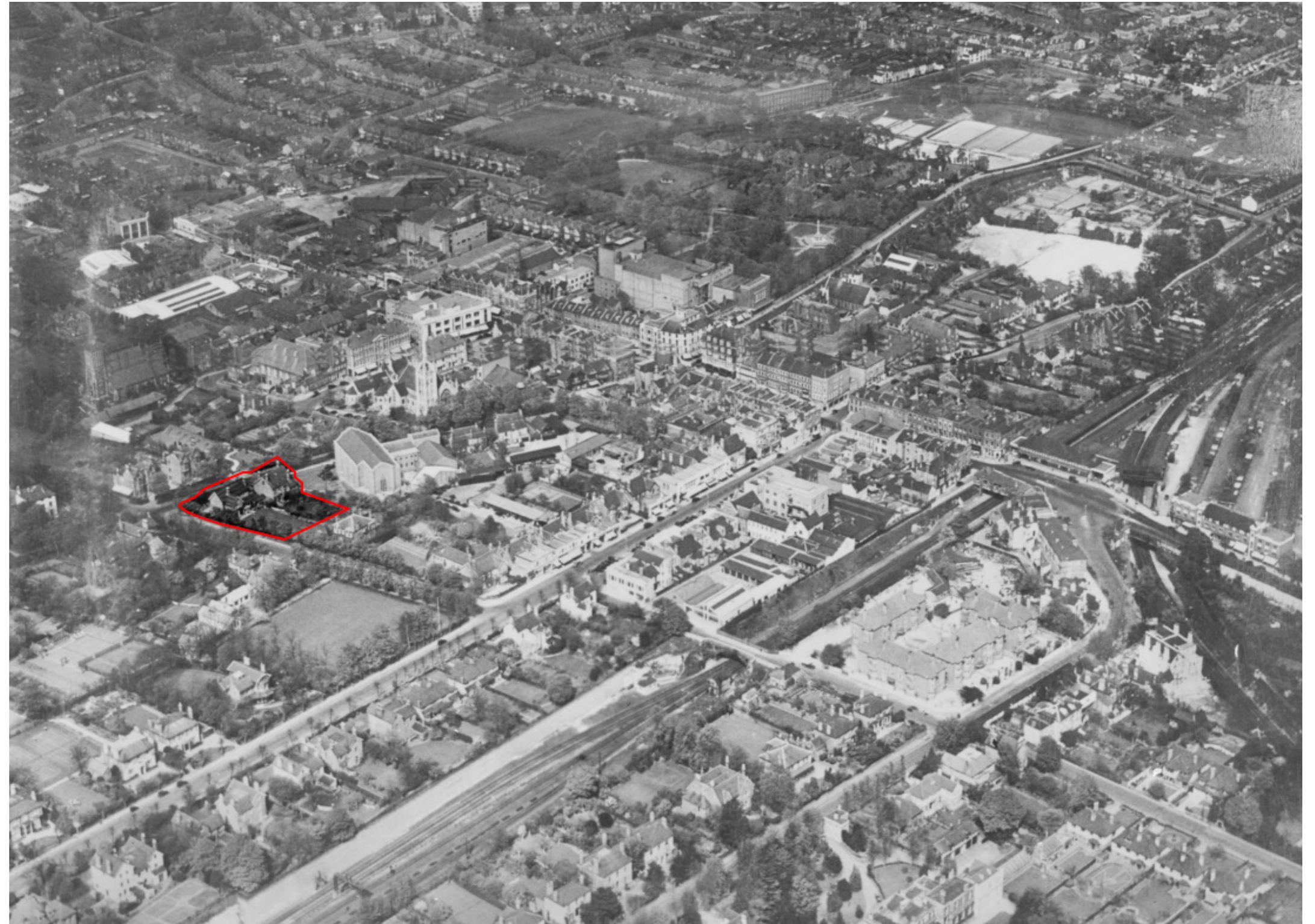


Figure 3.7 Aerial Photograph (Site marked in red)  
Britain from Above (1936)

### 3 | Historic Development of the Site and Surroundings

#### Timeline of Sutton Baptist Church

- Sutton Baptist Church was built in 1934 by the architect N F Cachemaille Day during his partnership with Welch and Lander ('CDW&L'). It is understood to be his only Nonconformist church.
- It was constructed to replace an older Baptist church on the High Street which was built between 1871 and 1896 and sat at the corner of Hill Road, with its tower abutting High Street. The Victorian Baptist church was deteriorating and so was demolished and the neighbouring retail premises extended onto the site.
- The Baptists purchased a cheap site, located slightly further from the Town Centre, on which stood a large detached house and a couple of smaller buildings / dwellings. Figure 3.8 is an aerial photograph taken in 1924 showing the Site (outlined in red), with the plot for the Sutton Baptist Church on the right.
- Cachemaille-Day's Baptist Church took only 9 months to build and was well-received by the local press and the Architect's Journal who ran a feature on the new Baptist Church in their October edition, 1934.
- During the latter half of the 20th century, the four churches of Sutton created a joint council, this included the Church of St Nicholas, Sutton Baptist Church, Trinity Methodist Church, and United Reformed Church. These four churches, located within easy reach of Sutton Town Centre, shared premises and resources, adding to the ecclesiastical character of this part of Sutton.
- In the 1970s (after the Town and Country Planning Act of 1971), the London Borough of Sutton's historic buildings were resurveyed. At Sutton Local Archives is a letter dating from 27th March 1980 confirming the formal listing of Sutton Baptist Church at Grade II. An excerpt of this letter reads:

*"Buildings of the inter-war period are in general outside the remit of the Department's Historic Buildings Inspectors; only a few inter-war buildings have been listed and no selection criteria have been evolved for that period. When substantial local representations for listing the church were made recently, we therefore consulted the Historic Buildings Council. Their advice was that the building qualifies for listing and the department accepted this advice."*

- The letter goes on to explain that listing "does not mean that the building must necessarily remain intact for all time, but it does ensure its intrinsic merits are taken into account".
- Sutton Baptist Church was therefore formally listed on the 31st March 1980 at Grade II. The original listing description read:

*"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 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 up to two glass panel doors and a porch, with brick and pantile decoration above."*

- In 2017, Sutton Town Centre was awarded the status of Heritage Action Zone by Historic England, becoming London's first Heritage Action Zone.
- As a result, the Sutton Town Centre Historic Area Assessment was published in 2018 by Historic England in collaboration with Locus Consulting. The report offers insight into the historic development of Sutton Town Centre and through assessment of the historic buildings within the town.
- During the course of this Historic Places Investigation, Sutton Baptist Church's designation was amended and the Church was awarded Grade II\* status in April 2018. This means that the Church is deemed to be an "important building of more than special interest". To reflect this, the listing description was updated to include a principal list of reasons for designation covering the architectural interest, historic interest, and group value of Sutton Baptist Church including the church hall and Sutton Baptist Church Sunday School.



Figure 3.9 Church of St Mary, Beacontree (CDW&L, 1935)



Figure 3.10 Church of St Michael and All Angels (Cachemaille Day, 1937)



Figure 3.11 Sutton Baptist Church (2022)



Section 4

# **Assessment of Significance.**

## 4 | Assessment of Significance

### Conservation Area

#### Sutton Town Centre Conservation Area

- 4.1 The establishment of the Sutton Town Centre Conservation Area in 2019 marked a significant milestone in the ongoing efforts to preserve and celebrate the historical and architectural heritage of Sutton. This initiative was prompted by a re-evaluation of the existing Sutton Town Centre High Street Crossroads Conservation Area, initially designated in May 2011. The expansion encompasses a larger portion of the High Street, particularly its northern end, protecting the town's cultural and historical assets.
- 4.2 The Conservation Area Character Appraisal and Management Plan ('CACAMP') was adopted in October 2019. It draws on the insights provided by the Level 3 Historic Area Assessment and an archaeological study. By incorporating these assessments, the CACAMP ensures a thorough understanding of the town's historical evolution and the factors that contribute to its unique character.
- 4.3 Sutton's heritage is deeply intertwined with its transformation from a predominantly rural landscape to a metropolitan centre during the mid-19th century, a shift catalysed by the introduction of the railway. The CACAMP identifies three key themes of heritage significance within the Conservation Area: the importance of historic highways and turnpikes, the rich commercial architecture, and the emergence of a metropolitan centre. These themes encapsulate the essence of Sutton's heritage and provide a framework for preserving its identity.
- 4.4 The heart of the Sutton Town Centre Conservation Area lies in its historic High Street and the associated commercial buildings. These elements serve as the historic core of Sutton, with the surrounding residential areas contributing to the creation of a distinctive local suburban character. The Conservation Area is divided into several sub-areas, each with its own distinct character and built heritage.
- 4.5 The Site lies just outside of the Conservation Area and its third sub-area: The Ecclesiastical Quarter. This area is characterised by the three important churches (assessed in detail on the following pages); sub-area 3 contains a high variety of architectural styles and associations to the vast history of Sutton, particularly the suburban 19th and 20th century expansion.

- 4.6 The 'Ecclesiastical Quarter', as it is known, within the Sutton Town Centre Conservation Area encapsulates the historical and architectural essence of Sutton through three pivotal landmarks: the bold and distinctive Sutton Baptist Church, constructed in 1934; Trinity Methodist Church, a large Gothic Revival structure with a unique tower designed in 1907; and St Nicholas Church, Sutton's ancient religious focal point dating back to Saxon times, featuring a Gothic Revival style construction from 1862-1864.
- 4.7 These three churches collectively contribute to the area's architectural diversity and cultural richness, embodying Sutton's historical evolution and serving as key components in the town's broader heritage narrative. The Grade II\* and Grade II listings of these churches underscore their individual significance and their cohesive contribution to the overall character of the Sutton Town Centre Conservation Area.
- 4.8 These churches undeniably contribute to the cohesive group value that defines the Ecclesiastical Quarter. However, as ecclesiastical landmarks, they are lacking significant height, size, and ornate embellishments, except perhaps for the distinctive crown spire at Trinity Church.
- 4.9 Sutton Baptist Church, in particular, deviates from the conventional features of ecclesiastical architecture and stands in stark contrast to the traditional English church archetype, eschewing lofty stone towers for a low and expansive profile that integrates closely into the town's architectural fabric. In doing so, despite their unassuming stature, these churches collectively forge an architecturally diverse and distinctive character within the Ecclesiastical Quarter.
- 4.10 Nevertheless, the addition of a complementary landmark could potentially enhance and underscore the ecclesiastical and varied identity of this western flank within the conservation area, providing an opportunity to further highlight the unique architectural features that define this historically significant part of Sutton.
- 4.11 Overall, the Sutton Town Centre Conservation Area is considered to be of **Medium** significance on account of its architectural and historic interest. The Site is not located within the Conservation Area. However, provides an opportunity to improve the setting of the ecclesiastical quarter and the appearance of a prominent corner on the gyratory of the town centre.



