



BEDDINGTON VILLAGE CONSERVATION AREA
CHARACTER APPRAISAL
JUNE 2018

Beddington Village Conservation Area
Character Appraisal
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Mount Pleasant Cottages on Bridges Lane

BACKGROUND

Introduction



Beddington Village Conservation Area (CA) is located in north east region of the London Borough of Sutton. It is a modest sized CA located to the south of Beddington Strategic Industrial Location (SIL) and south east of Beddington Park. It was designated in 1994, and was subsequently surveyed in 1996.

Beddington Village CA has a rich heritage with a number of historic and architectural assets. The CA contains only a few of the Council's Locally Listed Buildings, yet the area includes a number of unlisted buildings of positive merit. The locally listed buildings include the old Wandle Flour Mill and Mount Pleasant Cottages, which are both located at the centre of the CA along Wandle Road/ Bridges Lane.

The CA primarily comprises of residential housing, of which a significant amount is Victorian terraced cottages, concentrated primarily along Richmond Road. To the south side of the CA are 1930's semi-detached houses. To the east of the CA is a contemporary housing estate built in the late 1980's.

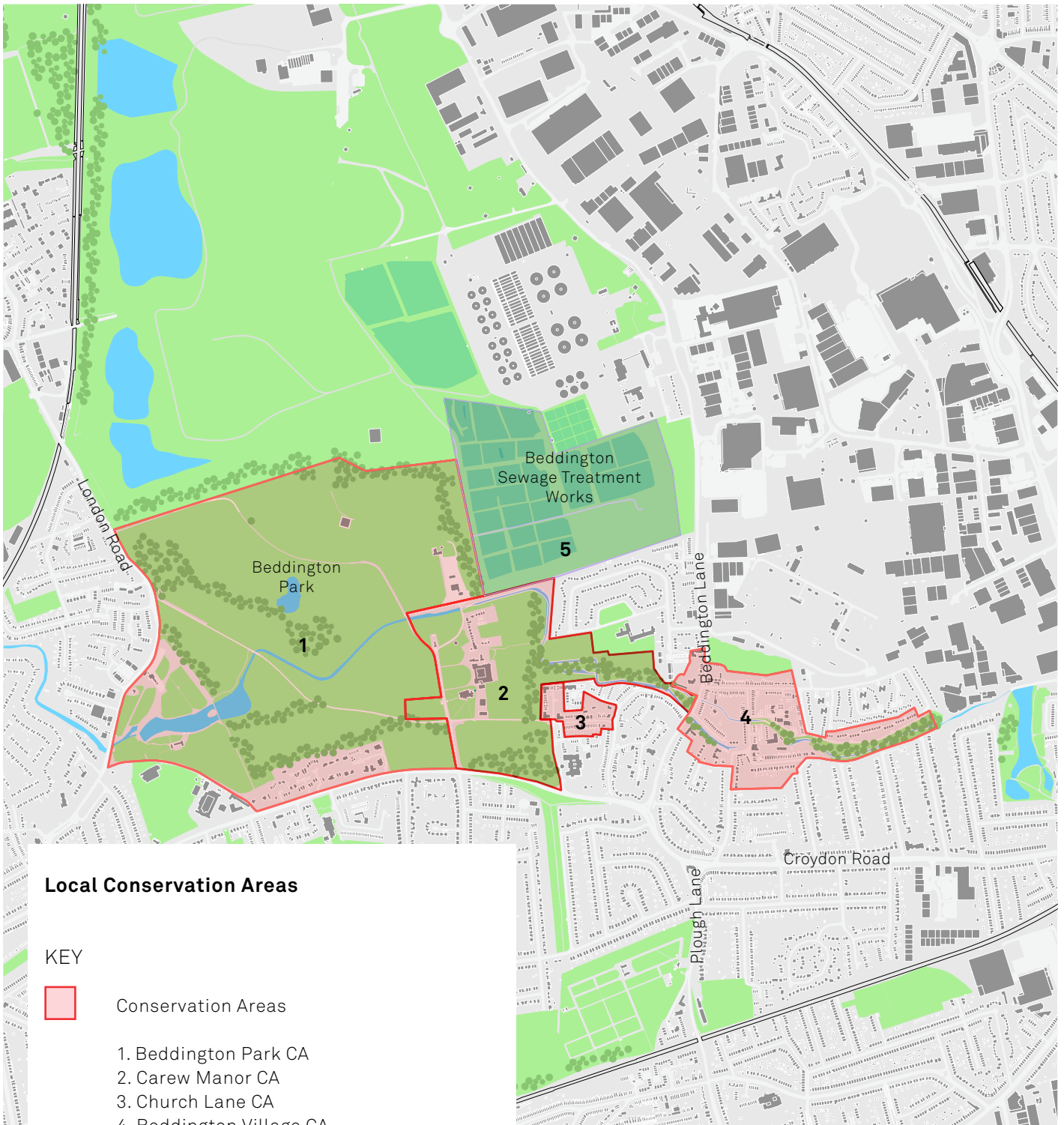
Another significant feature of the CA is the River Wandle, which runs from east to west through the area. A key walking and cycling route named the Wandle Trail follows the river, which forms an almost seamlessly linked route throughout the area.

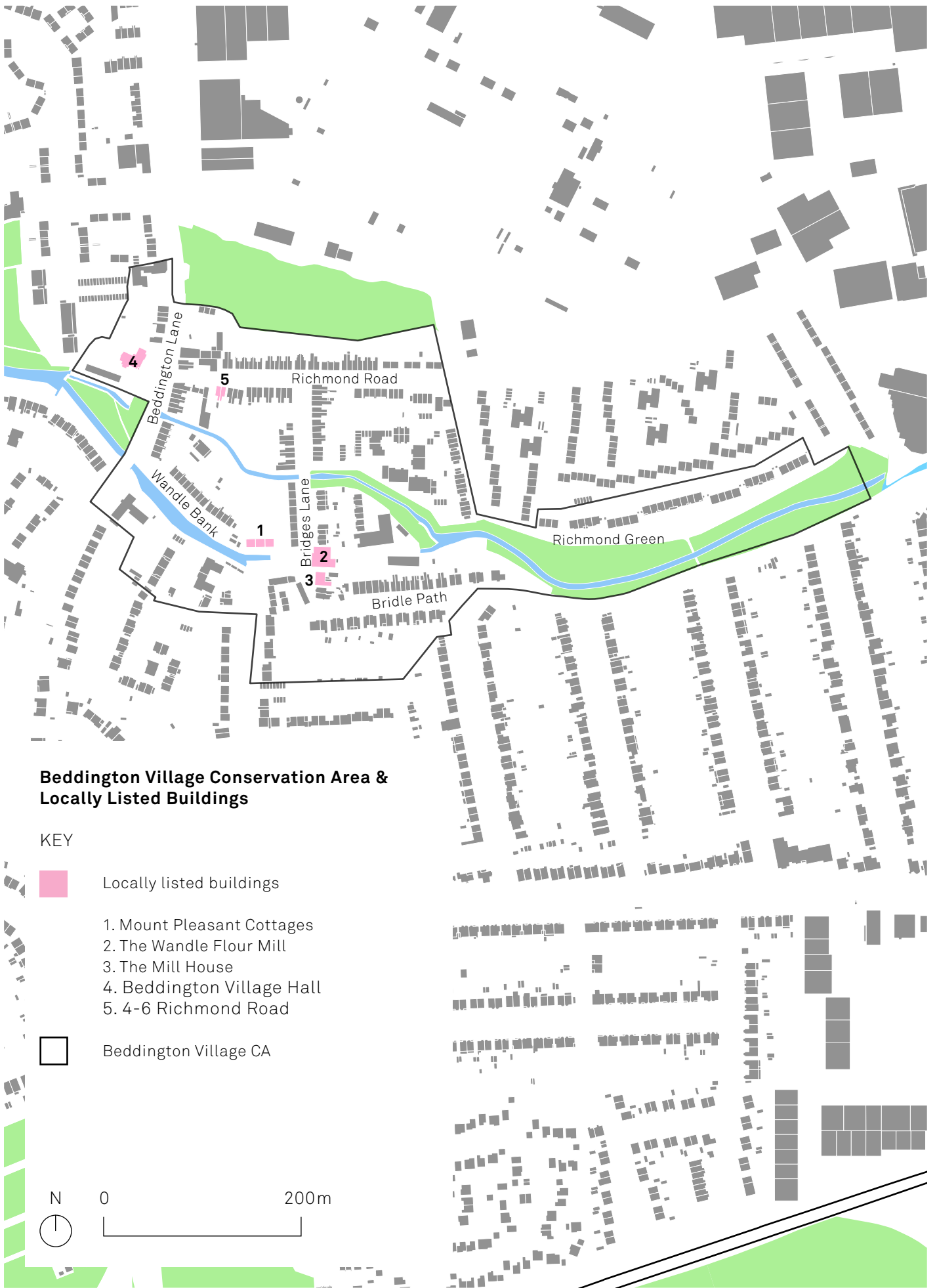
The western edge of Beddington Village CA borders Carew Manor CA. Designated in 1977, the main focus of this CA is the historic Grade I listed Carew Manor. This is accompanied by numerous listed buildings including St. Mary's' Church, The Lychgate at the west entrance to the churchyard, the Pigeon House, The East Lodge and The Great Hall.

