

Agenda Item 6

PLANNING APPLICATIONS COMMITTEE
12 December 2013

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P2657 & 13/P2664

08/10/2013

Address:

Upper Green East CR4 3NH

Ward

Figges Marsh

Proposals (A)

Relocation of Grade II Listed Victorian Clock Tower from current location to a site 55.5m to the south and located to the west of 17-19 Upper Green East including: provision of a replacement plinth; restoration of gas lamps in the form of 4 reproduction lamps; restoration of drinking water fountain; and associated hard landscaping including new uplighting set into the paving pattern; information panels; wall and seating surround.

Proposal (B)

Concurrent application for listed building consent to relocate Grade II Listed Victorian Clock Tower.

Drawing No's

380.02 Rev.B, Design and Access statement & arboricultural report.

Contact Officer

Joyce Ffrench [020 8545 3045]

RECOMMENDATION

(A) GRANT PLANNING PERMISSION subject to planning conditions and;

(B) Resolve that had the Council been able to determine the application it would have granted listed building consent and to advise the DCLG accordingly.

CHECKLIST INFORMATION.

- S106: N/A
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted – No
- Press notice – Yes
- Site notice – Yes
- Design Review Panel consulted – No
- Number of neighbours consulted – 106
- External consultations – English Heritage GLAAS, Mitcham Cricket Green Community & Heritage, Ancient Monuments Society, The Council for British Archaeology, The Historic Monuments of England, The Georgian Group, The Society for the preservation of Ancient Buildings and the Victorian Society. As part of the Listed Building consent process English Heritage were consulted.

- PTAL: 4 [TFL Planning Information Database]
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1. INTRODUCTION

- 1.1 These applications are brought before Committee for Members' consideration as they are proposals by the Council that have generated public interest and the applications fall outside the scheme of delegation. Members are advised that the Council is not the decision maker on their own applications for listed building consent.

2. SITE AND SURROUNDINGS

- 2.1 The Clock Tower, a Grade II listed structure, at Fair Green was erected in 1898 to commemorate Queen Victoria's Diamond Jubilee the previous year. It originally stood on the site of the old village pump, but has since been moved to a site adjacent to the Kings Arms Public House.
- 2.2 The clock tower was moved in 1993 to its present position and has a circular patterned paving surround of 314m². It was originally sited on a pavement with no surrounding space but since relocation the hard landscaped area within which it is located is used for a variety of religious and Remembrance events and services.
- 2.3. There are a number of trees which form part of the soft landscaping of Fair Green in the vicinity none of which are protected.
- 2.4 The application site is in an archeological priority area; it is not in an area at risk from flooding.

3 CURRENT PROPOSALS

- 3.1 (A) The planning application seeks planning permission and listed building consent to relocate and restore the Grade II listed Clock Tower as part of the Rediscover Mitcham scheme; it will have a circular surround of 72m². incorporating hard landscaping with wall and seating surround.
- 3.2 The restoration involves reinstatement of the 'gas' lamps, water fountain and the provision of a replacement plinth
- 3.3 Uplighting will be set into a surrounding paving pattern; information panels will be provided in the surrounding landscaped area providing historical information about the Clock and Mitcham in general.
- 3.4 The proposal has won funding from the Heritage Lottery Fund.
- 3.5 The only alteration to the current appearance/structure of the tower is the re-instatement of the lost gas lamps. Technically this may be considered an alteration, but it is essentially restoring the tower to its original appearance and design.
- 3.7 No trees are affected by the relocation of the clock itself. The proposed surrounding hard landscaping area will result in the removal of two lime

trees. However, the wider Rediscover Mitcham project incorporates a strategy for suitable tree replacement.

4. PLANNING HISTORY

- 4.1 94/P0623 - listed building consent for the manufacture and fixing of replica original lanterns to refurbished and relocated clock tower – granted
- 4.2 93/P1300 - listed building consent for refurbishment and relocation of clock tower 25 metres to north, as a feature in new pedestrianised, landscaped scheme – granted
- 4.3 93/P1344 - refurbishment and relocation of clock tower 25 metres north as a feature in a new pedestrianised and environmental improvement scheme. (Council application)- granted.

5. CONSULTATION

- 5.1 The submitted planning application has been publicised by means of a site notice and 106 individual consultation letters sent to neighbouring properties.
- 5.2 As a result of this consultation ten letters have been received objecting to the proposal and 3 in support. The letters of objection raise the following concerns:-

- Clock Tower was controversially moved in 1994, has consideration been given to moving it back to its historic location?
- The clock tower is an iconic symbol in the area;
- Numerous events use it as the focal point;
- New location would not be prominent as it is now denigrating it to a second rate site lost to public use;
- The current location allows gatherings such as Remembrance Service and tributes (i.e. the death of Tia Sharp) to be held in relative peace whereas the new location would disrupt services due to traffic noise;
- Previous relocations have always sited it where it can be seen
- Not enough in the reduced paved area around the new site to accommodate for the crowds (approx. 1000 people gathered for the Armistice service) that gather for services and events while still leaving a respectful area around the cloth for the wreath laying. This will result in preventing the peoples of Mitcham from bonding and will be to the detriment of, not for the benefit, of the people of Mitcham
- Loss of trees unacceptable;
- Arboricultural report is biased;
- The Hope Bus which provides a service to the general public (e.g. drop in Citizens Advice Bureau) require ample space to park in the area of the Clock Tower
- It should have a physical distance from other structures to emphasise its presence, the trees that will be adjacent to the clock tower will invariably dwarf it

- The artists Impression provided with the Rediscover Mitcham survey was misleading as it illustrates an over-sized Clocktower.
- 5.3 Two of these letters, while objecting to the relocation of the Clock Tower, do give support to the proposed restoration plans.
 - 5.4 Three letters were received which support the scheme as it will enable development of a ' bus street' which will help local businesses which have suffered since the streets were pedestianised
 - 5.7 English Heritage has been consulted as to any archaeological interest there may be in this site and consider the proposal to be low impact.
 - 5.8 English Heritage has been consulted in regard to the listed building consent and has advised that this application should be determined in accordance to national and local policy guidance.
 - 5.9 Future Merton – Transport Planning.
No objections to proposals.
 - 5.9 Merton Highways
The Highways Officer supports the relocation as part of the wider scheme.
 - 5.11 Future Merton - Conservation Officer
The conservation Officer has commented that she has no objection to the re-siting of the Clock Tower and welcomes its restoration.
 - 5.12 Development Control - Tree Officer
The relocation of the Clock Tower is not responsible for any need to remove trees.
 - 5.13 Future Merton Regeneration Comments

The significance and role of the clock tower as a community focus has been recognised throughout the planning of the Rediscover Mitcham project and the proposed location has been designed specifically around the focus of the Clock Tower within the context of a revitalised town centre.

