

Case Name: 344-6 High Street, Sutton

Case Number: 1436442

Background

Historic England has been commissioned via an Enhanced Advisory Service contract, to assess the former pub at 344-6 High Street, Sutton, for de-listing. Information from a 2016 heritage statement by Montagu Evans has been utilised in the History section of the consultation report.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1357597	The Cricketers Inn	Listing	Delete from List

Visits

Date	Visit Type
06 July 2016	Full inspection

Context

The former pub is made up of three late-C18 or early-C19 cottages (No 342-6 High Street), and large C19/C20 extensions and alterations. Nos. 344 and 346 are listed at Grade II. No. 342 is not listed and is excluded from this assessment because it was completely re-built in the C20. The pub is not in a conservation area or locally listed. It closed in 2015, and the building is currently being marketed for sale.

Assessment

The applicant, the owner, the owner's heritage consultant (Montagu Evans LLP), local planning authority (LPA), the Greater London Historic Environment Record (GLHER), and the Ancient Monument Society (AMS) were invited to comment on the facts of the case. A detailed response was received from the owner's heritage consultant which is addressed below. The GLHER confirmed that they had no further information to add. No response was received from the AMS. A letter asserting a 1790 build date for the cottages was received from local residents, which is addressed below. A number of other responses were received from councillors and local residents. In summary they expressed support for the retention of the listing, emphasised the local historical significance, and a desire to retain the building for re-use. Where pertinent, these comments are addressed in the discussion.

REPRESENTATIONS FROM MONTAGU EVANS LLP – feedback was provided on the accuracy of the consultation report, as follows:

1. It should be clarified that the conversion to combine with no. 342 was a lateral extension which changed the internal arrangement of the ground floor, and entailed the complete removal of all earlier structure and fabric barring the chimneystack. This is, now, effectively a single space.
2. The report mentions a 'stair' to domestic rooms on the first floor and should state expressly that this is a C20 stair.
3. The report should be revised to mention that the glazing is all C20.
4. The report states that the bar back is C19/C20, but we consider it to be C20.

5. The report should clarify that the stack between the second and third bay is an isolated feature and no longer relates to the room or rooms it originally heated, which are gone.
6. The report should indicate that the bar area is a largely uninterrupted space formed by the removal of all original structures and fabric barring a single chimney.

The feedback also identified additional information as follows;

7. The fenestration is poor throughout the building, and boards have been used to cover windows in a number of places.
8. The materials used in the later extensions at the rear of the property are of poor quality and detract from the character of the listed building.
9. There are extraneous elements present on the building. These include the later additions of vents, alarm boxes, lights and satellite dishes.
10. The report should note that the scale of extensions to the side and rear of the property are considerable relative to the proportions of the original terrace. These are piecemeal additions which detract from the overall character of the building.
11. The report should make clear that the interior of the building is devoid of internal architectural features and that the staircase to the rear is a modern, C20 replacement, of utilitarian character.
12. It should be noted that the later extensions confuse an understanding of the original plan-form.
13. It should be noted that all of the services are modern throughout the building.

HE RESPONSE ON REPRESENTATIONS FROM MONTAGU EVANS LLP – With regard to accuracy, the History and Details sections have been updated to reflect the feedback for items 1, 2, 3, and 4. Items 5 and 6 are addressed in the discussion. With regard to the additional information, the quality of the materials, the scale of alteration, and the surviving historic fabric, are all addressed in the discussion. The contemporary services and extraneous additions are modern and we acknowledge that they do not contribute to special interest.

LETTER IN SUPPORT OF LISTING FROM LOCAL RESIDENTS - the letter asserts that the cottages which form the centre of the pub date from 1790. This is based on a photograph which is dated 1790 in the book Sutton, 'A Pictorial History', Phillimore, 1993) by Frank Burgess, (photograph 144).

HE RESPONSE – the Ordnance Survey maps and photography date from the late-C19, so it is unclear how a date of 1790 can be confirmed. It is however acknowledged that the cottages could date from the late C18, which is recorded in the History section.

