

Proposals to redevelop the former New Town public house



August 2014

Residential use considered more appropriate for this location

As you may be aware, we are proposing to redevelop the former New Town public house on the corner of Lind Road and Greyhound Road in Sutton.

Regretfully, the New Town pub was closed in 2013 with the support of the Metropolitan Police and Sutton Council, following a number of incidents and disturbances.

At Young's, we are committed to investing in our estate and believe that pubs play a pivotal role in the communities in which they operate. However, considering the crime, disorder and public safety issues associated with the New Town pub, we believe that the site may be more suitable for residential use.



The opinions of neighbouring residents are particularly important to us and we would like to know what you think of our plans.

When Young's took the difficult decision to close the New Town pub, we liaised with Sutton Council and the local community to secure support for a residential redevelopment scheme, which was considered more appropriate for the location.

Young's are committed to investing in their estate and believe that pubs play a pivotal role in the communities in which they operate. Unfortunately, on occasion, pubs become commercially unviable – as in the case of the New Town.

The New Town was built in the late 19th century, in what was then a working class area, featuring a large number of pubs. The property had been extended and remodelled in the 1970s and Young's looked at the possibility of converting the existing building before coming to the conclusion that redevelopment was the best option.

Winning support for the complete redevelopment of a Victorian pub was a challenging prospect. We engaged with local residents and council members, working closely with Paul Newman from Juice Architects to explain how the proposals had evolved. The redevelopment was designed to follow the footprint of the existing building, replicate some of its features and reflect its style.

Although our planning application prompted a number of letters of objection from the wider community, the neighbourhood consultation we had undertaken also demonstrated that there was significant local support for the proposed scheme.

Following extensive consultation, the redevelopment proposals to create eight flats were approved, after lengthy discussion, by committee in November 2014.

Summary of achievements

- Preparation of compelling evidence to support the application
- Preparation, submission and monitoring of the application
- Extensive consultation with council officers and members
- Liaison with other professionals involved in the project
- Responding to objector comments
- Winning support for the complete redevelopment of a Victorian pub
- Enabling the delivery of a residential development, which responded to the Central Sutton growth agenda and addressed housing supply need

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