



London Borough of Sutton

Carshalton Village Conservation Area

Character Appraisal and Management Plan

Adopted October 2019





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One Background



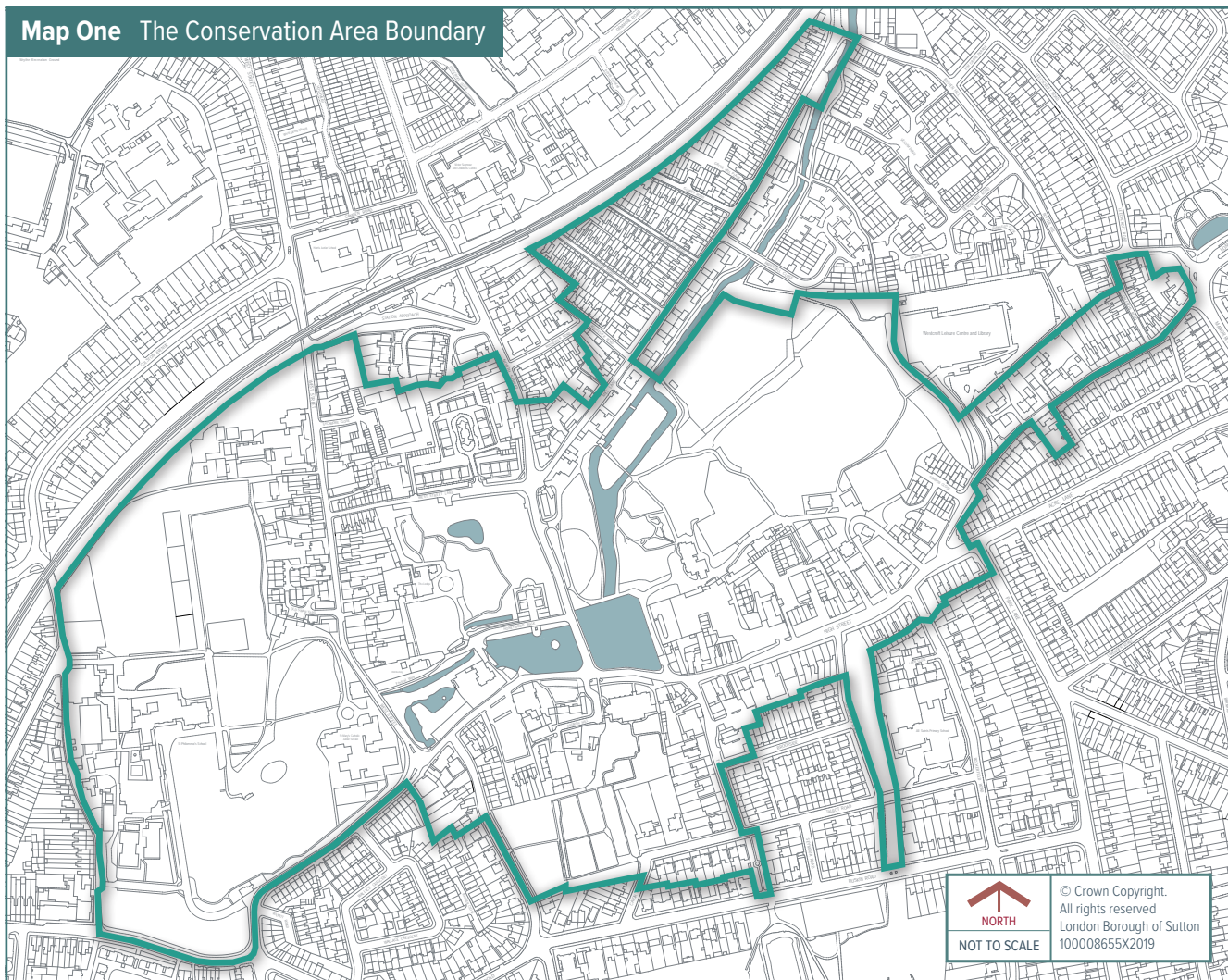
Introduction

1.1 The Carshalton Village Conservation Area (CA), as shown in Map One, is a large CA located south of the former London to Brighton and South Coast Railway Line and north of Carshalton Park. The western boundary of the CA is Shorts Road, adjoining the Carshalton House Estate (St. Philomena's Catholic High School for Girls), and the eastern boundary adjoins Grove Park and Westcroft Road.

1.2 Carshalton Village CA was designated in 1968 and was the first area to be given CA status by the London Borough of Sutton. In 1993 the boundary was extended to include parts of Mill Lane and parts of The Square and Talbot Road, containing the All Saints Church Rectory. In 2012, it was further extended to include Westcroft Road.

1.3 Carshalton Village CA contains many of the borough's Listed and Locally Listed Buildings, which contribute to the historical significance of the area. It is widely considered that Carshalton Village CA contains some of the finest historical architecture and character within the entire borough.

Map One The Conservation Area Boundary





1.4 The CA comprises open parkland of historical importance, including the grounds of the Carshalton House Estate (which contains St. Philomena’s Catholic High School for Girls, St Mary’s Catholic Junior School, St Mary’s Catholic Nursery and Infants School and the Water Tower) and Grove Park (which contains The Grove and Stone Court), as well as notable buildings such as Honeywood Museum, The Lodge and the Old Rectory. The area also consists of a limited number of suburban houses varying in size and style, predominantly located along Mill Lane, West Street and West Street Lane. Furthermore, the CA includes Carshalton High Street, with shopfronts and shops making a varied contribution to the historical significance of the area.

1.5 Generally, Carshalton Village CA is surrounded by typical 1913-39 housing, featuring medium density, terraced and semi-detached, two-storey housing. Beddington Park CA is located to the east of Carshalton Village, with Carshalton Park CA directly to the south.

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 historical importance through the designation of CAs 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.

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

1.9 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 CA special, will be of interest to the owners of buildings and sites within the CA and local residents, and sets out guidelines for the conservation and enhancement of the CA.

Purpose of the Appraisal and Management Plan

1.11 This document describes 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 and provides a management plan to take advantage of the opportunities and minimise the threats.

1.12 The draft Character Appraisal and Management Plan was the subject of community involvement for a six-week period until Sunday 21 July 2019. The Draft Appraisal was sent to interested stakeholders, made available on the council's website and placed in the Library@Westcroft Centre.