DISCUSSION

The Principles of Selection for Listing Buildings (Department of Culture Media and Sport, 2010) notes that many buildings are interesting architecturally or historically, but, in order to be listed, a building must have special interest. The Historic England Selection Guide Domestic 1: Vernacular Buildings (April 2011) notes that vernacular buildings should represent local geology, social hierarchies, building traditions and materials. It also identifies that alteration is expected, but that the complete obliteration of an early floor plan can impair the understanding of a buildings development. In summary it notes that the outcome of an assessment of special interest will normally hinge upon the extent and impact of alteration, and the proportion of historic fabric that survives. Furthermore, the Historic England Selection Guide for Commerce and Exchange Buildings (April 2011) advises that public houses were built in great numbers and that strict selectivity is required, particularly if the building was constructed after 1840. As well as external architectural interest, completeness and quality of the interior are important and whilst many pubs have lost their original wooden divisions the ability to read the plan is important. Significance needs to be demonstrated through the quality of interior fittings such as stained glass, a bar counter and back, signage, and panelling.

The former pub at 344-346 High Street, Sutton, has its origins in a row of early C19 terraced cottages. They may have been built as early as the late C18, but this does not materially effect the assessment. Their design reflects the vernacular construction of the area, through the use of horizontal timber cladding and sash windows, but this was by no means local to Surrey, or even the south-east. The windows are all C20 replacements or additions. Early in the C20, the terrace was converted into a pub called 'The Cricketers' and shop-fronts were added to principal elevation, obscuring the ground floor of the original terrace. In the 1930s a large two-storey extension was added to the rear, a new staircase inserted, and original rear walls opened up to provide larger rooms. Internally the ground floor rooms of the original terrace have also been opened up to form one large bar room. This, along with the alteration of plan to accommodate the rear extension, has resulted in the virtual loss of the original plan. The cottage interiors may have been updated at this time, because they are now almost completely devoid of any historic fixtures or fittings. Later in the C20, the pub

was renamed The Prince Regent and the original shop fronts were updated and unified. In the 1980s there was a fire at the pub which may have resulted in the recovering of the cottage roofs, and alterations to the chimney stacks. One chimney stack has been completely removed, and the one that remains has been rebuilt as a single stack. Externally it is now difficult to see the cottage origins with only the first floor elevation visible to the west and north. An additional window opening has also been added to the northern elevation of No.346.

As a public house, the layout and the plan of the building has been changed from the original design. It is possible that one of the shop-fronts was used for off-sales, but both shops are now part of a single large bar room. In its original form it is likely that there were also smaller bar rooms within the pub which were divided by walls or timber partitions, but there is no physical evidence remaining. The only historic fabric possibly remaining from the conversion is the bar back, which whilst of substantial size and fitted with mirrors and carved brackets, does not demonstrate any special interest. There is also no evidence of any historic stained glass, panelling, or signage. From a historical perspective there is a suggestion that as The Cricketers, the pub was connected to the nearby Sutton cricket club, and the building is recognised by local residents as a rare example of local Sutton heritage. However this in itself does not display special historic interest from a national perspective.

We do not recommend de-listing lightly and have to be sure that we have tested a building against the appropriate criteria. The former Cricketers pub compares well with the Queens Arms, Selborne in Hampshire, a pub recently assessed and not listed because it had undergone successive phases of remodelling, resulting in the loss of the original plan form and historic fabric, including the pub fittings.

The building clearly has local interest as one of few remaining historic buildings that reflect the history and development of Sutton and its local vernacular style. This is illustrated by the support shown by local councillors and residents for the retention of the building. While it retains much of its original scale and proportion as a two-storey vernacular group, the former cottages and pub have now lost their architectural interest, original plan and much of the historic fabric. Given the degree of alteration the building no longer has the special interest required to merit listing and should be removed from the List, although it does retain interest in a local context.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. Based on the information provided and with reference to the Principles of Selection (DCMS, 2010) and the further guidance from Historic England's Selection Guides (April 2011), the former pub at 344-346 High Street, Sutton should be delisted.

REASONS FOR DESIGNATION DECISION

344-6 High Street, Sutton, formerly the Cricketers public house, is recommended for removal from the statutory List for the following principal reasons:

- * Lack of architectural interest: the remaining cottage elevations are restricted to a portion of the first floor and all fenestration is C20, and elsewhere the building is of very limited architectural interest;
- * Interior: the plan of the cottages has been completely lost on the ground floor, and is largely altered on the first floor as part of a C20 extension. There is also little evidence of the Edwardian pub plan and no historic fixtures and fittings of special interest remain;
- * Alteration and loss of historic fabric: the building has been altered throughout the C19 and C20. Whilst some alteration is expected, in this case it has removed a high proportion of the historic fabric;
- * Lack of historical interest; the building is not associated with any historical figure, or event of national significance.

