



London Borough of Sutton

Beddington Park Conservation Areas

Character Appraisal and Management Plan

June 2021



Beddington Park Conservation Areas Character Appraisal and Management Plan

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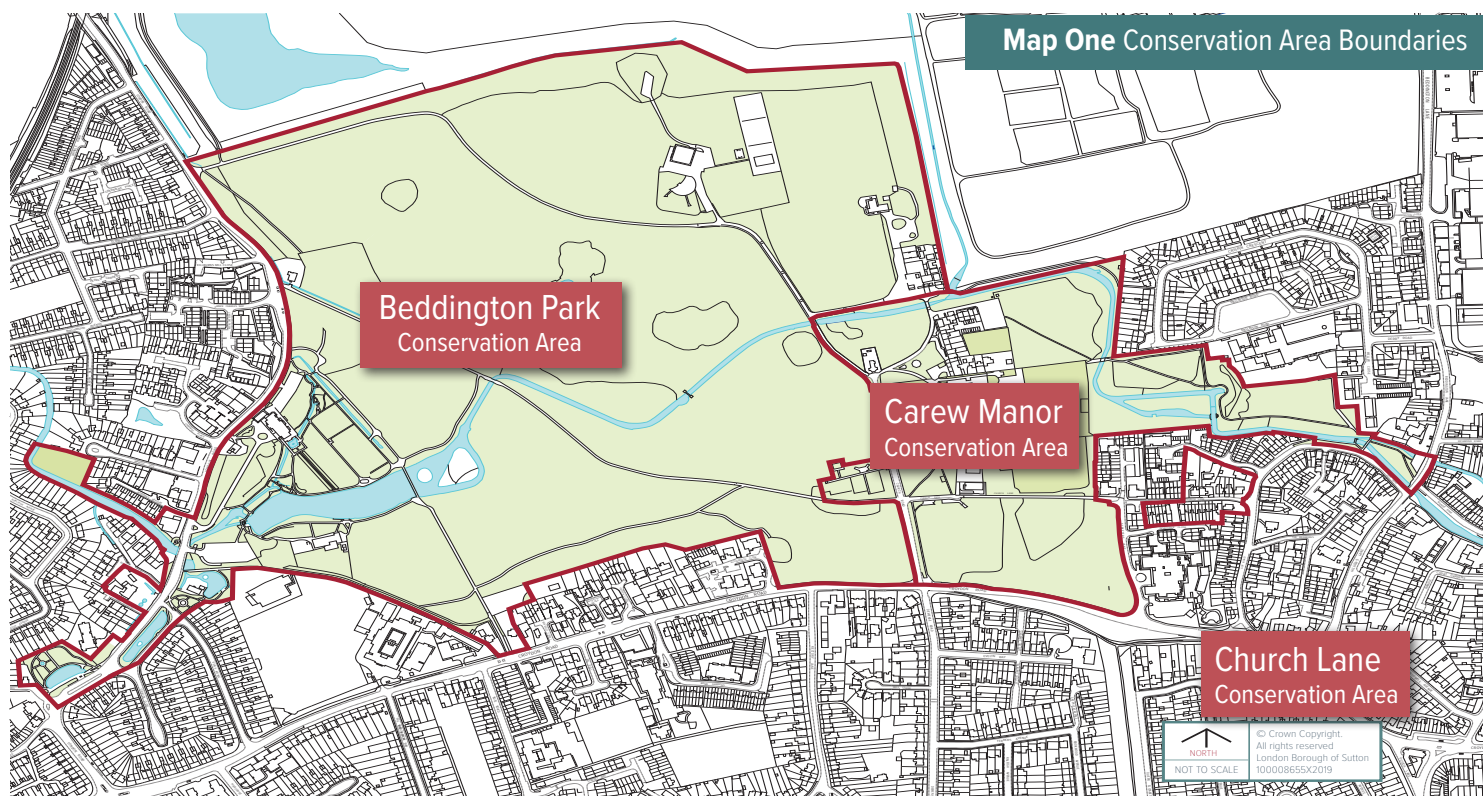
One Background



Introduction

1.1 The three adjoining Conservation Areas of Beddington Park, Carew Manor and Church Lane are located in the east of the borough, covering a large area (73 hectares) broadly enclosed by London Road, Croydon Road, Beddington Lane and Beddington Farmlands. Beddington and Carew Manor Conservation Areas include public open space at Beddington Park and The Grange, and a number of historic buildings and structures in and around Carew Manor. Both are linked by the River Wandle. Church Lane is a smaller residential area (0.8 hectares) to the east of Carew Manor.

1.2 A Beddington Conservation Area was originally designated in 1970. This was later divided into three conservation areas at Beddington Park, Carew Manor and Wallington Green in 1977. Church Lane Conservation Area was formally designated in 1994, following a study of Beddington Village and Church Lane. Beddington Village Conservation Area, which adjoins Carew Manor Conservation Area at Beddington Lane, was also designated in 1994, and has a separate Character Appraisal approved in June 2018.





1.3 Beddington Park and The Grange is a locally designated Historic Park and Garden. Beddington Park was once part of a former Tudor deer park and an 18th century designed landscape associated with the former Manor House - Beddington Park House - now known as Carew Manor. The Carew estate was sold off in the mid 19th century and the remaining parkland together with The Grange gardens and other open spaces along London Road were purchased by the Council in the early 20th century and opened to the public. Beddington Park and The Grange is also designated as Metropolitan Open Land and a Metropolitan Green Chain, part of a much larger tract of open space which extends north towards Mitcham Common and includes Beddington Farmlands, and a key space within the Wandle Valley Regional Park.

1.4 Beddington Park and Carew Manor Conservation Areas include a number of Listed and Locally Listed Buildings, including the borough's only Grade I Listed Building at the Great Hall in Carew Manor and two adjacent Grade II* Listed Buildings at St Mary the Virgin Church and the Dovecote, also a Scheduled Ancient Monument. The River Wandle is a key landscape feature flowing from the east through Carew Manor Wetlands, then north of Carew Manor and running through the centre of the park, feeding the Grange Lake before flowing north-west on its route to the Thames.

1.5 The Conservation Areas also contain some areas of housing which generally border London Road, Croydon Road, Church Road and Church Lane, including some historic houses and lodges.

Planning Policy Context

1.6 Conservation Areas are designated and maintained in accordance with the Town and Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990 and further government guidance is contained in the National Planning Policy Framework and the national Planning Practice Guidance. The legislation requires local authorities to protect and enhance areas of special architectural or historical importance through the designation of Conservation Areas and, from time to time, to review these to ensure the area and boundaries continue to reflect the reasons for their designation. Furthermore, the protection and enhancement of the character or appearance of these areas are considered when determining whether to grant planning permission for development within the Conservation Area.

1.7 Policy 30 of the Sutton Local Plan sets out the council's approach to Conservation Areas. It states:

The council will:

(i) expect development within a Conservation Area to conserve and, where practicable, to enhance those elements which contribute to the Conservation Area's special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. In considering development proposals, consideration will be given to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the Conservation Area.

(ii) not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.

(iii) expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where practicable, enhance those elements which contribute to the Conservation Area's special character or appearance.

1.8 The policy on the management of development within Conservation Areas within the Local Plan is inevitably quite general. However, this appraisal and management plan seeks to analyse the elements of local character, which make the Conservation Areas special, will be of interest to the owners of buildings and sites within the Conservation Areas and local residents and set out a checklist for their conservation and enhancement.

Purpose of the Appraisal and Management Plan

1.9 This document describes the character and appearance of the Beddington Park, Carew Manor and Church Lane Conservation Areas and those buildings, open spaces and key elements that make important contributions to the historical quality of the area. In addition, it provides a checklist to encourage the enhancement of the character and appearance of the Conservation Areas, and to minimise the threats.

1.10 The appraisal also incorporates changes to the boundaries of Beddington Park, Carew Manor and Church Lane Conservation Areas including some new areas which help unify the conservation area, and some changes to omit later development that did not sufficiently hold special interest. Further details are set out in Annex 1.

1.11 The Character Appraisal and Management Plan was subject to community involvement for a six-week consultation period, from 10 February to 25 March 2021. The document was sent to interested stakeholders, made available on the council's website, presented at Beddington and Wallington Local Committee on 2 March 2021 and placed in Sutton and Wallington Libraries.



Two Historical Context

Prehistory

2.1 Beddington Park and its environs has been a focus of human activity for many centuries with archaeological investigations suggesting the area was heavily settled by the late Bronze Age. Remains of two settlements have been identified, one of the site of the Beddington Roman Villa, north-east of the Park boundary, and another at Wandle Meadows, to the north-west.

Medieval Period

2.2 At the end of the Roman period the Beddington Roman Villa went out of use, although the estate may have survived and been farmed from a nearby Saxon settlement, possibly on the site of Beddington Park Primary School. Later the land was thought to be in ownership of the church and was probably used for farming.

2.3 Beddington Church is recorded in the Domesday Book, compiled in 1086, and was attached to the manor later known as Home Beddington. It is likely that at this time there was already a house either on or nearby the site of Carew Manor. The Domesday Book also records Wallington as a Royal estate, with 11 plough teams: a large number for the period. There were medieval buildings along both sides of London Road close to the present Elm Grove park.

2.4 In 1375 the first Nicholas Carew of Beddington obtained a grant of free warren covering his own lands which would have allowed him to hunt on his own estates and may perhaps mark the creation of a deer park at Beddington. Subsequent heirs added to the estate, including the Portionary Field to the south of the park (west of Church Road) acquired as a land swap with the rector of Beddington.

The Carew Family

2.5 By the early 16th century, there was a well-established deer park which was visited by Henry VIII on a number of occasions, the Carew family being attendants at court and Nicholas (1496-1539) a close companion to the king. The Tudor manor house included the Great Hall, which survives today. The park was further enlarged at the northern end by Nicholas in 1536. The estate was later confiscated following his execution for treason in 1539. However, the king did allow Nicholas's widow Elizabeth to keep land in the Manor of Wallington.

2.6 The Carew family regained most of their former estate in 1554, following the accession of Queen Mary, having supported her throughout the reign of Henry VIII. Nicholas's son Francis added more land to the park (near Croydon Road) bringing it to its greatest extent, occupying almost all the land between London Road, Croydon Road, Beddington Lane and Mitcham Common. The site of The Grange was not included nor the land to the south of it now occupied by Wallington Boys School.



Illustration of the Great Hall c.1840



Roques Map of Surrey c.1760



The Great Hall, Carew Manor



The West Lake and House c. 1859



The East Lake and House c. 1830s



West front of house and Church c.1830

2.7 Sir Francis created an elaborate garden on the east and north sides of the house, which included a number of ornamental water features, exotic plants and an orangery said to be the first in England. These gardens have been described by Sir Roy Strong as ‘one of the great creations of the Elizabethan age’ and were visited by Elizabeth I on at least 15 occasions during her summer progresses. However, after the death of Sir Francis in 1611, the estate was divided and the gardens went into decline and had largely disappeared by the mid-18th century.

2.8 Following a long period of financial difficulties during which the deer park was reduced in size for farming, Nicholas Carew, later 1st baronet, inherited the estate in 1707. The estate had been neglected for a long period and he remodelled the park and house, including alterations to the Great Hall and a baroque facing to the house. He also undertook extensive works to the grounds, creating baroque arrangements and vistas, with axial lakes to the east and west of the house, and avenues of trees along the west lake and further avenues radiating from the west lawn in front of the house.

2.9 Sir Nicolas died in 1727, and the estate again fell into financial difficulties and neglect. In 1780 house and estate passed to Richard Gee of Orpington and later to his brother’s wife Anne Paston Gee. When she died 1828 the house was left to a cousin, Benjamin Hallowell (and later Carew), a Canadian-born admiral who had served with Nelson. The property eventually came into the possession of his grandson, Charles Hallowell Hallowell Carew. He appears to have spent a great deal of money horse racing and became bankrupt. This resulted in the estate being broken up with the park being put up for auction in 1859 and the house and gardens being sold in 1864.

Map Two Beddington and Bandon Enclosure Award Map 1820





Carew Manor c. 1855



Sale plan for 1859 auction



Former Archery and Cricket Pavilion

Sale of the Carew Estate

2.10 The house and garden was bought by the Lambeth Female Orphanage Asylum, and following a fire was partially rebuilt with two end wings and converted in 1866. Much of the garden to the east of the house was used for growing vegetables. The orphanage remained at Carew Manor until 1939 when it evacuated to Cornwall. The building was used by a number of different occupants including the Queen Mary's Hospital for Children and Wallington County Grammar School for Boys. The house was then used as a school for children with special needs, which in 2013 became the Carew Academy.

2.11 The park was acquired by Joseph Atkins Borsley, a developer and property speculator. He began to prepare the park for housing development, altering the river to reduce it to a single channel, clearing trees and laying out roads to service future development. He may also have filled the west lake. Development started in the southern part of the park and a line of large villas were built along Croydon Road.

2.12 However, the park was saved from further development in 1871 when it was bought by Canon Alexander Henry Bridges. Bridges was a wealthy local rector who lived in Beddington House which stood in Bridges Lane. He made a number of changes both to the park and to St Mary the Virgin Church set within it. He grassed over some of the recently installed roads, planted many trees, created the Balancing Pond (also known as the Stock Pond) and built new bridges over the Wandle. A keen sportsman himself, he let the northeast corner of the Park to the Beddington Cricket and Archery Club and erected a pavilion to the design of Joseph Clarke, a gothic revival architect. Clarke also designed East Lodge at the entrance to the park and the lych-gate to the new graveyard which Bridges had given to the church.

Map Three 1867-1884 Ordnance Survey Map



Acquisition of the Park by the Council

2.13 Following Canon Bridges death in 1891 the park was gradually sold off to local interests. The Warren and Paddock were bought by Beddington and Wallington Urban District Council in 1904 and 1915 respectively. The area west of Carew Manor was bought by George Payne, a sweet manufacturer with a factory in Beddington. The western and southern ends of the park were bought by William Mallinson who also owned adjacent property at The Grange. In the 1920s Beddington underwent rapid suburban development and there developed a need for more public open space. The Council continued to acquire parts of the Park in a piecemeal fashion and formally opened it to the public on 27 June 1925.