As such, the restoration and relocation of the clock tower should be considered in the context of the Rediscover Mitcham town centre improvement scheme, a multifaceted improvement regeneration programme with community and support measures.

Phase 1 of the scheme, relating to the works in the Fair Green area, has been approved by the council and works are due to commence early in 2014. The works are intended to introduce a number of changes in the area, including the introduction of a new market square, a perimeter street to provide short-term access for shopping and parking, new paving, lighting and seating. In addition, the green space itself will become two district areas; the main area of Fair Green to the

west that will be used for community events and informal usage, with seating and a water feature, whilst a more formal garden space will be located immediately to the south of the market square and will include the Clock Tower.

The new setting will include a new garden area, with formal paths, trees and seating, and will provide a suitable location where the clock tower can be accessed and enjoyed. The improved setting will enhance its role as a focal point and community asset.

As part of the second Rediscover Mitcham consultation the following question was asked:

Q. Do you agree or disagree with the proposal to create a formal garden with the Clock Tower at its centre piece.

In response, 66% of respondents strongly agreed to this proposal and 20% slightly agreed, whilst 3% slightly disagreed and 7% strongly disagreed.

The strong public endorsement of this element of the scheme has helped shape the wider Rediscover Mitcham proposals.

In terms of future remembrance events, whilst the new circle around the clock tower has reduced in size, the three paths leading to it, along with the perimeter path, will still offer good sightlines. The combined space of the viewing zones from the new circle and paths will be in excess of the area of the existing circle.

6 POLICY CONTEXT

- 6.1 The National Planning Policy Framework [NPPF] was published on the 27 March 2012 and replaces previous guidance contained in Planning Policy Guidance Notes and Planning Policy Statements. This document is a key part of central government reforms ‘...to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.2 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so.

- 6.3 Pertinent to the assessment of the applications is paragraph 126 (Conserving and enhancing the historic environment) which states that local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.

The London Plan [July 2011].

- 6.4 The relevant policies in the London Plan [July 2011] are 2.16: Strategic Outer London Development Centres; Policy 7.8: Heritage Assets and Archaeology

Policies retained in Adopted Unitary Development Plan [October 2003]

- 6.5 The relevant planning policies retained in the Adopted Unitary Development Plan [October 2003] are BE.5: Listed Buildings' Maintenance and Restoration; BE.7 Listed Buildings; Alterations and Extensions; BE.8: Setting of Listed Buildings, ancient monuments, historic parks and gardens and the wider historic landscape; BE16 [Urban design]; BE22 Design of new development; BE.33: Street furniture and materials L.15: Protection of facilities; NE.11: Tree Protection; TC.4: Town Centre Management;

Policies within the Merton LDF Core Planning Strategy [July 2011]

- 6.6 The relevant policies within the Council's Adopted Core Strategy [July 2011] are; CS2: Mitcham Town Centre; CS7: Centres; CS 12 Economic Development; CS 13 Open Space, Nature conservation, Leisure and Culture; CS 14: Design.

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include the setting and restoration of the listed structure, design and impact on visual amenity and the function of public spaces and loss of trees,
- 7.2 LDF Core Planning Strategy policy CS.2 states, as one of its key objectives, to improving the overall environment of Mitcham town centre by enhancing the public realm, improving public spaces and connectivity to the town centre. The proposed relocation of the Clock Tower is part of a larger scheme intended to regenerate Mitcham Town Centre in order to simulate business and provide an improved Town centre for the residents of Mitcham.
- 7.3 The Clock Tower is currently sited on the route of a proposed new bus lane; therefore its relocation is integrated into the wider scheme. The submitted Arboricultural Report and Design and Access statement do not exclusively deal with issues relating to the relocation of the Clock Tower but report on the wider scheme which includes the proposed

new bus street. Nevertheless, the movement of the clock tower to a specifically designed, lit and landscaped garden space can be assessed on its merit in terms of planning control.

Restoration of Clock Tower, design of works and impact on surrounding area.

- 7.4 Adopted UDP policy BE.5 states that in seeking to ensure the preservation of listed buildings/structures the Council will encourage their maintenance, repair and restoration. BE.8 requires that in considering the design of development, special regard will be had to the desirability of protecting the setting of listed buildings. Policy BE.33 states that the council will endeavour to use ' paving materials and details that will contribute to the image of the locality' and 'in the vicinity of listed buildings special attention will be paid to the existing character and appearance of areas and where possible the Council will endeavour to re-introduce materials and details or appropriate alternatives.
- 7.5 The replacement plinth will result in the tower rising to a height of 3.4m. (currently 3m). the original colour will be restored, the (non original) clock hands will be replaced and reproduction replacement gas lamps will be installed (power to be advised). The 2 step plinth will be replaced with a concrete 3 step plinth with granite cladding.
- 7.6 The restoration of the clock is welcomed and meets the objectives of policy BE.5 of the UDP.
- 7.7 The surround, which incorporates seating and up-lighting, is a welcome addition to the setting of this listed structure which has become a focal point in Mitcham Town Centre.
- 7.8 In this case the original siting of the Clocktower was not in an area that could serve as a meeting point. This use, as a venue for religious and Remembrance Day Services, came about as a result of the relocation to its present position which allows for large gatherings of people. However, it is not a war memorial and the hard and soft landscaping scheme into which the Clock Tower would be located has been designed to fulfil a wider civic function and is addressed below.
- 7.9 Policy L.15 states that the council will not grant permission for development that will result in the loss of religious facilities in use by the community. Correspondence received in support of the scheme dismisses the use of the Clock tower as a meeting point as a 'one occasion a year'. It should be noted that this venue, as well as being used for the commemoration service for the victims of past wars, is also used for Easter & Christmas events (Carol singing), for the Hope Bus to help the local community and for individual ceremonies exclusive to the residents of Mitcham.
- 7.10 The relocation of the Clock Tower still allows for it to remain a focus for these events and ceremonies fulfilling the wider civic function

objectives which flow from policy L.15. The Clock Tower will sit within a garden space but with paths and a new streetscape which will allow visibility of the clock and participation in events as before. Thus, the proposals, when considered in the overall context of the streetscape improvement works, would provide an appropriate setting both for the listed Clock Tower and meet the design objectives of policies BE.8 and BE.33

Trees and landscaping

- 7.11 UDP policy NE.11 states that development will not be permitted where it would damage or destroy one or more trees unless removal is necessary in the interests of good arboricultural practice or the reasons for the development outweigh the amenity value of the trees.
- 7.12 An arboricultural report has been submitted which refers to the 'Rediscover Mitcham' scheme. Contained in this report is a reference to 2 (Lime) trees which will be affected by the landscaping surround of the relocated Clock Tower. The report concludes that the row of Lime would be well served by some selective removal to ensure the surviving trees grow to their full potential. The Arboricultural Manager has commented that the moving of the clock is not altogether responsible for the removal of the 2 Lime trees. New trees are scheduled to be planted as part of the greater 'Rediscover Mitcham' scheme.
- 7.13 The D&A statement asserts that one of the key objectives of the relocation of the Clock Tower is to ensure that the clock tower is accessed and enjoyed. The current location is considered to 'poorly lit and the clock 'lost' within the wider townscape and part of the wider street clutter'
- 7.14 The landscaping scheme surrounding the relocated clock is a direct replication of the current 'star' setting and incorporates lighting and seating. This seating and landscaping will provide opportunities to sit and relax in the vicinity of the tower that currently do not exist at present.
- 7.15 Thus, while the development itself does not necessitate the removal of the trees, their removal, as part of the overall works within which the clock tower is to be relocated, and which will have a positive impact on the public realm in Mitcham are considered justified when judged against adopted policy. The hard and soft landscaping provides an appropriate setting for the listed structure fulfilling the requirements of UDP policies BE.8.