Countersigning comments:

Agreed. Regrettably, the building has been substantially altered over successive years. While its original scale and proportion can be discerned, it no longer displays the architectural and historic interest to remain listed in a national context. P Trevor 23.8.16

Second Countersigning comments:

Agreed. The former public house has early-C19 origins but has been heavily altered, diminishing its architectural and historic interest so that it should no longer be listed. SG 24/8/16.

Annex 1**Factual Details****Name:** The Cricketers Inn**Location:** 344-6 High Street, Sutton,

County	District	District Type	Parish
Greater London Authority	Sutton	London Borough	Non Civil Parish

History

Sutton High Street started to become established between 1775 and 1809 during the period when a main route from Brighton to London, passed through. The population of Sutton was 569 in 1801 and at that time there were about 40 buildings which started to form the High Street. The number of buildings grew slowly to 100 by 1850, by which time the population had grown to 1387 people. The terrace of two cottages that form the building were probably built in the early C19, but could have been constructed as early as the late-C18.

The railway arrived in 1847, leading to a significant expansion of the town. As the town grew, clubs and societies followed including the Sutton Cricket Club, which was established in 1857 at nearby Gander Green Lane. By the early C20, nos.344 and 346 were converted to 'The Cricketers' public house, presumably to serve the cricket club members. At about the same time they were also given single-storey shop-fronts which projected beyond the building; the symmetrical northern section was named 'The Cricketers' and may have been designed to provide an area for off-sales. The section of shop front to the south was utilised as a tea shop.

In the interwar period large extensions were added to the rear of the pub, and later in C20 the shops-fronts were rebuilt with a unifying façade. The interior of the pub was also opened up on the ground floor and laterally extended into no. 342, to form one large space (No. 342 is not listed, and was not the subject of this assessment). On the first floor, the rear wall of the C19 section was opened up to create a revised layout. Windows were also inserted into the northern elevation of the C19 portion, and the central chimney of three stacks was completely rebuilt as a single stack. The most southerly chimney stack has been completely removed. In 1987 the pub suffered a major fire which was perhaps the reason why all roof coverings have been replaced. Towards the end of the C20 the pub was renamed the Prince Regent, and later closed in 2015.

Details

A former pub, created from two early-C19 terraced houses, with extensive later C19, and C20 alterations and extensions.

MATERIALS: C19 elevations clad in timber weather board. C19 and C20 extensions in stock and sand coloured brick, with roofs covered in clay tiles, or bitumen.

PLAN: originally two C19 cottages with principal elevations to the west. The northern, hipped-roofed bay of the front-range appears to have been a separate and probably later addition or replacement. The gabled bay behind was, in the late C19, hip-roofed. Later extensions to the west and east have created an enlarged footprint. The western extension contains shop-fronts, and the main pub entrance. The ground floor to the west has also been opened up to form a single large bar room, and has a cellar below. The eastern extension has offices, toilet facilities, kitchen, and a straight C20 stair rising to domestic rooms on the first floor.

EXTERIOR: the principal elevation consists of the visible first floor of the C19 section of building which is of two bays. It is clad in narrow horizontal overlapping weather-board, and has two C20 sash windows. The northernmost bay projects and has a shallow half hipped roof. At the southern end there is a brick stack. To the rear and behind a valley gutter, a second pitched roof rises higher across all three bays. All pitched roofs are clad in clay tiles, and all fenestration is C20.

In front of the C19 section, there is a single-storey three-bay symmetrical shop-front with central pub entrance. The bays are separated by sand coloured brick piers, two of which have shaped moulded capitals and brackets. The side bays have C20 horizontal timber cladding and C20 tripartite timber casements below

a high level transom, above which there are multiple glass panes. The entrance bay has double timber doors which have four panels on the bottom half, and glazing above. A plain timber horizontal fascia carrying the name of the pub, runs around the shop-front above the glazing. The shop-front roof is flat and covered in bitumen.

The northern elevation is in four main sections. The first to the west is single-storey and formed by the return of the shop-front. It has a single C20 casement window of two panes, the lower of which is leaded. A late C20 steel canopy covers this, and the next section. The second section is part of the C19 building and is characterised by broad overlapping weather-board. On the ground floor it has a C20 two-pane leaded casement window, a C20 fixed casement window and plain solid timber single door. The first floor has a single C20 sash window. On the ground floor, the third section has a large C20 flat-roofed bay window formed of multiple leaded timber casements above a dwarf brick wall. The first floor has a C20 single 12 pane sash window and a small rectangular fixed window, both of which are set in to narrow overlapping weather-board. Above, there is a gable end, originally half-hipped, but now faced in clay tiles. The eastern section is two-storeyed and of stock brick under a clay tiled hipped roof. The ground floor has a C20 tripartite timber casement leaded window underneath a segmental red brick arch, and the first floor has a late C20 timber casement. Attached, is a single-storey outshut formed of stock brick, under a catslide roof. It has a single C20 timber casement window, also under a segmental red brick arch.