Figure 4.1 Trinity Spire, photo taken at the edge of the Conservation Area looking north west. Authors Own Photograph



Figure 4.2 Sutton Town Centre. Authors Own Photograph

## 4 | Assessment of Significance

### Grade II\* Listed Assets

#### Sutton Baptist Church

- 4.12 Due to the proximity of the Church to the Site, Icen Projects have considered the Church and its architect in close detail. This research, presented in part in Appendix 3, has informed the design development of the proposals.
- 4.13 Sutton Baptist Church is located directly next to the Site, at a distance of approximately 25m. The Church was built in 1934 by the architect N F Cachemaille Day in 1934 during his partnership with Welch and Lander. It is understood to be his only Nonconformist church.
- 4.14 The church is described by Historic England as 'a major work and rare Nonconformist commission by a highly accomplished specialist in church architecture at the height of his career.'
- 4.15 The church is reminiscent of medieval European churches and cathedrals but constructed in a modern Free Gothic style using Flemish bond red brick and high ornamental windows with stained glass depicting scenes from Pilgrim's Progress and the Apocalypse.
- 4.16 The church includes a Sunday School and Church Hall. The main church building is a fine example of the Continental expressionism that N F Cachemaille Day espoused in his designs, with an emphasis on massing and brickwork. The buttresses flow seamlessly from the surrounding brickwork in typical Cachemaille-Day style, with elegant windows, in similar style to the later church of St Mary, reflecting the tracery of their Gothic inspirations which makes for an attractive composition.
- 4.17 The uniformity of the exterior is broken by the contrasting materials of the interior, with large pointed arches of brick and lime plaster creating a striking palette of styles. Much of the furniture and fittings were also designed by Cachemaille-Day adding to the significance of the historic fabric. Of note is the sculpted reredos and the stained glass in the windows.

#### Significance

- 4.18 The Grade II\* church is listed on account of its architectural interest, primarily found in its striking

form of the continental European tradition of brick-built churches, exemplified in Britain by Cachemaille-Day. The impressive form is matched by a spatially striking and unusual interior where materials are expertly contrasted to one another. This palette of high-quality materials is another contributor to the architectural interest and prestige of the church, which has seen little alteration and has retained a large amount of original historic fabric.

- 4.19 Historic interest derives from the scale of the commission by a highly accomplished architect specialising in ecclesiastical work at the height of his career.
- 4.20 The church also holds group value with the Church of St Nicholas and the Holy Trinity Methodist Church.
- 4.21 Therefore, due to the combination of architectural and historic interest, as well as the group value with nearby ecclesiastical buildings, Sutton Baptist Church is of **High significance**.

#### Contribution of Setting to Significance

- 4.22 The Site is located next to Sutton Baptist Church and forms a part of the Church's immediate setting. The Site is a low quality modern office block located on Cheam Road, otherwise known as the town centre gyratory and a traffic heavy route through Sutton. Therefore, the significance of the listed church does not depend, to any degree, on its setting to the west due to the low quality buildings and poor townscape value of a congested highway.
- 4.23 It is also noted for the significance of its wider setting alongside two other churches: the 1860s parish church of St Nicholas and the 1903 Holy Trinity Methodist church. This is an unusually close grouping of ecclesiastical buildings and together provide insight into an architectural chronology of English church building.
- 4.24 The School and the Hall reflect the same style and brickwork of the church. The Hall reflect the form of the church, with the same tracery windows and cus-like buttresses. The School forms a lower link building, with mullion windows evoking a more Arts & Crafts revival of 16th and 17th Century style architecture.



Figure 4.3 Sutton Baptist Church. Authors Own Photograph



Figure 4.4 Sutton Baptist Church. Authors Own Photograph

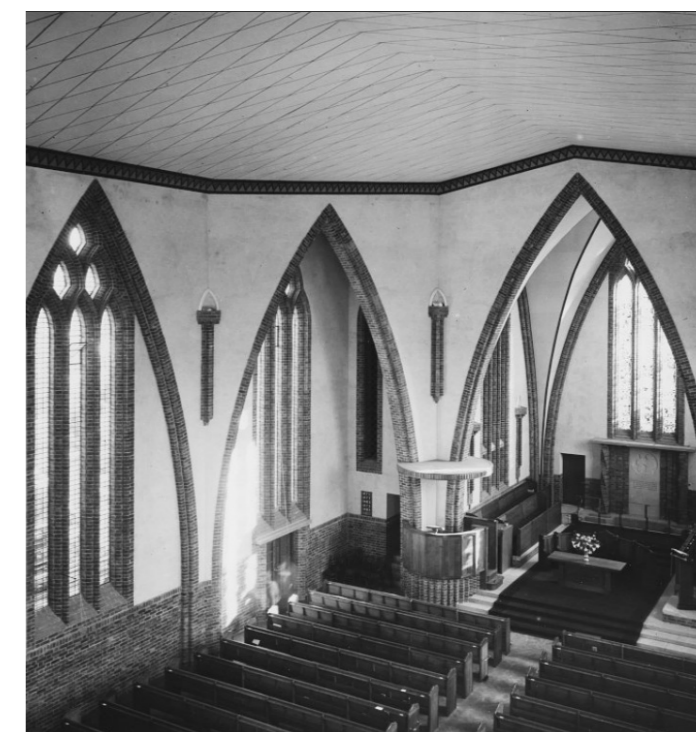


Figure 4.5 Interior of Sutton Baptist Church. Sutton Archives

## 4 | Assessment of Significance

### St Nicholas Church

- 4.25 St Nicholas Church was rebuilt 1862-4 in Gothic style by Edwin Nash on the site of an earlier Saxon church, first constructed by the monks of Chertsey Abbey. Therefore, the church is a palimpsest incorporating earlier elements dressed in stone flint with stone detailing and a shingled spire.
- 4.26 St Nicholas Church is located approximately 150m north of the Site.
- 4.27 The church's historic value lies in its historic development and the cumulation of details spanning from the 19th century reconstruction to the early Saxon origins.
- 4.28 St Nicholas Church's Grade II\* listing is primarily on account of its architectural interest due to its unusually high number of monuments and remnants from the earlier medieval church on site. Furthermore, St Nicholas is one of the architect's most impressive and complete churches.
- 4.29 The church also holds group value with the Sutton Baptist Church and the Holy Trinity Methodist Church. Additionally, the church is part of a related group including the Gibson Mausoleum and a number of churchyard monuments.
- 4.30 Thus, St Nicholas Church is considered to hold **High significance** on account of its architectural and historic interest, as well as the added group value with Sutton Baptist Church and the Trinity United Reformed/Methodist Church and Hall.
- 4.31 The Church sits within a quiet and attractive church yard with historically valued tombstones and mausoleums (assessed separately). However, the wider setting comprises of modern high-rise blocks and inactive frontages. Thus, the significance of the listed church does not depend, to any degree, on its wider setting which, in fact, detracts from it due to its poor appearance and very low townscape value.



Figure 4.6 St Nicholas Church



Figure 4.8 St Nicholas Church

### Grade II Listed Assets

#### Trinity United Reformed/Methodist Church and Hall

- 4.32 Construction of the Trinity Wesleyan Church began in 1906 to the designs of Messrs Gordon and Gunton, an architectural firm founded in 1870 who worked in a variety of historical styles and are known for their Methodist churches throughout the south of England.
- 4.33 The church was designed in the Gothic style with a landmark, tall, square tower topped with a distinctive lantern referencing the 15th century examples of St Nicholas in Newcastle and St Giles' Cathedral in Edinburgh. The material palette is a simple Kentish ragstone with Bath stone dressings, and a tiled roof.
- 4.34 Trinity United Methodist Church is located approximately 100m east of the Site on the corner junction of Cheam Road and St Nicholas Way.
- 4.35 The church is a striking Gothic style church, with detailed elevations and a landmark tower, unusually crowned by an impressive lantern. The church has retained a large amount of interior and exterior historic fabric including exceptional stone and wood carvings, and colourful stained glass. Therefore, the Trinity United Methodist Church has architectural interest, which contributes to the significance of the buildings.
- 4.36 The church also holds group value with the other nearby ecclesiastical buildings in Sutton, including Sutton Baptist Church and St Nicholas Church.
- 4.37 Therefore, the Trinity United Reformed / Methodist Church holds architectural interest and group value, and can be considered to be of **Medium significance**. The historical interest of the church lies in the history of the ecclesiastical quarter and is tied to the group value.
- 4.38 The church is located on a prominent corner of the town centre gyratory, adjacent to the low townscape value and modern Civic Offices and Chancery House. The Site has a negligible impact on the setting of the church due to the curve of the road and the screening effects of mature trees and shrubbery lining Cheam Road.



Figure 4.7 Trinity United Reformed/Methodist Church and Hall



Figure 4.9 Trinity Church along St Nicholas Way

## 4 | Assessment of Significance

### Group of tombs & Mausoleums in St Nicholas Church Yard

- 4.39 This group includes the five Grade II listed tombstones and mausoleums in St Nicholas Church Yard, which are: Headstone with relief carving of Good Samaritan; Tomb of Elizabeth Beacham; Tomb of Cecil Talbot; Tomb of the Hall Family; and, Gibson Mausoleum.
- 4.40 The architectural interest of these mausoleums and headstones lies in their rarity and artistic skill of the carving and craftsmanship. In particular, the Gibson Mausoleum is unusual as a rare building type nationally, particularly surviving Georgian examples.
- 4.41 The tombs mostly commemorate wealthy Sutton residents and hold historic interest in their inscribed eulogies and memorials of the historic community.
- 4.42 Overall, the group of tombs and mausoleums in St Nicholas Church Yard provide insight into the historical population of Sutton and the high quality craftsmanship awarded to the memorials. Therefore, these assets hold **Medium significance**.
- 4.43 The Site does not form part of the St Nicholas Churchyard Group's immediate setting. There are screening effects due to the tall modern residential and commercial developments.



Figure 4.10 St Nicholas Church Yard

### High Street Group and the Police Station & War Memorial

- 4.44 This group includes the Grade II listed buildings along the High Street and Carsharlton Road, these are: 101-103 High Street; The Cock Sign, High Street; 26 and 28 High Street; Sutton Police Station; and, Sutton War Memorial.
- 4.45 These assets mostly date to the early 20th century suburbanisation of Sutton. However, 101-103 High Street is designated at Grade II due to the 15th-16th century section of wall made of chalk block and knapped flint. Their historic interest is due to their association with the late 19th, early 20th century expansion of the Town Centre.
- 4.46 The Cock Sign, 26-28 High Street, Sutton Police Station, and the war memorial are examples of high-quality design often by respected architects of the twentieth century. This group illustrates the architectural evolution of the Town Centre.
- 4.47 Therefore, the High Street Group are considered to be of **Medium significance**.
- 4.48 The Site does not form part of the High Street Group's immediate setting. There are screening effects due to the tall modern residential and commercial developments, and the taller and denser nature of the High Street itself.