St Mary the Virgin Church and churchyard extension 1964

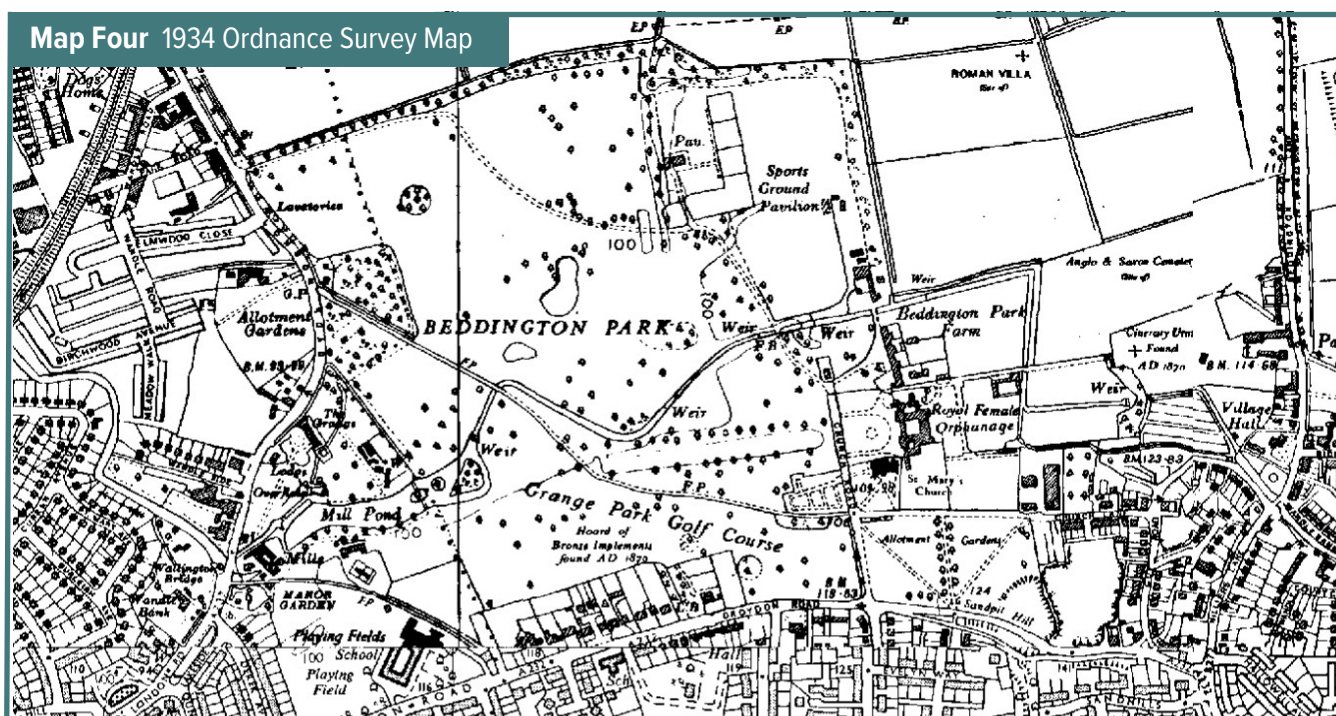
2.14 In the 1920s the area to the north of the houses along Croydon Road was laid as a golf course. Some of the bunkers still remain grassed over in the park. The Grange and the south and west parts of the former deer park were not added until 1935. The area north of Carew Manor by East Lodge, the Dovecote and Beddington Park cottages were acquired in 1936.

2.15 The broad layout and structure of the Park has largely remained the same under the Council's ownership. During World War II a number of sporting activities such as the golf course ceased, and several areas were used for wartime allotments. The churchyard extension west of Church Road was acquired in 1966.

2.16 Today the Park continues to be a well-used public open space, providing a range of community and leisure facilities, together with opportunities for informal recreation and nature conservation. From 2017-2019 the Council carried out a number of projects to restore, conserve and enhance the Park funded by Heritage Lottery Funding 'Parks for People'. Improvements included restoring heritage features in the form of both built structures and historic landscapes and planting. Projects included repairs to Canon Bridges Bridge, restoration of elements of Smee's Victorian garden, and succession tree planting to reinforce and restore 18th century designed avenues.



Map Four 1934 Ordnance Survey Map



Land around Beddington Park

2.17 The historic parkland of the deer park is complemented by several smaller sites at its peripheries which have developed separately and add to the diversity and historic interest of the area.

The Grange

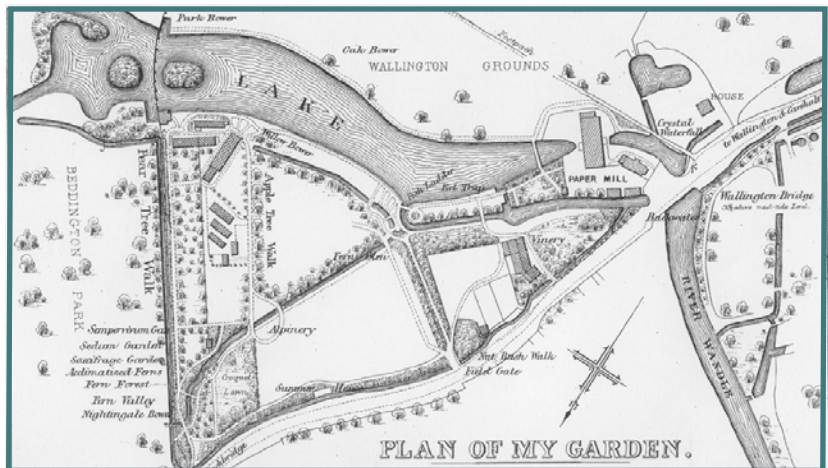
2.18 The area to the west of the park fell within the manor of Wallington and was outside the boundary of the Carew deer park. During the 18th century, the triangular area between London Road and the lake was managed as a wet meadow and may have been used for textile bleaching, once a major industry along the Wandle. Alfred Smee, Surgeon to the Bank of England, bought a plot of land to the west of the Lake and developed an elaborate garden at The Grange gardens from the 1860s.



Illustration of Valley of Ferns from Smee's *My Garden* (1872)



The Grange c. 1935-1960



2.19 His son, Alfred Hutchison Smee built a house on the site, later bought by timber merchant William James Mallinson who also made a number of alterations to the garden. In 1935 the house and grounds were bought by Beddington & Wallington Urban District Council and the gardens became public. The house was used for a number of purposes including a clinic, a library and a venue for wedding receptions. It was destroyed by fire in 1960 and later rebuilt in Modernist style with a car park provided on part of the north lawn in the later 1960s. It has been in use as a restaurant / function rooms for many years.



The Grange building c.1966

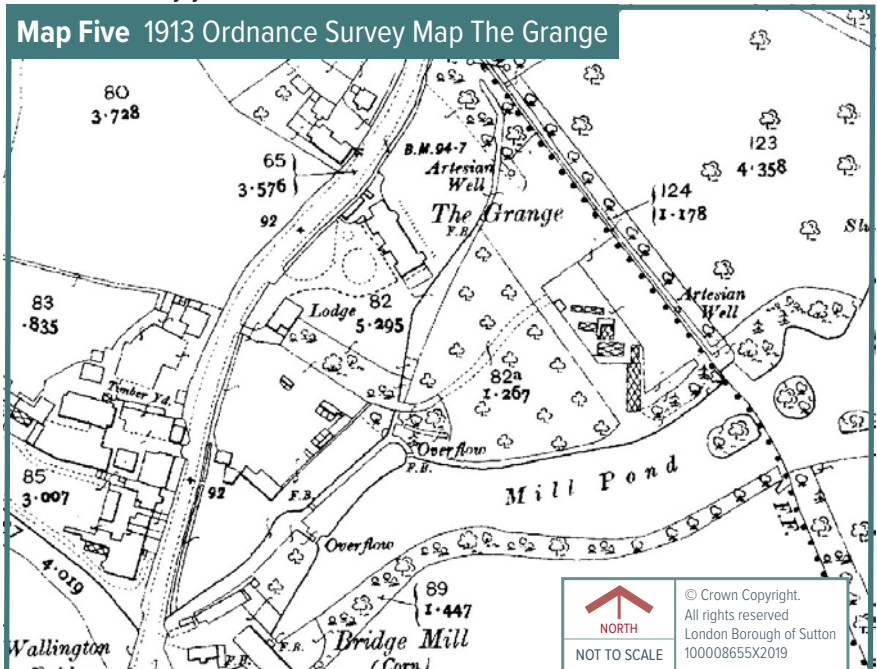


Illustration of Pear Tree Walk from Smee's *My Garden* (1872)



Wandle Bank 284 London Road



Wallington Manor House



Elm Lodge, Butter Hill



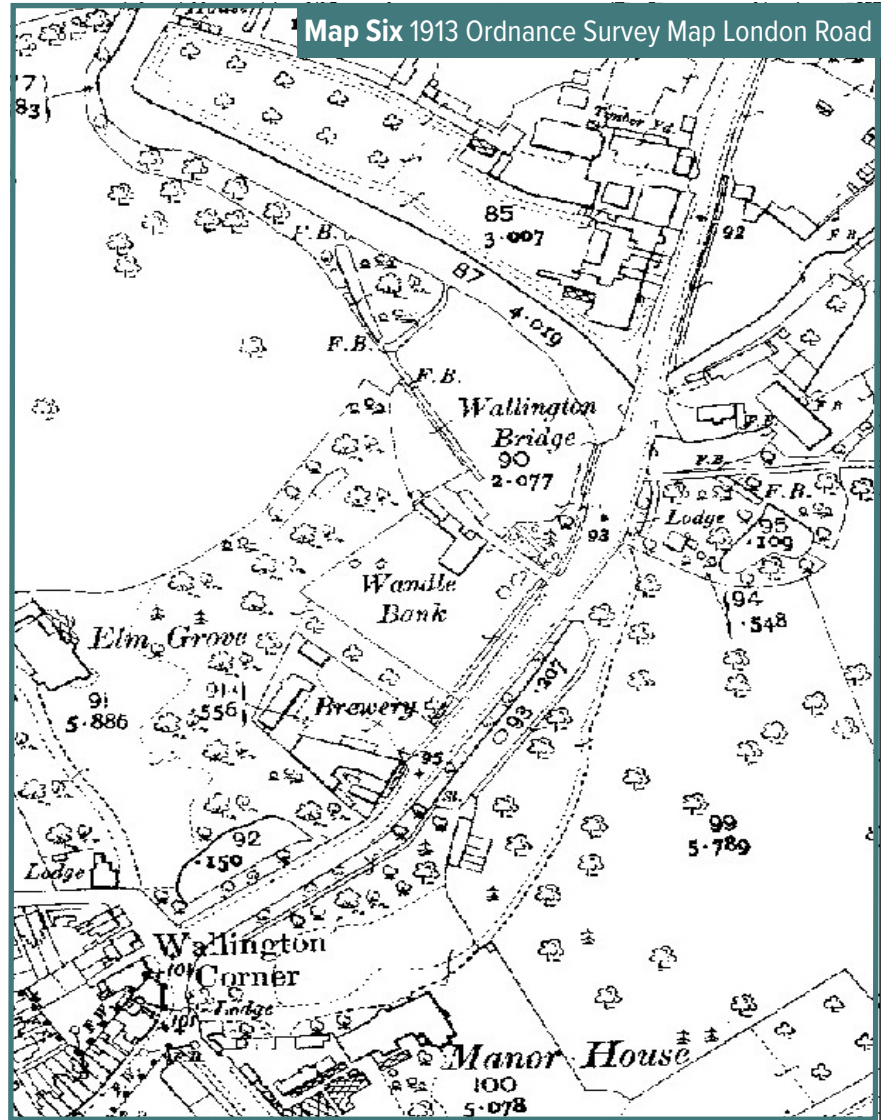
Boorne's Brewery House 1870



Boorne's Brewery Yard 1908

London Road

2.20 Land on either side of London Road to the west of Beddington Park mainly fell within former estates at Wallington Manor House located to the south, and Elm Grove House (formerly Burrie) to the north. However, both houses were demolished in the 1920s and the land was redeveloped for housing on the north and south sides of London Road. Only Manor Cottage and Ponds were transferred to Beddington and Wallington Urban District Council (1929). Further housing development has continued periodically to the present day.





The Old Post Office



Watercress beds near Guy Road



Illustration of view of mill from garden (Smee's *My Garden* (1872))



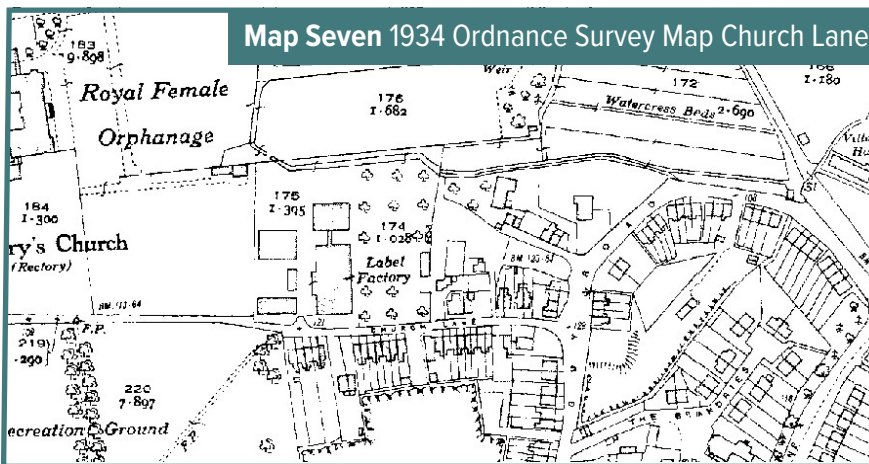
Boathouse by Grange Lake



Stone and Flint Bridge

Church Lane

2.21 Church Lane, located to the east of Beddington Park, formed a historic route between Carew Manor and Beddington Village. The area remained largely undeveloped until the 19th century due to the presence of the larger manor houses in the area. Most of the housing was developed during the Victorian period, with the next main phase of development occurring in the interwar period when factory buildings were built at the former Orchard Works site at the western end of Church Lane. The Old Post Office building, located on the corner with Guy Road was demolished following bomb damage in the World War II. The factory site was redeveloped for housing in the 1980s/1990s.



The River Wandle

2.22 Since the Middle Ages and possibly since the Roman Period, the River Wandle has supported local industry and during the 17th and 18th centuries it powered numerous watermills associated with the production of tobacco, textiles and paper. The Grange Lake (formerly the Mill Pond) fed a series of mills at the its south-western end, which were successively used for grinding logwood to make dyes, spinning cotton thread, grinding flour, paper making and grinding animal food.

2.23 At Beddington the waters of the Wandle were used in the creation of Sir Francis Carew's unique Elizabethan water garden. The Wandle was also once a famous trout stream, with Robert Dudley, the Earl of Leicester, known to have fished at Beddington Park during the 16th century. However, the water quality of the Wandle deteriorated significantly from the middle of the 19th century and fish were killed by water pollution emanating from surrounding industry and sewage from Croydon. Alfred Smee of Grange Gardens drew attention to the issue when his gardens and trout fishing were adversely affected. Local riparian landowners sued the Croydon Rural Sanitary Authority because of the polluted state of the river. The Authority acquired the site for the Beddington sewage works to the north which controlled the pollution and also reduced the flow of water into the park. Also around this time the river, once a network of small streams and ponds across the park was altered to the single channel. The river continues to form an important landscape feature at the heart of the park.

Three Character Appraisal



Introduction

3.1 This section of the appraisal sets out the special architectural, historic, landscape and/or townscape qualities of the Beddington Park, Carew Manor and Church Lane Conservation Areas, which includes characteristics that are desirable to conserve or enhance and issues to be addressed in the management plan.

3.2 The key features of the areas are:

Historical development and association:

- Origins as Tudor deer park and 18th century designed landscape, and later alterations which led to the current form as a public park.
- Design and planting representing key periods of horticultural design and interest, including avenues of trees within the parkland and the Victorian gardens at The Grange.
- Associations with former manor house estates most notably the Carew Estate, and also the former Elm Grove and Wallington Manor Estates

Architectural quality:

- Historic buildings including Grade I listed Great Hall at Carew Manor, Grade II* St Mary's Church and Dovecote (also a Scheduled Ancient Monument), and buildings associated with former estates such as lodges and cottages. Also Victorian development along Church Lane.
- Parkland setting and relationship with key buildings particularly Carew Manor.

3.3 There is also evidential heritage value in terms of the archaeological value from prehistoric to present period across the three Conservation Areas.





3.4 The appraisal will consider each Conservation Area separately. In addition, given the size and variation of character within the Beddington Park Conservation Area, this has been divided into three sub areas encompassing Beddington Park, The Grange gardens and open spaces and buildings along London Road.

Conservation Areas	
Beddington Park Conservation Area	
Sub area A	Beddington Park
Sub area B	The Grange
Sub area C	London Road
Carew Manor Conservation Area	
Church Lane Conservation Area	



Map Eight Beddington Park Conservation Area Sub Areas

Conservation Area Beddington Park

Sub Area A Beddington Park



3.5 Sub Area A comprises the majority of Beddington Park, bordered by London Road and The Grange gardens to the west, Beddington Farmlands and Beddington Sewage Treatment Works to the north and east, Church Road and the Churchyard extension to the east, and Croydon Road and adjacent housing to the south.