The rear eastern elevation is dominated by the end wall and hipped roof of the C20 brick extension but is also irregular and reflects the multiple phases of extension and adaption that have occurred. The southern elevation abuts no.342.

INTERIOR: The ground floor is predominantly made up of a large C20 open bar space which surrounds the vestiges of the central C19 section chimney breast. It has an early C20 timber bar counter and mirrored bar-back with timber mouldings. A low barrel vaulted cellar runs underneath the main bar room. To the east there are services, store rooms and toilets. A C20 straight timber stair rises from the eastern extension and terminates on a small landing. The C19 first floor rooms are all plain, although the room to the north-western corner has a timber-clad ceiling. The C20 rooms are also plain, and all doors and trim on the first floor are C20. The floor level of the central room of the front-range is lower than the northern room. The room behind has been pushed out beyond the original rear wall. The roof over the northern hipped roof bay of the front range is later C20. The roof over the central bay has been heavily repaired in the C20. The stack is of standardised, C19 brick.

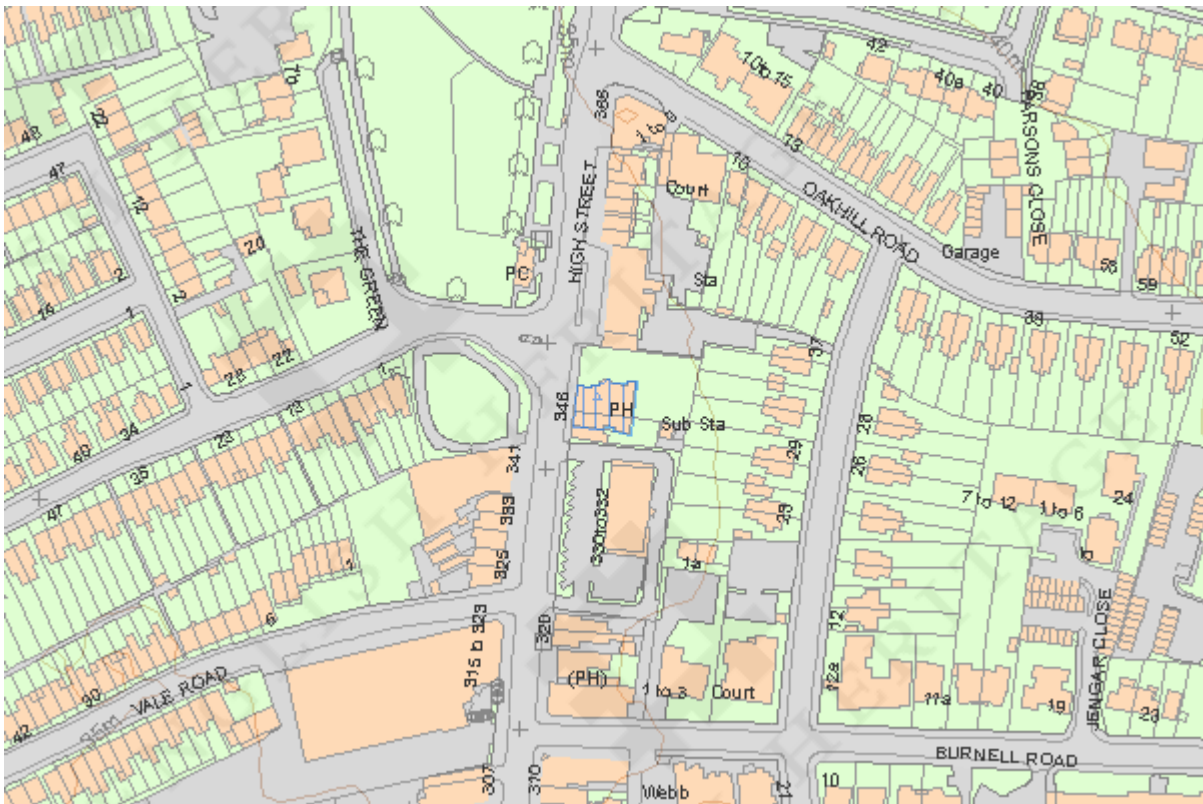
Selected Sources

Websites

Sutton Council Website, accessed 12/7/2016 from
https://www.sutton.gov.uk/info/200554/heritage_and_culture/1368/sutton