Figure 4.11 Sutton High Street

### Non-Designated Heritage Assets

#### Sutton Town Centre Locally Listed Assets

- 4.49 Sutton Town Centre has many locally listed assets, for the sake of proportionality these have been grouped together but feature on the local list for their individual merit and contribution to Sutton. The locally listed assets within the vicinity of the Site are:
- The Grapes Public House, High Street
  - Sutton Arcade, Throwley Way
  - Manor Park Lodge
  - 2 - 8 Cheam Road
  - Barclays Bank, High Street
  - Cock Sign, High Street
  - Coral Bookmakers Building, High Street
  - Masonic Hall, Grove Road
  - 2 - 8 High Street
  - Seymour/Charter/Bridge Houses, Mulgrave Road
  - Cromer Mansions, Cheam Road
  - Grand Parade, High Street



Figure 4.12 Cheam Road looking towards Trinity Church

- 4.50 These assets feature on the local list because their historical and architectural interest contributes to the significance of the local built environment. While these buildings are not nationally important, they have a local quality and are distinctive of Sutton Town Centre's heritage.
- 4.51 The locally listed buildings along the High Street and Cheam Road are predominately late 19th century or early 20th century buildings associated with the emerging metropolitan town centre of Sutton's past.
- 4.52 These locally listed assets are considered to be important in relation to the enhancing the historic character and appearance of the townscape, as well as introducing interest to local views.
- 4.53 Overall, the locally listed heritage assets are considered to be of **Low significance**.
- 4.54 The Site has a negligible impact on the wider setting of the Sutton Town Centre locally listed group given its distance from any of the assets and the curve of the road. Furthermore, there is a consistent height of 3 to 5 storeys along the High Street, creating a screening effect between the Site and the locally listed assets within the vicinity of the High Street.



Figure 4.13 Manor Park

Section 5

# **Townscape Character Assessment.**

# 5 | Townscape Character Assessment

## Townscape Framework

### Identification of Townscape Receptors

- 5.1 The following townscape receptors, identified by townscape character area (TCA), have been determined to be relevant to the Site (see figure 5.1).
- 5.2 Full assessment of their distinctive character is carried out in the following section. A summary of the character and development of the Sutton Town Centre Conservation Area has been provided in the previous section.
- 5.3 The townscape character areas that have been identified are as follows:

- Character Area 1: Sutton Town Centre
- Character Area 2: Interstitial Zone - Large Floorplate development
- Character Area 3: Suburban Residential Hinterland
- Character Area 4: Post-War Estates

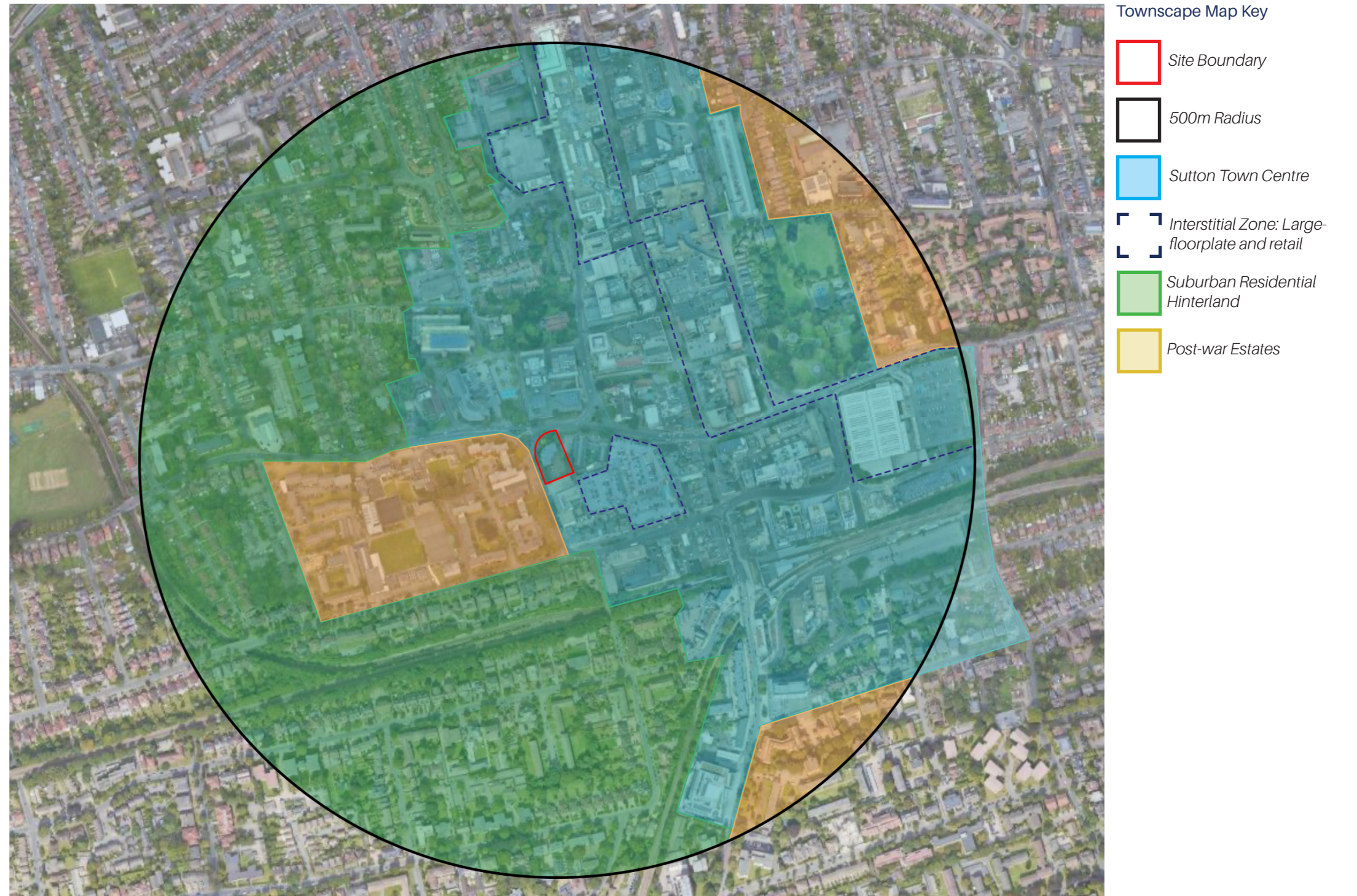


Figure 5.1 Townscape Character Area Mapping

# 5 | Townscape Character Assessment

## Townscape Character Area Assessments

### Townscape Character Area 1: Sutton Town Centre

- 5.4 Townscape Character Area 1 is Sutton Town Centre. The Town Centre follows the linear route of the High Street to the more developed area of the station. TCA1 includes the Site, Sutton High Street Conservation Area and listed assets including the milestone in Sutton High Street.
- 5.5 A principal feature of the Sutton Town Centre is its long linear layout as it follows the course of the High Street. Markers of the town's early economic and social development are evident in the buildings lining the High Street, which capture long vistas north and south and has a distinctive sense of enclosure formed by continuous building lines, aligned to the regular, historical plot boundaries.
- 5.6 The High Street is restricted by a gyratory formed largely by St Nicholas Way and Throwley Way, a long one-way system that has pedestrianised much of the High Street itself, but has detached the town centre from its urban hinterland.
- 5.7 Surrounding the High Street, a large number of sites for redevelopment have been allocated within the Sutton Local Plan, many of which will result in an increase in surrounding height. The emerging context of the Sutton Town Centre Character Area is therefore considered to relate not only to the conservation area and its historic and architectural interest, but to the numerous contemporary buildings punctuating the immediate surrounds.
- 5.8 The separation of the High Street and the wider townscape of Sutton is heightened by a high proportion of dead frontages to St Nicholas Way and Throwley way in particular, the result of the introduction of large-floorplate retail developments which treat these thoroughfares as secondary frontages, rather than as potential gateways to the town centre.
- 5.9 As has been outlined above, much of the policy produced by the local authority is looking to focus growth within the Town Centre around the fringes of the High Street and its Conservation Area, where a 'human scale' is desired, seeing the hinterland between the gyratory and the High Street as the core opportunity for growth, along with the area around the station. The TCA is considered to have a **Medium-High** value.

### Townscape Character Area 2: Interstitial Zone

- 5.10 Townscape Character Area 2 largely falls within Sutton Town Centre and the Sutton Town Centre Conservation Area.
- 5.11 TCA2 is located between the High Street, with its predominance of unlisted historic buildings and the smaller scale and sprawl of the Suburban Hinterland (TCA 3). This TCA is characterised by the vehicle dominated gyratory and the service entrances of the buildings serving the High Street (see figure 5.3 and 5.5).
- 5.12 Historically, this area was often associated with secondary or back-of-house uses alongside the High Street as the area developed in the twentieth century.
- 5.13 This back of house character prevails today despite the development of the area in the late twentieth and early twenty-first century. This established the prevailing building typology of large footprint buildings. This development was part of the commercial rejuvenation of the town centre.
- 5.14 The area is characterised as a result by large footprint buildings with hostile inactive frontages. These large footprint buildings are focussed on providing active frontages to the high street (such as the shopping centre). As a result, the backs of the buildings and service entrances face the gyratory which surrounds the High Street and TCA1. This is a vehicle dominated environment that was not intended to provide for human interaction.
- 5.15 Accordingly, this zone has limited street presence between the High Street and St Nicholas' Way and Throwley Way, although streets running to east to west cut through it, and create frontages within it. Open spaces are often back of house, being dominated by delivery yards and service areas for High Street retail, or multi-storey car parking. The value of the TCA is judged to be **Low**.