Archaeological Impact

- 7.16 The area is a designated archaeological priority zone. English Heritage has been consulted and has commented that the proposal would be considered to have a low impact on potential buried archaeology and that no further assessment will be necessary.

8. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Levy

The proposed development is not liable to pay the Mayoral Community Infrastructure Levy [CIL].

9 CONCLUSION

Application (A)

9.1 The proposed development meets the objectives of policy CS 2 of the Core Planning Strategy which is committed to the regeneration of Mitcham Town Centre and BE.5 of the UDP which encourages restoration of listed structures.

9.2 The new location would provide a seating area enabling a wider use of the area than its current location. Although the loss of trees is regrettable the Arboricultural report has flagged up the need to reduce the number of trees in order that remaining trees grow to their full potential. The proposed scheme will achieve this objective

Application (B)

9.3 The proposed restoration of the listed structure is welcomed. The proposed relocation would not diminish the historical association of the structure with the town centre. The hard and soft landscaping scheme into which the Clock Tower would be relocated would provide a suitable and appropriate setting for the listed structure. The listed building proposals would fulfil the objectives of both national and local planning guidance and policies pertaining to heritage assets.

RECOMMENDATION

(A) GRANT PLANNING PERMISSION subject to conditions.

1. A1 - commencement of development
2. A7 - approved plans
3. B1 - materials to be approved (need to be specific is this the plinth – prior to implementation of works)
4. B4 - details of surface treatment
5. F1 - landscaping/planting scheme (prior to
- 6 F2 - landscaping (implementation)
- 7 FP5 - Tree protection
- 8 F11 - Specific tree replacement

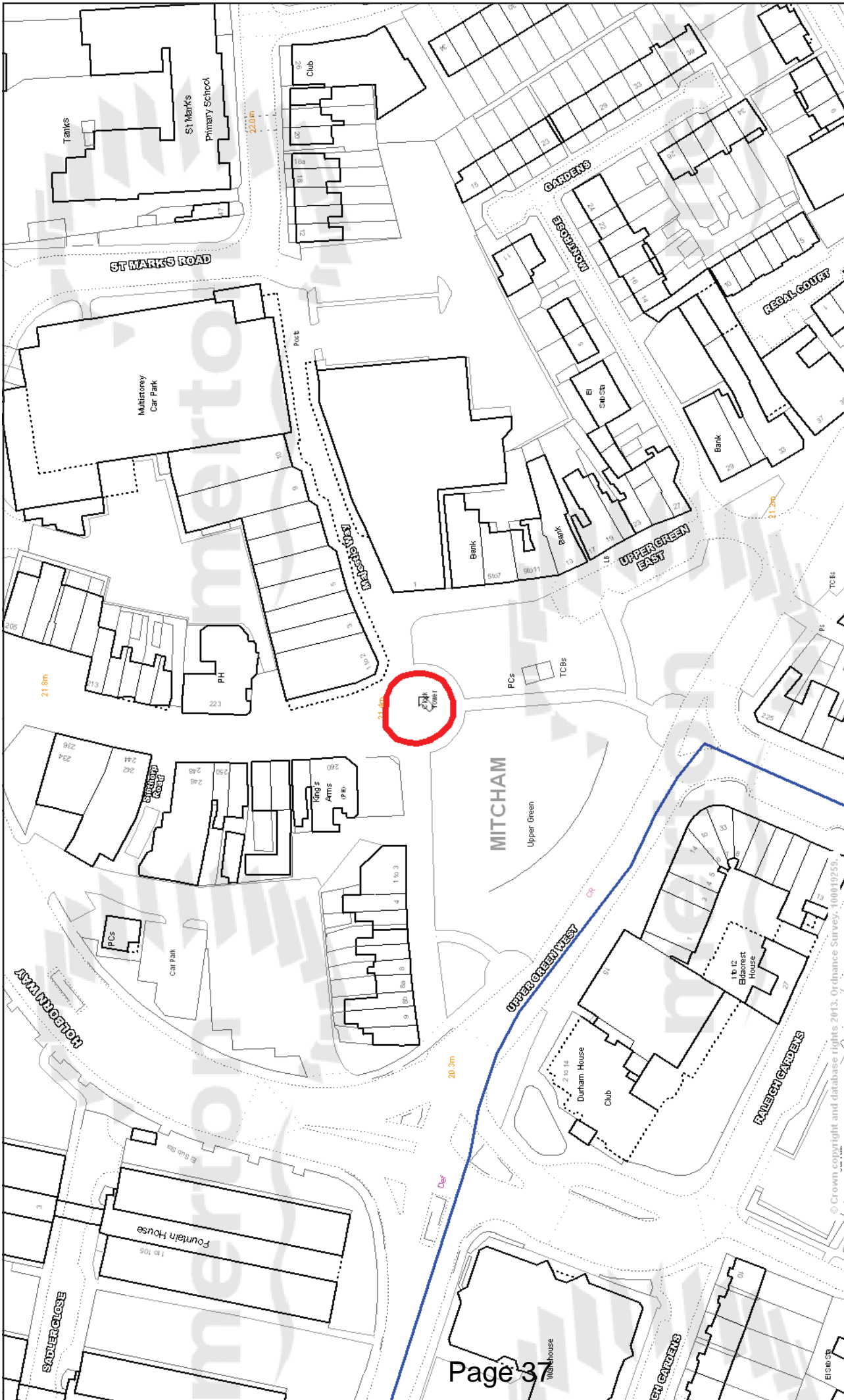
Informatives

INF12 works affecting the public highway

(B) Resolve that had the Council been able to determine the application it would have granted listed building consent and to advise the DCLG accordingly.