Other neighbouring CA's include: Beddington Park CA, a 58 hectare area comprising of a large open historic parkland containing a significant number of mature trees and several notable listed buildings; and Church Lane CA, a 1.5 hectare area which adjoins Carew Manor CA.

To the north east of Beddington Village CA is a large industrial and commercial site, designated as a Strategic Industrial Location. The site is well located close to key radial roads into London and connected to the M25.

To the east of the industrial site is an area of undeveloped land referred to as Beddington Farmlands which is today partially used for sewage treatment works. The Beddington Farmlands are designated as both Metropolitan Open Land (MOL) and Site of Importance for Nature Conservation. The area is currently being developed into a public nature reserve as part of a restoration project led by the operators of the waste management on the site.





Beddington Village Conservation Area & Locally Listed Buildings

KEY

 Locally listed buildings

- 1. Mount Pleasant Cottages
- 2. The Wandle Flour Mill
- 3. The Mill House
- 4. Beddington Village Hall
- 5. 4-6 Richmond Road

 Beddington Village CA



Planning policy context

Beddington Village is designated as a conservation area under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended and underpinned by LB Sutton's Local Development Framework (LDF) Core Policy BP12 – Good Urban Design & Heritage. Development within conservation areas is controlled by Policy DM4 – Historic Environment.

CA's are designated and maintained in accordance with the National Planning Policy Framework (NPPF) 2012 and the Planning (Listed Buildings and Conservation Areas) (Amendment No. 2) Regulations 2009 and further government guidance is contained in the NPPF note 12 - Conserving and Enhancing the Historic Environment. This legislation requires Local Authorities to protect and enhance areas of special historical importance through the designation of CA's 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 CA.

Historic England defines a CA as 'an area of special architectural or historic interest, where the character or appearance is desirable to preserve or enhance'.

The Sutton Local Plan: Policy 30 provides the Council's policy on heritage. This states the Council will 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.' It also declares the Council's protection over unlisted buildings that make '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.'

The advice on the control of development within Conservation Areas within policy is inevitably general. This report conducts a more detailed analysis of the area and highlights the specific needs of Beddington Village CA.

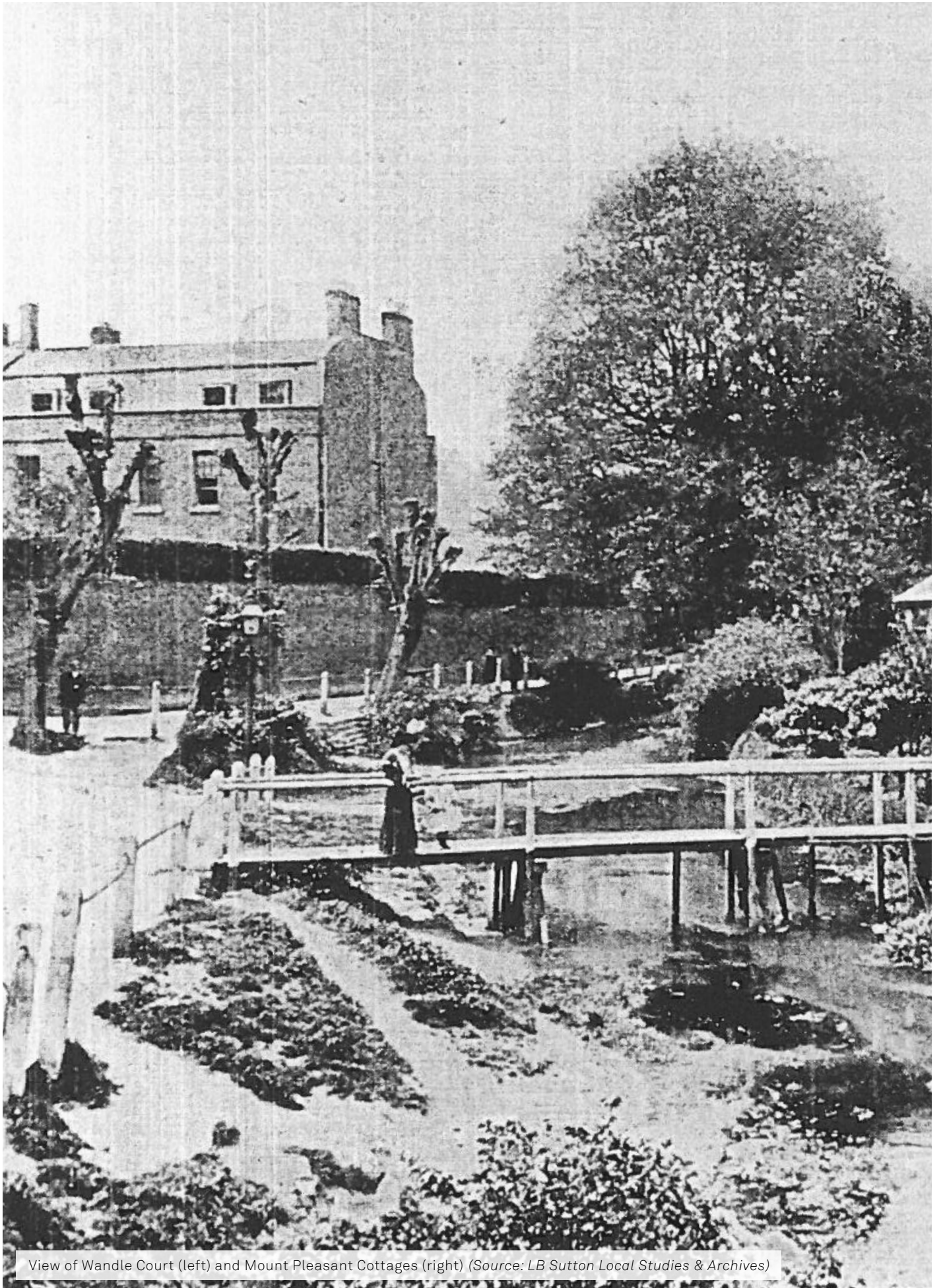
This document will be regarded as supporting information for the Council's Local Plan, which has been adopted in February 2018.

Purpose of the appraisal

This document sets out the Character Appraisal of the Beddington Village Conservation Area. This appraisal identifies the character and appearance of the CA and those buildings and key elements that make important contributions to the historical quality of the area. In addition, it identifies the opportunities and threats to the enhancement of the character and appearance of the CA. This document also considers whether any areas outside the existing CA boundary have significant architectural or historic quality that would justify alterations to that boundary.

Consultation on the draft Character Appraisal has included:

- A walk around the Beddington Village Conservation Area with residents and council officers, led by the consultant team (May 2016)
- Presentation of the draft Character Appraisal at the Beddington North Neighbourhood Forum (BNNF) meeting (July 2016)
- Presentation of the draft Character Appraisal at the BNNF meeting, incorporating comments received previously (September 2016)
- Presentation by a council officer at the Beddington and Wallington Local Committee on the Beddington Village Improvements, including progress on the Character Appraisal (October 2016)
- Publication in the evidence base library for the draft Local Plan consultation (January 2017)
- Final exhibition of the draft Character Appraisal at 'Cricket for Change', Beddington, with an invitation for final comments to be submitted (March 2018)



View of Wandle Court (left) and Mount Pleasant Cottages (right) (Source: LB Sutton Local Studies & Archives)

HISTORICAL CONTEXT

Origins & development of the area

Beddington Village is one of a series of early 'spring line' settlements which occurred as a result of springs and fertile lands. The ancient origins of the village are evident in archaeological findings in the area.