Figure 5.2 Townscape Character Area 1



Figure 5.4 Townscape Character Area 2



Figure 5.3 Townscape Character Area 1



Figure 5.5 Townscape Character Area 2



## 5 | Townscape Character Assessment

### Townscape Character Area 3: Suburban Residential Hinterland

- 5.16 Townscape Character Area 3 is a large character area which comprises of the residential hinterland of Sutton.
- 5.17 The TCA has a residential character as a result of the repetitive building typology as described below, the on-street parking and community uses.
- 5.18 The building typology seen in this TCA is primarily terraced and semi detached 2 - 3 storey housing arranged along straight streets, often arranged within a loose and informal grid. Much of this development relates to the period after the arrival of the railway, and the development of better road transport routes towards Central London, when the area saw a significant development boom.
- 5.19 There is however significant variation in the architectural detailing and materiality of housing within this Character Area. The architectural styles seen in this TCA include 'Metroland' style inter-war houses along Litchfield Road in the east of the TCA to brick terraces along Beauchamp Road to the west of the TCA.
- 5.20 However, within this broad variation, there is a continuity of character and scale as a result of the streets being developed as set pieces. Throughout the TCA there is a strong sense of rhythm and enclosure to streets, with continuous rooflines and building frontages.
- 5.21 Uses are, necessarily, predominantly residential, but there are schools, community uses, and light industrial uses that break the pattern of rhythmic, small-scale residential development, breaking the grain. The TCA is judged to have **Medium** value.

### Townscape Character Area 4: Post-War Estates

- 5.22 Townscape Character Area 4 is comprised of post war housing estates. The TCA is located in the north of the study area.
- 5.23 The areas east and west of the High Street's northern end are dominated by large-scale housing estates of the 1970s, including the Benhill and Collingwood Estates. Both of these large estates illustrate different means of providing mass housing within grounds divided between car parking and amenity green space. Both provide largely low-rise slab blocks of maisonette apartments, with the latter also including Balaam House, a sixteen-storey tower block. Clearly subject to significant degradation over time, the Council have identified these estates as locations for regeneration in the future, and are today appreciable as areas where decline has taken place.
- 5.24 Overall, the two estates show significant variation in planning and architectural form, within the wider design framework of late twentieth century estate design. Neither Estate represents an outstanding example of the genre, but are not entirely without architectural merit. However, evidence of poor maintenance, and a lack of consideration given to landscaping, creates a feel within this character area dominated by a lack of quality, and detracting features. The TCA is judged to have **Low** value.



Figure 5.6 Townscape Character Area 3



Figure 5.8 Townscape Character Area 4



Figure 5.7 Townscape Character Area 3



Figure 5.9 Townscape Character Area 4

Section 6

**Heritage and Townscape  
Assessment.**

## 6 | Heritage and Townscape Assessment

### Pre-Application Proposals

#### Sutton Borough

- 6.1 The design team have engaged in a pre-application engagement with LB Sutton throughout the design process. There have been 3 formal Pre-Application meetings, with informal post-meeting revisions, and the scheme has been presented to the Design Review Panel twice.
- 6.2 In the early iterations of the scheme (See figure 6.1), the proposal was split into three separate but connected elements. A front block fronted onto Cheam Road, which was designed to respond to the Baptist Church to the east. This block was proposed at 9 storeys. The tallest element of this first pre-application scheme was the middle section, at 18 storeys. The third element was proposed to be of middle height (13 storeys). The mass was split to create visual variation, and was thought to be successful in breaking down the massing and preventing a wall of development.

#### Pre-app engagement with the Independent Heritage Consultant

- 6.3 A separate meeting was held with LB Sutton's independent Heritage Consultant following on from the initial pre-app comments received. In this meeting, Icen presented the updated design, which is that submitted with this application, and sought agreement on the scope of views.
- 6.4 Whilst the independent heritage consultant did raise concerns over the height of the proposal, the heritage led design approach was recognised as were the benefits arising from the proposed scheme. The independent Heritage Consultant also approved the view scope as presented further in this report.

#### Historic England Pre-application Engagement

- 6.5 Historic England has also been consulted and following a site visit in July 2023 and the provision of VuCity material, formal feedback was received in August 2023. HE raised the design detail of the facade, and considered it to be distracting from the frontage of the Church resulting in a competing appearance.

- 6.6 Following design revisions as a result of the pre-app and DRP advice, HE was consulted again in January 2024. The formal response from this is still outstanding but the meeting was generally positive, with support for the façade detail changes made.
- 6.7 Winter photography was requested by HE and has been included in this application as a result. Further, a wireline of view 5 (a key view identified in the Conservation Area) was also requested and is presented in the visual impact assessment section later in this report.

#### Summary

- 6.8 Following the advice of Historic England, LB Sutton, and Sutton's independent Heritage Consultant, considerable design amendments have been made.
- 6.9 In summary, the scale and massing has been substantially reduced, with a significant decrease in the height of the building. Additionally, the pavilion has been pulled further away and set back from the Sutton Baptist Church, creating a more spacious and harmonious arrangement. To enhance simplicity and cohesion, the façades have undergone a process of simplification while still responding contextually to the key architectural qualities of Sutton Baptist Church. These adjustments collectively contribute to a refined and well-balanced architectural composition.



Figure 6.1 First Pre-App and DRP (September 2022 - February 2023)



Figure 6.2 Second Pre-App Meeting (April 2023)



Figure 6.3 Second DRP (September 2023)



Figure 6.4 Current Proposals (Third Pre-App, November 2023)

## The Proposed Development

- 6.10 This section provides a broad overview of the proposed development. Please refer to Wimshurst Pelleriti's Design and Access Statement ('DAS') and drawing pack accompanying this HTVIA for further detail.
- 6.11 The proposed development comprises 70 residential units, complemented by ground floor commercial space, spanning two blocks; a 5-storey structure and a taller 13-storey tower.
- 6.12 Inspired by the nearby Baptist Church by Cachemaille-Day, the proposed design skilfully integrates subtle references to the church's geometry, emphasising a sense of verticality, which is a key component of Cachemaille-Day's work. To enhance visual appeal and respond to the context of the Site, a carefully curated brick material palette has been chosen, featuring varying tonal bricks that artfully distinguish between the two blocks, adding a nuanced and refined touch to the overall architectural composition.
- 6.13 Furthermore, the proposed development would include:
  - A substantial green buffer to the front of the Site on Cheam Road. The proposals are further set back from the road than the existing building on Site and thus open up views towards the Baptists Church from the west. The extensive greenery is in keeping with the townscape of Sutton and will prevent the proposed development from being overbearing in the street scene when viewed alongside the Baptist Church.
  - Improved public realm to the east and west of the Site. This will enhance the current situation and provide public realm for users of the buildings and pedestrians travelling to and from the town centre.
  - Active frontages; the proposed development has been well considered to ensure that each façade of the building has an active use.



Figure 6.5 The Proposed Development

## Assessment of Potential Heritage Impacts

### Sutton Baptist Church

- 6.14 The significance of Sutton Baptist Church is rooted in the architectural legacy of the continental European tradition, characteristic of Cachemaille-Day's extensive portfolio. While not widely recognised as a prominent example of Cachemaille-Day's work, the church aptly showcases the distinctive architectural features and stylistic preferences associated with the celebrated ecclesiastical architect. In contrast to its immediate neighbour, Trinity United Reformed Church, Sutton Baptist Church exudes a quiet yet confident character, demonstrating an architectural quality that is more introspective and reflective.
- 6.15 Unlike the Trinity Church Spire, which stands as a local focal point along Cheam Road, the Baptist Church does not assert itself as a landmark; rather, it embraces an inward-looking and pensive approach, aligning with Cachemaille-Day's overall vision for churches and worship. This is evident in the visual assessment presented later in the report, revealing that, unlike Trinity Church Spire, there are no expansive views of Sutton Baptist Church, further emphasising its understated and contemplative presence within the architectural landscape of the Conservation Area.
- 6.16 As shown previously in the report, much of the original setting of the Grade II\* listed church has now been eroded with the busy gyratory and taller buildings in the asset's immediate setting. The large car park to the church and expansive hard-standing within the church's grounds strengthens this car-dominated and urban setting.
- 6.17 In its current form the Site makes a neutral contribution to the church, shielded mostly from view by mature trees. The proposed development maintains a similar-sized footprint to the existing building but strategically increases the distance between the Site and the Church, aiming to enhance the immediate surroundings of the listed building.
- 6.18 The proposed development would introduce height to the Site, which would of course be seen from the entrance to the Church. Yet, in closer proximity, the proposed development is thoughtfully designed with a shorter front element, ensuring it harmonises with the church's scale and draws the eye to the lower ground floor, thus enhancing the streetscape and appearance of the church.

- 6.19 This deliberate approach mitigates the risk of the development appearing imposing, or visually diverting attention from the architectural prominence of the church. Additionally, enhancements to the public realm will serve as a visual buffer, effectively delineating the lower storeys of the proposed development from the church and its adjoining car park. By incorporating these design strategies, the proposed development not only respects the visual hierarchy of the surroundings but also contributes to an overall cohesive and aesthetically pleasing architectural composition.
- 6.20 The proposed development will use brickwork to subtly reference the continental brick expressionism of Cachemaille-Day's church, drawing out the successful geometry and proportionality of his designs. The Baptist Church exhibits tall, slim, protruding brick fins, to create a sense of verticality in the absence of a tower. The proposed development will use similar fins to replicate the verticality, which introduces an attractive scalloped finish to the skyline.
- 6.21 Therefore, the setting to the church will undoubtedly change as a result of the development. However, at present there is huge scope for enhancement due to the poor contribution of the existing building on Site. The proposals are considered to be minimised by the stepped height, the green buffer and use of similar materials and architectural detailing, guided through the comments of the DRP, Historic England and Sutton Council.
- 6.22 In this context, the proposed development is expected to minimally impact the setting of Sutton Baptist Church, causing a low level of harm, primarily due to its height through introducing a degree of backdropping from certain perspectives. However, it is important to note that the presence of height in the backdrop may not inherently pose harm, given the urban setting of the church with existing tall buildings and the sturdy, yet self-contained and inward-focused character of Cachemaille-Day's architectural design.
- 6.23 Indeed, the key elements of significance of the church will not be impacted by the proposed development, that is the following key features of the Church would be maintained:
  - The connection with Cachemaille-Day, and a fine example of Continental expressionism on an ecclesiastical building;

- The spatially striking form of the building and its subdued presence within the streetscene;
  - The fine stained glass windows, with no back shadowing of these as a result of the proposals;
  - Architectural detailing of the building including intricate brick work and a thorough understanding of the principles of geometry that are typical of Cachemaille-Day's work; and,
  - Its well preserved interior, from which a large amount of the buildings significance is derived.
- 6.24 Therefore, any harm arising from the proposed development to the Baptist church is considered to be at the lowest level of less-than-substantial harm, due to the reasoning set out above, principally: the core significance of the asset remains unaltered, there is a limited impact on key views (shown in the Visual Impact Assessment in Section 8), and the proposals would not lead to a loss of historic fabric, diminish the church's contribution to Sutton's ecclesiastical quarter, nor impact its form and hierarchy within the streetscape.