- 1) A.5 – listed building consent time limits
- 2) A.7 – approved plans and documents

3) N1 – start on site (listed building)



London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

Scale 1/1250

Date 26/11/2013

Clock Tower Mitcham

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DEVELOPMENT CONTROL

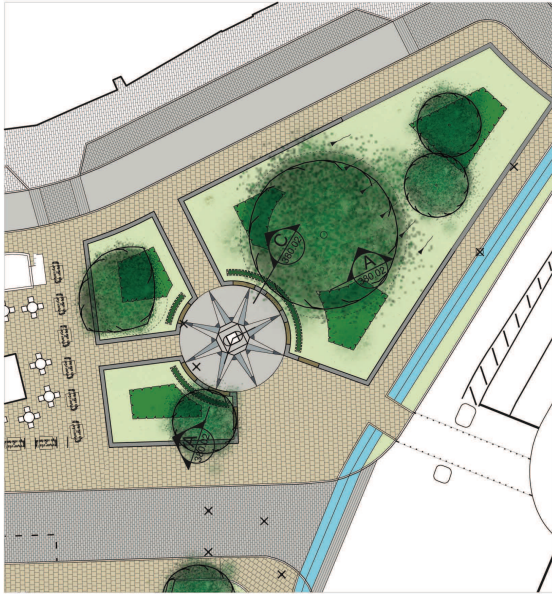


Relocation of Mitcham Clock Tower

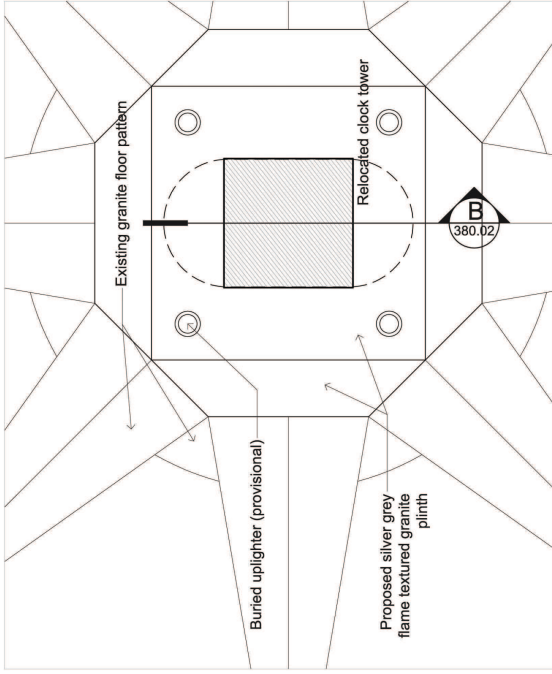
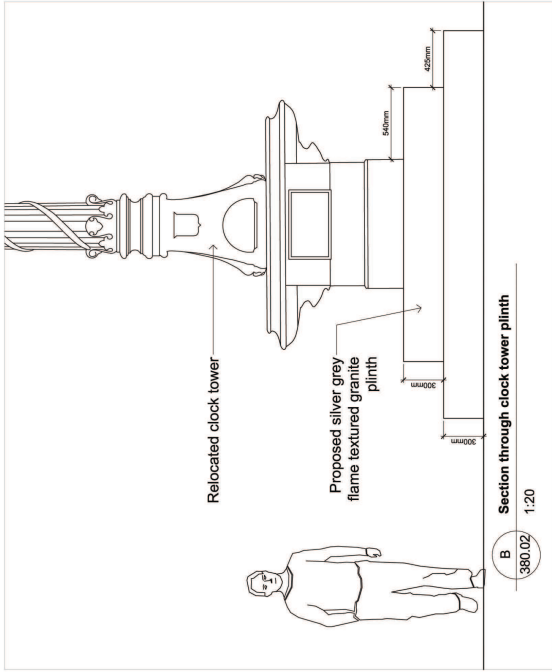
Showing current town centre road layout

London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

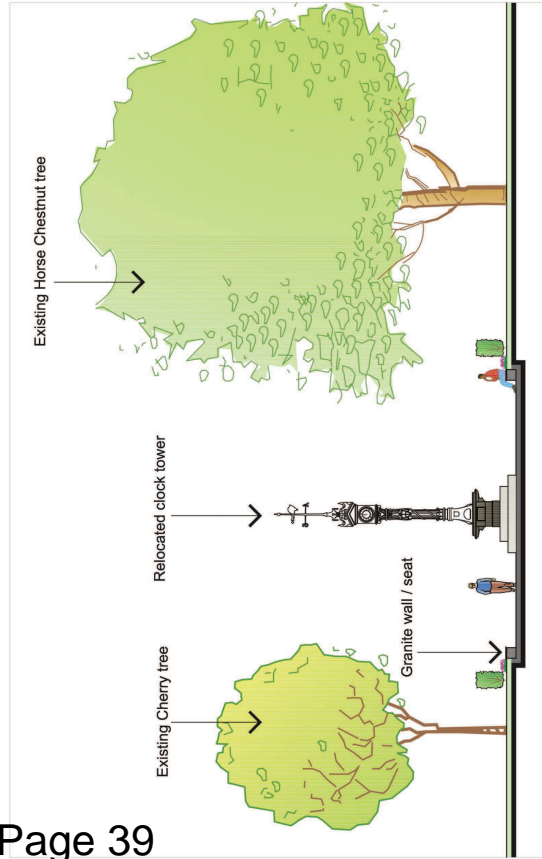




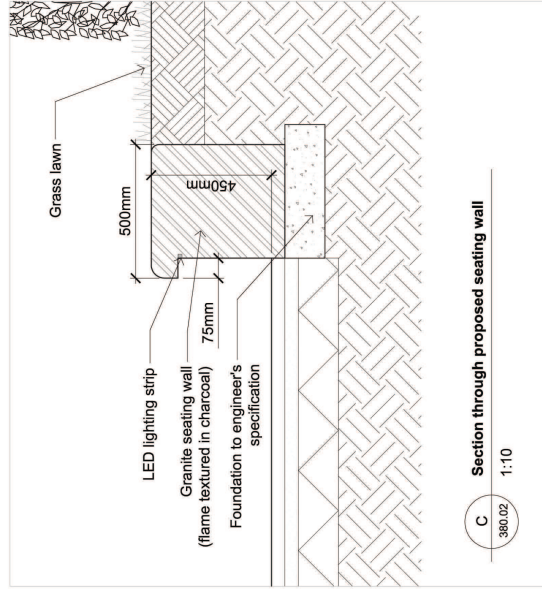
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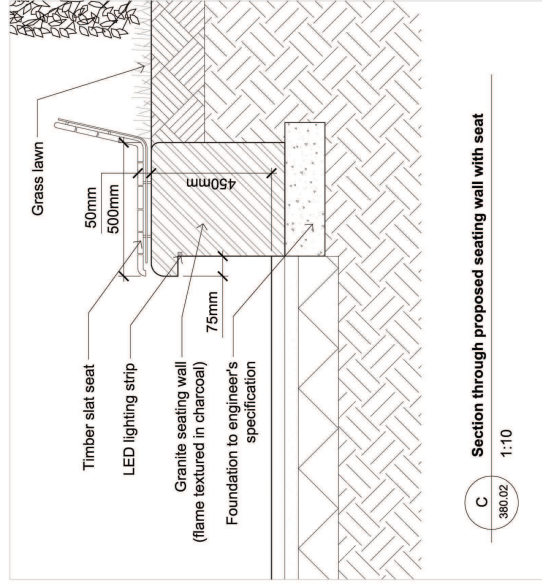
Detail Plan - 1:20@A1



Section A-A - 1:100@A1



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C 380.02 1:10

Mitcham Clock Tower – Restoration and Relocation Design and Access Statement. V2

Prepared by

London Borough of Merton.

