



MITCHAM SOCIETY

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20/P2579

**258 London Road and Kings Arms Public House 260 London Road Mitcham
CR4 3HD**

Mitcham Society Comments September 2020

ERECTION OF A SINGLE STOREY GLASS PAVILION TO THE SOUTH (PUB GARDEN) OF 260 LONDON ROAD; AND ERECTION OF A 5 STOREY REAR EXTENSION AT 258 AND 260 LONDON ROAD, WITH INTERNAL AND EXTERNAL ALTERATIONS, TO PROVIDE THE USE OF THE COMBINED UPPER FLOORS AS A HOUSE IN MULTIPLE OCCUPIATION WITH 28 SUITES (SUI GENERIS), AND RETAINING USE OF THE GROUND & BASEMENT FLOORS OF 260 LONDON ROAD AS A PUBLIC HOUSE (USE CLASS A4) AND RETAINING USE OF THE GROUND FLOOR OF 258 LONDON ROAD AS A RESTAURANT/CAFÉ (USE CLASS A3).

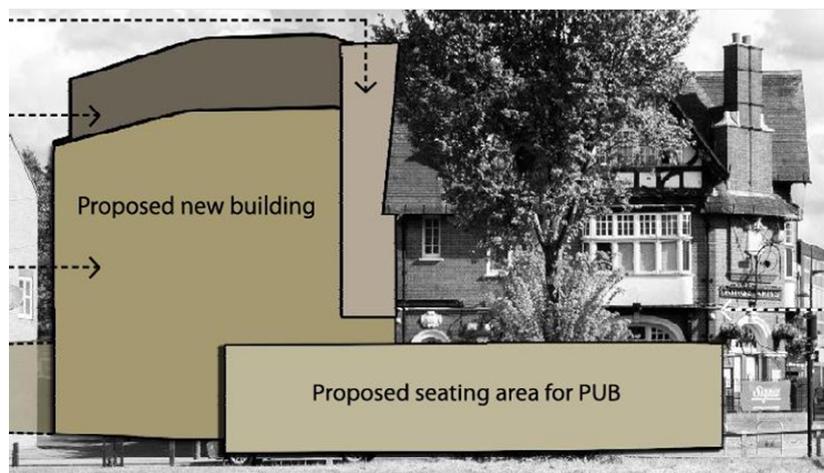
Mitcham Society has considered the proposals for the above development and has the following comments.

- 1) The Kings Arms pub is a historic and much loved feature of Mitcham Village. Its façade is instantly recognisable by local people, and it is a local landmark. The pub is locally listed, giving formal recognition of its importance both to Mitcham Village and the wider borough of Merton.
- 2) We support the retention of the Kings Arms as a public house, and also support the development of a public café.
- 3) The proposed new building is unsuitable for the location. Mitcham Village is characterised by small scale developments of which the Kings Arms and near-opposite White Lion of Mortimer pubs are among the larger buildings. Both lend character to and are key defining buildings of Mitcham Village. The proposed new addition is overbearing. It would put the Kings Arms pub into a submissive position, when it should be in the dominant position. Moreover its design is ill-thought through. It presents a blank elevation to Fair Green which would be highly visible and entirely incongruous with the variety of architectural styles and active frontages that currently face the Green. The architects' trick of an inset upper storey to 'reduce massing' does nothing to disguise the height of the proposed development when viewed from across the open spaces of Fair Green. It smacks of greedy overdevelopment rather than of considered, location relevant and thoughtful design.

- 4) The proposed enclosed café space could if well designed be an interesting addition to the streetscape. In its current form, however, it looks more like a bus terminus than an inviting public space. It obscures the elegant frontage of the Kings Arms pub, again making the locally listed pub subservient to it. A rethink of what could be a compelling idea is needed.



- 5) Points 3 and 4 are illustrated by the following graphic from the design and access statement p14, which make it abundantly clear how much new development, would take place, and how this would overshadow the existing locally listed pub building.



- 6) Anyone considering whether the dwellings will be available to people in Mitcham currently on the council waiting list and/or in need of an affordable home should note that the Design and Access statement is clear that the target market is “business men and women” (Design and access statement p1), and the Brochures provided with the planning application, for developments in Banbury (Oxfordshire) and Tooley Street (London), are presented with aspirational, design led interiors. Further detail is at the web site of Studio Suites (<https://studiosuites.co.uk>). There is no mention of any affordable housing being provided within the development.

This development should not be granted planning permission.