Two Historical Context

Origins and Development of the Area

2.1 Early settlement in Carshalton occurred as a result of the springs and fertile lands along the stretch of Thanet sand forming the north / south divide in the borough along Carshalton Road (A232). The early name of Carshalton (from the Domesday Book) was Aultone (from 'aweltone' meaning spring) and the Carsh (or Kers / Cres) was added in the 13th century, derived from the watercress or 'kerse' that grew in the springs.

2.2 Evidence of early development in Carshalton, from the 1086 Domesday Book, suggests that the area consisted of five separate holdings before 1066, which were later consolidated to form Carshalton Manor. At this time there was a church and watermill to grind corn in Carshalton, and the village was made up of a number of hamlets dotted around the area, rather than a single compact settlement.

2.3 Recent archaeological work suggests that during the next two centuries the village area expanded. Excavation in The Grove car park, east of the ponds, suggests a large 12th or 13th century stone house, which may have been the manor house of a wealthy landowner. At the height of Carshalton's medieval prosperity in the mid 1200s, there was a weekly market and annual fair, probably on the site of the present High Street and The Square junction.

2.4 Extensive rain and frosts during the early 14th century brought an end to a long period of mild temperatures, which had led to huge agricultural expansion and a population explosion throughout Britain and Northern Europe. Starvation and the Black Death in the mid 1300s reduced the population considerably. The change to a wetter climate would have made the clay lands to the north of Carshalton village harder to farm, and archaeological work has suggested that the village declined considerably at this time.

2.5 In the medieval period, from the time of the Domesday Book to the 1500s the land in the village was generally farmed as a number of open fields divided into strips, with the number of strips each landowner possessed indicating his wealth. There was also an area of open downland on the chalk soil to the south of the village for grazing sheep as wool was a valuable product.

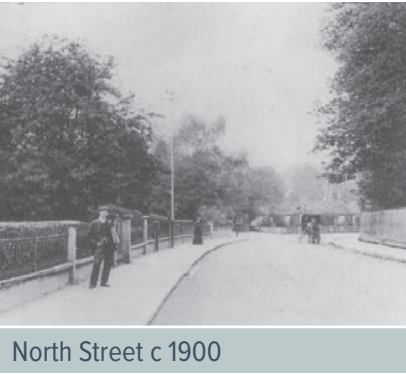
2.6 Carshalton Village is probably most famous for its ponds, which consist of the Upper Pond (outside Honeywood) probably initially formed for the Earl of Arundel in the 1630s and the Lower Pond (near the Grove), which was created in its present form by the mid 18th century.

2.7 In the middle ages water power from the River Wandle drove a number of flour mills, including Upper Mill (in Grove Park) and Butter Mill (at Butter Hill). During the 17th and 18th centuries the medieval mills were developed into small industrial sites and expanded along the River Wandle to work leather, copper, gunpowder, snuff, paper, flour and linseed oil and there were also bleaching grounds for calico. During this period, Carshalton developed in size considerably.