### Trinity Church and St Nicholas Church

- 6.25 The significance of Trinity United Reformed Church and St Nicholas Church predominantly stems from their architectural interest, although the wider setting of both churches has been eroded by the development of modern development in Sutton.
- 6.26 Among the three churches in the ecclesiastical quarter, Trinity Church has the largest impact upon the skyline of Sutton, significantly contributing to its overall importance. However, when breaking down the Church's contribution to the skyline, it lies primarily in the unique delicacy of the crowned spire. As such, the issues arising from the proposed development relate to a single viewpoint from within the Conservation Area. The proposal has been thoughtfully designed to preserve unobstructed views of this spire, demonstrated by Viewpoint 5 in the following Visual Impact Assessment, and preserves the church's architectural and historical value. Thus, through preservation of views of the valued church spire, the proposals are deemed to safeguard the setting and special interest of the Grade II listed Trinity Church.

- 6.27 There is no intervisibility between St Nicholas Church and the Site due to the curvature of St Nicholas Way and intervening taller developments such as the Civic Offices, which in turn are earmarked for future redevelopment any emerging schemes would dramatically influence the setting of St Nicholas and the character of the town centre gyratory. Therefore, the proposed development poses no harm to the setting or significance of St Nicholas Church, or the listed assets within its secluded churchyard.

### High Street Heritage Assets

- 6.28 In relation to the heritage assets set further away from the Site, the proposed development is considered to form part of the modern, urban backdrop to these assets. The Site falls into the wider setting of the High Street group and in a area which has been urbanised by taller buildings and the busy gyratory. The proposed development presented here has considered the impact on these assets and their setting and is considered to be a proportionate response to the local prevailing character, particularly when considered in light of the emerging masterplan and cumulative schemes in the area.
- 6.29 Particular emphasis has been dedicated to assessing the visual impact from the High Street, and a detailed Visual Assessment can be found in Section 8 for comprehensive assessment. These viewpoints were carefully consulted upon to ensure an appropriate scope. The evaluation along the High Street takes into account the positioning of both designated and non-designated heritage assets, along with a meticulous consideration of key views and focal points within and beyond the Conservation Area. This strategic approach ensures a thorough understanding of the visual dynamics, allowing for informed assessment of the heritage assets along the High Street. Therefore, there is no impact to these assets.

### Sutton Town Centre Conservation Area

- 6.30 The Site abuts the south boundary of the Sutton Town Centre Conservation Area. The setting and appearance of the Conservation Area has been substantially altered over the years. As illustrated by the policy map in section 2 of this report, the emerging context of the Conservation Area is one of intensification and taller building.

Heritage Technical Assessment Summary

6.31 In fact, the area of potential intensification wraps tightly around the Conservation Area boundary, and thus closely follows the edge of the Ecclesiastical Quarter which is found to the west of the High Street. The Ecclesiastical Quarter is an area within the Conservation Area with a high number of nationally designated heritage assets and a wide variety of architectural styles and historic associations. Therefore, its overarching character reflects the evolving architectural evolution of British ecclesiastical buildings. While its setting has seen continued growth and modern development, this small cluster of churches remains as a cohesive group with an apparent ecclesiastical heritage and historic value. The proposals would therefore have a limited impact upon this character area, which is not defined so much by its modern urbanised setting but the strength and varied high architectural quality of Trinity Church, St Nicholas Church, and of course Sutton Baptist Church.

6.32 The current state of the Site offers a relatively neutral contribution to the overall ambiance of the Conservation Area. Consequently, there exists a notable opportunity to elevate the setting of the ecclesiastical quarter and enhance the visual appeal of a prominent corner along the town centre's gyratory. This prospect lies in the introduction of a new building that serves as the western gateway to the town centre. This proposed development aims not only to be a positive and enhancing element but also to shift the contribution from mere neutrality, leaning towards a potential negative impact, to one that distinctly adds value and reinforces the cultural and architectural significance of the surrounding assets. It is considered there would be a limited impact but an overall small enhancement to the Conservation Area, particularly the Ecclesiastical Quarter, as a result of the proposed development.

Summary

6.33 The adjacent table summarises this Heritage Impact Assessment, using the five step process outlined in GPA 3 as a framework. For more detailed insights of the visual impact on identified heritage assets, please refer to the following Visual Impact Assessment in section 7 of this report.

GPA3 Step 1: Scoping	GPA3 Step 2: Significance & Setting	GPA3 Step 3: Assessment	GPA Step 4: Mitigation
Heritage			
Sutton Baptist Church	The significance lies in its unique architectural features, blending continental tradition with a modern free Gothic style, and N F Cachemaille Day's architectural expertise. The church's significance is bolstered by its group value with nearby ecclesiastical buildings. The setting of the Church is limited by the Site, a low-quality modern office block on a congested highway. However, the church's broader setting, including St Nicholas parish church and Holy Trinity church, forms an unusual grouping of ecclesiastical buildings, providing insights into the architectural chronology of English churches.	The proposal is designed with careful consideration for the Church's architectural legacy and aims to enhance the setting while preserving the core significance of the church. Despite introducing height, and thus an element of backdropping, the development strategically harmonises with the church's scale, using design elements like stepped massing and green buffers. The brickwork connects to Cachemaille-Day's expressionism, creating visual cohesion. Acknowledging a potential low-level impact on certain views, any harm is considered to be minimal. The retention of key features and the church's contribution to Sutton's ecclesiastical quarter will not be effected. Thus, the proposal is deemed to cause the lowest level of less-than-substantial harm.	Architectural Synergy: Designing the proposals to harmonise with the Grade II* Church, ensuring that the key architectural elements, styles, influences, and materials complement the surrounding historic context.
Trinity Church	Trinity United Methodist Church, designed in 1906 by Gordon and Gunton, notable for Methodist churches, features a Gothic style with a landmark tower and intricate details. Group value with Sutton Baptist Church and St Nicholas Church contributes to its Medium significance. The immediate setting is defined by the nearby Civic Offices and busy gyratory; the Site has minimal impact on the church's setting due to road curvature and dense vegetation.	Trinity Church, with its influence on Sutton's skyline, is particularly valued for the unique delicacy of its crowned spire. The proposal raises concerns related to a singular key viewpoint within the Conservation Area. However, the design addresses these concerns thoughtfully, aiming to preserve unobstructed views of the spire, as evidenced by Viewpoint 5 in the Visual Impact Assessment. This strategic approach is seen as a safeguard for the Grade II listed Trinity Church, ensuring the retention of its architectural and historical value. Consequently, the proposals will not harm the church, safeguarding the setting and special interest of Trinity Church by preserving views of its architectural and artistic spire.	Preservation of Views: Ensuring the preservation of key views of heritage assets by strategically positioning and shaping the new development to minimise obstruction and maintain the integrity of key sightlines.
St Nicholas Church	Rebuilt in 1862-4 by Edwin Nash on a site with Saxon origins, the church is a palimpsest with stone flint detailing and a shingled spire. Holding group value with Sutton Baptist Church and Holy Trinity Church, it attains High significance due to architectural, historic interest, and group value. The church's quiet and historic churchyard contrasts with the surrounding modern high-rises, but its significance isn't reliant on the wider setting. There is no intervisibility between the Site and St Nicholas; it make no impact upon the setting of this asset.	The proposed development is deemed to have no adverse impact on the setting or significance of St Nicholas Church, as the lack of intervisibility with the Site, influenced by the curvature of St Nicholas Way and intervening taller developments, assures no harm. Potential future redevelopment of taller structures is also considered, supporting the conclusion that the development is unlikely to affect the listed assets within the churchyard's secluded space.	Sensitive Scale: Adhering to appropriate scale and massing to prevent overwhelming the Church or creating impactful intervisibility.
High Street Heritage Assets	This group of heritage assets, including Grade II listed buildings such as 101-103 High Street and Sutton War Memorial, holds significance for their association with the late 19th-early 20th century expansion of Sutton's Town Centre, showcasing the architectural evolution of the area. The setting, marked by modern developments and the bustling High Street, underscores the group's role in the broader backdrop of Sutton's architectural heritage.	The proposed development, situated within the urban backdrop of heritage assets, is considered an appropriate response to the prevailing modern, urban character shaped by taller buildings and a busy gyratory. Overall, the proposal will have no adverse impact on the heritage assets along the High Street.	Material Continuity: Utilising materials, such as stock brick, consistent with the local architectural traditions, preserving the aesthetic cohesion and character of the setting.
Sutton Town Centre Conservation Area	The significance of the CA is characterised by historic highways, architectural variety, and its historic evolution into a metropolitan centre. The heart of the CA lies in the historic High Street and associated commercial buildings, which forms the core of Sutton's distinctive local suburbia. The Ecclesiastical Quarter contributes to this architectural diversity and cultural richness. The Site, just outside of the CA, provides an opportunity to enhance the setting of the Ecclesiastical Quarter and improve the appearance of a prominent corner in the town centre's gyratory.	Outside of the CA, the proposal is positioned in an evolving context of intensification and tall buildings. The Ecclesiastical Quarter holds designated heritage assets, showcasing varied architectural styles. The proposal will have a limited impact on this character area. Currently, the Site's contribution to the Conservation Area is relatively neutral, presenting an opportunity to elevate the Ecclesiastical Quarter's setting. While there might be a limited impact, the overall assessment suggests a small enhancement to the CA, particularly the Ecclesiastical Quarter.	Public Realm Enhancement: Introducing future-proofing landscaping elements that can enhance the public realm, and the potential to create inviting spaces around heritage assets, contributing positively to the overall ambiance.

## 6 | Heritage and Townscape Assessment

### Assessment of Potential Townscape Impacts

6.34 This section provides an overview of the anticipated effects on the townscape character of Sutton.

6.35 The following page provides a technical assessment summary, the methodology for which can be found in Appendix 2 of this HTVIA. The townscape character has been categorised into 4 broad townscape character areas. The Site sits in an area categorised as Sutton Town Centre, and is positioned at the western edge of TCA1.

#### Townscape Character Area 1

6.36 Townscape Character Area 1, comprising the Site and Sutton Town Centre, is defined by the linear layout of the High Street extending to the more developed station area. This area encompasses the Sutton High Street Conservation Area and notable assets, such as the milestone on Sutton High Street and the three churches that make up the ecclesiastical quarter.

6.37 The High Street's distinctive character reflects the town's early economic and social development, featuring buildings aligned with historical plot boundaries, creating a sense of enclosure. The High Street is influenced by a gyratory formed by St Nicholas Way and Throwley Way, contributing to pedestrianisation but disconnecting the town centre from its suburban hinterland.