3.6 Most of this area was part of the former much larger historic deer park created by the Carew family which had extended towards Mitcham Common and Beddington Lane. The River Wandle traverses the Sub Area and feeds the lake at western part of the park, a former mill pond which fed Wallington Bridge Mill which is now the site of a car park. The landscape of the park is strongly influenced by the Wandle and interventions of successive owners, with features from different stages in its history which are still evident today. In addition, the park was greatly affected by the 1987 storm, losing approximately 400 trees. In recent years, the council has undertaken succession planting to reinforce former landscaped parkland. There will be opportunities to enhance links with adjacent open space to the north at Beddington Farmlands.



3.7 The park has a wide range of plant species and habitats ranging from more formal areas to regenerated woodland. In the northern section of the park there is evidence of former field boundaries dating from the 17th century when part of the former deer park was enclosed for agriculture. Recent tree planting has been aligned with these to mark these former boundaries.

3.8 The park retains some key elements of the 18th century parkland landscape created by the first baronet Sir Nicholas Carew. The site of the long west lake is marked by a hollow in front of the west lawn to Carew Manor, bordered on either side by chestnut avenues. Whilst there are few pre-Victorian trees surviving, the avenue pattern has been retained by subsequent replanting and provides good vistas of Carew House and Beddington Park. Recent tree planting has also reinforced the former avenue radiating south-westwards from Carew Manor. A later addition to the 18th century landscape is also evident in the avenue of line trees to the south across Brake Hill, running in an approximate east-west direction.



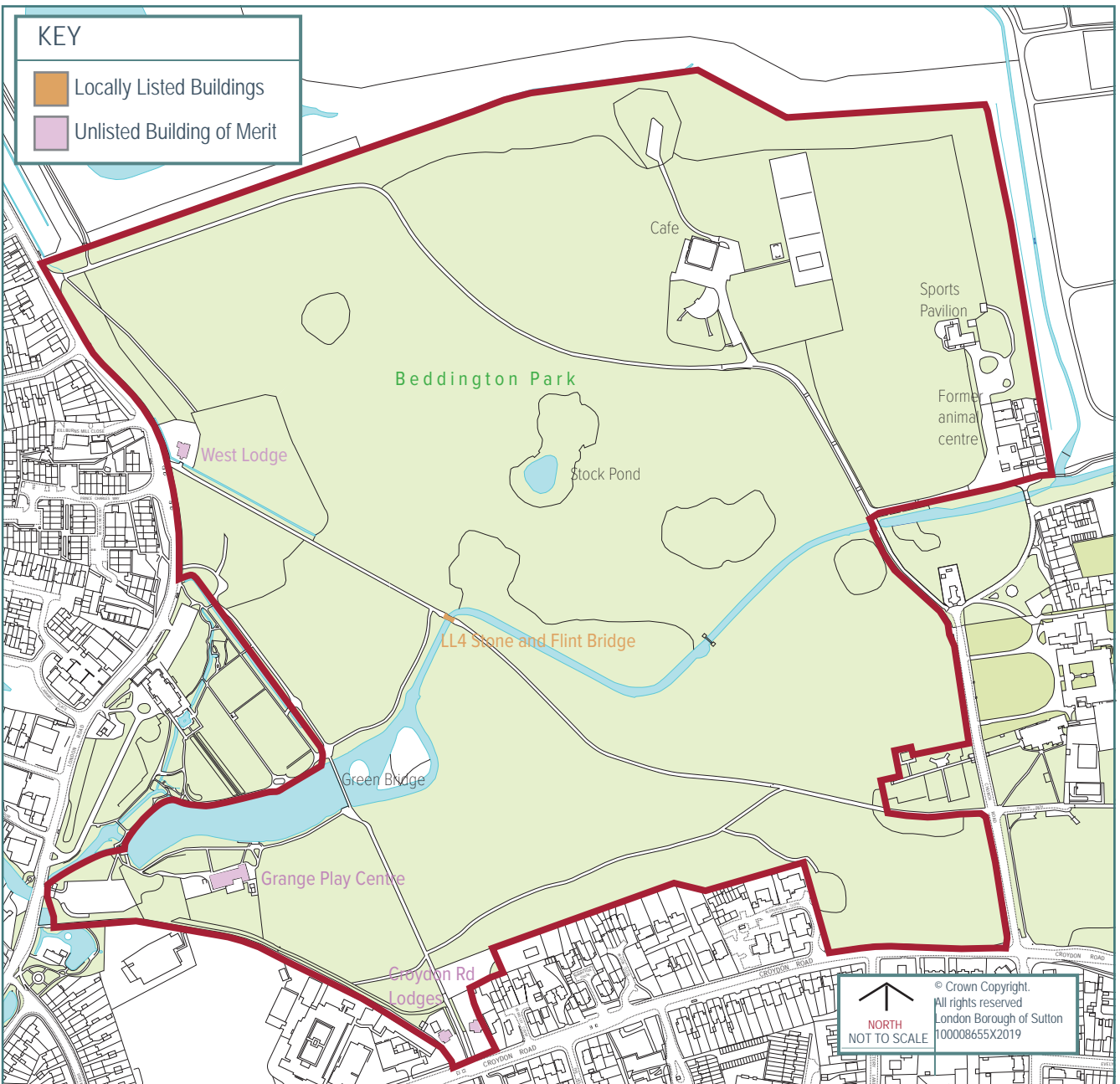


Stone and flint bridge (locally listed)



3.9 Tree planting by Canon Bridges in the late 19th century also remains evident, including a number of tree clumps and the belt of trees on the northern boundary. Other notable trees within the park include the Grove, the wooded area bordering the drive from London Road to the Wandle, and was originally part of a much larger area of woodland in the northwest corner of the park. A relatively recent tree belt along the southern edge separates the park from the backs of the houses along Croydon Road.

3.10 The River Wandle running through the park is mainly canalised. The river was reduced to the present single channel in the 1860s when Borsley made alterations to prepare the park for development. In this Sub Area the river is crossed by the locally listed Stone and Flint Bridge (reference LL4). This Gothic style bridge was built by Canon Bridges in the 1870s or 1880s, and is bordered with decorations of stone carvings of plants and animals on the upper part of the adjacent river bank wall.



Map Nine Sub Area A: Beddington Park



The green bridge at Grange Lake



The Stock pond



West Lodge



Lodges - Croydon Road

3.11 The Grange Lake's shape and islands have changed over the years. The islands first appeared in the late 19th century as the lake began to gradually silt up. It has recently been de-silted as part of the Heritage Lottery Funded programme. The lake provides fine views, bordered by mature trees and spanned by a long-arched, steel bridge.

3.12 The Stock Pond towards the centre of the park is of 19th century origin. The site was formerly crossed by a tributary of the Wandle, and may have initially been created by water ponding at this location when the channel was filled in the 19th century. It is believed that Canon Bridges created the current form of the Stock Pond (also known as the Balancing Pond). In the Second World War it was used as a children's boating lake. It has also recently been de-silted, regraded and replanted.

3.13 Some areas of the park were used as allotments during the Second World War, including the north-western corner by London Road and the area to the west of the current cafe.

3.14 The park is bordered on its western and southern boundaries by lodge entrances. West Lodge situated on London Road north of The Grange is a single storey building, originally the entrance lodge to a drive across the park to the Carew Manor. The building has been extended and modified, however retains a modest scale reflecting its historic use and characterful original features such as the gothic-pointed windows and a brick-crooked chimney. The Croydon Road entrance to the park is flanked by a pair of symmetrical red brick single storey lodges, with cross gabled tiled roofs, probably built in the 1940s to replace bomb damaged structures. The entrance leads into an avenue of limes which extend to the southern edge of the lake.





Sub Area A Beddington Park

Listed Buildings

- None

Locally Listed Buildings

- LL4 Stone and Flint Bridge, Beddington Park

Historic Park and Garden

- Beddington Park and The Grange (Local Designation)

Scheduled Ancient Monument

- Adjacent to Roman Villa, east of Beddington Park

Unlisted Buildings of Merit

- West Lodge, London Road
- Lodges, Croydon Road
- The Grange Play Centre

Important Open Space

- Beddington Park and The Grange - designated as Metropolitan Open Land and Metropolitan Green Corridor, part of the Wandle Valley Regional Park and a Site of Importance for Nature Conservation (Site of Borough Importance Grade I)

Strengths

- Well managed parkland retaining elements of the 18th century designed landscape and the later 19th century parkland structures and features, including tree avenues lining the former West Lake and avenues radiating out from Carew Manor.
- Historical associations with the Carew Family and other notable local interests such as Canon Bridges.
- Relationship with Carew Manor
- Water features: The River Wandle, Grange Lake and the Stock Pond have historic and visual interest.
- Links with the social history of the surrounding area through its association with industry, the early C20th park movement and through its role during the Second World War with allotments as part of the Dig for Victory campaign.
- Historic structures within the park

Weaknesses

- Historic features and structures in places are at risk from encroaching vegetation.
- The settings to heritage features detracted by utilitarian features such as the existing lighting columns and security fencing.
- Modern structures lacking architectural interest.



Sports facilities near pavilion

3.15 There are a number of sporting facilities within the park including a number of pitches and courts in the north-eastern part of the park. Sporting associations here date back to the 1870s when Canon Bridges, a keen sportsman himself, let the area to the Beddington Cricket and Archery Club. The current pavilion and cafe occupies the site of a former Victorian cricket and archery pavilion designed by Joseph Clarke in rustic Gothic style. The current square single storey building with an outward-sloping steel parapet is utilitarian in style, and fronted by the recently refurbished playground and outdoor gym.



Former animal centre

3.16 The present cricket and football pavilion is located further south and was built in 1970. South of the cricket pavilion are a group of vacant one- and two-storey buildings formerly the Riverside Animal Centre/Wildlife Hospital. The oldest of these buildings was erected in the later part of the 19th century as part of Thirlbys Dairy Farm. Any future use should be compatible with the park and its historic setting.



The Grange play centre

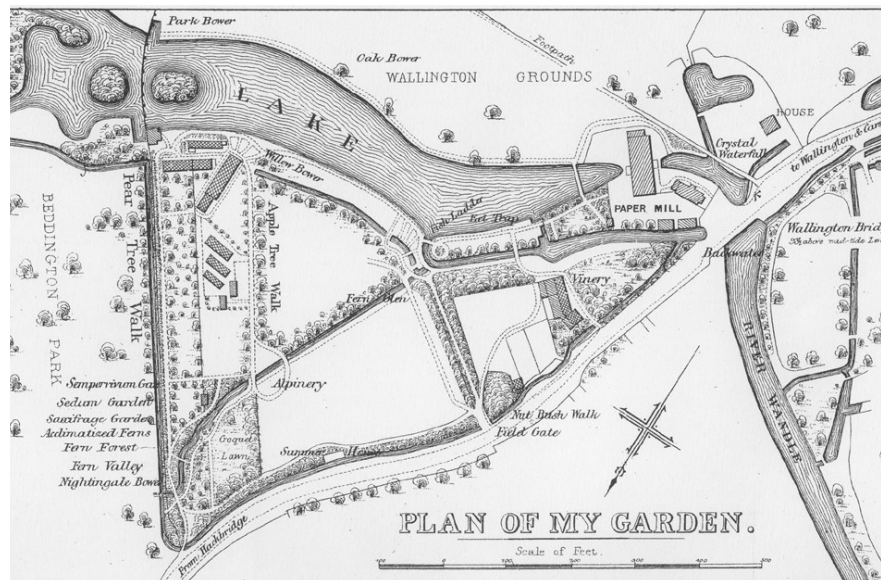
3.17 Facing the lake on a small knoll to the south is the Grange Play Centre. It was built originally built as a dairy for a model farm in the 1920s/30s and later converted to the clubhouse for the former adjacent golf course, of which traces of bunkers remain in the southern part of the park. It was later used as a cafe and boathouse to Grange Lake. It is a long, single-storey building built in red brick and render, with a red tile roof, cross gabled on its eastern and southern elevations. Although it is surrounded by a high green metal fence, it is considered to make a positive contribution to the conservation area.



Conservation Area Sub Area B The Grange

3.18 Sub area B 'The Grange' covers The Grange building and gardens located on the west side of Beddington Park between the Wandle and London Road.

3.19 In 1858 the land was acquired by Alfred Smee (1818-1877), a chemist and surgeon who from 1841 held the official title Surgeon to the Bank of England. Smee developed an elaborate ornamental garden containing a large collection of plants, including a wide variety of fruit trees and ferns which were very fashionable at the time. The garden's plan and details are recorded in his book 'My Garden: its Plan and Culture' (1872), and also includes material on the local geology and wildlife in and around the garden. The garden then had fairly small open areas, separated by dense planting. The main features within it were a croquet lawn, artesian well, an alpinery, apple and pear tree walks, greenhouses, a vinery and rockery, some remnants of which remain today.



3.20 Smee's son Alfred Hutchison inherited the garden and built an Arts and Crafts style house within the site around 1880. The house and garden later passed through several owners and in 1915 was acquired by William James Mallinson who made some changes to the garden. This included creating the pond with stone surround, the bridge over the central stream by the rockery and the long drive with surrounding lawns and hedges which are still evident today. The house and grounds were bought by Beddington & Wallington Urban District Council and the gardens became public in 1935.

3.21 Over the years, the garden laid out by Smee was altered by subsequent owners and much of the dense elaborate planting has been lost. However, the broad layout of the gardens and some of the features recorded in Smee's publication 'My Garden' are still discernible, including the remains of the fernery (a glass house) adjacent to the dedication stone which reads 'In Lucem, lucrum, ludum' and appears on the title page of his book.



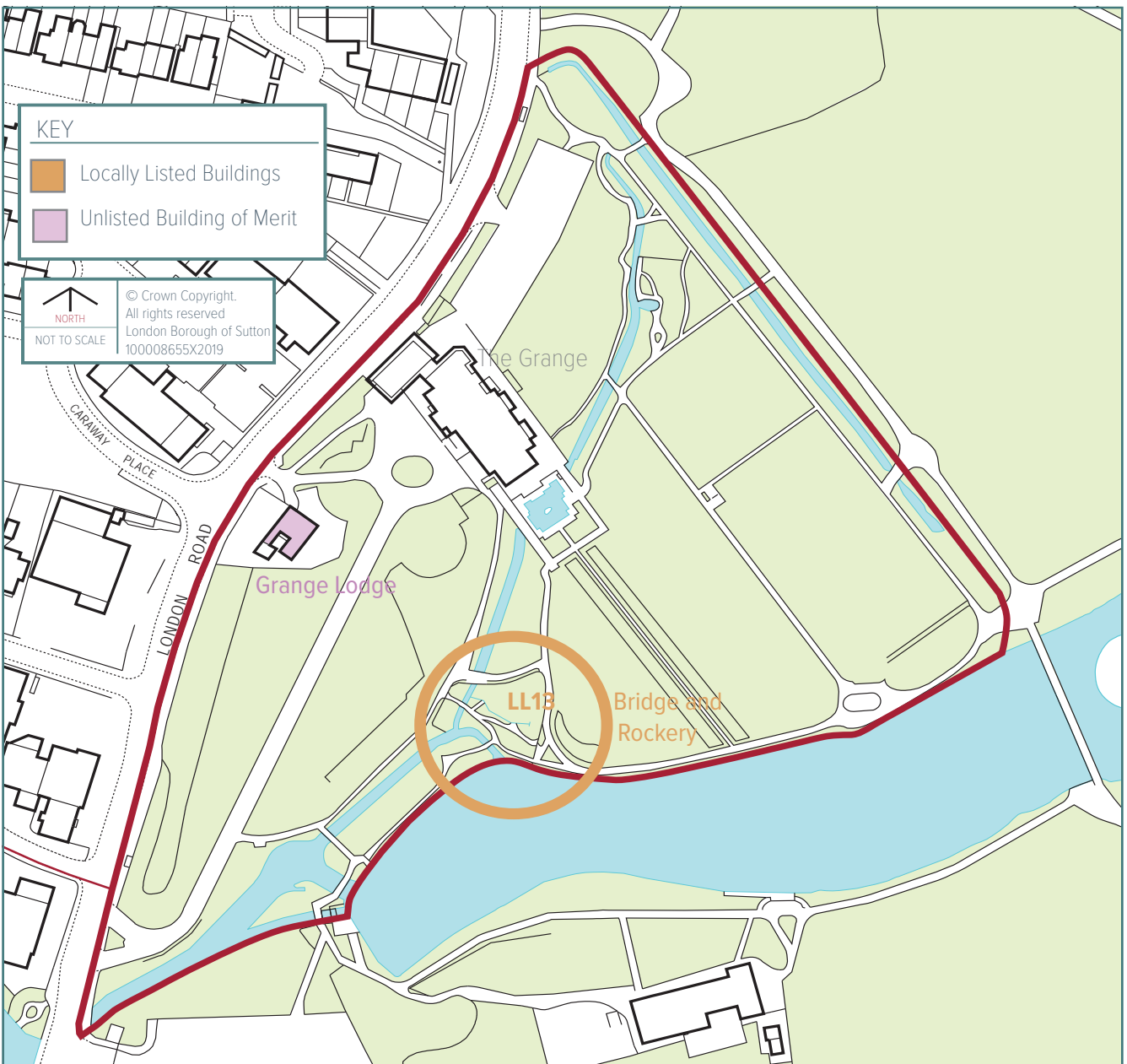
A literal translation of the garden's dedication stone is 'Into light, into gain, into play.' In his book Smee explains the meaning 'as well as for recreation, I have formed mine also for study and produce.'