Map

National Grid Reference: TQ 25763 65014



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Former List Entry**List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CRICKETERS INN

List Entry Number: 1357597

Location

346, HIGH STREET, THE CRICKETERS INN, 346, HIGH STREET,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Sutton	London Borough	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 01 March 1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy Number: 206735

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HIGH STREET1. 4430

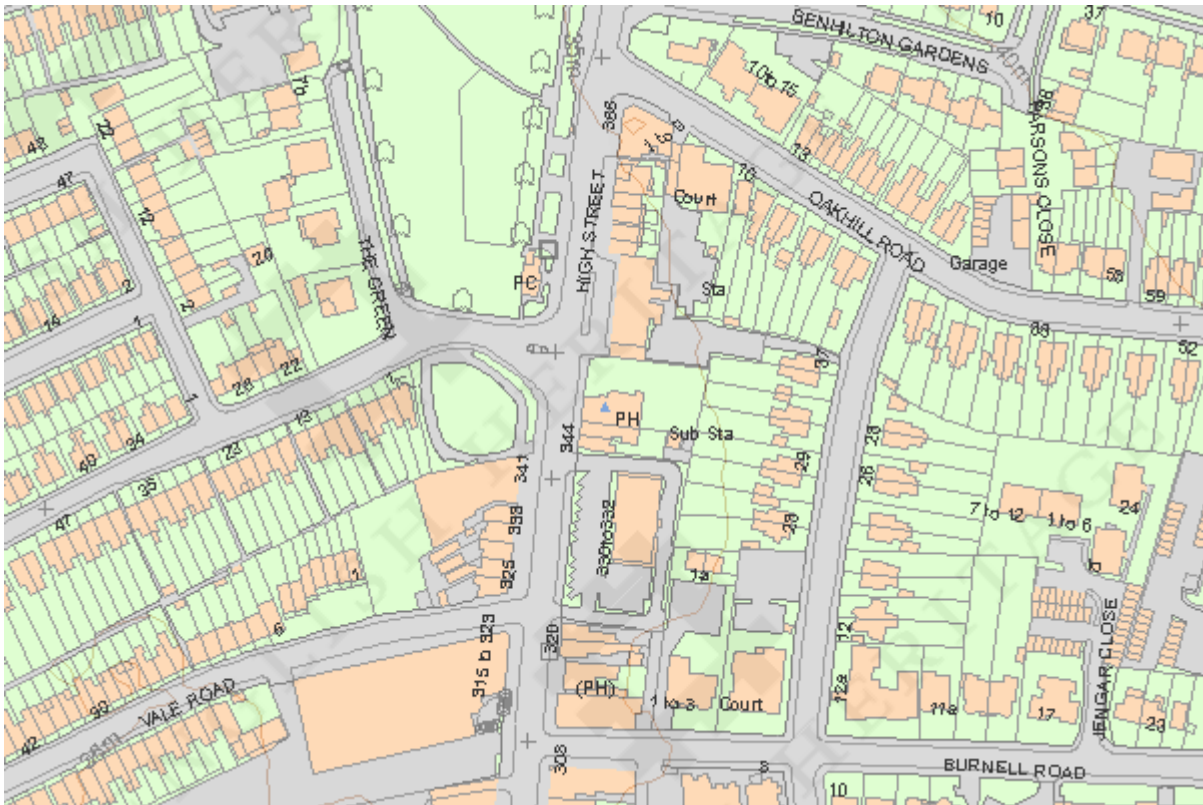
(East Side)

Nos 344 and 346TQ 2565 6/86II2.No 346 comprises The Cricketers Inn. Early C19 probably. 2 remaining cottages of a cottage row; northern part [No 346] of 3 parallel ranges, easternmost range of early C20 date, middle range with plain tile gabled roof, front range in 2 sections with hipped tile roof to north and steeper tile gabled roof to south.No 344 with lower steeper roof now covered in corrugated iron. Weatherboarded cladding. Projecting additions to ground floor, late C19 to early C20 shop front addition to No 344, and brick pub front addition of similar date to No 346.3 windows on 1st floor, one to No 344 and 2 casements to No 346. In left hand return to No 546, front range with a casement above and doorway below, middle range with a sash window above and brick extension below; rear easternmost range with brick walls. Included as the only remaining building of any antiquity on Sutton Green. Listing NGR: TQ2576365014

Selected Sources

Map

National Grid Reference: TQ 25763 65014



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