The first historical reference to the parish of Beddington is in an alleged charter dating back to 675 AD. In 901, a letter from Denewulf Bishop of Worcester to King Edward about the royal tenure of land and farm stock, refers to a place named 'Beedington'.

In the Domesday book, the parish is referred to as Beddington. The name 'Bedding' in the Saxon language refers to a bed or lodging. The assets of the parish listed in the Domesday Book include 6 hides, 1 church, 14 ploughs, 4 mills, 44 acres of meadow, and woodland.

Manors of Beddington

In the late Middle Ages there were three manors in Beddington referred to as Home Beddington, Huscarles Manor and Bandon Manor.

Home Beddington, also referred to as West Court, was located on the west side of the parish. At this time the De Watteville family held the manor, but over time ownership of the manor was passed through various families. By the mid 14th century the de Willoughby family had claimed the right to the manor.

Sir Thomas Huscarle owned a large area of Beddington, known as Huscarles Manor. The land was located on the west side of Beddington Lane to the north of the River Wandle.

After Thomas Huscarles death, his wife Lucy de Willoughby married a courtier named Nicolas Carew. In the late 14th Century, Carew acquired Home Beddington from Sir Richard de Willoughby, and later on bought the manor outright. Carew also acquired Lucy's life interest which united the two manors. From this point Nicolas Carew and his descendants dominated the parish for centuries.

It is believed that in the 13th century land previously owned by Huscarles, ceased to be farmed when the Carews incorporated the land into Beddington Park.

Bandon Manor is believed to have been located on the east side of the Beddington parish, which is today known as Beddington Village. In 1349 the manor was granted to Reginald Forester. Again, the manor passed through several ownerships before it came into the possession of Nicolas Carew in 1431. The manor remained separate until the mid 16th century and became known as Bandon in Beddington.

Historical location of Beddington Village

It is believed by some that the present Beddington Village is historically the lost village of Bandon. Some reports have suggested that the Carews or an earlier lord of the manor removed inhabitants of Beddington to Bandon to pursue the extension to their parkland.¹ Beddington Park was formerly the estate to Carew Manor.

The Enclosure Map of 1820 reveals that Beddington was made up of a limited number of houses, scattered across the village including: mansions, a number of modest dwellings and small groups of cottages and farms. Around this time a total population of 480 was recorded.

Slow development in the 1800's

The introduction of the railways in the mid 1800's throughout Sutton, made the borough more attractive to middle class commuters who were seeking living outside of the city, hence a subsequent development of suburban housing. However, the population in Beddington only doubled from 200 to 573 owing to poor connections to the railway, along with restrictions put upon development by wealthy individuals in the area.

In 1859 the Carew estates were broken up and sold, which encouraged a small amount of development, and

¹ Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p5

as a result a population rise. However, in comparison with other villages in Sutton, the overall development of Beddington remained slow. This was owing to the control of the parish being passed onto a small group of wealthy landowners who were keen to preserve the rural setting of their own country retreats.

Early 20th century development

In the early 1900's Beddington was still largely rural despite large scale development occurring in neighbouring towns Croydon and Wallington. It is recorded that in 1901 Beddington consisted of 3,127 acres, of which 1,439 acres were arable land, 614 acres of open parkland and 45 acres of woodland.

In the 1920's this changed considerably and a large part of Beddington was developed within a decade. The wealthy families of the area had moved elsewhere by the 1900's leaving manors situated within large areas of land. In the Edwardian period this land became available for redevelopment which allowed for significant infill development across the area.

Local industry and livelihoods

The River Wandle was a significant source of power for the developing industries within the borough. However, there have been only a small number of mills in Beddington owing to the river flowing through Beddington Park which was protected by development restrictions. In contrast the neighbouring towns Carshalton and Wallington became much more heavily industrialised with mills producing flour, leather, snuff, paper, dyestuffs and other materials.²

The key business people in Beddington in 1839 were recorded in Robson's Commercial Directory and included: Charles Lambert of Beddington Snuff Mills; William Prior, grocer and post office; Edward Isted, smith; Joseph Rowe of the Plough Inn and R. Shepherd, a retailer of beer.

The Beddington snuff mills of the 1800's were key in the production of snuff, using the power from the River Wandle to grind the tobacco. In 1805 there were a total of five snuff mills along the length of the river.

The origin of the sewage works on Beddington Farmlands (north west of Beddington Lane) began in 1860 when sewage disposal was used to irrigate and fertilise the land. North of the sewage works on the east side of Beddington Lane, a large portion of the land was used for market gardening and the growing lavender, roses, violets, and herbs. This was once one of the key livelihoods in the area. In the late

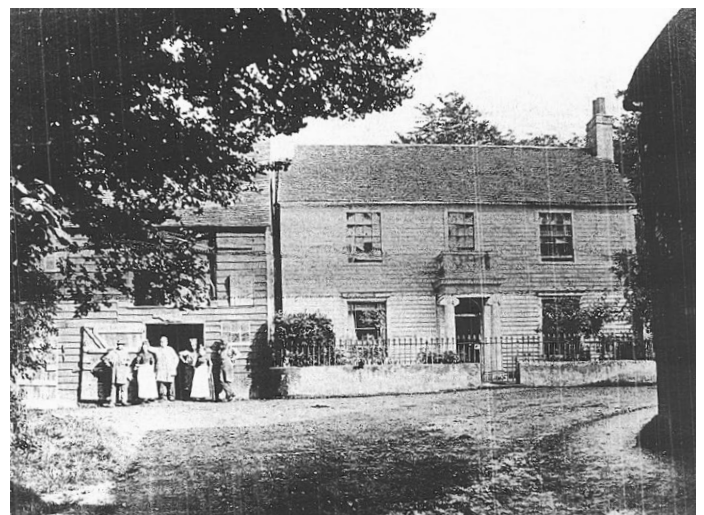
1800's to the early 1900's, the herbs were supplied to John Jakson & Co. Peppermint and Lavender Distillery located on Mitcham Road.

The Goose Green allotments located to the east of Beddington Lane and north of Richmond Road was once freehold wasteland consolidated by the Enclosure Award of December 1812. Prior to this Goose Green had been set aside for the benefit of the poor. The name is believed to have come from the marshy condition of the historical site which was known to have had geese roaming freely.³

The site north of Goose Green allotments which is now a designated Strategic Industrial Location, was once Marsh Farm owned by the Carew family.

Industrial uses in this area of Beddington were introduced in the early 1900's when businesses such as Hall & Co and British Portland Cement Manufacturing Ltd. were established along Therapia Lane. The initial operation of the business was the extraction of gravel from local pits, which progressed into the manufacture of cement using a natural local resource of clay. The business was sold and transferred in 1912.⁴

The Beddington Cross Industrial Estate was developed in the later 20th century which included the Tramlink Depot. In 2001 the Therapia Trading Estate was the next major development.



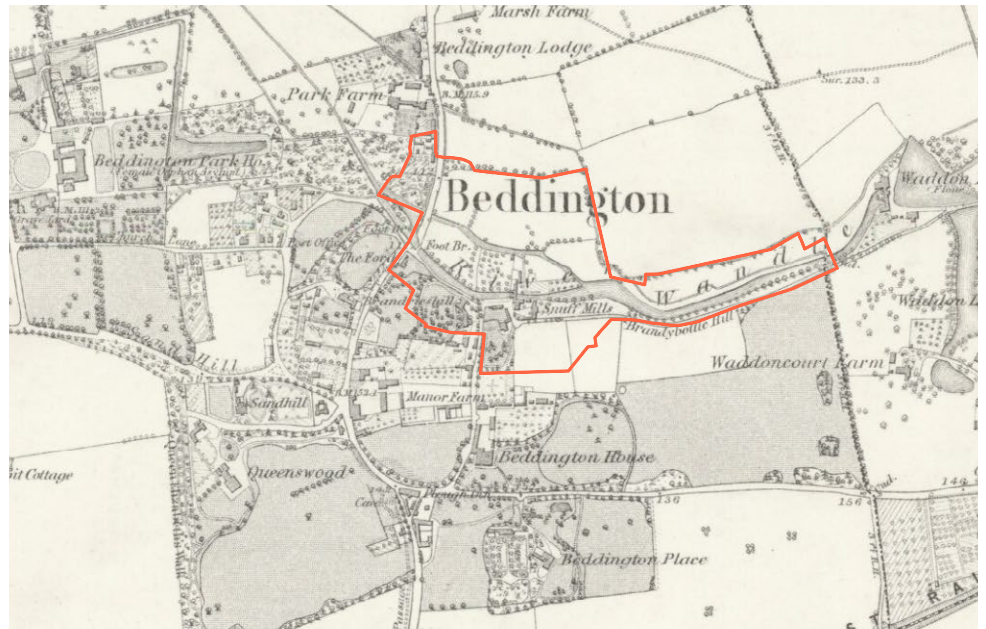
Lambert's Snuff Mill, Bridges Lane, 1800's (Source: LB Sutton Local Studies & Archives)