Rockery and stone bridge
(locally listed)

The rockery and little stone bridge were traditionally thought to have been part of Smee's garden. However, recent research has shown that part of Smee's 'Fern Glen' stood on the site. The main elements of the current layout include the north and south lawns, rose garden, community orchard, long drive, the streams and rockery.

3.22 In 2016 the council secured Heritage Lottery Funding for improvements to Beddington Park including the restoration of elements of the former Victorian garden developed by Smee, as indicated by the plan of his garden from My Garden and the 1st Edition Ordnance Survey plan. These works have been completed. A new orchard has been planted which incorporates historic apple species including Malus 'Cox's Orange Pippin' and Malus 'Bramley Seedling', which Smee may have had in his orchard. Alongside the new orchard, a pear tree walk (a noted feature of Smee's original garden) has been created using Pyrus calleryana 'Chanticleer', an ornamental pear tree.



Map Ten Sub Area B: The Grange



The Grange restaurant

3.23 The Grange restaurant is a two-storey building in Mock Tudor style on the site of the original Grange building which was destroyed in a fire in 1960. The replacement building, built around 1966, was of a flat-roofed design. It was extensively remodelled in the 1990s to incorporate a pitched roof, gabled features, clock tower and altered fenestration to enhance the appearance of the 1960s built structure and perhaps to introduce architectural detailing reminiscent of the original building. The Grange benefits from the parkland setting, with entrance drive bordered by lawns with mature trees.



Grange Lodge

3.24 Grange Lodge, adjacent to the Grange, is a single-storey building probably dating from 1880 when the original Grange was built. The modest lodge building is an attractive feature in the streetscape, featuring a cross-gabled structure of flint and brick construction with half-timbered gables and a tiled roof with two prominent brick chimney stacks.



New orchard planted 2018





Artesian well

Sub Area B The Grange

Listed Buildings
 ● None

Locally Listed Buildings
 ● LL13 Bridge and Rockery Smee's Garden, Grange Park

Historic Park and Garden
 ● Beddington Park and The Grange (Local Designation)

Unlisted Buildings of Merit
 ● Grange Lodge

Important Open Space
 ● Beddington Park and The Grange - designated as Metropolitan Open Land and Metropolitan Green Corridor, part of the Wandle Valley Regional Park and a Site of Importance for Nature Conservation (Site of Borough Importance Grade I)

Strengths
 ● The Grange gardens contain features relating to Smee's Victorian garden
 ● Different and distinct garden areas adding variety and interest
 ● Views to lake and parkland

Weaknesses
 ● Historic features and structures in places are at risk from encroaching vegetation
 ● Potential dominance of car parking
 ● Maintenance of The Grange building



Conservation Area Beddington Park Sub Area C London Road



Listed culvert

3.25 Sub Area C covers a corridor of land along London Road and part of the River Wandle including open spaces at Elm Grove, Lakeside Pond, Manor Gardens and Wandle Side allotments and remaining 18th and 19th century buildings.



3.26 The open spaces and buildings within Sub Area C were once part of the former estates at Wallington Manor House and Elm Grove which in the 18th century were in the ownership of William Bridges and James Scawen, lords of the manor of Wallington and Carshalton respectively.



3.27 Elm Lodge (Grade II listed reference L14) is situated on Butter Hill at the eastern end of Sub Area C. This 19th century residential building was formerly the lodge to Elm Grove (also known as The Elms), now the site of the housing estate around Leechcroft Road. The lodge is a one-storey building with a hipped slate roof and brick walls, with distinctive segmental headed windows with Y-shaped tracery. Its scale and architectural form reflect its former historic role.



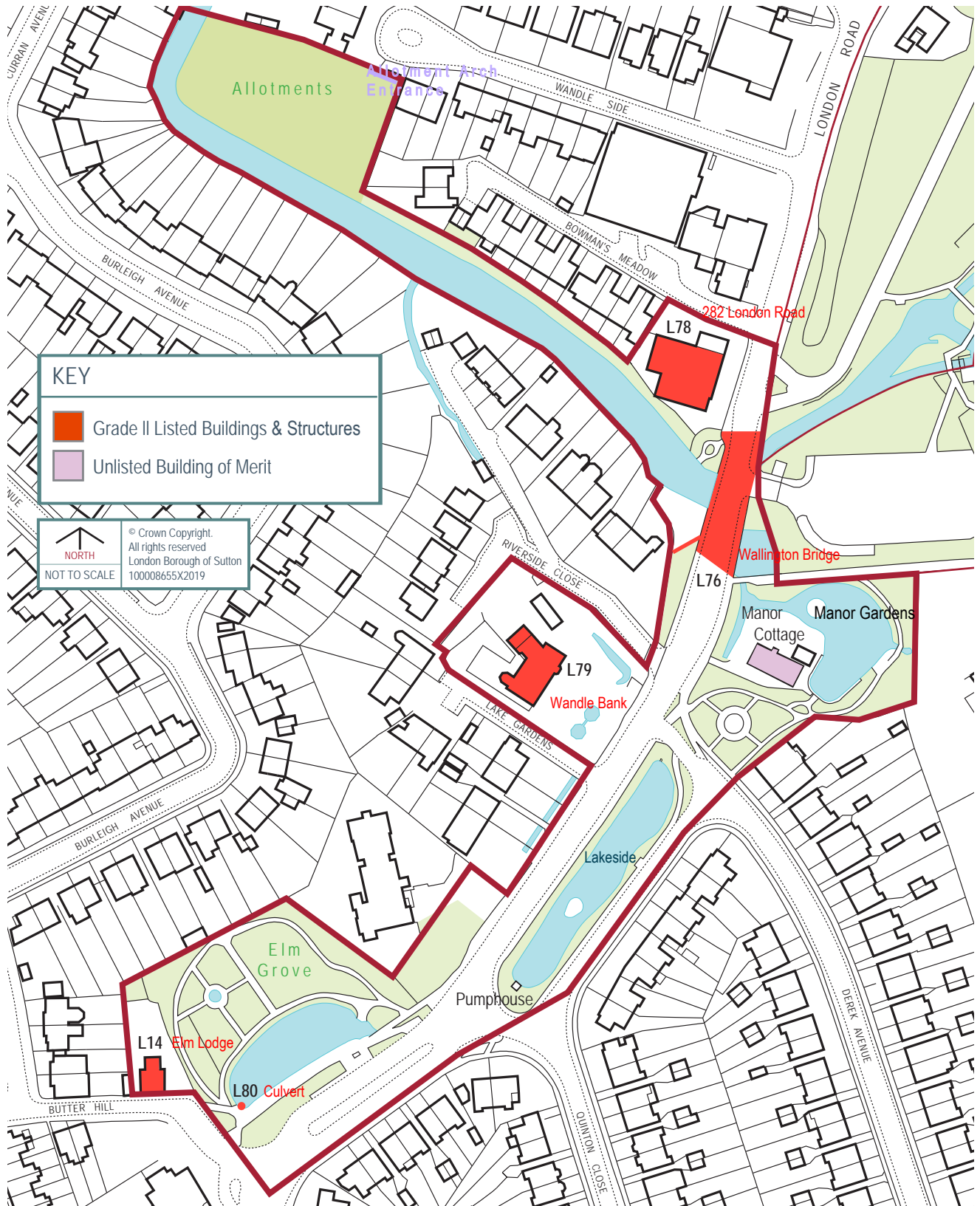
3.28 Elm Grove is a small public park with an ornamental pond with a fountain and Grade II listed culvert (reference L80), bordered by lawns and mature trees. The land was once part of the Wallington Manor Estate, and sold in 1799 by William Bridges to become part of the Elm Grove estate. There was a condition on the sale preventing building on the land which was still in force when the rest of the Elm Grove estate was redeveloped for housing in 1929. The then owner, Charles Leech, gave the land to the council to form the current public park. The park is also of archaeological interest as it is believed to have been the site of a Tudor House and medieval chapel.

3.29 Adjacent to the park is an open grassed area with a number of mature trees fronting Old Brewery House flats which continues the sylvan nature of the corridor. This was formerly the site of Boorne's Brewery, and latterly Helm Chocolate Ltd.





3.30 Wandle Manor (also known as Wandle Bank) at 284 London Road is an imposing 18th century two-storey house (Grade II listed reference L79) set within attractive grounds featuring octagonal pools. The boundary walls and railings are a later addition in the 1990s, and allow views to the grounds and buildings. The pre-Raphaelite painter Arthur Hughes (1832-1915) lived here until 1891. Part of the grounds of Wandle Bank and surrounding land were redeveloped for housing in the 1960s to form Lake Gardens and Riverside Close which lie outside the Conservation Area.



Map Eleven Sub Area C: London Road



3.31 To the north lies Wallington Bridge, positioned at a historic crossing place of the River Wandle recorded from the early medieval period. The Grade II listed bridge (reference L76) comprises the arches and railings flanking the roadside and the keystone on the western parapet is dated 1809.



3.32 Just north of Wallington Bridge sits Bridge House, a three-storey Georgian building (Grade II listed reference L78) at 282 London Road. The site was formerly part of the Wallington Manor Estate until William Bridges leased a large plot stretching north along the river to James Newton, who built Bridges House circa 1782. In the post war period the building was subsequently split up into flats and later fell into disrepair. It was refurbished in the 1990s and has since been in use as a nursing home. The building has a fine facade with a central porch with Tower of the Winds columns and sash windows which are round-headed on the ground floor. There are some later modern additions to the rear and side.



3.33 Wandle Side allotments, located to the north-west of Bridges House and bounded to the east and south by the River Wandle, were also a part of the former Wallington Manor Estate and later gardens to Bridges House. The allotments maintain the open aspect of the riverside, and are enclosed to the north by a high brick wall on the historic boundary of Bridge House. There is a stepped entrance arch topped by tiled ridges facing Wandle Side which adds interest to the streetscene.

3.34 A strip of publicly accessible land on the river bank provides a verdant link from the small garden area on the north side of Wallington Bridge to the southern edge of the allotment site. This strip is adjacent to the houses at Bowmans Meadow, also part of the former gardens to Bridge House, which were built in the 1960s.





Wallington Bridge and 282 London Road c.

Sub Area C London Road

Listed Buildings

- L14 Elm Lodge, Butter Hill (Grade II)
- L76 Wallington Bridge, London Road (Grade II)
- L78 282 London Road (Grade II)
- L79 Wandle Bank, 284 London Road (Grade II)
- L80 Culvert at South West end of Ornamental Pond at corner of Butter Hill and London Road (Grade II)

Locally Listed Building

- None

Unlisted Buildings of Merit

- Manor Cottage, London Road
- Wandle Side Allotment entrance arch and wall

Historic Park and Garden

- Adjacent to Beddington Park and The Grange (Local Designation)

Important Open Space

- River Wandle - Site of Importance for Nature Conservation (Site of Metropolitan Importance Grade I); part of the Wandle Valley Regional Park
- Manor Gardens - Site of Importance for Nature Conservation (Site of Metropolitan Importance Grade I); part of the Wandle Valley Regional Park
- Lakeside Pond - Site of Importance for Nature Conservation (Site of Metropolitan Importance Grade I)
- Wandle Side Allotments - Green Corridor
- Elm Grove - Public Open Space
- Adjacent to Beddington Park and The Grange - Metropolitan Open Land and Metropolitan Green Corridor, part of the Wandle Valley Regional Park and a Site of Importance for Nature Conservation (Site of Borough Importance Grade I)

Strengths

- Water features: River Wandle and ponds adjacent to London Road
- Connected green spaces forming a linear corridor
- Character of listed and lodge buildings
- Historical association of buildings and open spaces with former manor houses
- Links through to Beddington Park

Weaknesses

- Traffic dominance of London Road



Manor Cottage



Manor Gardens



Pumphouse by Lakeside Pond

3.35 The south-western side of London Road, encompassing Manor Cottage, Manor Gardens and Lakeside was also formerly part of the Wallington Manor Estate. The Manor House (latterly known as Blacks from its last occupant) was demolished in the 1930s and developed for housing (now the site of Quinton Close) and the land within Sub Area C south of London Road became the property of the Beddington and Wallington Urban District Council.

3.36 Manor Cottage was the former lodge house to the 18th century Wallington Manor House. The building is single storey with a pyramidal roof and central chimney stack, of brick construction with external stucco and corner quoining. The lodge has been extended with later additions sympathetic to the character and scale of the original building and its former historic role.

3.37 Manor Gardens provides a secluded space at the edge of Beddington Park, centring on the spring-fed pond bordered by Manor Cottage to the west and fed by a short channel of its eastern bank. It is edged by a slabbed path and low bridge. The grassed area to the south bordering Derek Avenue is laid with paths surrounded by small topiary bushes and mature trees.

3.38 South of Manor Gardens, Lakeside Pond runs parallel to London Road. It is bordered by trees and continues the linear green corridor, and provides a pleasant settling to the housing opposite. The bur brick edging was probably added in the 1930s when the area was suburbanised. Originally the water in the pond either came from springs or the stream that ran down the north side of London Road. Today the pond is spring-fed from the borehole and is supported by a pump when ground water levels fall, housed by a small stone structure topped by a tiled hipped roof at its southern end.



Conservation Area Carew Manor



3.39 Carew Manor Conservation Area comprises Carew Manor and its grounds, St Mary the Virgin Church and a number of residential properties at the northern part of Church Road. It also includes the western part of Beddington Park incorporating Carew Manor Wetlands, the churchyard extension west of Church Road and grounds bordered by the River Wandle to the north. The River Wandle crosses the area, flowing from Beddington Lane in the east, through the rear of Carew Manor, and continuing on through the rest of the park north of East Lodge.

3.40 Carew Manor and its grounds form the heart of the conservation area and is closely linked with the history of Beddington Park. Carew Manor - originally called Beddington Place and later known as Beddington Park house - was once home to the Carew family whose estate encompassed the wider surrounding area. The building continues to have a strong visual relationship with the park, and has strong associations with the surrounding historic buildings including two Grade II* listed buildings, one of which is also a Scheduled Ancient Monument. It is currently in use as a school for children with special educational needs.