The Square c 1875

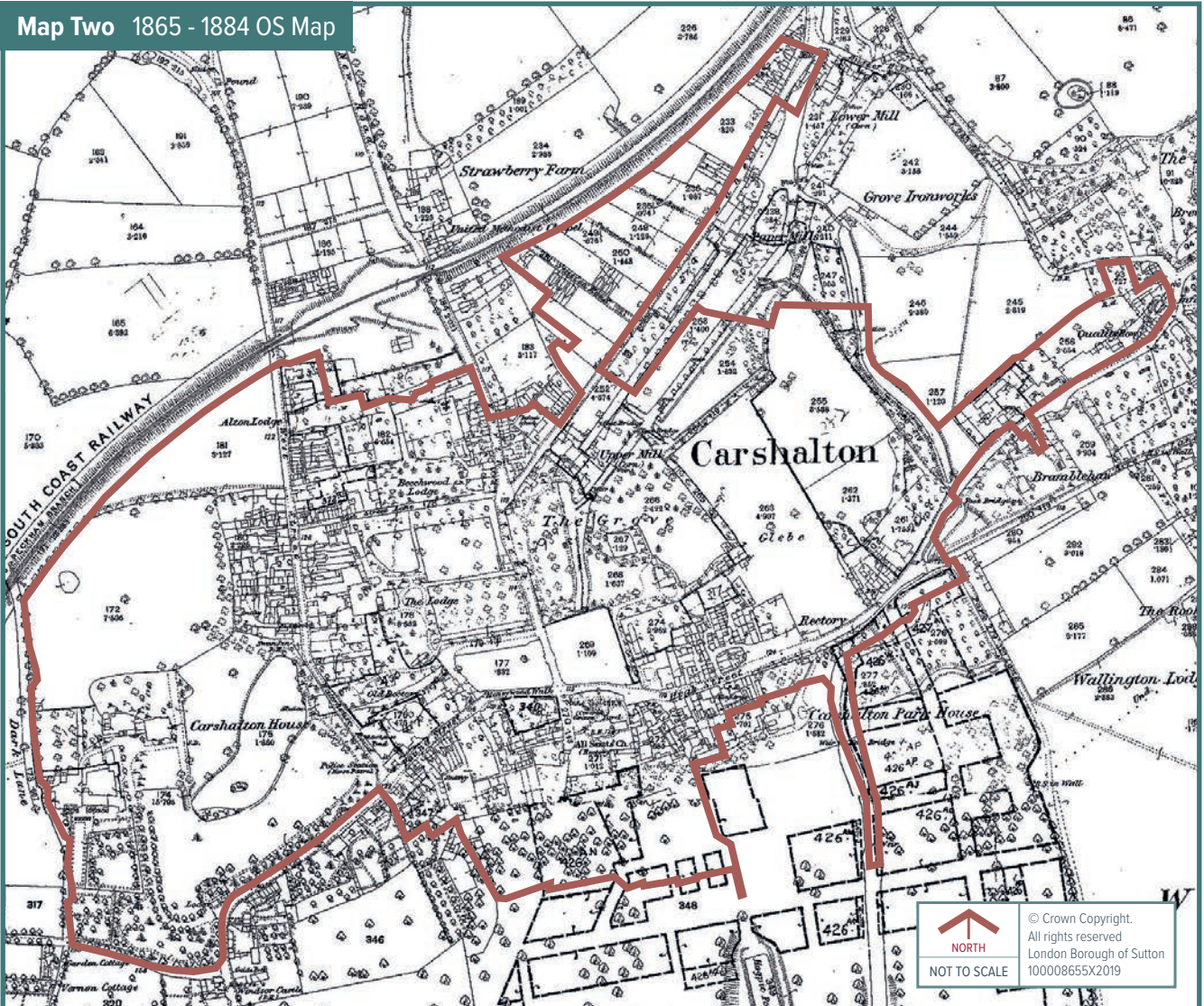


North Street c 1900

2.8 As the industrial growth of the Wandle increased, many large houses were erected for the new mill owners, and also for wealthy London merchants and financiers but, as a result of the competition for land, the gardens and grounds tended to be fairly small. However, the houses and gardens were usually elaborately decorated by the fashionable designers of the time. An example of this is Sir John Fellowes, a financier and sub-governor (managing director) of the notorious South Sea Company, who employed Charles Bridgeman to landscape the grounds of the Carshalton House Estate. Another example is Thomas Scawen (nephew and heir to another financier) who commissioned a Venetian architect, Giacomo Leoni, to design a palatial house in the village, near Carshalton Park, but this was not completed and later demolished. Leoni may also have designed the Portland stone bridge in The Grove by the Lower Pond.

2.9 By the early 19th century, Carshalton was the largest village in the borough with a population of 2,411. During that time the village had a diverse character with some large houses, such as Carshalton House and Stone Court, close to areas of squalid tenements such as Swan Yard (off West Street) and Wandle Mount (now the car park between the Grove and High Street). The village contained a mix of building types, including timber framed houses from the Middle Ages, and brick and timber weatherboard houses from the 17th, 18th and 19th centuries.

Map Two 1865 - 1884 OS Map





North Street by Mill Lane c 1900



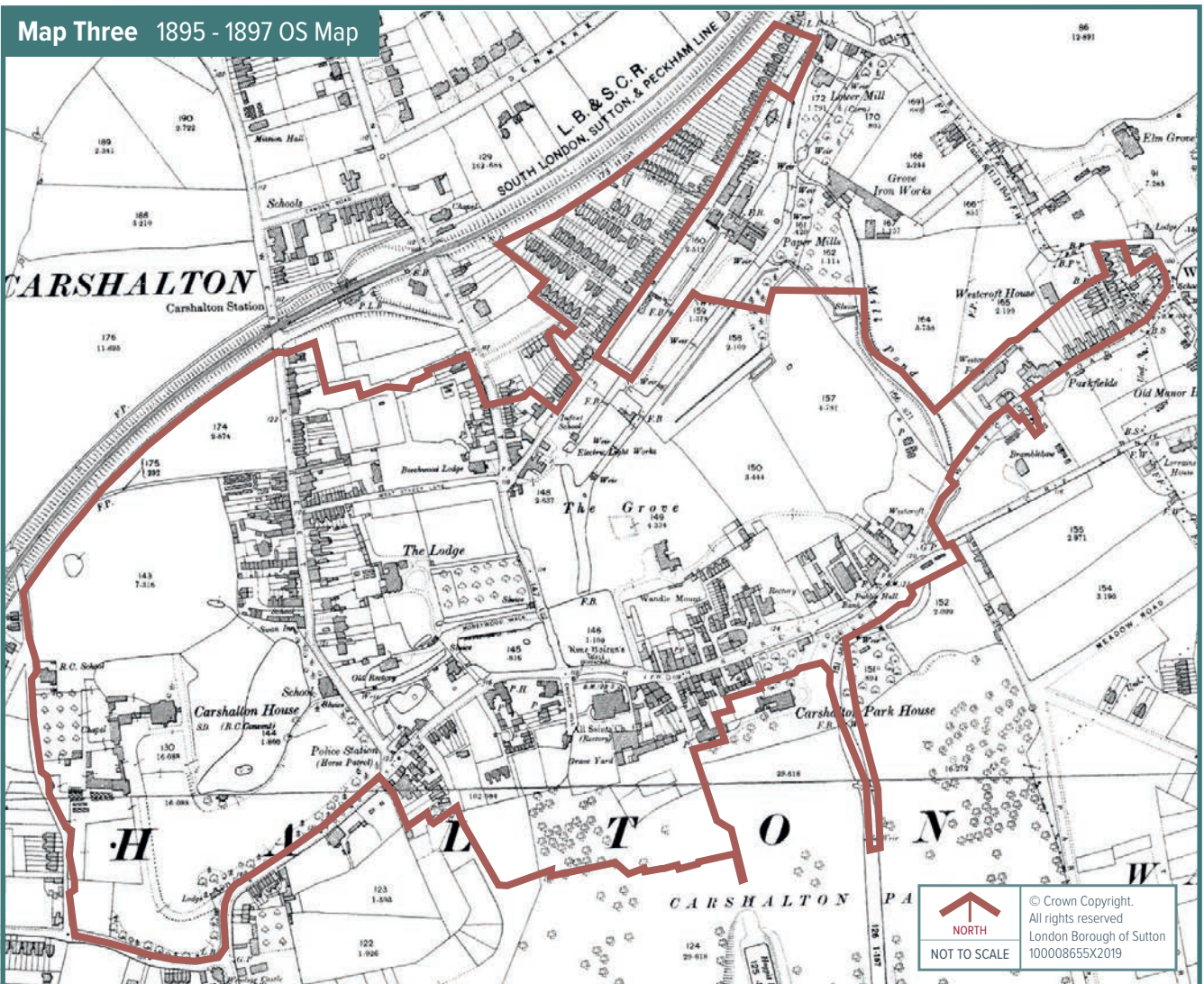
West Street c 1870

2.10 When the Croydon to Epsom railway line was constructed in 1847, the owner of Carshalton Park did not want a station on his land and so Carshalton station was built in the fields south of Wallington. This lack of easy access was detrimental to Carshalton's growth but has ensured that the area retained its 'village' character.

2.11 In 1868 the Sutton to Mitcham railway line was constructed and a station in Carshalton was built, but it did not have a goods yard so freight had to be carted to Sutton or Wallington. The current station building dates from 1901.

2.12 The 1860s and 1870s saw the development of a small cluster of working class houses in Mill Lane associated with the mills along the Wandle. However, large scale middle class suburban development of Carshalton began in the early 1890s, when outlying areas of the Carshalton Park estate were subdivided and sold as building plots for the many Victorian and Edwardian houses which still exist today. Carshalton Park House was sold in the 1920s and the current Carshalton Park is only a tenth of the original size of the estate.