3 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p146

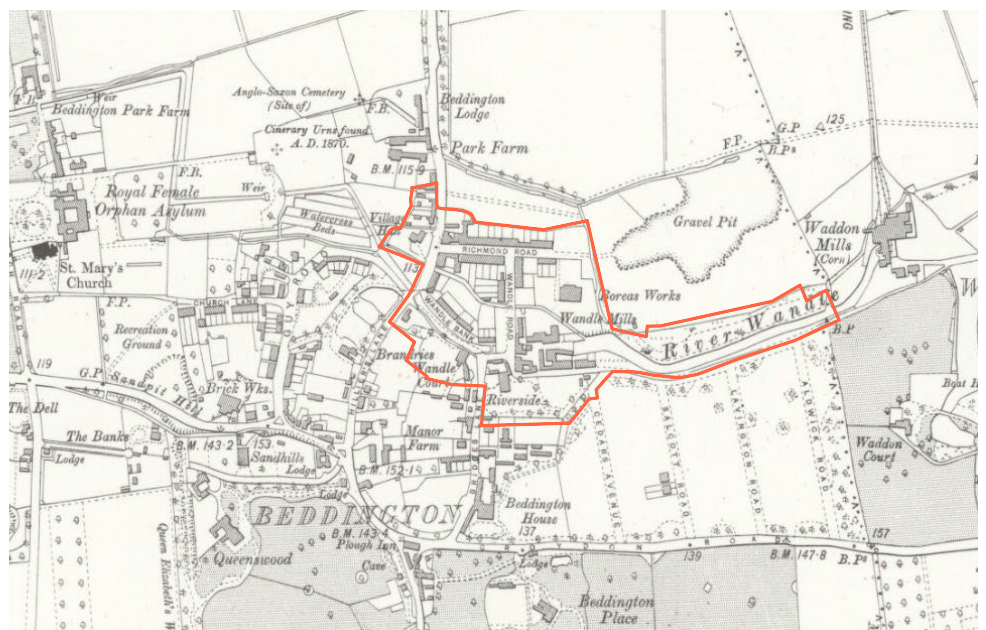
4 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p32

2 London Borough of Sutton, 'Understanding Sutton's Local Distinctiveness: Characterisation Report of Studies', June 2008

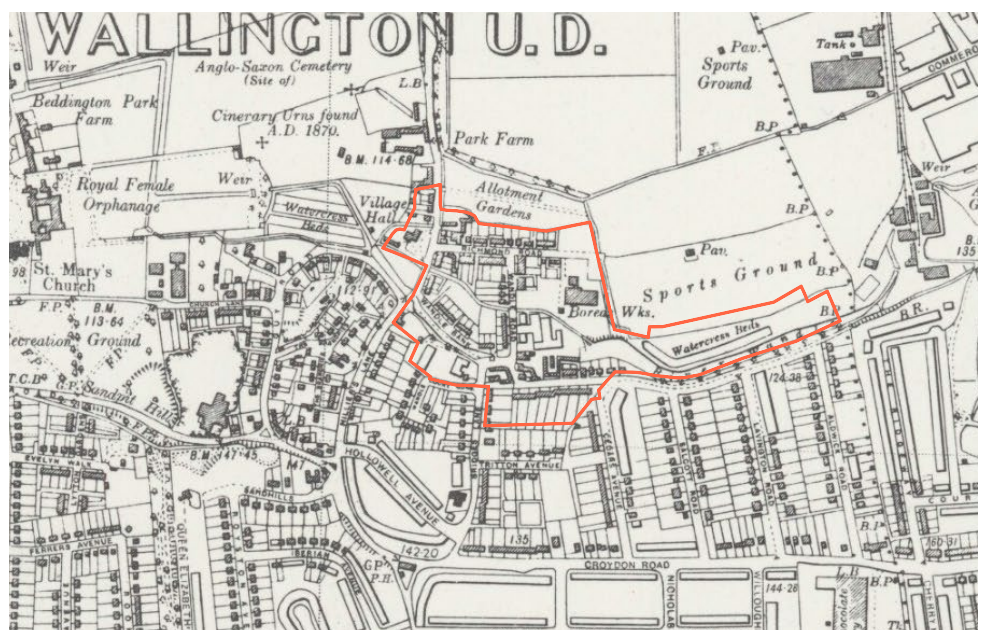
Ordnance Survey Map 1842
(Source: National Library of Scotland)



Ordnance Survey Map 1911
(Source: National Library of Scotland)



Ordnance Survey Map 1938
(Source: National Library of Scotland)

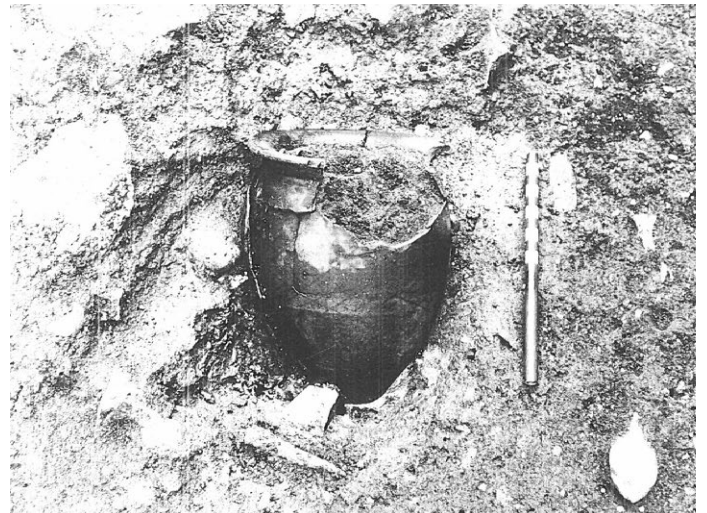


Archaeology

The geology of the area consists of river terrace sands and gravels, particularly near the River Wandle. The natural production of abundant springs has significantly contributed to the development of Beddington and other neighbouring towns. The springs and pools have historically been used for both farming and industry, and also led to the growth of Sutton's reputation as a 'pleasant and healthy place to bring up a family' (Heritage Study 2009). The presence of this water contributed to the development of the 'spring line' settlement of Beddington.

It is known that a historic Roman road previously passed through the parish. Archaeological findings such as the Beddington Roman Villa, along with two Roman coffins found near St Mary's Church also provide evidence of Roman settlement in the area.

In 1871, workmen discovered the remains of human skeletons whilst excavating gravel behind Park Farm house off Beddington Lane. It was revealed that this was the site of an Anglo-Saxon burial ground dating from the 5th and 6th centuries. The cemetery extended from the west end of Beddington Primary School grounds to the back yards of the houses of Mallinson Road. Other artefacts such as a Saxon coin and pieces of jewellery were also found on site.



Roman pottery jar found at Beddington Sewage Farm
(Source: LB Sutton Local Studies & Archives)



Archaeological dig on Beddington Sewage Farm, 1980's
(Source: LB Sutton Local Studies & Archives)



Anglo Saxon coin found at Beddington Sewage Farm
(Source: LB Sutton Local Studies & Archives)

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View of the River Wandle and Wandle Bank from Beddington Lane

TOWNSCAPE APPRAISAL

Introduction

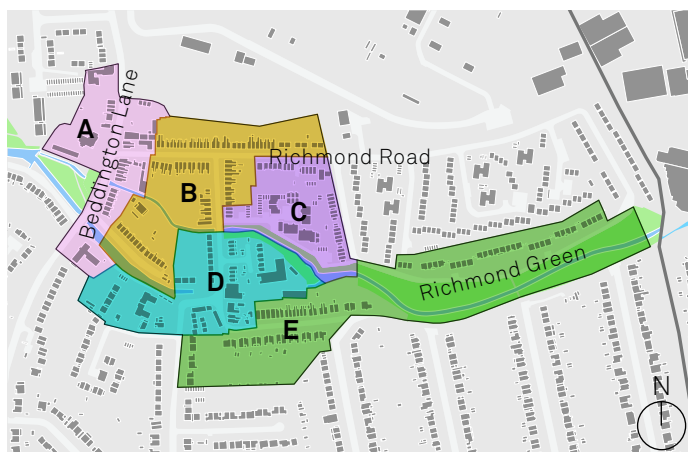
Beddington Village CA is a 10 hectare area, which is predominantly residential with the exception of the local village hall, a pub and a small number of commercial uses to the north west.