Project Manager, Rediscover Mitcham.

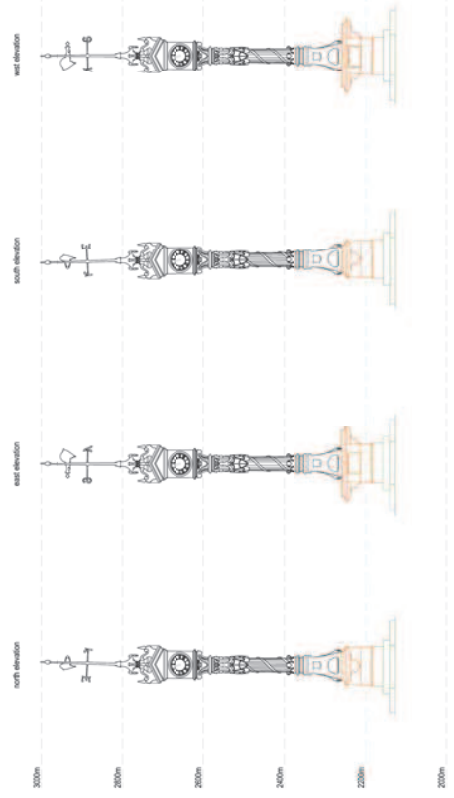
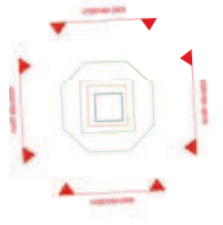
1. Introduction and Background

This document sets out the key considerations as to the proposal to move the Clock Tower to a new location. The Clock Tower is a Grade II listed building. It is not situated in a conservation area.



Photo 1: The Clock Tower with surrounding paving pattern in current location

Diagram 1 sets out an elevation drawing of the Clock Tower.



NOTES:
 1. All work shall be completed in accordance with the contract documents.
 2. All work shall be completed in accordance with the contract documents.
 3. All work shall be completed in accordance with the contract documents.

<p>Project Title: Micham Fair Green Clock Tower</p> <p>Client: SECS</p>	<p>Contract No: SECS/08/001</p>	<p>Scale: 1:100</p>	<p>Sheet No: 100</p>	<p>Revision:</p>	<p>Issue No: 01</p>	<p>Date: 20/03/2018</p>	<p>Author: ...</p>	<p>Checked: ...</p>	<p>Approved: ...</p>	<p>Company: Phillip Cave Associates</p>		<p>Project Title: Micham Fair Green Clock Tower</p> <p>Client: SECS</p>	<p>Contract No: SECS/08/001</p>	<p>Scale: 1:100</p>	<p>Sheet No: 100</p>	<p>Revision:</p>	<p>Issue No: 01</p>	<p>Date: 20/03/2018</p>	<p>Author: ...</p>	<p>Checked: ...</p>	<p>Approved: ...</p>	<p>Company: Phillip Cave Associates</p>	<p>Project Title: Micham Fair Green Clock Tower</p> <p>Client: SECS</p>	<p>Contract No: SECS/08/001</p>	<p>Scale: 1:100</p>	<p>Sheet No: 100</p>	<p>Revision:</p>	<p>Issue No: 01</p>	<p>Date: 20/03/2018</p>	<p>Author: ...</p>	<p>Checked: ...</p>	<p>Approved: ...</p>	<p>Company: Phillip Cave Associates</p>

The proposal should be seen in the context of the 'Rediscover Mitcham' town centre improvement scheme which is a multifaceted regeneration programme with community and business support measures.

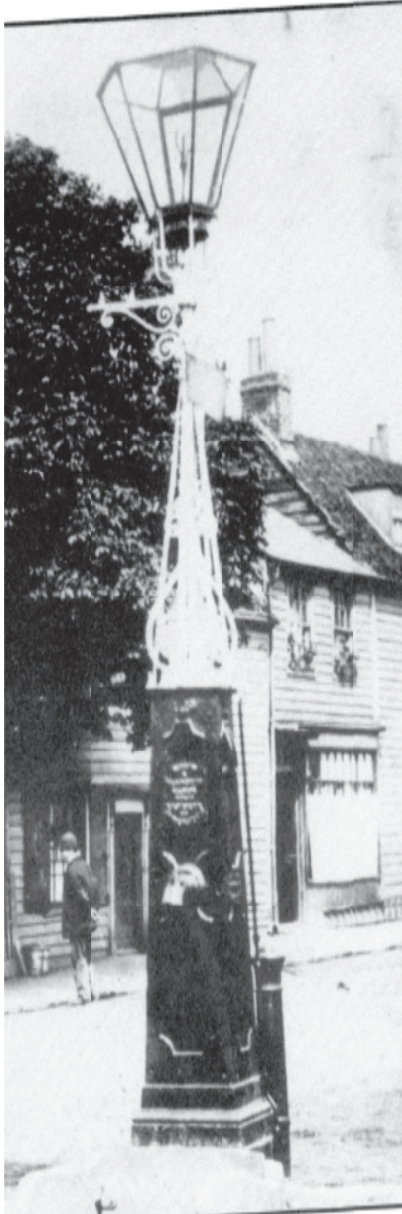
Rediscover Mitcham aims to enhance business opportunities and create a vibrant town centre. This is partly through a series of events and initiatives to bring people to the town and to give businesses the capacity to explore marketing opportunities, and partly through redesigning the physical layout and urban realm of the area.

The core strategic objectives are around improving the accessibility and attractiveness of the Fair Green. This recognises that the Fair Green is the 'heart' of the town centre physically and also in terms of the identity of Mitcham. As such a number of pedestrian and cycling enhancements to increase the connectivity of the area are proposed primarily around the main junctions and routes to/ through the Fair Green. In addition it is proposed to reintroduce buses into the currently pedestrianized London Road section between Upper Green and St Marks Road, with the objective of increasing footfall (estimated at 6000 extra pedestrian trips per day) in this area to the benefit of local shops, businesses and general vitality. There will also be a one way circulatory street around the perimeter of the Fair Green to allow short term parking and loading in support of shops and the operation of the local market. The area will benefit from a general upgrade to include new paving and street furniture.