2.13 It was only during the 1920s and 1930s that the greater part of suburban Carshalton was developed, especially the areas surrounding the CA. This slow and gradual growth meant that the village centre did not suffer large-scale redevelopment and still contains a mix of buildings in various architectural styles from the 16th century through to more recent development.



Prevailing Former Uses and Owners in the Area

2.14 Carshalton stands on the spring line at the foot of the North Downs, and therefore once contained numerous springs and watercourses. Some of these, such as the ponds and the grotto canal, survive today and are significant elements contributing to the landscape quality of the CA. This access to water resulted in high quality agricultural lands, cultivating peppermint, lavender, chamomile, liquorice, rosemary, hyssop, thyme and other herbs.

2.15 The 1086 Domesday Book suggests that William the Conqueror consolidated five estates (Manors) he took from the Saxons and gave these to Geoffrey de Mandeville (Constable of the Tower of London, who fought under William in the Battle of Hastings) to become Lord of the Manor of Carshalton.

2.16 In 1259, the de Colvilles, then Lords of the Manors, obtained a special charter from the King to hold a weekly market at the junction of High Street and The Square, which was possibly the start of the retail centre as seen today.

2.17 In the early 19th century, Carshalton was a rural village surrounded by farmland and the village centre was a complex mosaic of different land uses. During this period, there were concentrations of shops in the High Street and possibly in West Street. The yards behind the shops were often filled with squalid tenements, which provided homes for the poorer sector of the village workforce.

2.18 The more prosperous workers lived in houses and cottages scattered throughout the village, mixed with larger more middle class homes.

2.19 There was an increasing number of large houses in and immediately around the village, including Carshalton Park House, Carshalton House, The Grove and Stone Court. This would seem to be at odds with the increasingly 'industrial' character of the river but the two were not in conflict as new mill sites were often developed by landowners to increase their rental income. The largest scheme of this sort was in Carshalton Park, where a grotto and ornamental canal were created as part of an elaborate landscape garden which was never completed. The water from the canal flowed to Butter Hill in a specially engineered channel where it was used to drive a large, newly created mill. Other springs and watercourses ornamented the grounds of these large houses, before flowing northwards from the village along Mill Lane where the watercourses drove the mills.

2.20 In the second half of the 19th century, working class housing was built along Mill Lane and several middle class villas were erected in North Street. The area developed very rapidly in the 1920s and 1930s and the rural landscape was replaced with a village suburb.

2.21 Land use in the village centre changed considerably in the late 19th and through the 20th centuries, with the decline of many outlying shops and the shopping activity becoming focused on the High Street. There were also several unsympathetic developments along the east end of the High Street. The areas of slum housing behind the High Street were cleared and replaced with infill development.



Pound Street c 1900



West Street c 1890



Wallace's, Pound Street c 1930

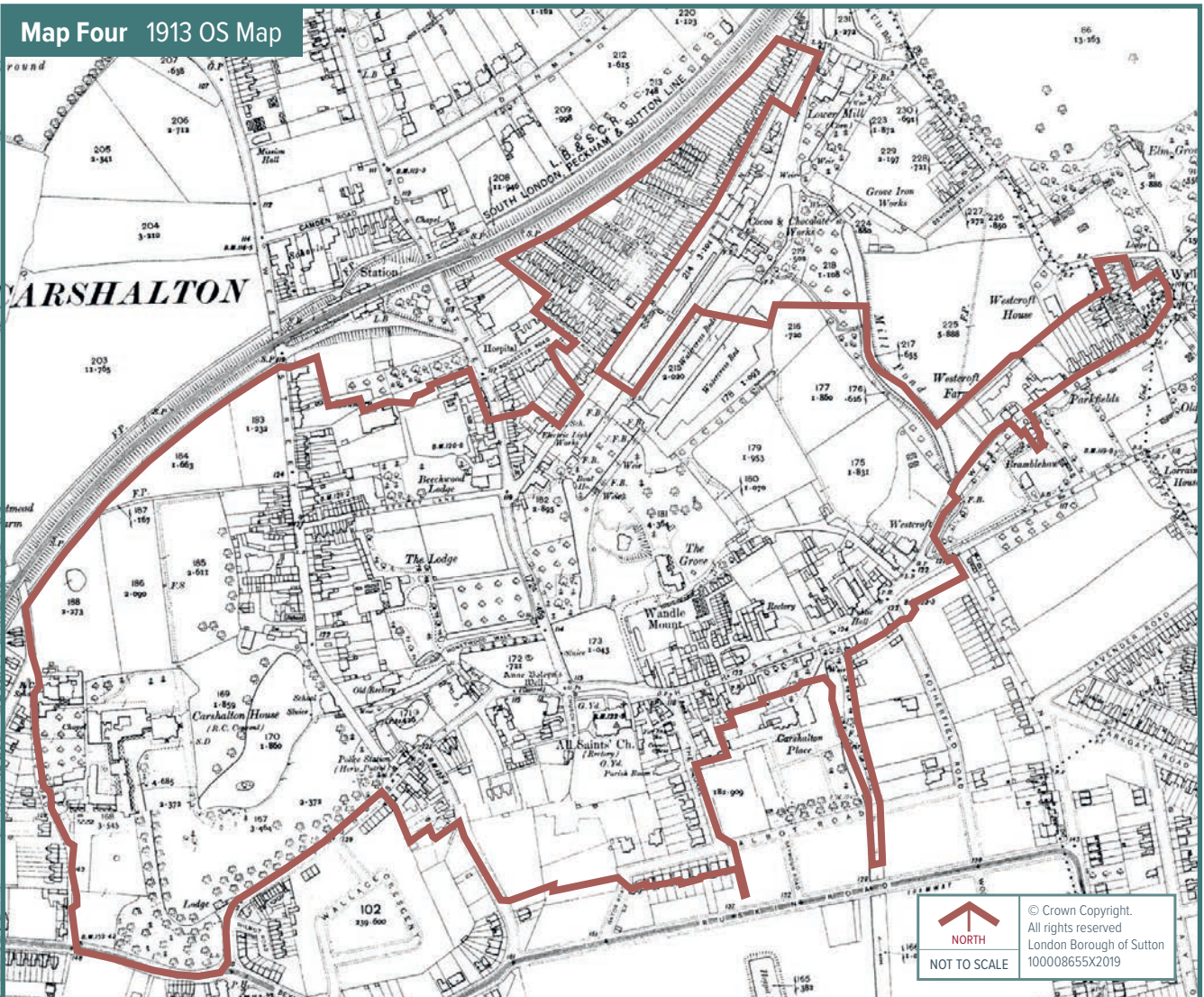


Mill Lane c 1960

2.22 In the 1920s Carshalton Urban District Council bought The Grove, which had been rebuilt on higher ground in the early 19th century, and turned the land into a park, which was opened to the public several years later. Minor changes were made by the council and much of the structure of the Victorian garden has survived to this day. It also bought up the properties around the ponds to preserve the character of the area. This campaign was successful and the area around Carshalton ponds retains much of its historic character.