The northern edge of the CA borders a well used allotment site, followed by a large industrial and commercial site which includes an electricity switching station. The poor quality boundaries of these sites creates a conflicting interface with the adjoining residential areas to the south. This is owing to poor quality fencing and overgrown shrubbery.

The River Wandle is a key attribute that runs through the Beddington Village CA. It forms part of a wider public walking and cycling route, the Wandle Trail. The river is a particular asset along Richmond Green where the banks of the river provide a generous green space for the surrounding houses.

This appraisal has established five character areas within the Beddington Village CA which have been defined by their varying typologies, distinctive features and landmarks, land uses and quality of open space. The areas are named as the following:

- A. Beddington Lane
- B. Richmond Road / Wandle Road
- C. Kingston Gardens Estate
- D. Wandle Flour Mill
- E. Bridle Path / Richmond Green



The CA primarily consists of Victorian terraced cottages which are mainly concentrated along Richmond Road and Wandle Road. This creates a regular street pattern for a small area, which is interrupted by the curve of the River Wandle to the south of the CA. Across the rest of the CA staggered periods of new development, historic uses and the River Wandle contribute to an irregular street pattern. The CA primarily has a fine urban grain owing to it being predominantly residential. There are a small number of larger buildings including public buildings along Beddington Lane and the Wandle Flour Mill.

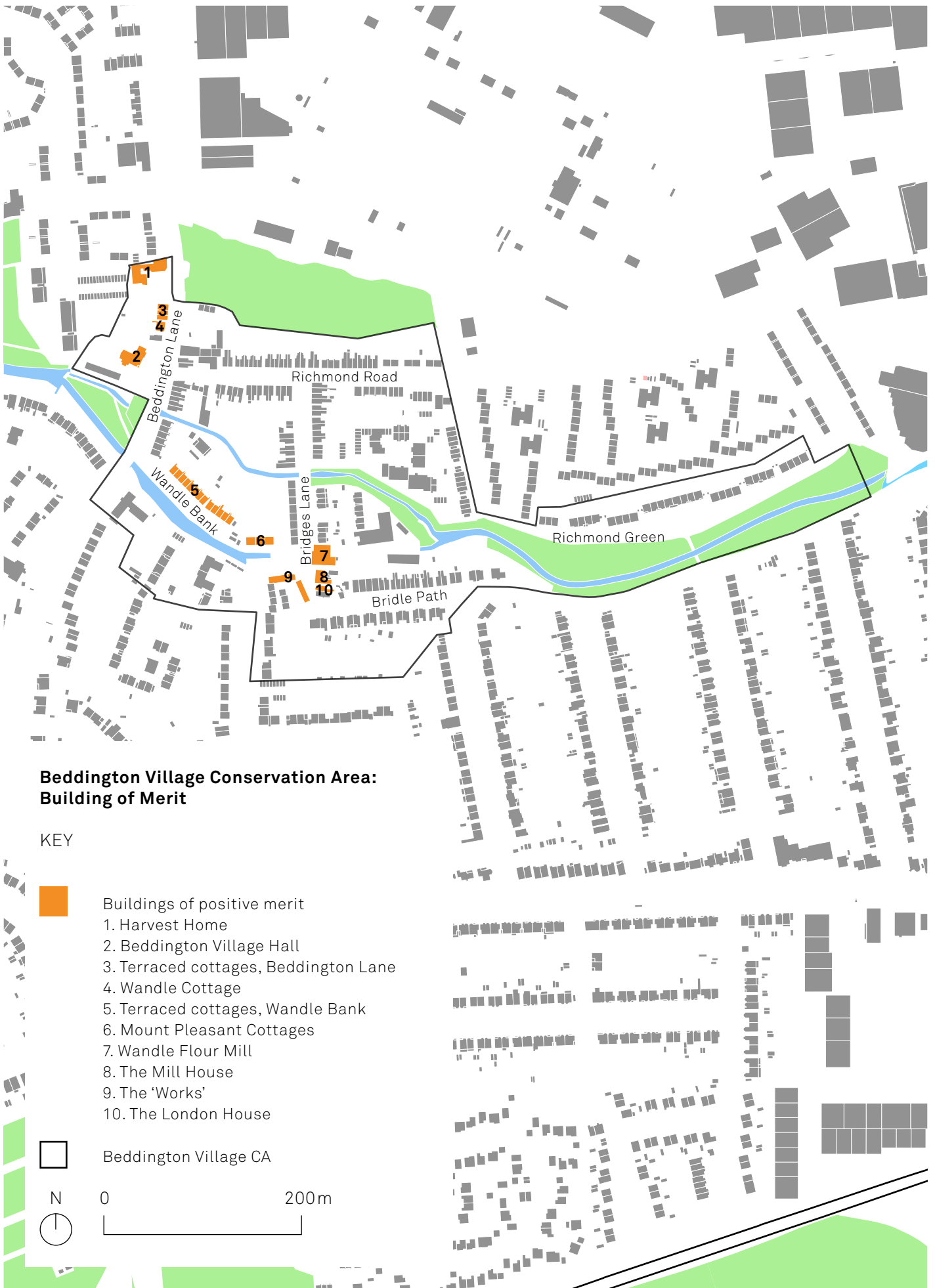
Towards the south of the CA are 1930's semi-detached houses which is a common typology within the southern part of Beddington.

The CA contains only a few of the Council's locally listed buildings, yet a large part of the CA is made up of unlisted buildings of positive merit. The locally listed buildings are the Wandle Flour Mill, the Mill House and Mount Pleasant Cottages, which are all located at the core of the CA along Wandle Road/ Bridges Lane, as well as Beddington Village Hall on Beddington Lane.

As a result of preservation of heritage assets and predominant residential use, the density of the conservation area is low, with only a few buildings reaching 4-5 storeys.

In summary, the River Wandle combined with the large quantity of Victorian terraced cottages and other historic landmarks, define the CA's special architectural and historic interest. The properties in particular provide a distinct reference to the socio-economic history of the area.

However, there are a number of elements that lack any special architectural or historic interest, which has a detrimental effect upon the value of the CA. This includes the Kingston Gardens estate; and untidy public realm along the streetscape, particularly around the industrial fringes.