3.41 Carew Manor is an imposing two-storey mansion facing its former parkland at Beddington Park to the west. It is built on the site of an earlier moated manor house, and has been rebuilt on a number of occasions. The oldest part of the building is the Grade I listed Great Hall (reference L30) on its eastern side dating from the 16th century, renowned for its striking arch-braced hammerbeam roof. The east elevation of Carew Manor has six bays supported by tall buttresses on its eastern elevation, topped by a crenellated parapet. Two long wings rebuilt in the 19th century project westwards from the Great Hall are Grade II listed (reference L31). They are faced in Gothic style with red brick and stone dressing similar to the exterior casing of the Great Hall. The west ends of each wing are gabled with four bays and linked by a one-storey corridor. There is a central tower built against the Great Hall with a clock face and bell-cote.





3.42 The main mansion is bordered to the north by a linked two-storey, red-brick building with a cross-gabled roof, and a single storey, red-brick building to the south. There are some later buildings within the school grounds which integrate less successfully with the listed building, such as the flat roofed 1960s built cadet hut to the south.

3.43 The mansion is fronted by a wide lawn with a circular drive and trees, allowing for fine views from Church Road and Beddington Park. It is bordered by a low, red-brick and stone wall, built in the 19th century to enclose the grounds when the building was in use as an orphanage, with wrought-iron gates and a screen which are Grade II listed (reference L32).

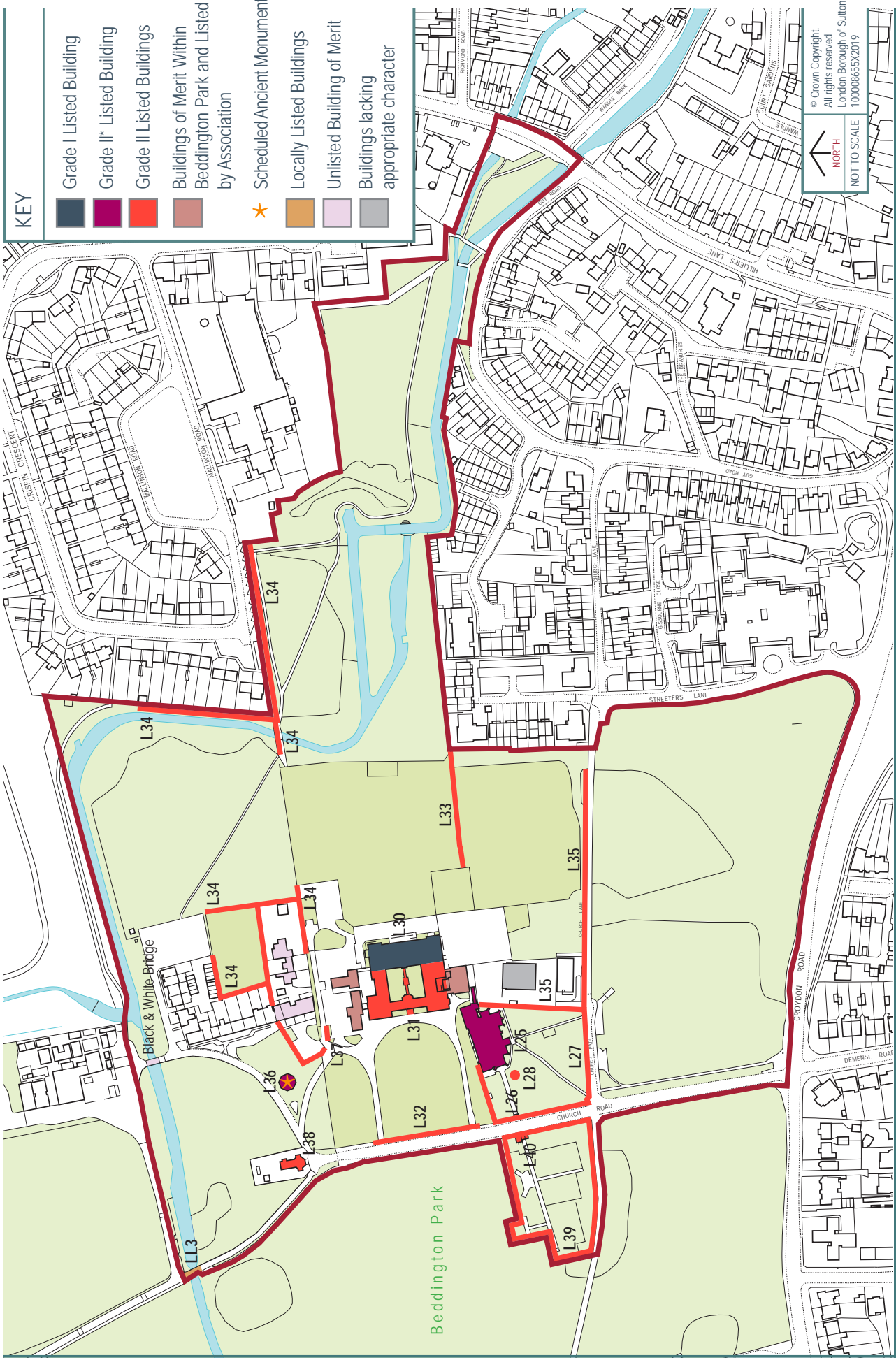


3.44 The current grounds of Carew Manor form part of the once larger manor gardens. There are remnants of the former Orangery created for Sir Nicholas Carew in the former east garden. The Grade II listed Orangery wall (reference L33) runs in an east-west direction just south of the manor building. It is a high red-brick wall, divided into nine bays separated by Doric pilasters, with a Doric doorway at its eastern end. It originally supported the orange house on its south side. The wall is much weathered and decayed and is included on the Historic England Heritage at Risk Register.



3.45 Immediately south of Carew Manor is the Grade II* listed Parish Church of St Mary the Virgin (reference L25). It is flint-clad with limestone dressings and is fronted by a four-faced tower, with a red clay-tiled roof and gabled dormers on the southern elevation. The present church is medieval in origin, though may be the site of an earlier church, with later Victorian and early 20th century additions. In the 14th century, the Carews funded some works, most likely the tower, and the church contains a number of monuments to the Carew family. Other notable works include the refurbishment of the church in an Arts and Crafts style undertaken in the 1860s, largely funded by Canon Bridges and designed by Joseph Clarke. The church is located in a prominent position in the park, with views from within the park and from Croydon Road to the south. It was added to the Historic England Heritage at Risk Register in 2019 due to some cracking and friable stone. The church is adjoined on the eastern elevation by a two-storey, cross-gabled church hall, which integrates well with the listed church particularly in terms of materials.





Map Twelve Carew Manor Conservation Area



Conservation Area Carew Manor

Listed Buildings

- L25 Parish Church of St Mary the Virgin, Church Road (Grade II*)
- L26 Lychgate at west entrance to churchyard of St Mary's, Church Road (Grade II)
- L27 Churchyard walls, Church Road (Grade II)
- L28 Lamp standard in churchyard to south west of church tower, Church Road (Grade II)
- L30 Beddington Place (Great Hall only), Church Road (Grade I)
- L31 Beddington Place (2 End Wings), Church Road (Grade II)
- L32 Gates and wrought iron screen at west entrance to Beddington Place, Church Road (Grade II)
- L33 Orangery Wall at Beddington Place, Church Road (Grade II)
- L34 Garden Walls at Beddington Place (Carew Manor Special School) to north of Orangery Walls, Church Road (Grade II)
- L35 Boundary Walls to Beddington Place along east side of churchyard and along Church Lane, Church Road (Grade II)
- L36 Pigeon House to north west of Beddington Place, Church Road (Grade II*)
- L37 Wall to south west of Beddington Park Cottages, Church Road (Grade II)
- L38 East Lodge, Church Road (Grade II)
- L39 Boundary walls to extension of churchyard to west of Church Road (Grade II)
- L40 Lychgate at entrance to west churchyard extension, Church Road (Grade II)

Locally Listed Buildings

- LL3 Canon Bridges Bridge, Beddington Park

Historic Park and Garden

- Beddington Park and The Grange (Local Designation)

Scheduled Ancient Monument

- Dovecote, Beddington Park
- Adjacent to Roman Villa, east of Beddington Park

Unlisted Buildings of Merit

- 1 - 3 Carew Manor Cottages, Church Road
- 1 - 4 Barn Cottages, Church Road
- Black and White Bridge

Important Open Space

- Beddington Park and The Grange - designated as Metropolitan Open Land and Metropolitan Green Corridor, part of the Wandle Valley Regional Park and a Site of Importance for Nature Conservation (Site of Borough Importance Grade I)



Strengths

- Number and significance of listed buildings including the borough's only Grade I listed building
- Relationship with historic parkland at Beddington Park
- Strong historical associations with the Carew Family and notable local interests particularly Canon Bridges
- Views along Church Road, across Church Paddock, and Beddington Park
- Remnants of 17th and 18th century garden and boundary walls
- Links with the social history through its association with the early C20th park movement and through its role during the Second World War with allotments as part of the Dig for Victory campaign

Weaknesses

- Buildings included on the Heritage at Risk Register:
 - L25 Parish Church of St Mary the Virgin, Church Road
 - L27 Churchyard walls, Church Road
 - L33 Orangery Wall at Beddington Place, Church Road
 - L34 Garden Walls at Beddington Place (Carew Manor Special School) to north of Orangery Walls, Church Road
 - L35 Boundary Walls to Beddington Place along east side of churchyard and along Church Lane, Church Road
- Quality of some later building within grounds of Carew Manor
- Historic garden features at risk from encroaching vegetation

3.46 There are a number of associated listed structures around the church which add to the historic interest of the area and its setting within the park. The churchyard is enclosed by Grade II listed walls, which are mainly of flint construction (reference L27), with an earlier 17th century red-brick wall on the eastern side (Grade II reference L35). There is an attractive Victorian timber lychgate entrance with a tiled gabled roof (Grade II reference L26) on Church Road, which sits opposite the larger lychgate (Grade II reference L40) to the churchyard extension west of Church Road. The extension was created in 1874-5 on land donated by Canon Bridges and is enclosed by low flint walls (Grade II reference L39). The lychgate, designed by Joseph Clarke, features two entrances through two open timber-framed structures with tall, hipped-tile roofs.





3.47 During the 1960s the churchyard extension was cleared and some of the headstones retained as flagstones or incorporated into memorial walls, including that of Alfred Smee known for the nearby Grange garden. There is also a standing headstone for orphan girls who died in the Royal Female Orphan Asylum which formerly occupied Carew Manor. The Council has recently made repairs to the churchyard extension lychgate and walls together with an additional entrance.



3.48 South of the Church lies a large, tree-lined, open area of the park, known as Church Paddock, which allows for fine views of the church and glimpses of Carew Manor from Croydon Road. The western edge of Church Paddock is lined by a border of trees which marks the remnants of a former avenue planting. West of this is a more wooded area known as the Warren, part of which was formerly a sand pit. The areas were used for allotments during World War I and II.



3.49 Church Paddock and the Warren are bordered on the northern edge by a historic path leading to Church Lane. This is edged by a 16th-17th century Grade II listed wall (reference L35), marking the southern boundary to Carew Manor gardens, and extends westwards from the churchyard towards the adjoining Church Lane Conservation Area. The wall is built of red brick with battered coping and a dentil course with some sections buttressed. The wall had been damaged by encroaching vegetation and graffiti, and is on the Historic England Buildings at Risk Register. However, it has had recent repairs, and as a consequence its priority of risk has been downgraded.



3.50 Situated at the northern end of Church Road is the Grade II listed East Lodge (reference L38) which provides a focal point at the entrance to the park. This ornamental lodge building is of flint and brick construction with decorative plastering (or pargetting) and tiled roof with decorative ironwork and timbered porch. It was designed for Canon Bridges by Joseph Clarke and is dated 1877 on its southern facing gable. The approach is enhanced by the brick piers, which previously incorporated decorative iron railing, recently repaired as part of the Heritage Lottery Funded programme.





3.51 Immediately to the north of Carew Manor is an early 18th century octagonal dovecote, which is both a Grade II* listed (reference L36 Pigeon House) and a Scheduled Ancient Monument. It is of red-brick construction with a tile roof, topped by an octagonal open cupola. It is an exceptionally large example of this type of structure, and originally served the adjacent manor house. The building is set within an open grassed area and is a key landmark in the park.



3.52 To the east of the Dovecote lie three cottage terraces, which back onto a walled allotment garden, an area formerly the kitchen garden to Carew Manor. Beddington Park Cottages and Barn Cottages facing the Dovecote were originally outbuildings to Carew Manor, and later used as farm buildings for Thirby's Dairy from the late 19th century. They were acquired by the Council in 1936 but subsequently fell into disrepair. Nos 1-8 were partially rebuilt in the 1980s, and the current terrace reflects the scale and form of the original buildings, such as gabled dormers. Some original elements are retained, notably the timber frame visible in the flank wall of No. 8 which may date from the Tudor period. Barn Cottages at the southern end of the terrace are enclosed by a Grade II listed wall with brick and flint sections (reference L37). Nos 9-13, facing the River Wandle, were built in the 1980s and reflect the scale and key elements of the neighbouring west-facing terrace.



3.53 Carew Manor Cottages are a terrace of three two-storey Victorian cottages located between Carew Manor to the south and the allotments to the north, with steeply pitched cross-gabled roofs, prominent chimney stacks and pointed window arches. They were built to provide additional accommodation for the orphanage at Carew Manor - now in use as residential dwellings and additional accommodation to the school. They are mainly enclosed by a high red-brick wall, part of which is Grade II listed (reference L34) and continues northwards to enclose Beddington Park allotments. Parts of the listed wall are in poor condition and are on the Historic England Buildings at Risk Register.





3.54 The River Wandle is crossed by two bridges north of East Lodge, at the terracotta Canon Bridges Bridge and the Black and White Bridge, the former of which is locally listed (reference LL3) commissioned by Canon Bridges as part of his improvements to the park.

3.55 Carew Manor Wetlands located to the east of Carew Manor falls within the boundary of the park and is an area important for nature conservation. It includes a small wetland site (created as part of flood alleviation works in the 1990s) with open and wooded areas and is traversed by the River Wandle. The wetlands site was once part of Carew Manor Gardens including the site of the former 18th century East Lake, later altered in the 19th century. Some features of the lake remain today including remnants of the lake wall and culvert, though these are obscured by encroaching vegetation. The area is also bounded to the north and south by high brick walls, the former being part of the listed gardens walls to Carew Manor (reference L34).



Black and White Bridge

3.56 There is public access through the wetlands site linking the park through to Beddington Lane, where it adjoins the Beddington Village Conservation Area. The open area to the north of Guy Road (and west of the small footbridge) was formerly woodland and later cultivated for watercress up until the 1950s. This eastern section of Beddington Park has a number of mature trees and provides a pleasant route along the Wandle with attractive views from Beddington Lane and Guy Road.



Thirlby's Dairy Farm



Beddington Park Cottages 1950s



Conservation Area Church Lane



3.57 Church Lane Conservation Area covers Church Lane and part of Guy Road and comprises mainly two-storey residential buildings.

3.58 Church Lane itself is the core of the Conservation Area, retaining the historic street pattern leading from Carew Manor and Beddington Park to the west, through to Guy Road and then onto Beddington Village to the east. The narrow road, enclosed with buildings mainly dating from the 19th century and no vehicular route at its western end creates an intimate character.

3.59 At its eastern end, Church Lane is bordered by single-storey properties on Guy Road. No. 61 Guy Road is located on the site of the former Old Post Office, demolished in 1949 following bomb damage in World War II.



3.60 A number of two-storey houses located on the north side of Church Lane comprise the oldest buildings in the Conservation Area and give the area much of its character. Nos 2-8 (even) Church Lane form a pair of mid-Victorian, semi-detached villas/cottages with slate-hipped roofs, stuccoed fronts and sash windows. No. 10, possibly 18th century in origin, has been altered and extended by later additions, is set well back and not easily visible from the street. Nos 12&14 are early 18th century cottages with a tiled valley roof, dentilled eaves and a central chimney. Both have later additions,



Map Thirteen Church Lane Conservation Area



with a more modern side addition dating from the 1960s to No. 12 which integrates well on the front elevation with a stucco finish. No. 14 has a brick Victorian addition with a gable-intersecting slate roof, fretworked bargeboard and finial. No. 16 is another two-storey Victorian dwelling, set further back with a steeply pitched double-gable roof. The building is rendered with casement windows set in pointed arches at ground and first floor and a steeply pitched tiled porch.