2.23 In the interwar period several large houses, such as Wallace's in Pound Street, were demolished and their grounds redeveloped for housing. However, several important houses survived and these now constitute the 'Five Great Houses of Carshalton': Carshalton House (now part of St Philomena's School), The Grove and Stone Court in Grove Park (formerly council offices), and The Old Rectory and The Lodge, (formerly council premises), both in the Ecology Centre grounds.

2.24 The water mills declined in the late 19th century but much of the east side of Mill Lane remained in varying industrial uses, including the Distillers Company and BP Chemicals, until 1991 when a large area was redeveloped for housing. One mill building remains, now a printworks, at the corner with Butter Hill, along with the renovated Upper Mill building by the watercourse in Grove Park, near Stone Court.





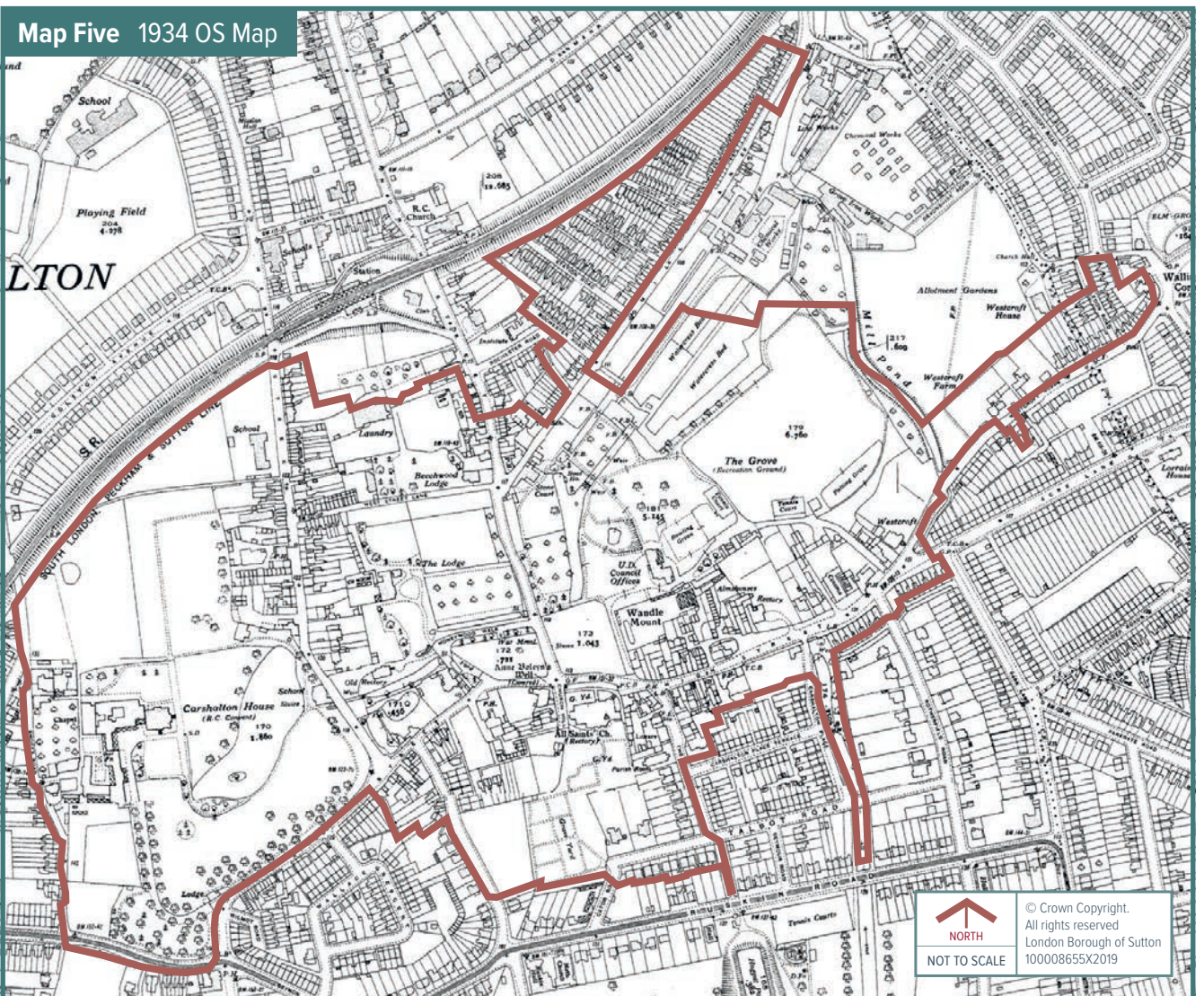
Carshalton House c 1950



Pound Street c 1900



High Street c 1900



Three Character Appraisal



Introduction

3.1 This section of the appraisal sets out details of the special architectural, historic, landscape or townscape quality and appearance of the CA, which includes characteristics that are desirable to conserve or enhance and issues to be addressed in the management plan.

3.2 Carshalton Village is a large CA that predominantly encompasses high quality and well-maintained open parkland of historic significance, particularly the grounds of Carshalton House Estate, The Grove, Honeywood and Stone Court.

3.4 In most cases, CAs are notable for their common features or uniformity of building style. However, in the Carshalton Village CA, the overriding feature is eclecticism. The buildings, structures and landscape are notable for their:

- Aesthetic heritage value, either designed (as in Grove Park) or fortuitous (in terms of the River Wandle).
- Historical heritage value, either illustrative of an era (the Water Mill) or associative (Carshalton House).
- Communal heritage value, either commemorative (the War Memorial) or social (timber-framed shops).

There is also evidential heritage value in terms of the archaeological value.