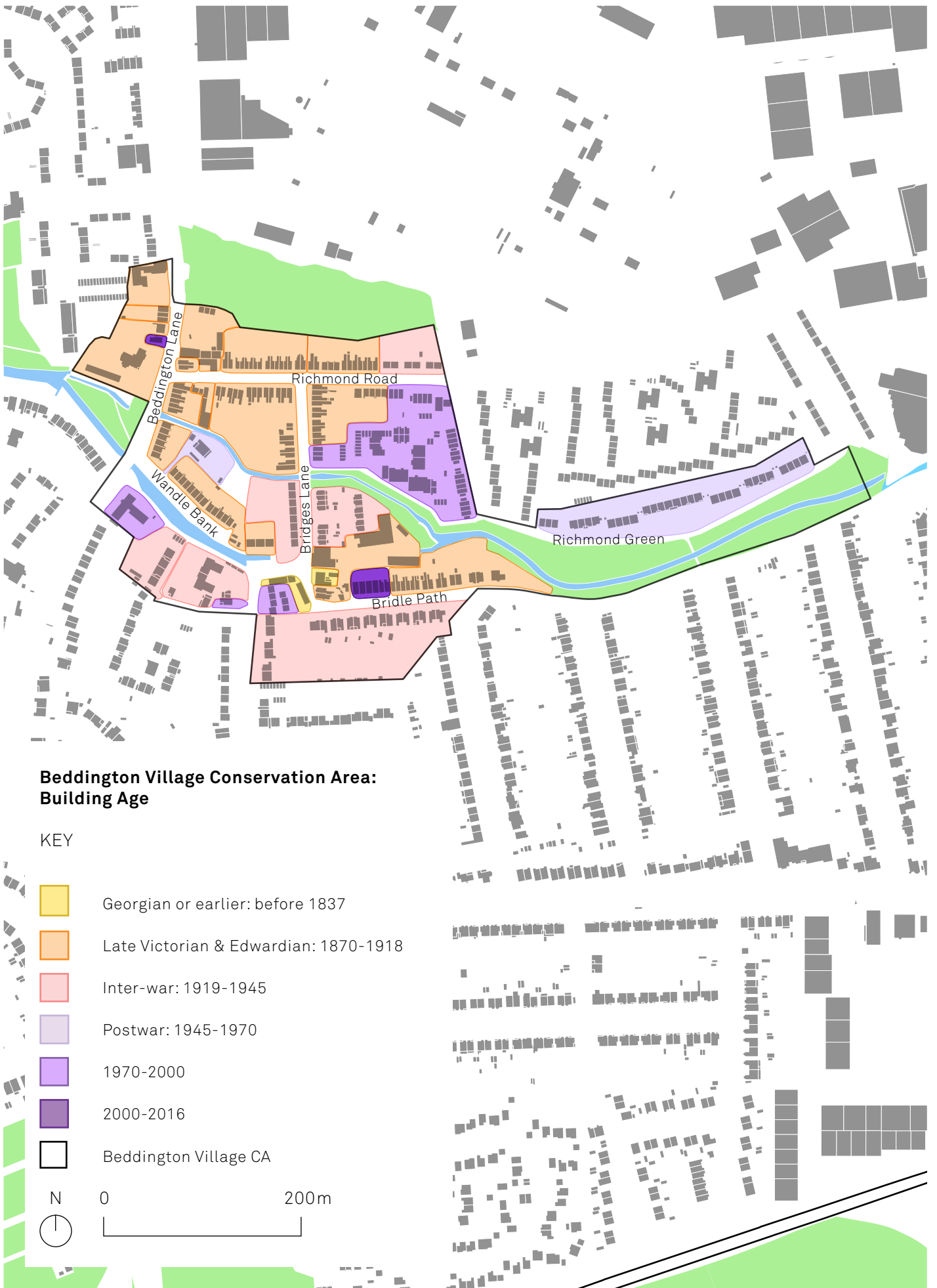
**Beddington Village Conservation Area:
Building of Merit**

KEY

- Buildings of positive merit
- 1. Harvest Home
- 2. Beddington Village Hall
- 3. Terraced cottages, Beddington Lane
- 4. Wandle Cottage
- 5. Terraced cottages, Wandle Bank
- 6. Mount Pleasant Cottages
- 7. Wandle Flour Mill
- 8. The Mill House
- 9. The 'Works'
- 10. The London House

Beddington Village CA





Sub area A

Beddington Lane



Summary

Listed buildings

- Beddington Village Hall - Local List

Unlisted buildings of merit

- Harvest Home public house
- Terraced cottages

Buildings or features that make a negative contribution

- Public space in front of Old Ford House
- PB Materials timber yard
- Conservatory to Harvest Home public house
- Boundary conditions of Beddington Village Hall and Harvest Home

Characteristic materials

- London Stock brickwork, pebbledash render, shingle cladding

Strengths

- Connections to the River Wandle
- Adjacency to Goose Green allotments

Weaknesses

- Interface between residential and industrial uses
 - Environment of street, owing to heavy traffic and poor inconsistent public realm materials
-

The north west part of the CA is Beddington Lane sub area which contains Beddington Village Hall and the Harvest Home public house. The area contains a mix of typologies with varying relationship to the street, in contrast to the terraced cottages that line Richmond Road to the east. The area adjoins the Strategic Industrial Location (SIL) to the north.

Beddington Lane

Beddington Lane was once a narrow gravelled country lane that divided the fields. By contrast, today it is a heavily trafficked carriageway, which currently provides a poor environment for pedestrians and cyclists, and a large amount of noise pollution. The materials used in the streetscape include herringbone-laid concrete blocks and tarmac, and a small amount of poor quality planting and grass.

Landmark buildings

The Harvest Home public house is a key gateway building into Beddington Village. The original pub is an attractive building, however the addition of a contemporary conservatory and poor quality environment of the car park has a negative impact upon the building. The boundary of the site is also unfavourable owing to poor quality planting and crooked bollards.

Beddington Village Hall which was built in 1901 in an arts and crafts style, has been recently added to LB Sutton's Local List. The design of the building is understated yet the details contribute towards a positive architectural quality. However, the boundary wall to the building is in poor condition owing to vandalism and lack of maintenance. The colour of the wall and fence is a garish blue which does not respect the architecture or the streetscape. The grounds surrounding the building is primarily used as a car park, which is softened by a number of mature trees. The hall is a rare public building within the Beddington Village CA and it is therefore a key place to focus improvements.

Residential typologies

The residential units within this sub area are various typologies consisting of: terraced cottages, of which one has distinctive shingle cladding; Wandle Cottage, a detached house with large bay windows; a detached modern build of poorer architectural quality; and a small semi-detached cottage adjoining a convenience shop. All properties have small front yards that are well kept.

The Old Ford House is a two storey apartment block located to the south of the River Wandle. The present building lacks both character and historic value, with the exception of its name which is placed onto the facade.

Within the Beddington Lane sub area there is a progression from suburban residential housing to industrial and commercial uses. The boundary conditions of the industrial uses tend to contribute a negative impact upon the streetscape owing to poor quality fencing and overgrown shrubbery.

Industrial uses, then and now

Industrial uses along Beddington Lane were introduced in the 1800's. Pullen Pumps on Beddington Lane was established in 1868, and was renowned for importing and exporting pumping equipment for water suppliers, along with Sheffield steels and tools for Dutch shipyards. The company occupied a small manufacturing site up until 2003.

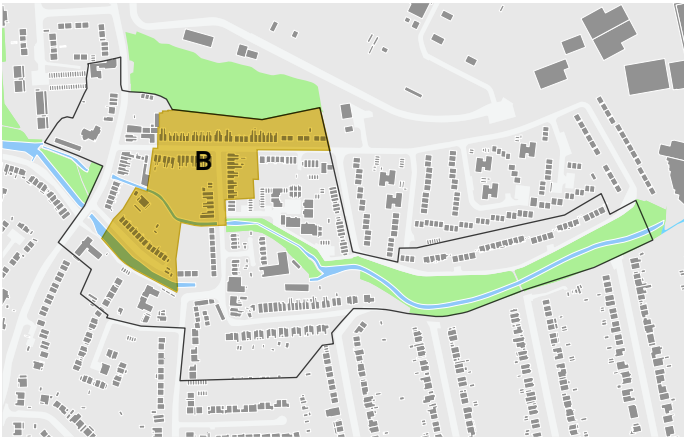
At number 2 Richmond Road are a set of buildings once occupied by Charles W. Scott's catering company in the late 1950's. The gates for the catering company still remain at the entrance to the site, and provide a key historical industrial reference. Until recently the building was occupied by Westwood Folders and Printers.

Opposite the residential units on Beddington Lane is a builders materials yard. The boundary to the site is an unsightly wire mesh fence with barbed wire along the top. The materials are on full display to the street with some scaffolding reaching up to three storeys in height.



Sub area B

Richmond Road/Wandle Road



Summary

Listed buildings

- 4-6 Richmond Road (Formerly known as 'Club Cottages') - Local List

Unlisted buildings of merit

- N/A

Buildings or features that make a negative contribution

- Pebbledashed finish on a number of terraced cottages
- Inconsistent boundary walls
- Loss of original features and materials replaced with UPVC windows and clay tiled roofs

Characteristic materials

- London Stock brickwork, pebbledash render, slate roofs, wooden window frames and doors

Strengths

- The large quantity of terraced cottages
- Relationship with the River Wandle, particularly along Wandle Bank

Weaknesses

- Streetscape materials, clutter and partial pavement parking
 - Poor quality road and pavement along Wandle Bank
 - Unsympathetic adaptations to properties including UPVC windows and infilled porches
-

A large portion of the north west part of Beddington Village CA is made up of small terraced Victorian cottages. This consistent typology is key to establishing the boundary of the Richmond Road/Wandle Road area.

The terraced cottages

The majority of terraced cottages feature a large bay window on the ground floor, with two small sash windows on the first floor, a small garden yard to the front and a larger garden to the rear. There are a number of houses along Richmond Road, Hilliers Lane and Wandle Bank that feature a continuous covered porch. The doorways of the terraced cottages also vary across the area, a number featuring arched entrances or more ornamental lintels. Along Richmond Road there are a number of smaller terraces that do not have bay windows, and feature a small porch. These variations do not detract from the character of the area.

