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GOODMAN MANN BROOMHALL
CHARTERED SURVEYORS

DESIGN ACCESS & HERITAGE STATEMENT

9-15 HIGH STREET SUTTON SM1 1DF



<p>GOODMAN MANN BROOMHALL CHARTERED SURVEYORS 118 PICCADILLY, LONDON, W1J 7NW</p>	<p>Date: 28th February 2024 Revision A</p>
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1.0 Site Analysis

9-15 High Street, Sutton is a four storey Building (including basement) located on the corner of High Street and Grove Road that was constructed in the early 1930's. It is formed with part pitched, part flat roof, solid brick walls and wood double hung sash windows in the main. The ground floor elevations are formed as shop fronts to the Nando's and Zizzi Restaurants.

The upper parts is prominently residential with office accommodation occupying approximately 20% of the area. The ground floor & basement are used as restaurant premises.

2.0 Heritage significance

Mitre House is described in the Sutton Town Centre Conservation Area Appraisal as follows:

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

3.0 Objectives & Justification

The applicant proposes to replace the 1st and 2nd floor wood double hung sash windows on the High Street and Grove Road elevations, along with the two remaining wood sash windows on the rear elevation.

The existing window are in poor repair, dating from the original construction of the building in the mid 20th century. They are single glazed and draughty, offering poor insulation and energy efficiency. Their condition is shown in the photographs in Section 5 below.

It is proposed to replace the windows with white Conservation-style uPVC double glazed units to a matching double hung sash design to the High Street, Grove Road and rear elevations (where indicated), with glazing bars to mimic the present arrangement.

4.0 Design and Appearance

The High Street, Grove Road and rear double hung sash windows will be replaced with the Bygone Symphony range as manufactured by Masterframe. They will incorporate:

- Wood grain foil
- Putty line appearance
- Bespoke Bygone furniture
- Continuous horns
- Slim integral mullion for multi-light windows
- Deep bottom rail
- 39mm 'Super Slim' meeting rail
- Super slim 10mm vacuum insulated FINEO glazing
- Timber look cill

The appearance of the Conservation style windows and relevant cross-sections are shown in Appendix 1 attached to this document.

5.0 Impact Assessment

The proposed works are intended to replace existing windows in poor condition with energy efficient glazing to reduce the carbon footprint for the residents and reduce energy bills.




The windows will be to the same colour and design as existing and of a Conservation Style that has been approved in numerous Conservation Area applications nationwide.

There will be minimal impact to the heritage asset as the new windows are of a Conservation design and the immediately adjacent buildings have been retro fitted with uPVC windows.

6.0 Access and Sustainability

There are no proposals that affect these matters.

7.0 Photographs

1	Location: External Elevations Description: Typical window condition	
2	Location : External Elevations Description: Typical window condition	
3	Location: External Elevations Description: Typical window condition	



4. High Street Elevation



5. Grove Road Elevation



6. Rear Elevation



7. Rear Elevation



8. High Street Streetscene – showing adjacent PVC windows



9. Grove Road Streetscene – showing adjacent PVC windows

APPENDIX 1

Masterframe Bygone Symphony Range brochure

Bygone Symphony Range cross sections