3.5 The character of the CA is predominantly defined as an organic form of development, with significant emphasis given to the amount and location of parks and ponds, the irregular street layout and building lines and views. This includes the consideration and preservation of the human scale of development in the area, comprising predominantly two storeys, a harmonious relationship of the buildings and spaces between them, such as the streets and parks.

3.6 The focal point of the CA is the Grade II* Listed All Saints Church, which is medieval with later additions and overlooks the ponds. Many of the roads surrounding the church have kept their historic street pattern.

3.7 Carshalton retail centre is located within the heart of the CA and consists of a mixed quality historical environment with several fine buildings. However, the area contains several buildings that negatively impact on the character of the CA, such as Beacon Grove and several individual shopfronts.

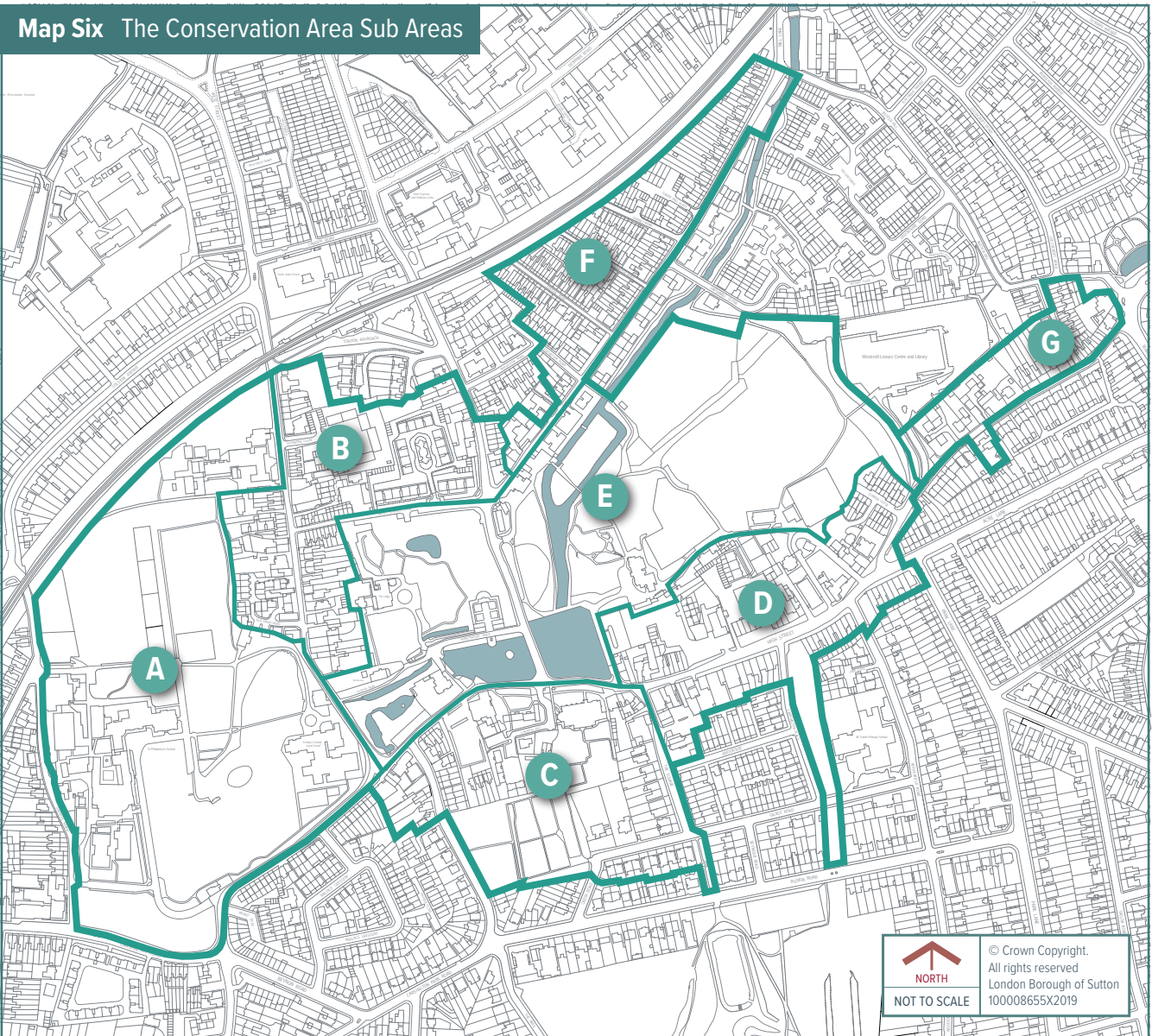
3.8 Furthermore, in terms of landscaping the CA is also characterised by several large mature trees, which contributes to the heritage quality of the CA. Several of these mature trees are ageing, such as those along Festival Walk. Some trees not protected by Tree Preservation Orders have been felled to accommodate new development.



3.9 The major road system comprising the High Street, West Street, North Street, West Street Lane, Mill Lane, Westcroft Road and Acre Lane dates from the early 17th century at least and now suffers from significant traffic congestion.

3.10 Due to the differences in land use, landscape, architecture and building periods, it is appropriate to divide the conservation area into several sub areas. These sub areas are:

Sub area A	Carshalton House Estate
Sub area B	West Street
Sub area C	All Saints Church
Sub area D	Carshalton High Street
Sub area E	Grove Park and The Ponds
Sub area F	Mill Lane
Sub area G	Westcroft Road



Sub Area A Carshalton House Estate



3.11 This sub area forms the western boundary of the CA and consists of Carshalton House Estate (including St. Philomena's Catholic High School for Girls, St. Mary's Catholic Junior School, St. Mary's Catholic Nursery and Infants School and the Carshalton Water Tower). The Carshalton House Estate was originally built as a large house and gardens for Edward Carleton, a London tobacco merchant, who following bankruptcy in 1700 sold the estate to Dr John Radcliffe, of books and library fame. The estate was then passed to John Fellowes, who further developed the grounds and added the Water Tower (Grade II* listed) and the Pound Street entrance gates (Grade II listed). John Fellowes was knighted in 1719. The estate was then owned by a succession of wealthy individuals until the mid 19th century when the house first became a school, which is its current use. Later 19th and early 20th century additions include the Grade II listed chapel, built circa 1899.