3.61 On the south side of Church Lane, the two late Victorian terraces at Nos 3 to 33 (odd), and a detached house at No. 1 towards the junction with Guy Lane, represent the next phase of development. They are built on slightly higher ground with steps through small front gardens. The buildings have predominantly yellow stock facades with some typical detailing of red-brick dressing, though some properties are rendered. Most properties in the terrace from Nos 3-19 (odd) have distinctive canted bay windows at ground floor level capped with a small, hipped roof. The terrace from Nos 21-33 (odd) has bay windows at the ground floor with a small pitch roof, which are continuous across pairs of buildings from Nos 23-33 (odd). Most properties in both terraces have distinctive stone lintels with saw-tooth detailing. Although some buildings have been subject to alteration including the loss of timbered sash windows, this part of the conservation area greatly contributes to the tightly enclosed Victorian character of the lane.





Conservation Area Church Lane

Listed Buildings

- None

Locally Listed Buildings

- None

Historic Park and Garden

- Adjacent to Beddington Park and The Grange (Local Designation)

Unlisted Buildings of Merit

- 2 - 8 Church Lane
- 14 and 14a Church Lane
- 16 Church Lane

Important Open Space

- Adjacent to Beddington Park and The Grange

Strengths

- Uniformity of pairs of Victorian villas
- Steeply pitched roofs adding interest to the streetscene
- Victorian terraces with bay windows and distinctive detailing, retaining front gardens
- Tightly enclosed narrow lane adds to character
- Links to Carew Manor and Beddington Village Conservation Areas

Weaknesses

- Loss of some original features such as timber framed sash windows



Four Archaeology

4.1 The Beddington Park, Carew Manor and Church Lane Conservation Areas lie within an area rich in archaeological interest, falling with seven Archaeological Priority Areas (APAs). APAs are designated by Historic England and are those areas where there is significant known archaeological interest or particular potential for new discoveries. Beddington Park and the surrounding area has had a number of significant archaeological finds of many periods, including a Schedule Ancient Monument, the remains of a Roman Villa (also an APA) adjacent to the park. Given the history and undisturbed nature of large areas of Beddington Park, the area is also likely to be of significant archaeological potential from the prehistoric period to the present.

4.2 The key to early settlement is that the area sits within the Northern Downs Fringe and Springline APA, where the underlying London Clay formation to the north meets the Thanet, Woolwich and Reading sand beds between chalk downland to the south. The interface of these geologies caused natural springs to rise to the surface along the sandy line, accounting for the prehistoric settlement in the area. The Wandle Gravels APA contains evidence of extensive and regular field boundaries revealing the prehistoric land division.

4.3 These extensive APAs overlap with a series of smaller interlocking APAs which evidence key periods in the history of the area. Remains of the Roman Villa, east of Beddington Park indicate settlement from the late Bronze Period, with remains of an Anglo-Saxon cemetery to the south indicating settlement from the 5th century.

4.4 There is evidence of Medieval and later historic communities in the former Manors of Wallington and Beddington, mentioned in the Domesday Book, particularly the presence of former Manor houses and mills. The present Elm Grove park on London Road is believed to be the site of a medieval chapel. Beddington Park was formerly part of the wider Carew Manor estate. The River Wandle traverses the park from east to west, and in the past appeared to have had an unstable braided channel. The presence of peat deposits and the high water table offers potential for remains of mills and other waterside structures to be found.

4.5 Carew Manor was originally a moated site, later infilled and re-built, and has remains of the Elizabethan garden including rare items of garden metalwork and ceramics. Its grounds are an area of major archaeological importance for a number of reasons:

- its origins as an estate centre to about 900 when it was occupied by the Bishops of Winchester, and by the Carews from the 14th century
- the 16th century gardens were of national importance
- the lawn west of the house is probably the site of the outer court of a major late medieval and early Tudor house
- the likely presence of archaeological materials in the former moat and lawns, and their undisturbed nature since the 18th century.

4.6 The APA for The Grange is designated for its origins as the Victorian garden developed by Alfred Smee which expressed the contemporary fashion for plant collecting and the fashion for ferns.

4.7 The table below details records of some known archaeological sites and finds within and adjacent to the conservation areas demonstrating its significance as an area of archaeological potential.

Archaeological Sites and Finds in Beddington Park, Carew Manor and Church Lane Conservation Areas

Ref	HER Ref	Location	Name	Period	Type
1	030227/00/00	Beddington Park	Struck flint	Mesolithic	Findspot
2	MLO78184	Riverside Close, London Road	Struck flint	Mesolithic	Findspot
3	1211681	Beddington Park	Lithic implement	Mesolithic	Findspot
4	MLO4142	Beddington Park	Worked flints	Mesolithic	Findspot
5	MLO10736	Beddington Park	Lithic implement	Neolithic	Findspot
6	MLO78185	Riverside Close, London Road	Struck flint	Neolithic to Late Bronze Age	Findspot
7	400603	Beddington Park (former)	Bronze hoard	Bronze Age	Findspot
8	MLO5770	Carew Manor	Potsherds	Prehistoric and Roman	Findspot
9	400597	Beddington Sewage Farm	Roman Villa and bath house	Roman	Monument
10	021334/00/00	Beddington Park	Roman coin (Valentinian)	Roman	Findspot
11	MLO19575	Church of St Mary the Virgin, Church Road,	Roman inhumations Two coffins and a skeleton	Roman	Findspot
12	030287/00/00	Church Road by Churchyard	Stone sarcophagus	Roman	Findspot
13	MLO10743	Adjacent to Beddington Park	Gravel on layer of sand which could indicate the line of a former Roman road	Roman	Findspot
14	ELO4159	Beddington Park (former)	Metalled trackway	Roman	Excavation
15	021333/00/00	Beddington Park	Brooch of copper alloy	Roman	Findspot

Ref	HER Ref	Location	Name	Period	Type
16	021285/00/00	Church Road	Saxon pottery and ditch	Saxon	Excavation
17	020318/00/00	Beddington Park (former)	Saxon cemetery comprising burials and cremations and grave goods	Saxon	Cemetery
18	400584	Adjacent to Elm Grove	Wallington Chapel	Medieval	Monument
19	966192	Beddington Park	Coins of William I	Medieval	Findspot
20	MLO55967	Carew Manor	Medieval moated site	Medieval	Excavation
21	MLO98625	Carew Manor	Medieval moat bridge abutment, moat or court wall	Medieval	Excavation
22	MLO10750	Beddington Park, London Road	Medieval to 19th century mill site	Early Medieval/Dark Age to modern	Monument
23	MLO13245	Beddington Park	Foundations of demolished buildings of a medieval to post medieval date	Medieval to Post Medieval	Findspot
24	021624/00/0	Carew Manor	12th/13th century chalk floor	Post Medieval	Excavation
25	022063/00/00	Carew Manor	15th/16th century building rubble	Post Medieval	Excavation
26	021846/00/00	Carew Manor	Post medieval moat	Post Medieval	Excavation
27	022293/00/0	Carew Manor Garden	Water channel (part of 16th century garden)	Post Medieval	Excavation
28	MLO60230	Carew Manor	Post medieval pits	Post Medieval	Excavation
29	MLO77560	Riverside Close, Wallington	Ditch and brick culvert	1701 to 1900	Findspot
30	ELO13152	Beddington Park	Portioner's House	Victorian	Excavation

Archaeological Priority Areas (APAs) in Beddington Park, Carew Manor and Church Lane Conservation Areas

Upper Palaeolithic / Mesolithic Communities

North Downs Fringe and Springline (EH Ref. APA1)

The strip of exposed Thanet / Woolwich / Reading beds and the immediately adjoining terrace gravels at the foot of the Downs offers greatest potential in the borough for well-preserved early prehistoric sites.

Local Plan Appendix Map 9.12

Late Prehistoric Communities

Wandle Gravels (APA4)

Extensive and regular field boundaries have been encountered across the gravel terraces filling the Wandle Valley, which are occasionally associated with small unenclosed domestic sites. These field systems reveal prehistoric land division and provide an insight into contemporary social and territorial organisation.

Local Plan Appendix Map 9.20

Late Iron Age, Roman and Anglo-Saxon Communities

Beddington Roman Villa (Historic England Reference: APA5)

A succession of buildings from the late Iron Age and Roman period have been found, suggesting occupation until about AD400. Earliest structures include at least one roundhouse and a post-built aisled barn

Local Plan Appendix Map 9.5

Beddington Anglo-Saxon Cemetery (Historic England Reference: APA7)

A mixed rite cemetery has been located about 350 metres south of the Beddington Villa between the Roman villa and cemetery. Inhumation and cremations reveal an extensive cemetery used for interment between the 5th and 7th centuries. Associated burial goods include spears, shields and jewellery.

Local Plan Appendix Map 9.4

Medieval and Later Historic Communities

Wallington (Historic England Reference: APA10)

The Wall element of the Saxon place name suggests a Celtic enclave, which, along with the fact that Wallington is adopted as the name to the local Hundred of the County of Surrey and its status as a former Royal Estate, raise the significance of what otherwise appears to be a modest historic settlement. The early medieval settlement appears to occur on land enclosed by two converging tributaries of the Wandle, a location also possibly favoured by an earlier Iron Age community. There is evidence of several medieval buildings, including two mills, three major houses including the Manor House and Old Manor House, and a chapel. The remains of several 17th century cottages have also been found.

[Local Plan Appendix Map 9.18](#)

Beddington (Historic England Reference: APA11)

The Saxon place name is apparently derived from ‘Bedda’s settlement’. The Domesday Book refers to two mills and a church, probably the original foundation of St. Mary’s. Two stone sarcophagi found in the churchyard of St. Mary’s reveal the presence of a Roman cemetery on the rising land south of the Roman Villa. The two manors of Beddington were united before 1390 under Nicholas Carew, and the Carews subsequently dominated the parish and built Carew Manor House within extensive grounds. An exceptional number of large 17th and 18th century houses are recorded in the 1820 plan of Beddington, located to the east of Carew Manor near the River Wandle. Camden House survives but most have been demolished.

[Local Plan Appendix Map 9.3](#)

Historic Estates, Parks and Gardens

Carew Manor and Beddington Park (Historic England Reference: APA17)

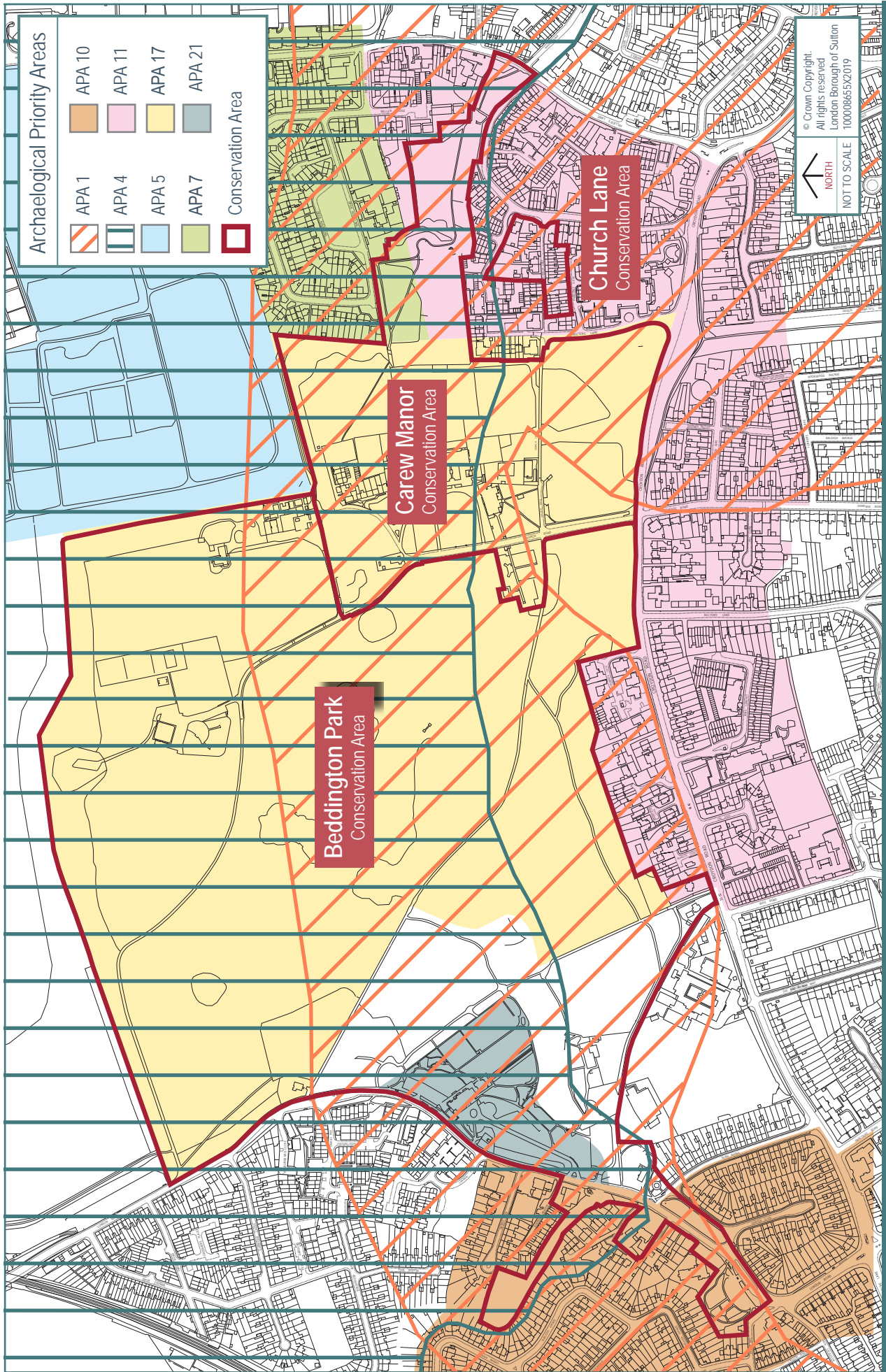
Carew Manor was constructed in 1370 on a large moat island, possibly on the site of an earlier house. The surviving great hall has a hammer beam roof constructed in 1500. The grounds are famous as the first place in England to grow oranges. Formal gardens set out in the 17th and 18th centuries included waterworks, an orangery and a dovecote (SAM 93). Beddington Park is a remnant of the medieval and Tudor deer park formed when a number of medieval estates were combined, and provides a parkland setting for Carew Manor and its more formal grounds.

[Local Plan Appendix Map 9.6](#)

The Grange (Historic England Reference: APA21)

The Grange was built in 1879 by Alfred Smee within extensive grounds designed to create a natural effect. This was a major Victorian garden described by Smee in “My Garden” (1872). It included extensive water features a fernery and vinery.