The market area will be upgraded with a separate (and yet to be agreed) proposal for a fixed canopy to allow for longer operation and weather protection. The market will also benefit from a small coin operated toilet, new paving, lighting and electrical points for traders.

The green space itself will become 2 distinct areas. The main Fair Green will be an area mainly for community events and informal usage, with seating and a water feature. A more formally laid out garden space will be located immediately to the south of the market and in this space it is intended to relocate the Clock Tower.

2. History



Picture 2 – The old Village Water Pump and Street Light in the first half of the 19th Century

The ornate Victorian clock tower was originally constructed on the former site of the village water pump as shown in Picture 2. Gas lighting came to Mitcham in 1849 with the opening of the Mitcham Gas Light and Coke Company works in Western Road. At this point the pump was topped with a lamp lit by an open gas jet. The Salvation Army regularly met here on Sundays. The pump was also a rallying point for open-air orators, evangelists and local politicians. In 1898, the pump was replaced with an

ornate cast iron column incorporating a drinking fountain. This was supplied with mains water and supported a clock lit by four gas lamps, topped by a weathervane. Funded by public subscription and designed to commemorate Queen Victoria's Diamond Jubilee, the new clock tower was formally opened in November 1899 by James Salter White, chairman of the Croydon Rural District Council.



Picture 3 shows the new clock tower being unveiled in November 1899

During its early history, the clock tower was often the cause of some confusion – not least because its four clock faces often showed different times. At one stage they started to run backwards as condensation affected the internal mechanism. Since it was converted to electricity the Clock has continued to keep good time. The integral drinking fountains went out of use following World War II.

The Clock Tower has been moved on a number of occasions in its history, most recently in 1994 as part of the pedestrianisation scheme facilitated by Holborn Way (the town centre bypass) and closed part of London Road to traffic. It is worth noting that there was significant opposition to moving the Clock Tower to its current location as evidenced by petitions to the council and public meetings. The loss of historical continuity was one of the key reasons for objections.

3. Features of Existing Site

Currently the Clock Tower is located at the intersection of Majestic Way, London Road and the currently pedestrianized areas of Upper Green East and West, immediately to the North West of the market space. The Clock is located on a bespoke granite set star shaped paving pattern and a small 2 step granite plinth. The Clock is bordered by a number of free standing seats placed in a circular location. The clock is used for wreath laying and generally wreaths are in evidence most of the year. A number of original features of the clock are either not in situ or non operational. The clock mechanism itself has stopped working and this is understood to be part of a pattern of unreliability over a number of years. Currently the time is shown at 11 o'clock since the Remembrance ceremonies in November 2012. There is also historical evidence of 4 gas lamps attached to the clock tower at times in the past, but post war pictures do not include these gas lamps and they are presumed

lost. The clock tower originally features a drinking water fountain which may reflect its original location close to the town's water pump, however this is now no longer in use.



Picture 4 – The Clock in its current location on Fair Green/ London Road

The paintwork is white with a black base. There is only minor evidence of weather damage. It is not known if the weather vane was ever functioning as such, however in any case it currently does not operate.

The area is poorly lit. There are no street lights 24m to the east, 56m to the south, 86m to the west 18m to the north. This creates a 'dark zone' of which the clock tower is at the centre.

The surrounding green areas are disconnected from the clock tower providing no natural means of access to it. The area is one of relatively high footfall being at the end of the most successful retail area of the Fair Green (Majestic Way) however the recent closure of McDonalds has negatively impacted the overall activity levels in the area. Immediately to the NW of the clock tower is an impressive public house which does, together with the Clock Tower provide a historical aspect for Mitcham, however to the NE and SE, significantly less attractive buildings are in place, in one case the sheer wall of the rear of a gym and in the other the boarded up McDonalds shop front.

There is no enclosure around the clock although the tower is centred on a granite and red brick 'star' shaped paving pattern that creates the idea of the clock as focal point within the open space.

The current location is characterised by a very large open space with the clock 'lost' within the wider townscape. This creates the paradox of the clock which is highly visible but very much part of the wider street 'clutter'.

The current operation of the town centre, which includes informal loading for the market as well as vehicles using the pedestrian space for ad hoc purposes, makes the clock vulnerable to damage. As such the overall sense is of the clock lacking status and respect as well as providing a focus for the town centre.

4. Access

There are 2 reasons behind the proposal to relocate the clock

- a) The clock has to move as part of the town centre improvements
- b) It is desirable to move the clock to a more appropriate location both in itself and in support of the wider town centre improvements

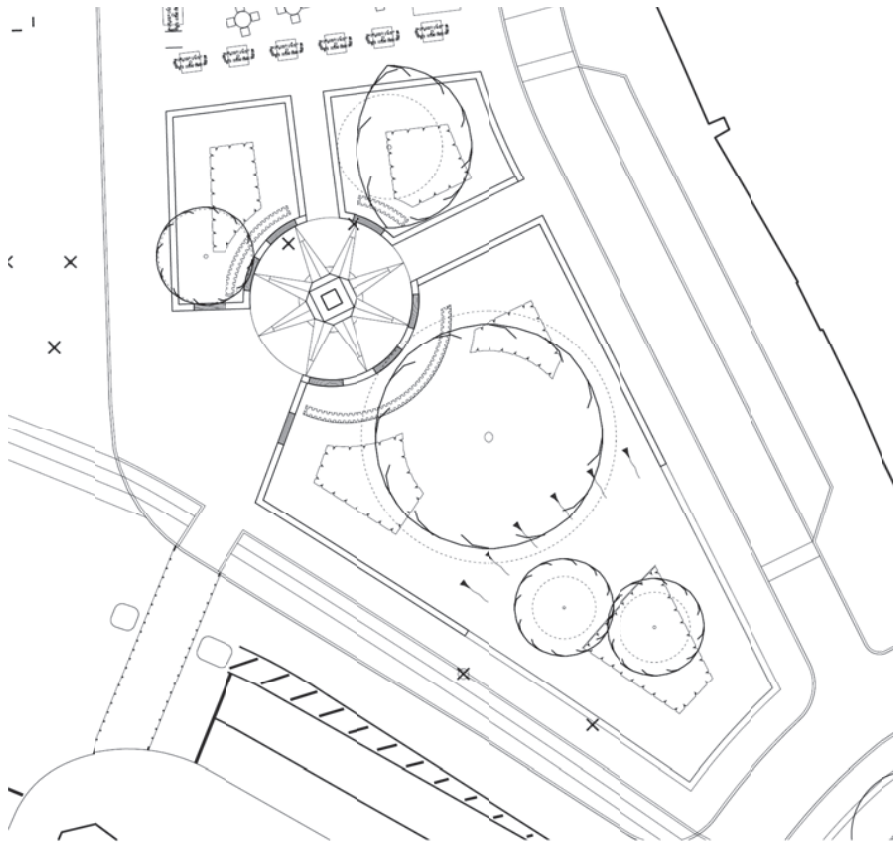
The key issue is that the town centre street layout is changing as a consequence of Rediscover Mitcham and therefore the evaluation of the new location of the Clock must be in the context of this new layout. The existing location is not appropriate in the context of the Rediscover Mitcham proposals. Primarily this is due to it being in the centre of the planned bus lane.