6.38 The Sutton Town Centre's emerging context is shaped not only by its Conservation Area and historical value but also by numerous contemporary buildings and emerging developments, which will inevitably alter the area's appearance. The separation between the High Street and Sutton's broader townscape is accentuated by dead frontages along St Nicholas Way and Throwley Way, resulting from large-floorplate retail developments. Local authority policies emphasise growth around the fringes of the High Street and its Conservation Area, identifying the hinterland between the gyratory and the High Street, along with the station area, as core opportunities for development. Key to these policies is the principle of new developments exhibiting a 'human scale' to positively interact with the lower-density character of the surrounding areas. The Site is located at this transition point from lower density, residential character to the commercial and urban character of the Town Centre, as well as in the Tall Building Zone.

6.39 The Site sits at a prominent corner on the approach and in its existing condition does not interact with the street scene and fails to sufficiently contribute pro-actively to the character of the area. There is a real opportunity to improve the approach to the Sutton Town Centre, bridge the transition from residential to commercial and create visual interest in the townscape. This opportunity is identified in the Sutton Town Centre Masterplan prepared by Allies and Morrison (2016) which identifies that the Site as STC32 and suggests a height of 4 storeys.

6.40 The proposals have been closely informed and guided by the townscape analysis and research provided by Icen Projects. The stepped massing intentionally ensures the building responds to the differing characters which its neighbours. To the front of the Site on Cheam Road, the 5 storey element allows the building to interact and be appreciated in the context of the Baptist Church. The taller element of the building is effective in signposting the change in character from residential to commercial by stepping up to the height from the scale of 4 Sutton Road.

6.41 Overall, the proposed development would have a positive impact on this townscape area which is currently of mixed quality by providing a visually interesting building, that steps away from the Grade II\* listed church and opens up views along Cheam Road. Thus, creating a stronger street frontage and reactivating the street scene, and this underutilised Site at the western gateway to the town centre.

#### Townscape Character Areas 2, 3 and 4

6.42 Elsewhere in the study area the proposed development will be visible in glimpsed, transitional, views, more prominently of course as the viewer moves closer to the Site. The proposed development has been designed with the emerging context of Sutton Town Centre Masterplan and other cumulative schemes (for example St Nicholas House) in mind. Where viewed from afar, the proposed development will clearly be understood as contextual modern development which is line with the general growth and urbanisation of this central part of Sutton. Therefore, it would form part of a backdrop of taller buildings in the town centre, creating a varied and visually interesting skyline for Sutton.

6.43 Townscape Character Area 2 is primarily situated within Sutton Town Centre, and thus the conclusions are largely the same as TCA1. Positioned between the 'human scale' and non-designated historic buildings of the High Street (TCA1) and the smaller-scale sprawl of the Suburban Hinterland (TCA 3), this area is marked by a vehicle-dominated gyratory and service entrances for High Street buildings. Historically associated with secondary or back-of-house functions, the twentieth-century development in this zone, aimed at commercial rejuvenation, resulted in large-footprint buildings with inactive frontages facing the gyratory.

6.44 Despite modern developments, TCA2 maintains a back-of-house character with limited street presence, featuring open spaces dominated by delivery yards, service areas, and multi-storey car parking, creating a vehicle-centric environment not conducive to human interaction. Therefore, the proposals will benefit this character area, marking positive change in the townscape and introducing modern, architectural quality to the low value area.

6.45 TCA 3, the Suburban Residential Hinterland, encompasses Sutton's vast residential areas marked by repetitive building typology and low-rise housing. The area features a consistent rhythm and scale, with predominantly 2-3 storey buildings arranged in a loose grid, reflecting a development boom after the arrival of the railway. It includes community spaces, schools, and light industrial uses, breaking the pattern of residential development. In contrast, TCA 4, the Post-War Estates, is dominated by 1970s housing estates, notably the Benhill and Collingwood Estates. These estates show variations in planning and architectural form but suffer from degradation, poor maintenance, and lack of landscaping, resulting in an overall character area perceived as lacking in quality.

6.46 Due to the distance, and intervening taller developments in Sutton Town Centre, there is a lower potential for impact from development on the Site in these character areas. However, when glimpsed in transitional views, the proposed development would be a beneficial addition to the overall townscape character of TCAs 3 and 4.



Figure 6.6 Conceptual sketch of the Proposed Development, source: DAS

Townscape Technical Assessment Summary

Technical Assessment	Value	Susceptibility to Change	Sensitivity	Magnitude of Change	Overall Effect
Townscape					
<b>TCA 1: Sutton Town Centre (The Site and its Environs)</b>	This townscape character area holds a <b>medium - high</b> value, characterised by a generally mixed condition of architectural and townscape quality. Notably, it encompasses the Sutton Town Centre Conservation Area, along with several Grade II and Grade II* listed buildings, adding heritage value to the overall character of the area.	The susceptibility to change is considered to be <b>medium</b> as there exists a good capacity to accommodate the type of change proposed. The proposed development directly reflects the surrounding context and there are opportunities to enhance the Site as well as substantial screening offered by mature trees in this leafy green suburb.	Overall, the sensitivity of TCA 1 is considered to be <b>medium</b> on account of the medium-high value of the townscape and the medium susceptibility to change.	The proposed development would result in a <b>medium</b> magnitude of change to this TCA. While it would result in a material alteration to the area by replacing the existing low-rise structure with a larger-scale building, it is not deemed a fundamental shift in the overall character of the area. This is due to the presence of other structures in the vicinity that already share a comparable height and mass, contributing to a contextual consistency within the area.	The overall effect is therefore judged to be <b>Moderate Beneficial</b> as the proposed development would result in the removal of a poorly performing building within the townscape and replace with a building of high architectural quality which could contribute to the active street scene of this character area.
<b>TCA 2: Interstitial Zone (Large Floor-plate developments)</b>	TCA 2 is considered to have a <b>low</b> townscape value on account of it having limited street activation, a highly vehicle-dominated environment, inactive frontages, and a 'back-of-house character'.	The susceptibility to change is <b>low</b> as the proposed development would comprise only a small part of the wider townscape. Despite deviating from the typical large footprint associated with this character area, the proposed modern building would harmonise contextually with the prevailing characteristics of the surroundings.	Overall, the sensitivity of TCA 2 is considered to be <b>low</b> on account of the low value of the townscape and the low susceptibility to change.	The proposal is anticipated to bring about a <b>medium to low</b> magnitude of change to this TCA. Though it involves the introduction of a new tall building, it is not considered a fundamental departure from the prevailing character of the area, characterised by modern buildings with large footprints.	The overall effect is therefore judged to be <b>Minor Beneficial</b> as the proposed development would result in enhancement of this character area by replacing a modern building of no architectural merit with a building of high-quality architecture which signposts the transition between the Town Centre and the residential areas beyond.
<b>TCA 3: Suburban Residential Hinterland</b>	TCA 3 is a varied townscape with differing architectural styles and ages. The combination of these factors places the townscape as <b>medium</b> value, reflecting a balance between diverse elements and planned development but without the quality features often associated with high-value urban environments.	This character area is located furthest from the Site and thus the proposal would be a distant element, understood as part of the taller town centre. Therefore the susceptibility to change is <b>low to very low</b> .	Overall, the sensitivity of TCA 3 is considered to be <b>medium-low</b> on account of the medium value of the townscape and the low to very low susceptibility to change.	The proposal is expected to result in a <b>medium to low</b> magnitude of change to this TCA. Despite introducing a new tall building, this addition, when viewed from TCA3, would be contextually aligned with the evolving townscape of Sutton and the presence of taller developments already established within the town centre.	The overall effect is therefore considered to be <b>Minor Beneficial</b> , as the proposal would be an improvement on the existing building and contextually aligned with both the existing and emerging townscape. Furthermore, the proposal would mark the western gateway to the town centre from these residential fringes.
<b>TCA 4: Post-War Estates</b>	TCA 4 is a <b>low</b> value townscape on account of poor maintenance, a lack of consideration for landscaping, and an overall sense of decline. These post-war estates were once impressive structures but feel dated in the emerging context of Sutton.	The susceptibility to change is considered to be <b>low to very low</b> , as the TCA has a very good capacity to accommodate the type of change proposed. Furthermore, there are distinct opportunities for enhancement and an existing level of existing screening effects due to the density of development.	Overall, the sensitivity of TCA 4 is considered to be <b>low to negligible</b> on account of the low value of the townscape and the low to very low susceptibility to change.	The proposal would result in a <b>low</b> magnitude of change. While introducing a new tall building, this TCA with its mid-rise, modern, post-war blocks, is marked by a need for regeneration. The proposed changes align with the ongoing character and needs of the area, contributing to its overall evolution.	The overall effect is therefore considered to be <b>Negligible Beneficial</b> . The proposed development would see regeneration and public realm improvements at the fringes of the town centre, and the positive replacement of a modern building with no architectural or townscape merit.



Section 7

# **Visual Impact Assessment.**

## 7 | Visual Impact Assessment

### Viewpoint locations

- 7.1 The Visual Impact Assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors). The approach is in line with GLVIA3. These views have been agreed with the Council.
- 7.2 These viewpoints have been selected by Icen Projects. Their selection has been informed by the Zone of Theoretical Visibility ('ZTV'), Site surveys, and an initial appraisal of views was undertaken using VU.CITY with a model prepared by Wimshurst Pelleriti Architects.
- 7.3 The viewpoints will be assessed with either AVR Level 1 - Wirelines or AVR Level 3 - Render, which have been produced by Rockhunter. Rockhunter's Visualisation Methodology has been included in Appendix 6 at the end of this report.
- 7.4 The viewpoints follow best practice guidance of 50mm where possible, but 24mm and 35mm viewpoints have been included where additional context is required.
- 7.5 The presented views are accompanied by photographs of the existing view to demonstrate the current baseline condition. Winter baseline photography has been included alongside the existing views, and included as larger images in Appendix 5.
- 7.6 The Viewpoints are as follows:  
**View 1** - Cheam Road (AVR3)  
**View 2** - Cheam Road / St James Road (AVR1)  
**View 3** - St Nicholas Church Community Hall (AVR3)  
**View 4** - St Nicholas Way (AVR3)  
**View 5** - High Street (AVR1)  
**View 6** - Manor Park (AVR1)  
**View 7** - Sutton Park Road (AVR3)  
**View 8** - Junction at the High Street and A232 (AVR1)
- 7.7 The views selected have been kept within a roughly 400m radius of the Site are considered to be proportionate to the visibility and potential visual impact of the proposals.



Figure 7.1 View Location Mapping

## 7 | Visual Impact Assessment

### Zone of Theoretical Visibility

- 7.8 A Zone of Theoretical Visibility ('ZTV') has also been prepared at a 1.5km radius using VU.CITY to support the understanding of the potential visibility of the proposed development (see figure 7.2). This uses the model produced by Wimshurst Pelleriti Architects.
- 7.9 The ZTV created by VU.CITY does not take into account screening provided by tree coverage. Therefore, potential visibility will appear greater than reality in open green spaces such as parks and woodland.