[Local Plan Appendix Map 9.17](#)

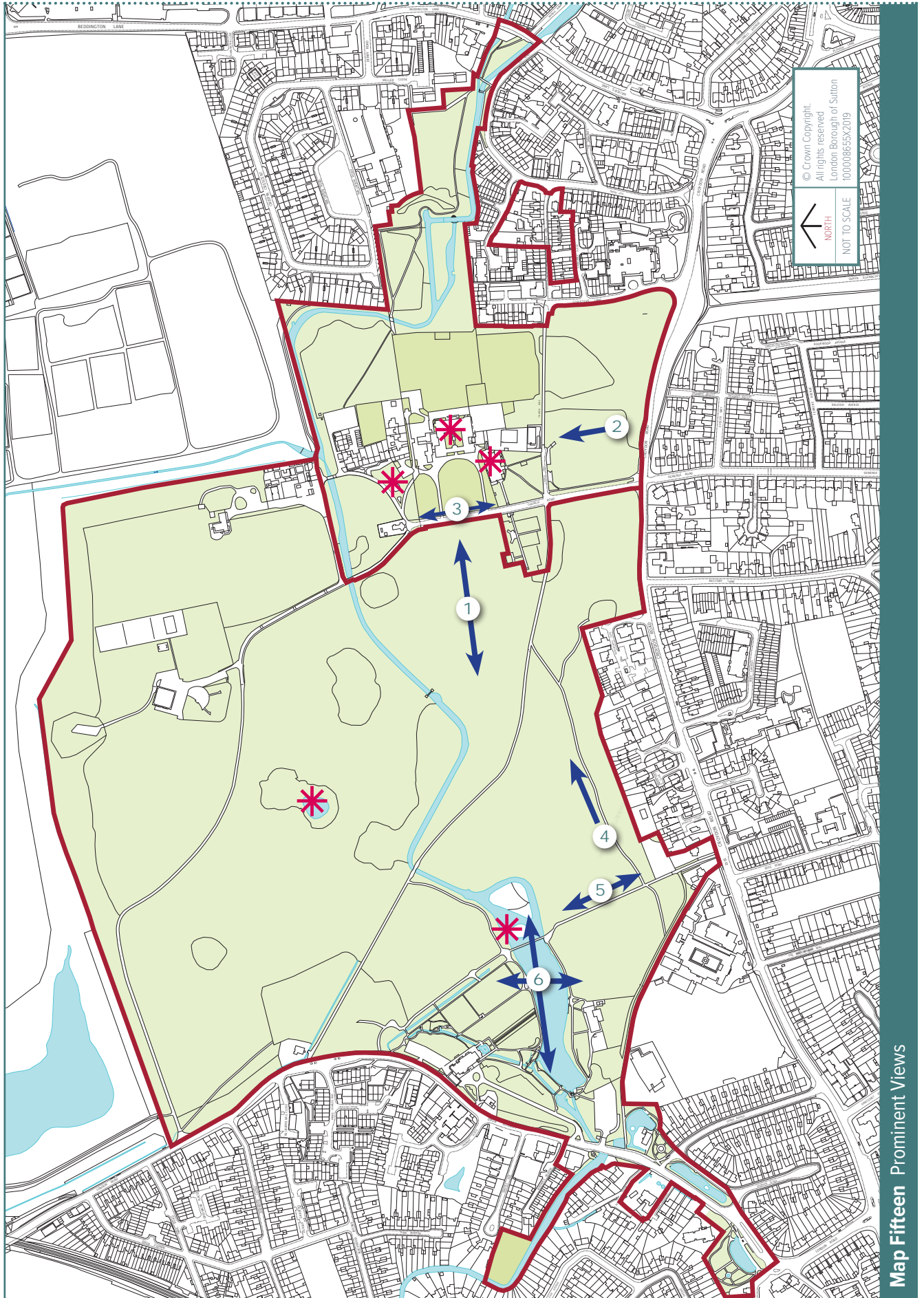


Map Fourteen Archaeological Priority Areas



Archaeological Priority Areas (APAs) in Beddington Park, Carew Manor and Church Lane Conservation Areas

Archaeological Priority Areas (APAs)	Beddington Park Conservation Area	Carew Manor Conservation Area	Church Lane Conservation Area
Upper Palaeolithic / Mesolithic Communities			
APA1: North Downs Fringe and Springline	Within	Within	Within
Late Prehistoric Communities			
APA4: Wandle Gravels	Within	Within	Within
Late Iron Age, Roman and Anglo-Saxon Communities			
APA5: Beddington Roman Villa	Adjacent	Adjacent	-
APA7: Beddington Anglo-Saxon Cemetery	-	Within	-
Medieval and Later Historic Communities			
APA10: Wallington	Within	-	-
APA11: Beddington	Within	Within	Within
Historic Estates, Parks and Gardens - the Suburban Legacy			
APA17: Carew Manor and Beddington Park	Within	Within	-
APA21: The Grange	Within	-	-

Five Prominent Views



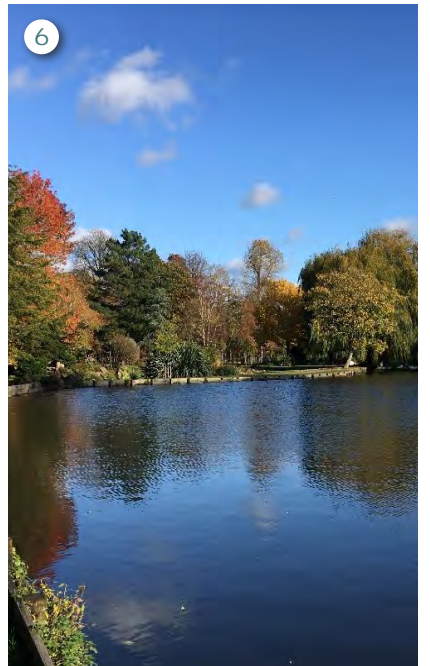
Map Fifteen Prominent Views

KEY	
	Landmark
	View

PROMINENT VIEWS

- 1 Views of Carew Manor and Beddington Park
- 2 Views of St Mary the Virgin and Carew Manor across Church Paddock
- 3 Views along Church Road
- 4 Views of St Mary the Virgin and Carew Manor from Brake Hill
- 5 Views along avenue of trees between Grange Lake and Croydon Road
- 6 Views across Grange Lake





Six Development Management Checklist

Introduction



6.1 For the borough’s larger conservation areas, the Council has produced planning guidelines to manage development in the conservation areas. These have included site-specific and general guidelines to ensure that character is conserved and enhanced.

6.2 In the case of the borough’s smaller conservation areas, such as Church Lane Conservation Area, the Council is publishing a checklist for all those involved in development to highlight what is necessary to consider when formulating a planning application or when a planning application is being decided.

6.3 In the case of Beddington Park and Carew Manor Conservation Areas, much of the area is included within the public open space of Beddington Park. The Council has recently published a Beddington Park Management and Maintenance Plan (2020) which sets out management principles and an action plan to conserve and promote the heritage value of the park and maintain its historic landscape character. The Council also has a Parks and Open Space Strategy and Action Plan (2020-2025) which also covers management of parks more comprehensively.



6.4 It is therefore considered appropriate to include a development checklist for Beddington Park and Carew Manor Conservation Areas also, which can be applied in conjunction with the Beddington Park Management Plan (2020) and Parks and Open Space Strategy and Action Plan (2020-25)

6.5 Key principles for the the conservation and enhancement of the heritage value of Beddington Park and the Grange Gardens are to:

- Protect the fabric and historical integrity of the park.
- Maintain important views along historic avenues.
- Raise awareness of all aspects of the heritage value of the park.



6.6 Completed restoration works to Beddington Park and the Grange Gardens in line with these principles, which were funded by Heritage Lottery Funding include:

- Successional tree planting within avenues and wider parkland to replace lost trees and to restore elements of the former deer park and designed landscape.
- Restoration of the Grange Garden through the removal of inappropriate additions including 20th century planting schemes and the re-introduction of planting reflecting Smee’s original garden. Other works included the repair of the artesian well and the creation of a community orchard.
- Desilting of the Grange Lake and Stock Pond
- Repairs to the Canons Bridge, Flint Bridge and the Black and White Bridge to ensure their longevity.

6.7 The Conservation Area Management Checklist is set out below. A “No” answer to any question means the development is inappropriate.

Item	Development Management Checklist
HERITAGE ASSETS (Historic Park and Garden, Scheduled Ancient Monuments, Listed, Locally Listed and Unlisted Buildings/ Structures of Merit)	
Does the development...	
1	Conserve, and preferably enhance, the significance of the heritage asset
2	Conserve, and preferably enhance, the setting of the heritage asset
3	Conserve, and preferably enhance, the setting of a nearby heritage asset
RESIDENTIAL EXTENSIONS AND ALTERATIONS	
Is/Does the development...	
4	Subservient to the existing building or structure in terms of height, scale and massing
5	Respect the existing building or structure in terms of materials
6	Harmonious with the existing building or structure, especially with regard to roof development
7	Harmonious with the character of the area
8	Retain front gardens
NEW DEVELOPMENT	
Is/Does the development...	
9	Of a height, scale and design that is in character with the area
10	Enhance those elements which contribute to the strengths of the area
11	Have appropriate architectural detailing and materials that are characteristic of the area
12	Respond to natural features
13	Retain trees, hedges and other landscape features
14	Designed so that car parking does not dominate
15	Any change of use must complement the character of the area
EXISTING BUILDINGS WITHIN THE PARK	
16	Whilst there are no plans for redevelopment of existing buildings within the park, any proposals that might come forward should offer an opportunity to enhance the character and appearance of the area through a sympathetically designed scheme. Uses should complement the historic park, and should minimise vehicle movements.
OPEN SPACE	
17	Open space is protected in the Local Plan as are biodiversity and trees. In addition, much of the open space in the CA also benefits from Historic Park and Garden status protection. Therefore, the current extent of open space is protected. Opportunities to enhance biodiversity are encouraged, provided they do not detract from the formal character of the CA's parks and gardens. The Beddington Park Management and Maintenance Plan (January 2019) and a Beddington Park & The Grange Garden Conservation Management Plan (February 2016) sets out the Council's principles for restoring, conserving and enhancing the historic landscape within Beddington Park.

Item Development Management Checklist

THE RIVER WANDLE

18 The man-made channels within Beddington Park are of heritage value and so management of the River Wandle needs to strike a balance between enhancing its biodiversity and respecting the formal layout within the park which is integral to the character of the area.

CAREW MANOR

19 The Council’s long term plan for Carew Manor is for the special educational needs school to relocate within the borough. The Great Hall at Carew Manor is Grade I listed building of exceptional heritage significance in terms of its historical, architectural and archaeological interest. The 2 wings are Grade II listed. Any future use of the building must demonstrate that the exceptional significance of the site has been fully taken into account in proposing the optimum viable use in line with national guidance and advice from Historic England.

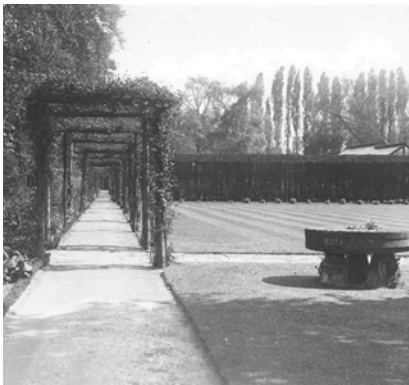
HERITAGE AT RISK

20 There are five listed buildings and structures within the Carew Manor Conservation Area which are included on the Historic England Heritage at Risk Register. Three of these are within the ownership of the Council: the listed boundary walls along Church Lane (reference L35), the Orangery walls within the grounds of Carew Manor (L33) and former garden walls north of Carew Manor (L34). The Council recently undertook repairs to the boundary walls along Church Lane (L35) and its risk level has subsequently been downgraded. The Council also undertook repairs to other heritage assets as part of the Heritage Lottery Funded Programme for Beddington Park, such as repairs to Canon Bridges Bridge (Locally Listed LL3) and the Stone and Flint Bridge (Locally Listed LL4).

The Council will continue to seek grant funding for the repair of these heritage assets, and encourage repair of heritage assets by other relevant owners, particularly those on the Heritage at Risk Register, in a manner which conserves the integrity of the asset.



Seven Related Documents



The Grange Gardens

- The Local Plan
<https://drive.google.com/file/d/1MdX6GlaHDoBdG6CTsvjFaluPtla9id50/view>
- Historic England's Heritage Assets Map (for Listed Building and Historic Park and Garden information)
<https://historicengland.org.uk/listing/the-listmasearch?clearresults=True>
- Locally Listed Buildings of Sutton
<https://drive.google.com/file/d/1AAENrTEzDcyXjldZxGSgXuYNXTcp3HB/view>
- Beddington Park Management and Maintenance Plan (2020)
<https://drive.google.com/file/d/18vzMkCKFLghlUX45Gjr4weAcmtf93Fg9/view?usp=sharing>
- Beddington Park & The Grange Garden Conservation Management Plan (February 2016)
- Parks and Open Space Strategy and Action Plan (2020-2025)

Further information:

The History and Archaeology of Beddington Park and adjacent sites (John Philips) (<https://cadhas.org.uk/research/publications>)

Annex 1 Changes to Conservation Area Boundaries.

Are the Boundaries Effective?

A1.1 Historic England Advice note 'Conservation Area Appraisal, Designation and Management' (2019) requires local authorities, when undertaking character appraisals, to consider whether the conservation area boundary needs amending. When undertaking this appraisal, the council considered that the Beddington Park, Carew Manor and Church Lane Conservation Area boundaries were largely correct but made some changes which added those areas which were considered to positively contribute to the character of the conservation area, and removed some areas which were considered to weaken the strength of the designation.

A1.2 The former boundaries of the three conservation areas are shown in Map 16 below. Changes made to these boundaries are set out in this Annex.

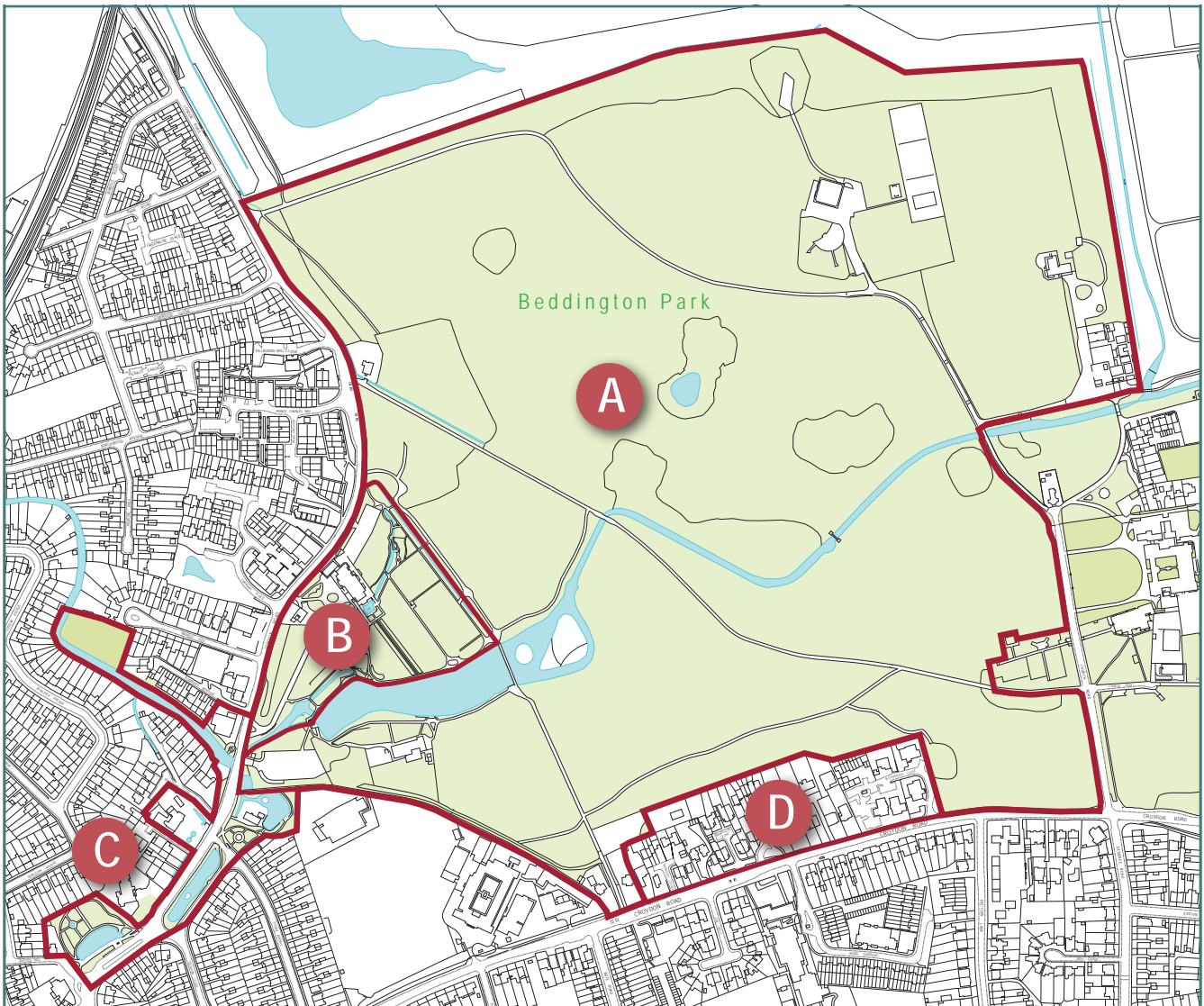


Map Sixteen Former Conservation Area Boundaries

Changes to the Boundaries

Beddington Park Conservation Area

A1.3 For the purposes of the initial appraisal, the Beddington Park Conservation Area was divided into four sub areas, including Sub Area C London Road and Sub Area D Croydon Road.