The varying features of the terraces are likely to be the result of the staggered development of the street over a period nearly 20 years. The terraces along the western end of Richmond Road, Wandle Road and Wandle Bank are among the earliest built in Beddington.

The 'Club Cottages'

In 1893, 4-6 Richmond Road were once known as the 'Club Cottages' as they housed the Working Men's Club. These houses particularly contribute both architectural and historical value to the area, and have been recently added to LB Sutton's Local List.

Loss of original features

There are a variety of non-original finishes to the façades of the terraces including pebbledash and light painted render. The original material combination of exposed brickwork, slate roof and timber window frames is scarce amongst the terraces, although a number of the terraces still have original Victorian tiled paths.

Many houses feature a low wall or fence around the perimeter of the front yard. However there are some houses that have no elevated boundary, and others whose boundary wall or fence is in poor condition. This has an impact upon the historical structure of the street, which should be restored.

Wandle Bank

The properties along Wandle Bank benefit from a direct relationship with the River Wandle, however the streetscape is in poor condition owing to the road remaining private, and the public realm along the riverbank being used for parking. The houses and private gardens are in good condition. The houses were built in 1909 upon land known as Bridge Meadow, formerly part of the Carew estate.⁵

In general, the streetscape is a negative factor in the area owing to characterless tarmac, street clutter and a large quantity of partial parking on the pavement. The area also displays some unsympathetic adaptations to properties including UPVC windows and infilled porches.

⁵ Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p32



Terraced cottages along Wandle Bank



Pebble dash render on the terraced cottages



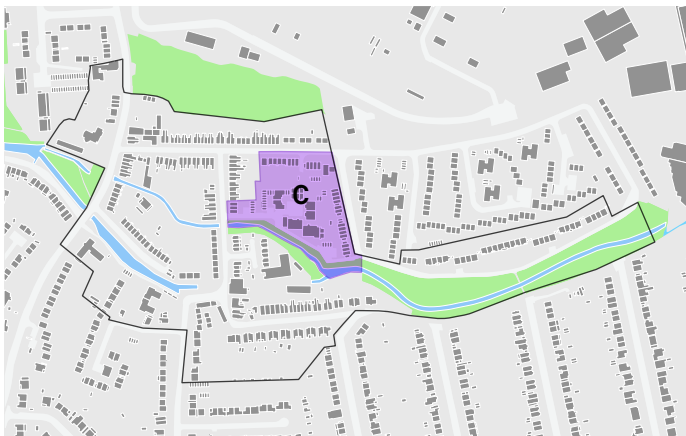
Arched doorway feature



Historic features of the 'Club Cottages'

Sub area C

Kingston Gardens Estate



Summary

Listed buildings

- The area contains no listed or locally listed buildings.

Unlisted buildings of merit

- N/A

Buildings or features that make a negative contribution

- The Kingston Gardens estate does not make a positive contribution to the heritage of the area.
- Lack of boundary walls or fences around yards

Characteristic materials

- Contemporary red and yellow brick, brown painted timber, concrete tiled roofs, shingle cladding (materials are not in keeping with the wider conservation area)

Strengths

- Relationship with the River Wandle

Weaknesses

- Detailing and materials of the buildings within the estate
- Poor quality public realm in shared areas

Kingston Gardens sub area is located in the centre of the conservation area, to the north of the River Wandle. It primarily consists of a modern housing estate built in 1989. This housing type defines this part of the conservation area.

History of the site

The site was previously occupied by Lacey-Hulbert and Co Motor Engineers up until 1986. The company arrived in Beddington in 1906 and developed a well equipped factory on the site, whilst employing a workforce of 53 by the end of the First World War. In the mid 1980's the company relocated to Manchester, leading to the clearance of the site and the subsequent development of the Kingston Gardens estate.⁶

The estate design

The contemporary houses within the estate all feature either dark red or yellow brick with dark brown roof, door and window detailing. A number of the properties also feature a dark orange shingle cladding on the top half of the front facade. The architectural design of the houses is a distinctive contrast to the rest of the housing in Beddington Village CA.

The blocks within the estate vary in size and typology. The three houses adjoining to the terraced cottages on Richmond Road follow the building line and eaves line of the adjacent, earlier cottages, although there are no boundary walls or fences. These houses continue the street pattern of terraces. However the features of the modern housing are different in terms of proportion, design and materials. A key distinctive feature of the estate houses are the pitched roofs on the porches and first floor windows. Further along Richmond Road and into Kingston Gardens the typologies become more disparate, featuring larger front gardens and garages.

Further south into the estate a variety of typologies are introduced. A four storey apartment block dominates the estate, introducing a yellow brickwork into the material palette.

The urban grain of this area significantly contrasts with the rest of the Conservation Area. The estate introduces a distinctly different street pattern and set of typologies that bear little resemblance to either the terraced cottages or other heritage assets in the Conservation Area.

In the north west corner of the area there are few semi detached houses which were built at a different time to both the terraced cottages and modern housing. These are a larger unit size with sizeable front gardens and driveways. The houses feature pebbledash render or exposed brickwork, similar to the terraced cottages on the street.

The River Wandle & public realm

The southern edge of the housing estate features a direct link with the River Wandle. The popular pedestrian and cycling route, the Wandle Trail, links through this area from Beddington Lane through to Richmond Green in the east. The public realm in this area is negative owing to both poor quality materials and planting in the shared spaces.

Owing to the evidence provided in this assessment, it is recommended that a review of the Conservation Area boundary which considers the exclusion of the Kingston Gardens estate be undertaken.

6 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p33



Sub area D

Wandle Flour Mill



Summary

Listed buildings

- Wandle Flour Mill - Local List
- Mount Pleasant Cottages - Local List
- The Mill House - Local List

Unlisted buildings of merit

- 'The Works'
- The London House

Buildings or features that make a negative contribution

- 22-36 Wandle Road offer poor architectural quality and are in need of maintenance.

Characteristic materials

- London Stock/Multi Stock brickwork, ship-lapped timber boarding, slate tiled roofs

Strengths

- Wealth of heritage assets
- Historic identity of a number of buildings is acknowledged and preserved
- Connection to the River Wandle

Weaknesses

- Poor public realm and large quantity of parking

The Wandle Flour Mill sub area is situated to the south of Richmond Road and Kingston Gardens sub areas and contains a diverse mix of architectural typologies and historic uses.

The Wandle Flour Mill and the Mill House

The locally listed Wandle Flour Mill is a notable building within this area, owing to both its height and historic identity. The mill is four storeys in height which gives the building significant presence amongst the two storey houses surrounding it. Wallis's Flour Mill and Bakery was founded by James Wallis in the late 1800's. The business grew from a single bread delivery barrow to 150 delivery vans. The mill has now been converted into residential apartments. Adjacent to the old mill is the 18th century Mill House which was once home to the Wallis family. Their neighbour was Mr T.W. Taylor, the local grocer and postmaster. His home, 'the London House' was used as a post office and shop in the late 1800's.

Riverside Mews

Opposite the Wandle Flour Mill is a one storey brick cottage, featuring a curved wall and high pitched roof, named the 'Works'. The wall is ancient, built from bricks from several centuries⁷, some potentially dating back to the medieval period. The site within the boundary wall originally included a coach house, and a cottage of which only the skeleton of the cottage remains. The historic building on the site is currently used for covered parking. Although the cottage and the boundary are not on the Local List, they are recognised by LB Sutton as unlisted buildings of merit. A large portion of the site was demolished in 1994 to be replaced with a small housing estate named Riverside Mews. This estate consists of a row of modern red brick houses that offer less architectural value to the area.

Mount Pleasant Cottages

Another set of significant buildings are the locally listed Mount Pleasant cottages. A case has been put forward for these buildings to become part of the

statutory list owing to their rare typology. The one storey cottages have a set of distinctive features including: ship-lapped cladding, slate roofs, tall chimneys, and long front gardens. The row of houses are complemented with brightly coloured planting and mature trees, including a large willow tree at the entrance to the River Wandle path.

Other typologies

To the north of the sub area are a set of houses that are less distinctive in comparison to the terraced cottages to the north of the river and mixed typologies noted above. The unit sizes are larger than the terraces with larger front gardens. Despite this, this part of the street is particularly lacking in planting and trees.