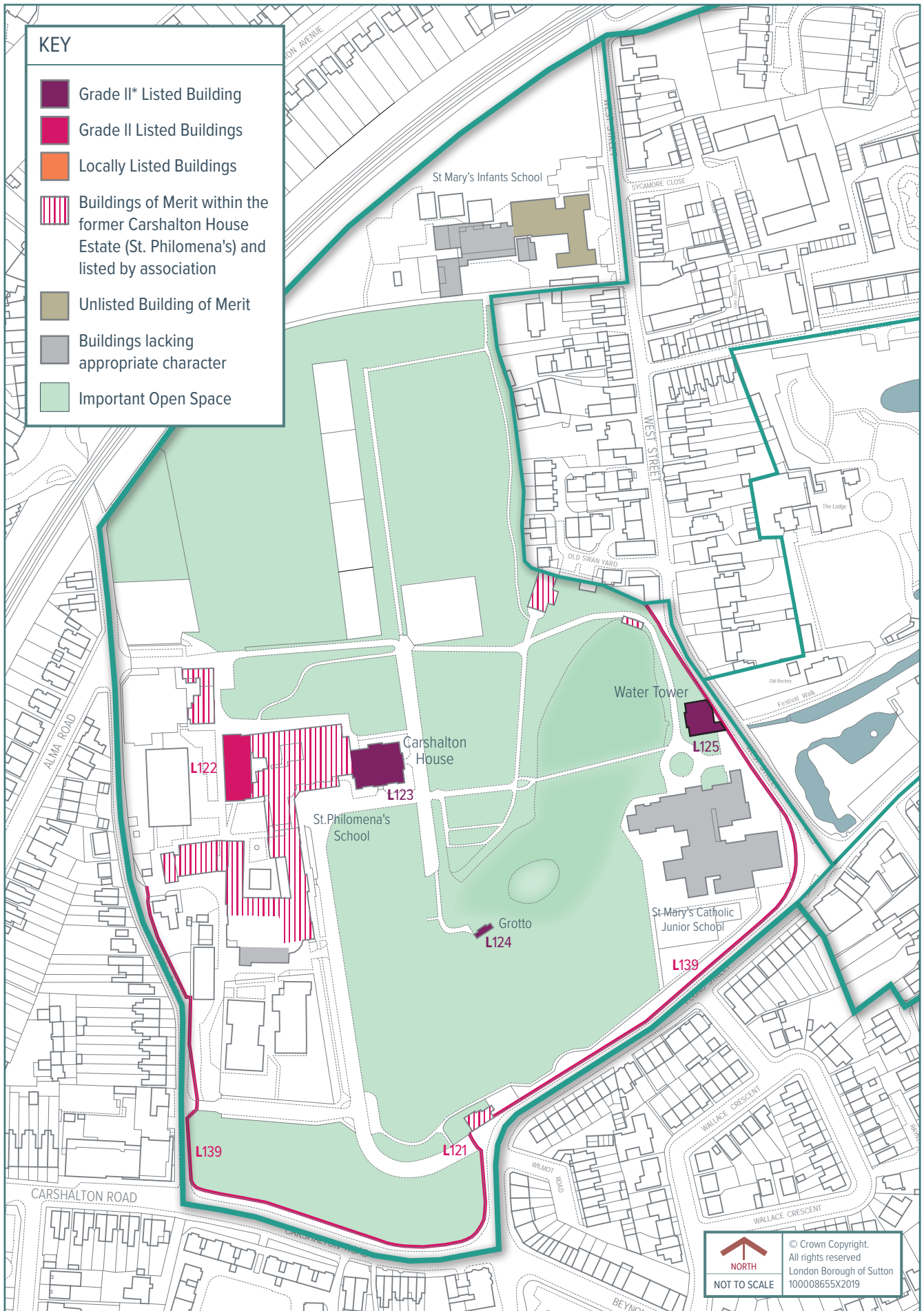


3.12 The grounds of Carshalton House Estate are listed as a Historic Park and Garden and Archaeological Priority Area (Historic Estate, Park and Garden) and is an important early example of a mid 18th century landscape garden incorporating significant earlier buildings, such as the Water Tower with its Delft-tiled plunge pool.

3.13 This garden contains a drive placed off-centre from the house, a large naturalistic lake, ornamental buildings and a yew tree, which certainly predates the mansion and present landscape. The landscaping is very high quality with well-maintained grassed open areas. The lake was created in the late 18th century although it is now dry, and the Sham Bridge stands at the northern edge of the lake bed. The Hermitage (sometimes called The Grotto) at the southern tip of the lake, built in the early 18th century, is in good condition and secure from uncontrolled public access.

3.14 The townscape quality consists of various buildings, for the school and supporting uses, which individually and collectively make a significant contribution to the character of the sub area and wider CA, especially the buildings constructed from brown, yellow and orange-red rubbed brick and slate roofs characteristic of the area. These include several Listed Buildings, such as the Grade II* listed Carshalton House, Water Tower, and Hermitage and Grade II listed Chapel, Gate Piers, Gates and parts of the surrounding wall.





KEY

- Grade II* Listed Building
- Grade II Listed Buildings
- Locally Listed Buildings
- Buildings of Merit within the former Carshalton House Estate (St. Philomena's) and listed by association
- Unlisted Building of Merit
- Buildings lacking appropriate character
- Important Open Space

NORTH

NOT TO SCALE

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Map Seven Sub Area A: Carshalton House Estate



3.15 Further buildings that make a positive contribution to the character of the CA include the lodge on Pound Street at the entrance to the Carshalton House Estate, various school buildings annexed onto Carshalton House and the original school buildings of St. Mary's Infants School, made from red brick with rubbed brick and other decorative detailing.

3.16 A 1960s / 70s extension, comprising London Stock brick, concrete and large windows with large panelling, to the south of the St. Philomena's School building somewhat detracts from the overall character of the area. Previously the grounds of the school included some temporary pre-fabricated classrooms and offices but these have now been replaced by brick-built structures which are much more in keeping with the immediate surroundings and buildings. Unfortunately, a 1960s / 70s concrete extension to the west of St. Mary's Infants School does not respect the red brick of the older building and is therefore considered out of character. St Mary's Catholic Junior School is of an appropriate scale but lacks character.

3.17 As a result of the high boundary walls and building locations, Carshalton House Estate is not visually prominent from outside the sub area, although views of the Water Tower can be seen from beyond the walls, especially from West Street. These boundary walls had significantly deteriorated as a result of the impact of the road and the elements, with the bricks suffering from spalling damage and poor repairs in places. However, the walls have recently been repaired with lime mortar appropriate to the age of the walls. Towards the north, Carshalton House Estate and St. Mary's Infants School are divided by a walled footpath that has been subject to graffiti and has a lack of natural surveillance.