Map Seventeen Former Beddington Park Conservation Area - Sub Areas for Appraisal

Beddington Park Conservation Area - Sub Area C London Road

A1.4 Sub Area C London Road is characterised by tree lined open spaces adjacent to London Road and the River Wandle, on land previously part of land associated with large estates. Two areas which contribute to the open nature of the corridor were added at:

- (i) The open area of land with a number of mature trees adjacent to Elm Grove park fronting Old Brewery House flats
- (ii) The strip of riverside land between Wandle Side allotments and Bridge House



Map Eighteen Change to boundary - Beddington Park Conservation Area Sub Area C (i)



Map Nineteen Change to boundary - Beddington Park Conservation Area Sub Area C (ii)



Beddington Park Conservation Area - Sub Area D Croydon Road

A1.5 Sub Area D covers an area to the south of Beddington Park along Croydon Road, including Berkeley Court, Bampfylde Close, Paston Close and Bloxworth Close. It is an area of housing which varies in type and character, and includes a mixture of 19th and 20th century development.

KEY	
	Proposed addition
	Proposed deletion

 NORTH	© Crown Copyright. All rights reserved London Borough of Sutton 100008655X2019
NOT TO SCALE	



Map Twenty Change to boundary - Beddington Park Conservation Area Sub Area D



No. 302 Croydon Road



No. 308 Croydon Road

A1.6 This area was originally part of the Carew estate, and possibly the Tudor deer park. Following the bankruptcy of Charles Hallowell Carew the park was acquired by Joseph Atkins Borsley, a developer and property speculator. He made changes to the river channel and laid out roads within the park as a prelude to development. Within Sub Area D a line of substantial villas were constructed along Croydon Road from the 1860s. Further development of the park was halted when the park was later purchased by Canon Bridges in 1871.

A1.7 When the Conservation Area was designated in 1970, the sub area still mainly comprised of detached properties in large plots, with a limited amount of higher density redevelopment dating from the 1930s. This included some buildings fronting Croydon Road and at Bampfylde Close, and the subdivision of plots to provide a number of bungalows backing onto the park. Subsequent to the Conservation Area designation, a number of the detached properties were demolished and redeveloped for higher density flats and housing creating new cul-de-sacs at Berkeley Court, Paston Close and Bloxworth Close.

A1.8 As such, the area has a variety of housing types and architectural styles with varied materials and massing. Buildings range from single storey to three and a half storeys in height, and from bungalows, terraced, semi-detached and detached houses, and flatted development in the form of large converted period properties to modern purpose developments. Larger properties front Croydon Road, with smaller properties arranged in cul-de-sacs leading off it. Facing materials range from stucco, brick (red and yellow), pebbledash and tiled, some with timbering, with both tile and slate roofs.

A1.9 Nos 302 and 308 Croydon Road make a generally positive contribution to the streetscene. These buildings date from the first phase of development in the 1860s, and are detached three-storey villas, with external stucco and corner quoining, and steps leading to a portico entrance. However, a later side extension to No. 308 is less successful in harmonising with the original building. The Council will consider adding these buildings to the Local List at the forthcoming Local Plan Review.

A1.10 There are a number of mature trees fronting Croydon Road including sycamore, horse chestnut, lime and oak, some of which have individual Tree Preservation Orders.

A1.11 Sub Area D Croydon Road comprises a mixture of housing types and architectural styles with varied materials and massing, much of which has been built since the area's initial designation in 1970. The sub area is not considered to have sufficient special interest in terms of architectural quality and the plot size and layouts are not indicative of historical associations.

A1.12 It is noted that many properties in Sub Area D would continue to require planning permission for common householder extensions. This is because the area has a number of flats, and a number of recent housing developments have had permitted development rights for common householder extensions and alterations removed by condition on the planning permission.



Sub Area D Croydon Road

Listed Buildings

- None

Locally Listed Buildings

- None

Historic Park and Garden

- Adjacent to Beddington Park and The Grange

Unlisted Buildings of Merit

- 302 Croydon Road
- 308 Croydon Road

Important Open Space

- Adjacent to Beddington Park and The Grange - designated as Metropolitan Open Land and Metropolitan Green Corridor, part of the Wandle Valley Regional Park and a Site of Importance for Nature Conservation (Site of Borough Importance Grade I)

Strengths

- Within former boundary of Carew Estate parkland
- Buildings dating from the first phase of 19th century development
- Presence of mature trees

Weaknesses

- Extensive modern development bearing little relation to either park or original phase of development
- Lack of uniformity/consistency due to the wide variety of architectural styles

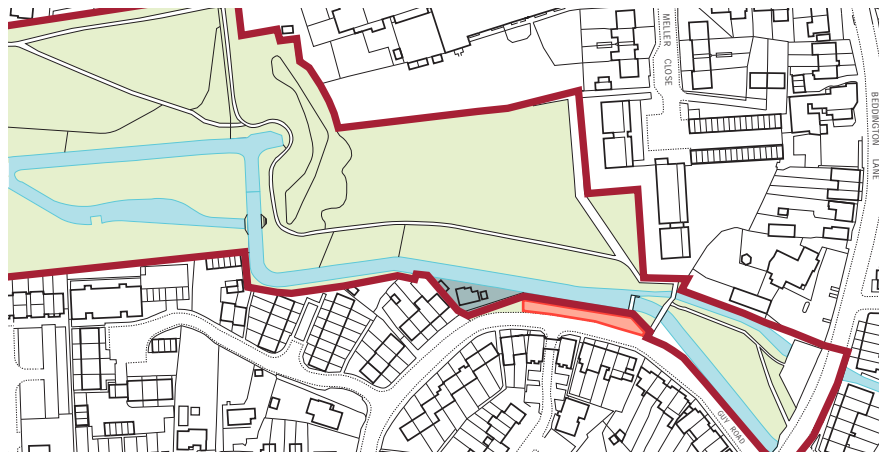




Carew Manor Conservation Area

A1.13 No 77 Guy Road is adjacent to the River Wandle and was the only building included within the Conservation Area east of Carew Manor. The property is a detached, yellow-brick house built in the 1970s with a truncated roofline on its side elevation. It is not considered to have any special architectural or historic interest, nor contribute positively to the character of the Conservation Area. It is noted that it was built subsequent to the initial designation in 1970.

A1.14 The adjacent green verge between the River Wandle and Guy Road is considered to contribute positively to the character of the Conservation Area given its openness and proximity to the Wandle and the eastern end of Beddington Park.



Map Twenty One Change to boundary - Carew Manor Conserva-

Church Lane Conservation Area



A1.15 Church Lane Conservation Area previously included Church Paddock Court and No.s 18-32 (even) Church Lane, as highlighted in Map x below.

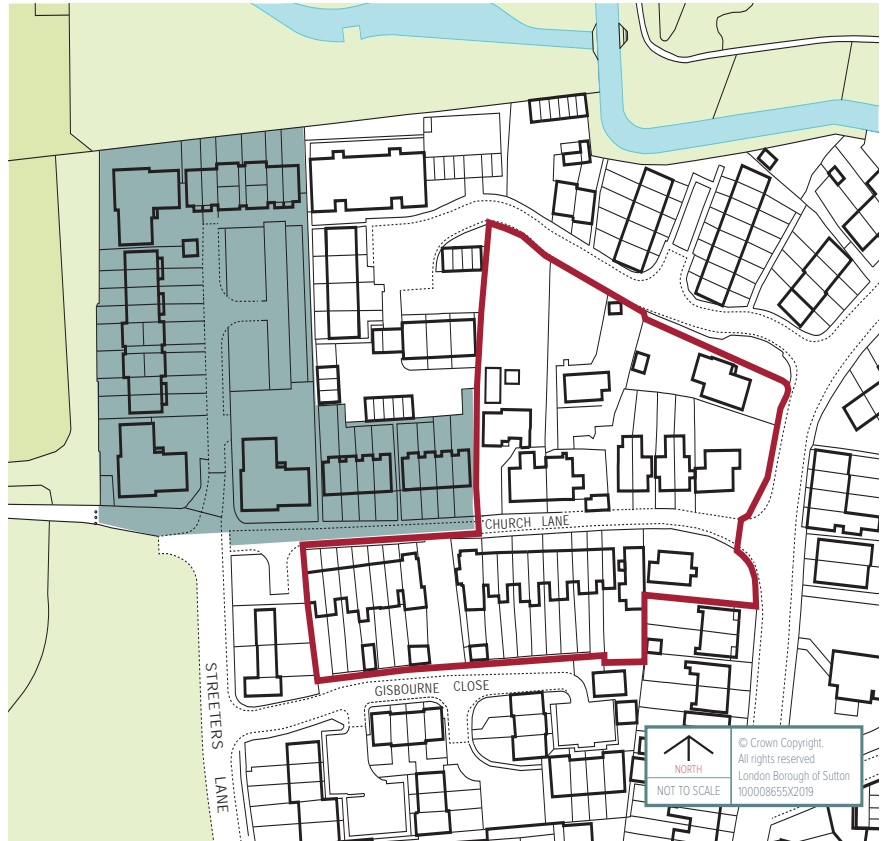
A1.16 Nos 18-32 (even), at the western end of Church Lane, are two modern terraces built in the late 1980s on the northern side. They are two-storey (with accommodation at roof level), yellow-brick buildings with gable front dormers, brown-timbered windows and red-brick detailing. These modern terraces differ in character to the earlier terraces opposite in terms of massing, elevation treatment and the relationship with the street, being set further back to accommodate car parking space.

A1.17 Church Paddock Court sits at the western end of the Conservation Area and abuts Carew Manor Conservation Area to the west and north. It comprises a mix of flats and houses ranging from two- to three-storeys with front dormers, with a mix of yellow brick and rendered elevations and red-brick detailing, taking architectural cues from the adjacent terrace at Nos 18-32 (even).

A1.18 Vehicular access to Church Paddock Court is from Streeters Lane to the south. When the Church Lane Conservation Area was designated in 1994, this area was then the site of Orchard Works Industrial Estate and was developed for housing in the late 1990s. The new street is a high quality residential development, more open in character than Church Lane, with a central area for car parking.



KEY	
	Proposed addition
	Proposed deletion



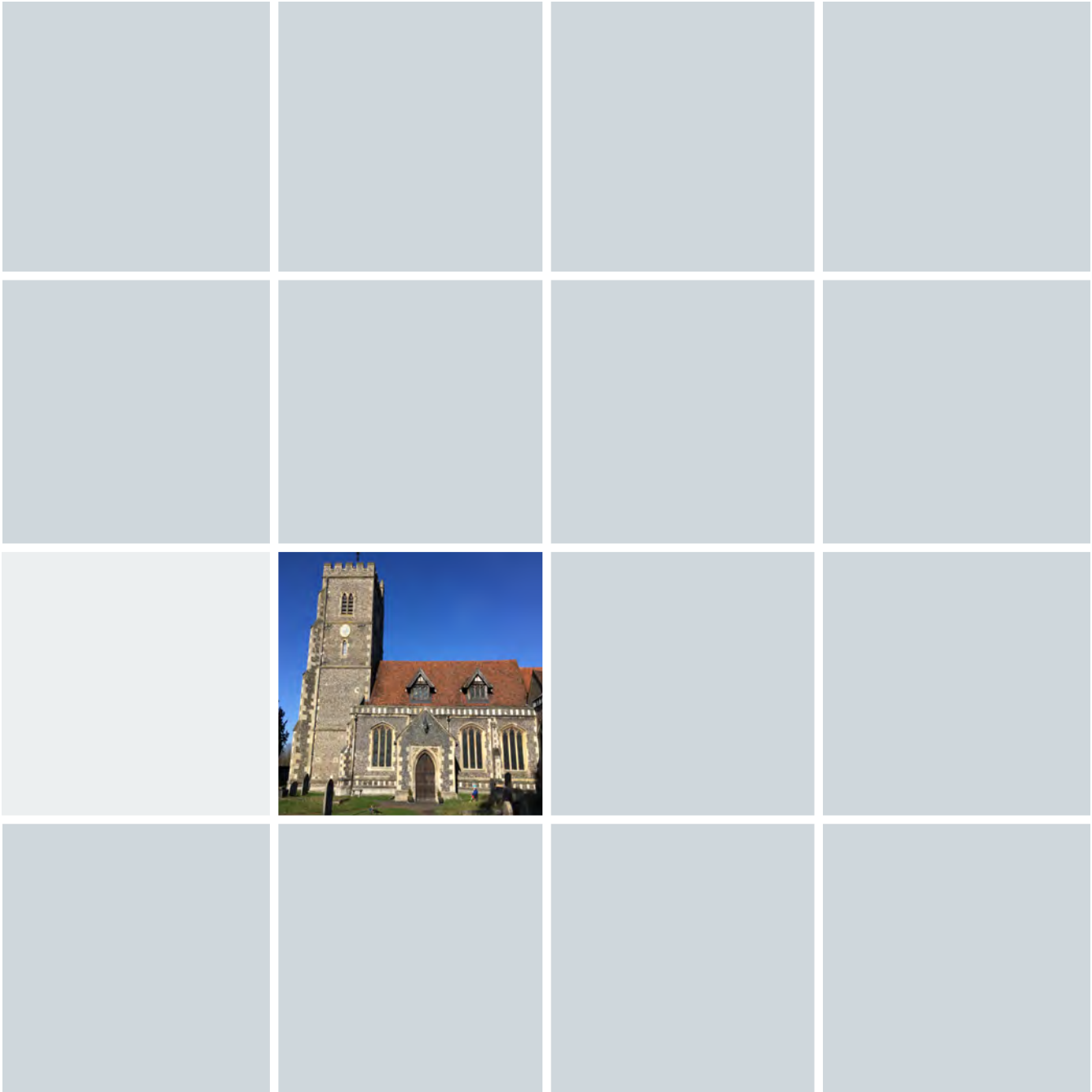
Map Twenty Two Change to boundary - Church Lane Conservation Area



A1.19 The housing here bears greater relation to the architectural detailing and scale of the modern terraces than to the earlier properties on Church Lane. Whilst Church Paddock Court is a high quality development, the more recent development here and on Church Lane is not considered to have sufficient significance in terms of historical association or architectural style with adjacent historic buildings.

A1.20 It is noted that these properties would continue to require planning permission for common householder extensions as would be required if they remained within the conservation area. This is because Church Paddock Court includes mainly flats and the houses, including the modern terraces on Church Lane, have had permitted development rights for common householder extensions and alterations removed by condition.





Simon Latham Interim Strategic Director
Environment, Housing and Neighbourhoods

Environment, Housing and Neighbourhoods
London Borough of Sutton
24 Denmark Road
Carshalton
SM5 2JG

June 2021

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