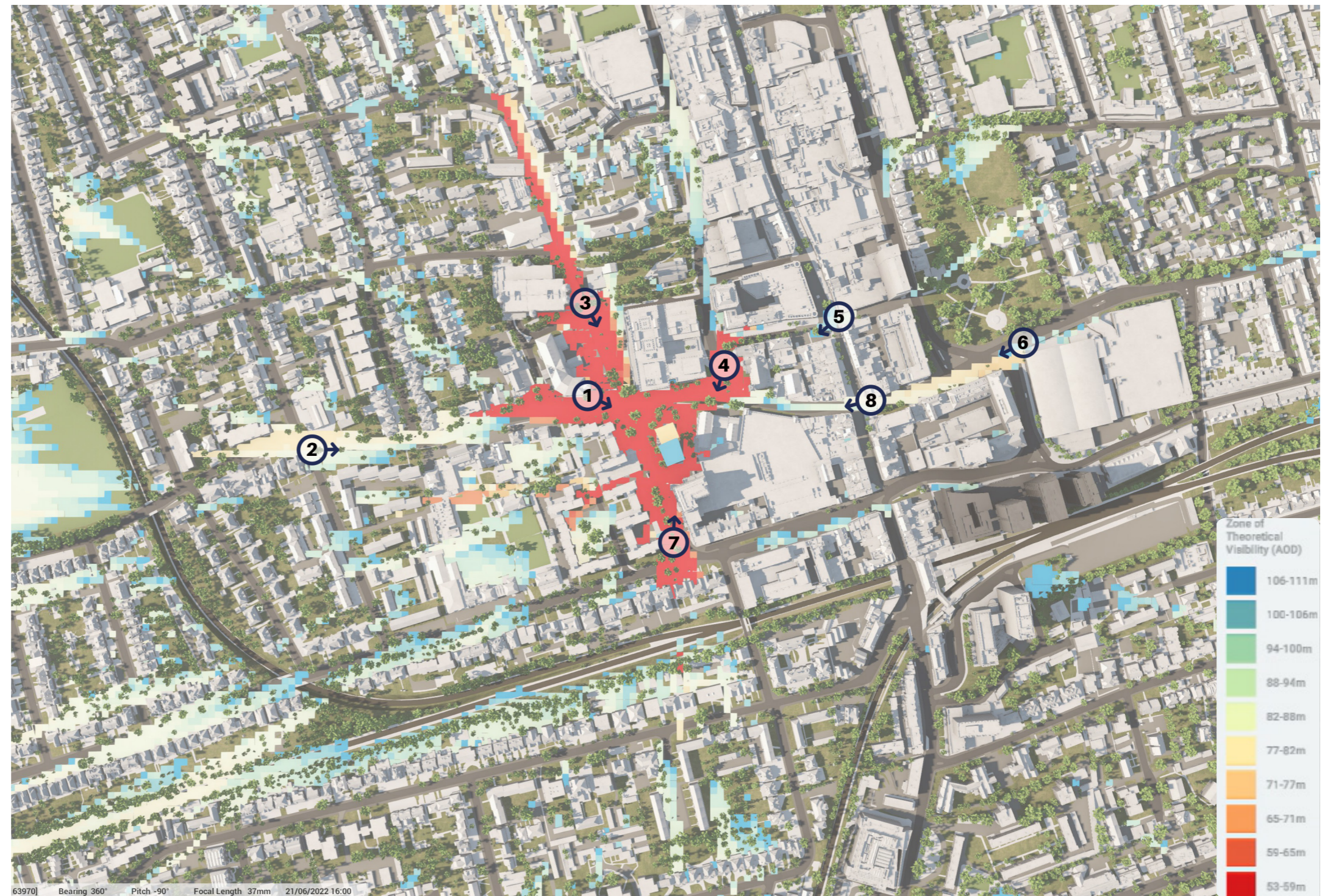


Figure 7.2 Zone of Theoretical Visibility (ZTV)

## 7 | Visual Impact Assessment

### Cumulative Context

7.10 The Site is marked in red and the forthcoming masterplan area is marked in light blue.

7.11 To understand the potential visual impacts of the scheme, it is important to consider it in its cumulative context, particularly in an area of high change (and high potential for further change). These include:

#### *Consented schemes (yellow)*

- Times Square Shopping Centre (to the north/ left on this diagram)
- Copthall House (to the south/right on this diagram)

#### *Schemes under construction (blue)*

- St Nicholas House

#### *Recently completed (grey)*

- Sutton Point



Figure 7.3 Cumulative context

## 7 | Visual Impact Assessment

### View 1: Cheam Road

#### Existing

Viewpoint 1 is taken approximately 75m from the Site, looking southeast towards City House. In the foreground of this view, the busy town centre gyratory takes prominence with the road infrastructure creating a car dominated character in the foreground.

The Site is located in the mid ground of the view. In this view, the Site on the corner lacks presence, overshadowed by surrounding trees and taller building along Sutton Park Road, layered behind.

In this summer view, the Baptist Church is hidden from view by the lush greenery. Indeed, most of the Site and the surrounding buildings are hidden from view by the dense greenery layer. For the most part, visual receptors would be focused on their commute or journey through the area

The dominance of vehicular traffic and lower quality buildings alongside the Grade II\* church means this view is **Medium-Low** value.



Winter Baseline Photography



Existing

### View 1: Cheam Road

#### Proposed

Visual receptors will mostly commuters and road users, and thus would not be particularly susceptible to change, the susceptibility of change is considered to be **Low** as the Site is in an area which is urban with large footprint and tall buildings in the same view. The sensitivity is therefore **Medium-Low**.

From this view, the canted corners, with the projecting balconies help to soften the building and break it down into a human scale. Though mostly hidden by the trees in this view, the scalloped detailing of the front podium creates visual interest and a rhythm to the building. The position of the proposed building to the front of the corner plot here helps to engage the streetscene, creating a defined and proud entrance to Sutton Park Road whilst addressing the gyratory on Cheam Road.

The use of the lighter brick on the tower element of the proposal creates a scale of colours in the townscape, with the white 6 Sutton Park Road building in the background, the mid level warm tones of the tower element leading into the darker tones of the brick on the podium. The materiality and articulation of the proposed building would ensure that the residential use of the building is readily understood. The use of different brick and of projecting balconies on the corners and inset balconies on the main façades signposts the residential use of the building which is in keeping with the uses seen on Sutton Park Road.

Therefore, the magnitude of change is considered to be **Medium** as the proposed development introduces a building of additional scale and height into this view. The resulting effects is therefore **Moderate Beneficial**, the proposed building improves legibility in the townscape by marking this corner location and introduces a building of high architectural quality.

In the winter, there would be less leaf coverage on the trees which would result in more visibility of the proposed development and the Baptist church. This would allow the relationship between the podium level and the church to be appreciated, the careful materiality and articulation of the podium level complimenting the presence of the church in the street scene. The resulting effect would remain **Moderate Beneficial**.



Proposed (Summer)

## 7 | Visual Impact Assessment

### View 2: Cheam Road

#### Existing

Viewpoint 2 is located to the west of the Site along Cheam Road. It is approximately 350m from the Site. Cheam Road is one of the main routes into Sutton and joins the town centre gyratory. This view is characterised by low rise residential housing in the foreground, and terminated by taller mid-rise buildings and Trinity Church.

This viewpoint is considered to be **Medium -Low** value on account of the architectural variety and unobstructed view of the Grade II listed Trinity Church. It is not a high value view because the busy road and defined boundary treatments have created a sense of inactive frontages and enclosure.



Winter Baseline Photography



Existing

### View 2: Cheam Road

#### Proposed

The wireline indicates how the proposed development would appear in the view. The proposed development is seen in the background of the view in the right hand of the frame. Visual receptors will mostly commuters and pedestrians thus would not be particularly susceptible to change. The susceptibility of change is considered to be **Low**, as the Site is located in the background of the view where there are buildings of similar large footprint and use. The sensitivity is therefore **Low-Medium**.

The proposed building would form part of the contextual taller development seen in this part of the view, with the larger footprint Homefield Park is also seen here. The proposed building helps to sign post the entrance to the town centre and the start of the more urban and commercial character of this background part of the view from this longer range view. In this way, the proposed development aids wayfinding in the townscape.

The view of St Trinity is not impacted by the proposed building and the use of the proposed building is in keeping with the suburban character of the area.

Therefore, the magnitude of change is considered **Low** and the development would appear in the background of the view and the focus on Trinity would not be altered as a result. Therefore, the result effect is **Minor Beneficial** as the proposed development is in keeping with the prevailing residential use of this area and would improve wayfinding in this wider townscape by signalling the entrance to the town centre and the more commercial character.

In the winter, there would be less leaf coverage on the tree to the right which would result in more visibility of the proposed development. However, the proposed development would still be seen as contextual taller development in the background of the view. The resulting effect would remain **Minor Beneficial**.



Proposed (Summer)



## 7 | Visual Impact Assessment

### View 3: Community Hall

#### Existing

Viewpoint 3 is overlooking the car park of the community hall, looking south / southeast towards the Site. The view is therefore predominantly hard standing, though there are several trees and bushes which screen the Site.

The view is bordered to the left of the frame by the long, low-rise Council building that directs the receptors gaze southward. To the mid frame of the view is the tall rise of 6 St Johns Road, which is located behind the Site, this along with Homefield House create a background to this view of high-rise and mid-rise residential blocks encircle the gyratory. The overall view is thus deemed of **Low** value, due to the coexistence of low-quality buildings and the dominating influence of the community hall and its car park in the visual composition.



Winter Baseline Photography



Existing

### View 3: Community Hall

#### Proposed

The render demonstrates how the proposed development would appear in this view. The development is seen in the middle of the frame, rising above the trees and layered behind the end of the low rise Council building to the left. Visual receptors will mostly commuters or local residents on the way to and from High Street, and thus would not be particularly susceptible to this change. The susceptibility to change is considered to be **Low** due to the existing development here, therefore the sensitivity of the view is **Low**.

The success of the lighter tone of brick on the taller element of the proposed development is appreciated in this view. The lighter tone of the brick helps to prevent the building from being overly dominating in the view and from being overbearing. The use of the canted corners helps to prevent a blocky appearance and creates visual interest in the view. The projecting balconies in these corners also helps to portray the residential use of the building which is in keeping with the buildings already seen in this aspect of the view.

The magnitude of change is considered to be **Low-Medium**, as the proposed development introduces additional height and mass into the view though the foreground experience of the view is not altered. Therefore, the resulting effect is **Minor Beneficial** as the proposed development introduces a building of high architectural quality which adds variation into the scene.