As can be seen from the layout plan Diagram 2 below the clock tower is moved to a new setting in a new garden area with formal paths, trees and seating. This purpose designed area which will become a hub for the new town centre as its location is on key desire and sight lines into and around the Fair Green.



Diagram 2 - Location Plan

Diagram 3 – Specific Location Plan



One of the key objectives of the relocation is to ensure that the Clock Tower is accessed and enjoyed. The Clock Tower is placed in centre of a series of pathways, of a York Stone construction and at least 2m wide and suitable for wheelchair and buggy users.

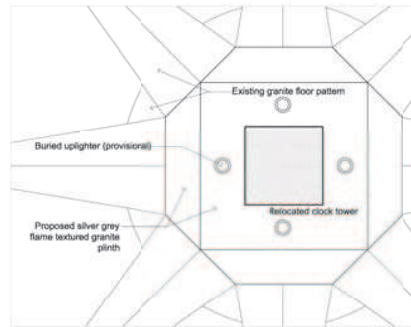
Sight lines to the clock tower will be clear from the east and west directions where there will be vehicular traffic (buses are to the west and cars to east).

To the south the Tower will be framed by the attractive horse chestnut tree and to the north the clock tower will be visible from within the market canopy and through the central 'walkway' between the market stalls.

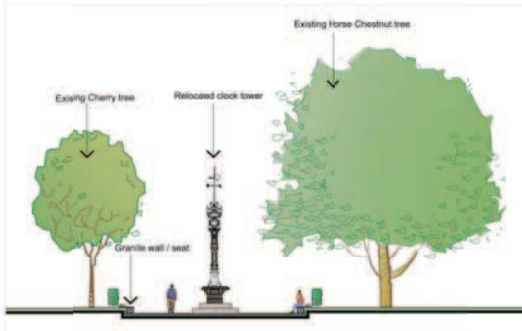
The following diagram 3 sets out the Clock Tower within the context of these trees and the new proposed plinth



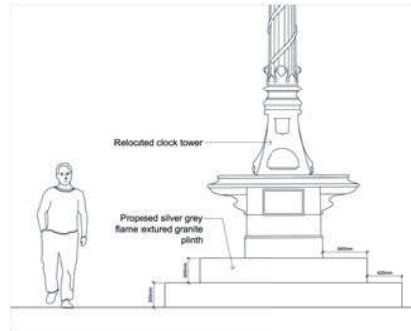
Location Plan - 1:250@A1



Detail Plan - 1:20@A1



Section AA - 1:100@A1



Detail Section - 1:20@A1

The pathways are bounded to the north by the market square and toilet facility, with a direct through route to the Clock Tower. On the market square will be a fixed canopy to provide weather protection for the market traders and encourage greater use of the market.

This canopy will be of an elevation of approximately 7.25m at the apex with a clearance of at least 4m from the street level to the edge of the side panels. The side panels will help define the physical extent of the market and help temper wind movement through the structure. This canopy will be designed in a style consistent with the historical context of the area. The architects have stated

“Our design references Mitcham’s heritage more directly, in a way that creates a structure that is arguably more fitting to a historic area, but realised in a contemporary way. We are not proposing a pastiche, but a design that enjoys the decorative heritage and realises it with contemporary fabrication technologies. This structure would complement a key Mitcham landmark, the Victorian clock tower.”

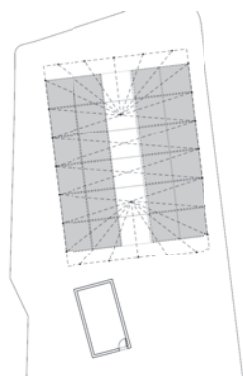
An illustration of the canopy is set out below (this is still subject to agreement from planning)



Between the clock and the canopy, is proposed an external food area, café building, café seating area, public toilet building and a row of pleached trees enclosing the space. There will then be a couple of trees in part of the formal landscaped space. Exiting from the south side of the market canopy, there will be reasonably clear views of the top third of the clock tower. This could encourage people to walk

through the café area to explore the formal garden. Similarly, the top of the market canopy should be visible through the foliage, from within the formal garden and act as a draw northwards

The market stalls themselves are to be laid out in a 2 block structure to allow direct passage through the market toward the clock tower



To the east a semi formal crossing is in place across the perimeter street. To the west the paths emerge at the bus street which at this point will be at the same level as the footpath, creating the sense of a 'shared surface'. To the south a garden area is provided with a direct through route to the town centre toward Three Kings Piece. The location of the clock tower is on a key 'desire line' from the market/Majestic Way to the Post Office and bus stops on Upper Green East. This is facilitated by the relocation of a pedestrian crossing across Upper Green East to opposite the post office therefore encouraging greater footfall past the Clock Tower as currently there is no direct crossing at this point.

Short term car parking is provided immediately adjacent to the Clock Tower on the Perimeter Street and cycle access will also be facilitated by the Perimeter Street as well as the bus lane. Buses will be stopping in new locations on London Road (currently pedestrianized area) with bus stops northbound on the main Fair Green side (29m from Clock Tower) of the road and southbound adjacent to the former McDonalds (67m from Clock Tower).

There will be cycle parking in the vicinity of the Clock Tower and the area will be covered by CCTV.

5. Wider Context

Moving beyond the immediate Fair Green, the wider scheme diagram sets out the overall context of the proposals in terms of general upgrades to accessibility on the routes into the town centre. The core principles of the overall scheme are

- To increase pedestrian access to and from the Fair Green through reducing and rationalising key disconnection points in particular the Western Road junction

- To facilitate multi modal access to the key shopping areas of the Fair Green through the provision of bus, cycle and vehicular routes
- To provide for short term parking and loading in areas where this would benefit the usage of the town centre
- To enhance public convenience through the provision of such items as benches, public toilet and improved lighting
- To upgrade the overall public realm in the town centre through new paving materials and well considered and designed spaces and features
- To increase the feel of vitality and personal safety in the town centre, particularly at night
- To improve permeability of the town through decluttering, improved signage, improved sight lines
- To enhance the character of the area as both a town centre but also a gateway to the wider green spaces of Mitcham Common through measures such as tree planting and landscaping



6 . Scale and Appearance

There is no intention to alter the appearance of the Clock Tower. The current wrought iron structure is painted in white and black but this is (from evidence from historical photographs) assumed to be non original colouring. Once dismantled the tower will be scrapped to identify the original colouring and this will be restored.