The south east corner of the sub area is another set of mixed typologies including a unique detached cottage and Wandle Court, an apartment block located to the north. The original Wandle Court was once home to Henry Tritton, the owner of the Beddington Snuff Mills. The building was demolished in the 1930's. The cottage to the west of Wandle Court is a mix of old and modern construction.

Two houses that are located outside of the Beddington Village CA, further south along Bridges Lane are 'The White Cottage' and 'Port Cottage'. These properties were originally built as tied accommodation to the Manor Farm, and make a positive contribution to the local area.

Street grain & public realm

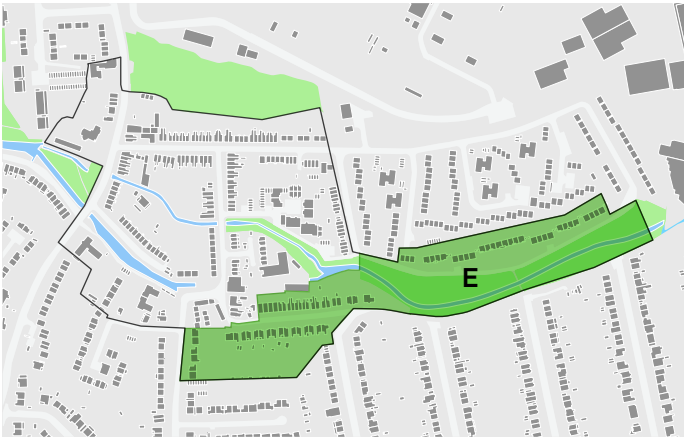
The road network of this area is more organic than the three neighbouring sub areas, again owing to the range of typologies and historic uses within the area. Similarly to Richmond Road, the streetscape consists of characterless materials and is dominated by parking, detracting from the historic buildings.

7 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p277



Sub area E

Bridle Path/Richmond Green



The Bridle Path sub area is located in the southern part of the Beddington Village CA and consists of a mix of terraced cottages and semi detached housing. The Bridle Path was once referred to as Brandy Bottle Hill, noted on Ordnance Survey maps from 1868. The origin of this name is believed by some to refer to 18th century smugglers carrying brandy bottles as they went about their business. Others believe it references the wild water lilies that once lay in the River Wandle, which had a scent similar to stale brandy.⁸ The Bridle Path route was once a key link for local people walking to and from Croydon, particularly before public transport was introduced.

Summary

Listed buildings

- The area contains no listed or locally listed buildings.

Unlisted buildings of merit

- Terraced cottages along Bridle Path
- Brick motifs featured on 1930's semi detached houses

Buildings or features that make a negative contribution

- UPVC windows and poor maintenance of 1930's housing

Characteristic materials

- Brickwork, textured render, pebbledash, slate tiled roofs

Strengths

- Relationship with the River Wandle and green space
- Respectful development adjacent to historic buildings

Weaknesses

- Poor public realm along link connecting Bridle Path to Richmond Green
 - River Wandle and surrounding public realm bears little relation to the character of CA.
-

Housing typologies

The terraced cottages resemble those along Richmond Road in the north, with a similar ratio of repetitive and variable features. The terraces are complemented with colourful planting in a number of the front yards.

Hereford Mews is a new housing development which consists of modern-style terraces. The design of the new buildings align with the old terraces with regards to building and eaves lines, size of front gardens and the proportion and number of windows. They display a few modern features including the detailing of both the doors and windows. This development provides a good precedent for sympathetic future developments within the CA.

The semi-detached houses have a consistent set of features including a variable small brick motif on the front facade. The area follows a straight and consistent road pattern which continues in the residential area to the south of Beddington Village CA. The majority of these houses are semi-detached suburban dwellings.

Richmond Green

The eastern tail of this sub area is Richmond Green of which a large portion is generous riverbanks. This area forms a key part of the walking and cycling route, the Wandle Trail. Historically Richmond Green is known for the watercress beds, established around the late 1800's. However, the spread of typhoid in the area significantly affected the sales of watercress. This

along with the installation of a deep trench across the waterbeds to install a cable for the Electricity Board contributed to the removal of the market garden and the watercress beds in the mid-1950's.⁹

Today, the river and its banks are a key asset to conservation area, particularly within this area where the green link is notably generous in terms of space and quality.

Forthcoming housing development

The row of 1950's bungalows to the north of the riverbanks have been demolished and are being replaced with 'twelve 2-bedroomed 2 storey houses and nine 3-bedroomed 3 storey houses with refuse and cycle storage, 33 car parking spaces and new vehicular accesses.'

Public realm along River Wandle

At the eastern end of Bridle Path is the entrance to a route along the southern edge of the River Wandle. The adjacent boundary fence is made up of concrete panels with barbed wire along the top, and is heavily vandalised. There are also a number of weathered bollards that appear to be redundant. This creates a poor arrival to a key local asset.

A bridge connects Richmond Green to Lavington Road, providing a key link to the residential area south of the CA. At this point along the river, there is an incohesive set of poor quality street furniture including a weathered noticeboard and unsightly guard railing. The timber bridge is also in need of maintenance. The River Wandle and its surrounding public realm currently bears little relation to the character of the CA or its local heritage.

8 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p178

9 Shew.B, Times Remembered Times Past: A History of Beddington and Bandon, p162





Beddington Village Hall on Beddington Lane

IN SUMMARY

Strengths

Beddington Village Conservation Area has a number of assets which help to define its character and unique historic identity. The large number of Victorian terraced cottages, combined with clusters of key historical buildings provide an interesting townscape which physically represents the socio-economic history of the area.

The preservation of heritage landmarks such as the Wandle Flour Mill provides a strong reference to the area's industrial heritage. In most cases the historic identity of these buildings is acknowledged and preserved. Similarly, the preservation of the terraced cottages and locally listed Mount Pleasant Cottages, which were historically homes to industrial workers, contributes towards a rich local heritage.

The special architectural and historic interest of the area is complemented by the River Wandle which is a natural amenity for the CA. The river is a key local asset which is easily accessible from most areas within the CA.

Weaknesses

A significant weakness of Beddington Village CA is the Kingston Gardens estate. The housing within this area bear minimal resemblance to the historical properties or the urban street grain of the CA. The area lacks both special architectural and historic interest which devalues the Conservation Area.

Although the River Wandle is an asset to the area, it currently bears little relation to the CA itself. The heritage of the river is not celebrated within the public realm, which in most locations is poor and unkempt.

The key historic buildings are generally well preserved, however a combination of unsympathetic adaptations to properties, and characterless streetscape materials decreases their heritage value. The historic structure of the streets within the CA is depleted owing to poor maintenance of both the streetscape and the boundary conditions of properties.

Another issue the historic landmarks face is the adjacency to unfriendly industrial edges, caused by contemporary industrial estates, particularly within the Beddington Lane sub area. This part of the CA also suffers from heavy traffic which creates a poor environment for pedestrians and cyclists.

Recommendations / Plan for future actions

In response to the character appraisal of the CA, a number of recommendations are listed below:

- With regards to the poor attributes of the Kingston Gardens estate, it is advised that a reassessment of the CA boundary to exclude this area is considered. It is noted that the original designation statement does not include the Kingston Gardens estate within its justification for establishing Beddington Village CA.
- The Hereford Mews development along Bridle Path should be advocated as a good precedent for new developments within the CA, owing to its respectful design.
- Heritage landmarks should continue to be celebrated, by highlighting and preserving key historical features and identities.
- The heritage of the River Wandle should be enhanced through public realm improvements, enabling the river and the riverbanks to contribute more towards the character of the CA.
- The poor quality of the streetscape and industrial fringes adjacent to historic landmarks should be addressed through forthcoming projects supported by various funding streams.
- The rebalancing of road use along Beddington Lane should also be considered through future projects, in order to improve the pedestrian and cycling environment
- The historic structure of the street grain should be restored by addressing poor boundary conditions
- Further loss of original features historic properties should be minimised to prevent loss of character.



Garages and riverbank on Wandle Bank

NEXT STEPS

Management strategy

A Management Plan for the Conservation Area will be developed from the findings of, and consultation responses to the Character Appraisal. This will form a mid to long-term strategy for preserving and enhancing the conservation area, addressing the issues, recommending actions and identifying any further or detailed work needed for implementation.

The draft Management Plan will also be subject to consultation, in the area. The Council will consider comments received and produce a final document for approval.

Once produced the adopted Management Plan should be read in conjunction with the Character Appraisal and will be a material consideration when determining planning applications.



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