In the winter, there would be less leaf coverage on the tree to the right which would result in more visibility of the proposed development. However, the proposed development would still be seen as contextual taller development in the background of the view. The resulting effect would remain **Minor Beneficial**.



Proposed (Summer)

## 7 | Visual Impact Assessment

### View 4: St Nicholas Way

#### Existing

Viewpoint 4 is located on St Nicholas Way, outside of Trinity Church looking southwest towards the Site and Sutton Baptist Church. There are several tall attractive trees in this view, creating a visual boundary around Sutton Baptist Church. However, the tall building on Sutton Park Road is the most prominent structure in this view.

View 4 is considered to be a **Medium - High** value viewpoint, owing to the Grade II\* listed Sutton Baptist Church, the attractive protected trees, and despite not in view, the Grade II listed Trinity Church.



Winter Baseline Photography



Existing

## 7 | Visual Impact Assessment

### View 4: St Nicholas Way

#### Proposed

The render demonstrates how the proposed development would appear in the view, seen to the right of the Church. Visual receptors will mostly commuters or local residents, and thus would not be particularly susceptible to change. The susceptibility of this view is **Low** and the resulting sensitivity is therefore **Medium-Low**.

This view allows the success of the careful design solution to the podium level to be fully appreciated. The podium sits visually lower than the ridge of the Baptist Church, with the glass railings to the play space located here creating a soft edge. The scalloped vertical edge detailing responds to the church.

The lighter tone of the brick helps to prevent the building from being overly dominating in the view and from being overbearing. The use of the lighter brick on the taller element helps to tie the cluster of buildings in this view together. The lighter colour here creates a scale of colours in the townscape, with the white 6 St Johns Road building in the background, the mid level warm tones of the tower element leading into the darker tones of the brick on the podium. The materials of the podium level tie it closely to the church, creating unity along this street frontage.

The magnitude of impact is **Medium**, as the building adds additional bulk and massing into the view in an area where significant height and large footprint buildings are already seen. The resulting effect is therefore **Moderate Neutral** as though the proposed development does add additional bulk and massing into the setting of the Grade II\* church, the visual impact of this is increased wayfinding, rationalisation of the character of this part of the view, stronger building line which supports the building line of the Church as well introduction of high quality architectural design into the edge of Sutton Town Centre.

In the winter, there would be less leaf coverage on the trees which would result in more visibility of the proposed development and the Baptist church. This would allow the relationship between the podium level and the church to be appreciated, the careful materiality and articulation of the podium level complimenting the presence of the church in the street scene. The resulting effect would remain **Moderate Neutral**.



Proposed (Summer)

## 7 | Visual Impact Assessment

### View 5: High Street

#### Existing

This view is located at Trinity Square on the High Street and is identified as a key vista in the Sutton Town Centre Conservation Area Appraisal and Management Plan. From this vantage point, an attractive view of the Trinity Church Spire opens up between the trees and shops.

View 5 is a **high** value viewpoint due to its importance within the Conservation Area, the unobstructed view of Trinity Church, and the attractive townscape feature of an open and pedestrianised square with planting and street furniture.



Existing

## View 5: High Street

### Proposed

The wireline indicates how the proposed development would appear in this view. The summer photography illustrates the extent of tree screening, with only a very small amount of the proposed development visible during these months. However, as the following winter photography shows, the proposals are in fact primarily screened by the existing buildings. Therefore, the spire of Trinity Church would remain the focal point of this transitional view, and remain unobstructed by the proposed development.

For the most part, visual receptors would be focused on their shopping or their journey through the area. Local residents may be somewhat susceptible to change, however construction and taller development are characteristic in the wider area. The susceptibility to change would be **Low** and the sensitivity is therefore **Medium**.

While the proposed development would increase the massing behind the existing buildings and the church, it would not be a noticeable increase in height or scale. Furthermore, views through the ornamental crown of Trinity Church would be preserved. Thus this view would have an **Low** magnitude of change overall, due to the wide spread screening by the leafy trees but mostly due to the screening from existing buildings. Therefore, the proposed development would appear to be an appropriate feature in the townscape, part of the emerging context of newer developments framing the edges of Sutton Town Centre.

The proposals would introduce visual interest to the streetscape while preserving this key vista within the Conservation Area and ensuring that the church spire remains the focal point of the view. The Proposals help to establish a 'sense of place', forming part of the emerging context of taller buildings within Sutton's designated Area of Taller Building Potential at the fringes of the town centre. The resultant effect would be **Minor Beneficial**.



Proposed (summer)

## 7 | Visual Impact Assessment

### View 5: High Street

#### Proposed

The winter scenario demonstrates how the proposed development would appear in this view in the winter months. The susceptibility to change would be **Low** and the sensitivity is therefore **Medium**.

The view would have an **Low** magnitude of change overall, due to the wide spread branching of trees and due to the screening from existing buildings. Therefore, the proposed development would appear to be an appropriate feature in the townscape, part of the emerging context of newer developments framing the edges of Sutton Town Centre

As such the resulting effect is considered to be as the summer scenario, **Minor Beneficial**.



Proposed (winter)

## 7 | Visual Impact Assessment

### View 6: Manor Park

#### Existing

View 6 is located by the entrance of Manor Park, looking west towards the Site. The Site is not visible from this existing vantage point, however the view demonstrates the wide variety of architectural quality in Sutton town centre and the variation of heights on the skyline.

In this view, the townscape is not particularly consistent and there is a varied aesthetic and architectural merit on account of some higher quality locally listed buildings and newer developments. The expansive road, wide pavements, and inactive frontages are all prominent features of this view. Overall, the value is considered to be **Low**.



Winter Baseline Photography



Existing



## 7 | Visual Impact Assessment

### View 6: Manor Park

#### Proposed

The wireline indicates that the proposed development would be concealed from view in this location, even during the winter months.

The low aesthetic quality of the busy junction and prominent buildings results in a **Low** susceptibility to change. Furthermore, there is an established context of construction and new development. Overall, the sensitivity is considered to be **Low**.

The magnitude of change is considered to be **nil** on account of the complete lack of visibility.

The overall resultant effect would thus be **nil**.



Proposed (Summer)

## 7 | Visual Impact Assessment

### View 7: Sutton Park Road

#### Existing

View 7 is located south of the Site on Sutton Park Road. The topography of Sutton Park Road plays an important role in this view, gently sloping down towards the Site. The gyratory, the neighbouring tall building, and the Sutton Council Offices are all prominent features.

This view is considered to be **Low** value, consisting entirely of low-quality modern buildings with no cohesion in scale, style or materiality.



Winter Baseline Photography



Existing

### View 7: Sutton Park Road

#### Proposed

This render illustrates how the proposed development would appear in a summer scenario. From this vantage point, the proposals would introduce height to the Site of a similar scale to the neighbouring building. Therefore, creating a cohesion in use and scale between the two. While there are a range of architectural styles and material palettes in this view, the brick façades of the proposal creates a robust and contextual appearance, which would act as a way-finding marking in the surrounding townscape.

The susceptibility to change is thought to be **Low** as this is the type of development expected at the edge of a town centre, adjacent other tall and large footprint buildings. Thus, the sensitivity of this view is **Low**.

Overall, the proposed development would increase the scale and massing on Sutton Park Road, improving on the aesthetic quality of the existing building and the under utilised Site. The landscaping works associated with the proposals along with the existing retained boundary trees provide a low level of screening. However, it is considered that overall there would be a **Medium-High** magnitude of change in both winter and summer scenarios due to the fundamental yet contextual change to key characteristics of the baseline view.

The Proposals would add visual interest to this view and identify Sutton Park Road and the Town Centre Gyratory, improving the legibility of the area. Therefore, the resultant effect is considered to be **Moderate Beneficial**.

There would be no change to the resulting effect in the winter scenario.



Proposed (Summer)

## 7 | Visual Impact Assessment

### View 8: High Street

#### Existing

View 8 is another High Street view, looking west towards the Site, which is screened by taller developments in this context. There are a variety of buildings, of differing architectural quality, the Barclays building on the corner is locally listed, whereas the Morrison's building for example is earmarked for redevelopment.

Due to the variety in this view, it is considered to be of **Medium-Low** value.



Winter Baseline Photography



Existing

### View 8: High Street

#### Proposed

The proposed development will appear as a background element to the busy foreground just as No.6 Sutton Park Road does. The urban character and varying architectural styles, heights, and scales of the view lessens the prominence of the proposal, thus the presence of the proposed development in the background would not detract from the setting of the locally listed building.

The form will be largely obscured from view with only the higher portions of the building visible. Architecturally, the scheme will present an improvement to the Site and add visual interest to the view, which is dominated by the low-quality Morrison's building (also earmarked for future development). The proposed development would increase the legibility of Town Centre Gyratory and would be appreciated as part of the suburban setting.

Visual receptors will mostly commuters or local residents seeking the amenity of the High Street, and thus would not be particularly susceptible to change. The overall susceptibility is considered to be **Low**. Therefore, the sensitivity of Viewpoint 8 is **Low**.

The magnitude of change is considered to be **Medium**, as there will be a visible alteration to this viewpoint located on the High Street.

Whilst there may be minor seasonal changes, the high architectural quality would be visible year-round and would sit comfortably alongside taller buildings in the background of this view. Overall, the resultant effect is thus considered to be **Minor Beneficial**.



Proposed (Summer)

## Summary of Technical Visual Assessment

Technical Assessment	Value	Susceptibility to Change	Sensitivity	Magnitude of Change	Overall Effect
Visual					
View 1	Medium-Low	Low	Medium-Low	Medium	Moderate Beneficial (Summer) Moderate Beneficial (Winter)
View 2	Medium-Low	Low	Medium-Low	Low	Minor Beneficial (Summer) Minor Beneficial (Winter)
View 3	Low	Low	Low	Medium-Low	Minor Beneficial (Summer) Minor Beneficial (Winter)
View 4	Medium-High	Low	Medium-Low	Medium	Moderate Neutral (Summer) Moderate Neutral (Winter)
View 5	High	Low	Medium	Low (Summer) Low (Winter)	Minor Beneficial (Summer) Minor Beneficial (Winter)
View 6	Low	Low	Low	Nil (Summer) Nil (Winter)	Nil (Summer) Nil (Winter)
View 7	Low	Low	Low	Medium-High (Summer) Medium-High (Winter)	Moderate Beneficial (Summer) Moderate Beneficial (Winter)
View 8	Medium-Low	Low	Low	Medium (Summer) Medium (Winter)	Minor Beneficial (Summer) Minor Beneficial (Winter)

Table 7.1 Summary of Visual Technical Assessment