The Clock hands are not to the original design and therefore it is proposed to supplying four 600 mm dia. Stainless Steel skeleton dials, etch primed and finished in high grade black gloss. To gilding the three rings as original with 24 carat best quality extra thick, English gold leaf. In addition it is proposed to supply four sets of 'Spade' type design hands fabricated from heavy gauge copper being suitably stiffened and counter balanced. (this being the traditional design), etch primed and finished in a high grade black gloss. Finally it is proposed to supply glazed panels of 5 mm Perspex Opal 028 and secured to the dial using silicone sealant.

The Clock tower itself is currently placed on a 2 step plinth of approximately 600mm and it is intended to replace the clock tower on a new 3 step plinth of approx. 800mm to 1m in height. The plinth will be of a concrete construction with granite cladding and will be stepped to allow for wreath laying at appropriate times. The total height of the Clock Tower will be 30.4m (currently 30m) which represents a slightly increased height to the plinth.

The Clock Tower originally featured 4 gas lamps as shown in the photo below which is from the beginning of the 20th century. These gas lamps have not been in evidence for a number of years and it is assumed they are lost. The proposal will reinstate the lamps using authentic reproductions. If possible the reproduction lamps will be electric powered but if this proves impractical lighting will be provided by ambient up lighting to emphasis the character and features of the clock tower. In either case energy efficient LED bulbs will be used.



Picture 4 – Gas Lamps located on Clock

The redundant drinking water fountain will be restored to working order using an up to date and compliant water supply and tap. The tap itself will be styled to reflect the heritage of the clock tower although with sufficient resilience to withstand day to day usage.

The Clock Tower will be reset on the existing 'star' shaped granite and red brick paving pattern which will be transferred from the current location. The proposed up lighting will be set into the pattern using flush lighting units.

An historical information panel will be free standing or integrated into the surrounding seating (see below) which will contain details of the clock and other historical buildings in the vicinity.

Surrounding landscaping

The Clock will sit in a circular space (diameter 10m). The space will be bounded by low concrete walls at approximately 4-500mm in height with integrated wooden benches (some with backs) to provide for seating. As such the Clock will gain and improved status benefiting from clear views but also an improved pedestrian environment and tranquil setting. Beyond the walls will be slightly raised landscaped areas comprising of lawn and planting beds. Trees of higher value are to be retained but each will have at least 4.5m clearance from the canopy to the Clock tower which will allow for maintenance of both trees and the clock itself. The existing trees to be maintained are

- 1) Horse Chestnut tree immediately to SE of Clock
- 2) Ash 'Westhof's Glorie' immediately to north of Clock

The objective of the landscaping design is to provide an appropriate and respectful location for the Clock to sit, but also provide an area that is functional and supports the core objectives of the wider Rediscover Mitcham Scheme, in particular the provision of seating and lighting to encourage usage of the area both in terms of through pedestrian traffic and leisure/ community functions. The requirement to move the clock is an opportunity to improve its setting and role as focal point and historical asset.

The image below show the Clock Tower in its new setting



7. Historical Integrity

The proposal retains the historical integrity of the Clock Tower which is Grade II listed. The Clock Tower has significant importance in the local area as an iconic representation of the town centre and the Fair Green in particular. The proposal will enhance this through ensuring that the Clock Tower location best reflects the new functional layout of the town centre, in particular making best use of the new landscaping features and ensuring the visibility and accessibility of the Clock Tower is maximised particularly in terms of pedestrian activity.

8. Consultation

The proposal to relocate the Clock into a new formal garden space was included within the wider "Rediscover Mitcham" consultation which involved the distribution of 25,000 leaflets around the CR4 postcode as well as extensive promotion of the consultation on social media and internet sites. The question was asked

Do you agree or disagree with the proposal to create a formal garden with the Clock Tower as its centre piece?

The following responses were received

Rediscover Mitcham 2		Frequencies	
	Weighted bases		Total bases
	Unweighted bases		
Formal Garden	Strongly Agree		969
	<input type="checkbox"/> Graph		969
	Slightly Agree		%
	<input type="checkbox"/> Graph		644
			66%
	Slightly Disagree		192
	<input type="checkbox"/> Graph		20%
		31	
		3%	
		69	
		7%	
		33	
		3%	

This shows 86% of respondents supported this proposal either strongly or slightly and 10% had some level of disagreement with the proposal.

9. Heritage Statement

Overall the proposal is line with Merton's conservation policy BE.1 within the UDP:

CONSERVATION AREAS, NEW DEVELOPMENT, CHANGE OF USE, ALTERATIONS AND EXTENSIONS.

WITHIN A CONSERVATION AREA A PROPOSAL FOR NEW DEVELOPMENT, ALTERATION OR EXTENSION TO A BUILDING OR FOR THE CHANGE OF USE OF LAND OR BUILDINGS WILL BE REQUIRED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THAT CONSERVATION AREA.
PROPOSALS

WILL BE EXPECTED TO:

- (i) RESPECT OR COMPLEMENT THE DESIGN, SCALE, FORM AND
- (ii) MATERIALS OF EXISTING BUILDINGS AND SPACES
- (iii) (ii) RESPECT STREET PATTERNS OR OTHER FEATURES
- (iv) CONTRIBUTING TO THE CHARACTER, HISTORIC VALUE OF THE AREA OR THE PATTERN OF DEVELOPMENT IN THE AREA
- (v) (iii) MAINTAIN IMPORTANT VIEWS WITHIN AND OUT OF THE AREA
- (vi) (iv) ENSURE THAT THE LEVEL OF ACTIVITY, TRAFFIC, PARKING SERVICES OR NOISE GENERATED BY THE PROPOSAL WOULD NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA

The proposal is also in line with Policy DM D3 Managing Heritage Assets of the Sites and Policies Development Plan

DM D3 Managing Heritage Assets

Planning permission will be granted for:

a) Development proposals affecting a heritage asset or its setting where they are in accordance with the following criteria:

i. Principles set out in PPS5 (or the National Planning Framework) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage Guidance; ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Study.

b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.

c) Proposals that will lead to substantial harm to the significance of or the total loss of heritage assets will only be granted in exceptional circumstances where the requirements of PPS5 (or the National Planning Framework para.184) have been met.

d) Outline applications will not be acceptable for developments that include heritage assets

A visual analysis of the Fair Green some areas to more visible from the approaching streets than others. The most visible area is that proposed for the Clock Tower. As this is the smaller part of the Fair Green, this is more appropriate for a formal contemplative space. This provides an opportunity to design a space around and specifically for the setting of the Clock Tower. At the same time the Clock Tower is at the heart of the town centre and the Fair Green yet secluded from its busiest points. It is also highly accessible being close to the market, key road junctions and pedestrian crossings, post office and local shops.

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