Sub Area A Carshalton House Estate

Listed Buildings

- L121 Gate Piers and Gates at Carshalton House (Grade II)
- L122 Chapel of St. Philomena's Convent (Grade II) by association to Carshalton House and Chapel
- L123 Carshalton House 1691 - 1713 (Grade II*)
- L124 Hermitage or Grotto at Carshalton House (Grade II*)
- L125 Water Pavilion / Tower (Grade II*)
- L139 Boundary Wall to Carshalton House (Grade II)

Historic Park and Garden

- St Philomena's School (Carshalton House) Designation - National Grade II

Buildings of Merit within the former Carshalton House Estate (St. Philomena's School) and listed by association

- Parts of St. Philomena's School building
- The swimming pool and steps in the grounds of Carshalton House Estate
- The lodge at the entrance to Carshalton House Estate
- The Sham Bridge

Unlisted Buildings of Merit

- Eastern portion of St. Mary's Infants School

Important Open Space

- St. Philomena's School grounds

Buildings making a negative contribution

- 1960s / 1970s southern extension to St. Philomena's School
- Western extension to St. Mary's Infants School
- St. Mary's Catholic Junior School

Strengths

- Fine quality historical buildings
- Well landscaped and maintained open ground with mature, well-established tree specimens
- Vistas towards and from the Water Tower
- Remnants of the boundary walls of surrounding historic estates

Weaknesses

- Poor quality extensions



Sub Area B West Street

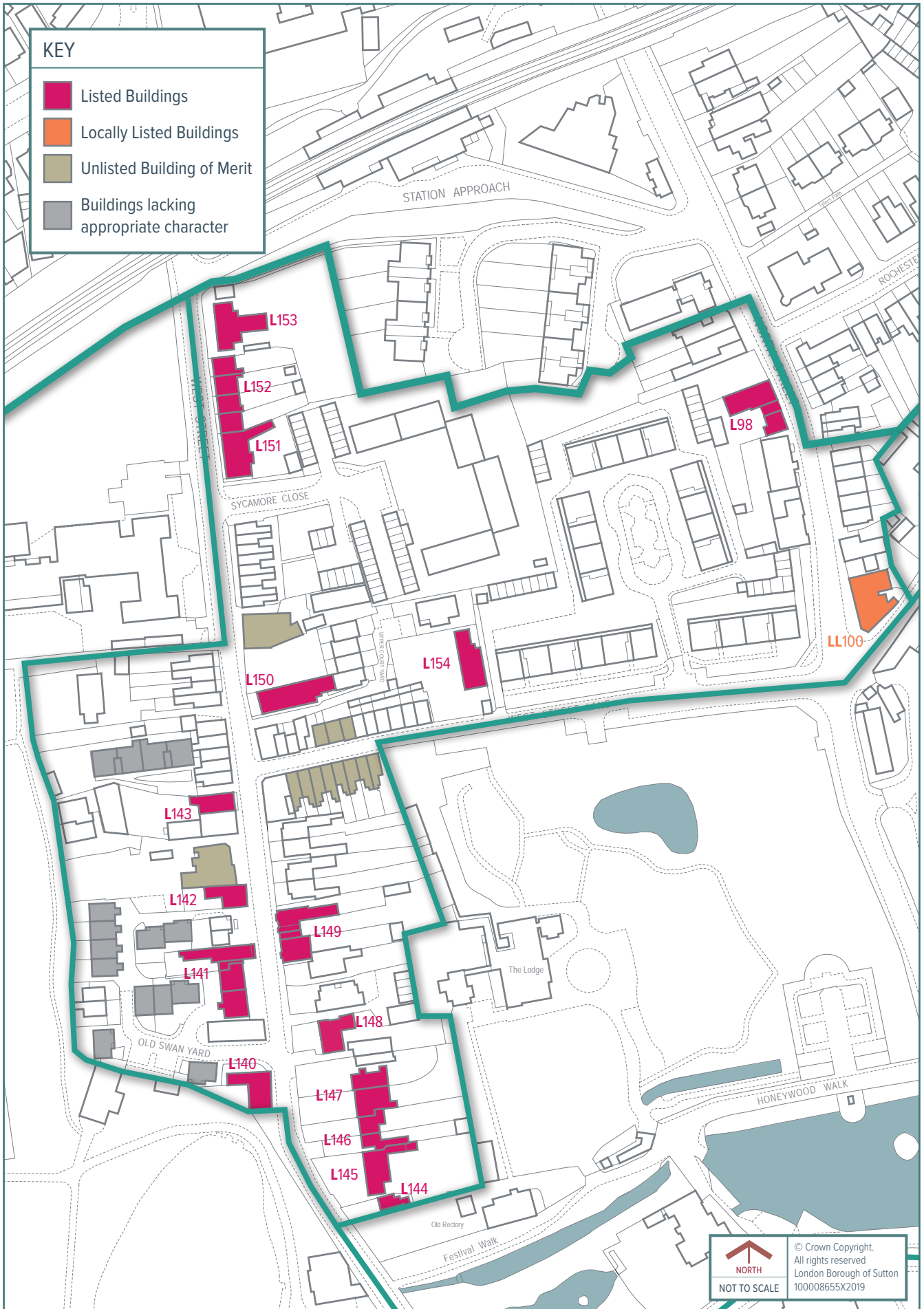
3.18 Sub area B comprises the retail and residential area along West Street, West Street Lane and North Street, south of Carshalton Station.

3.19 The area's heritage character is predominantly attributed to the street layout between Carshalton Village to the south and Wrythe Green to the north. The sub area also contains several high quality Listed Buildings, which include examples of Victorian terraces along West Street Lane and several white weatherboard, timber-framed houses, especially along West Street.

3.20 Towards the east of the sub area along North Street lies the Grade II Listed North Lodge with its stable and boundary wall. This house is possibly late medieval and could be one of the oldest buildings in the CA. However, the building is deteriorating and is in need of repair

3.21 The Sun Public House, in a prominent position on the corner of Mill Lane and North Street, is a fine example of mid 19th century decorative brickwork, probably the best example of a Victorian public house in the borough. It is well maintained and makes a positive contribution to the CA.





Map Eight Sub Area B: West Street



3.22 On the opposite corner of North Street and West Street Lane stands Beechwood Court, an impressive 1930s housing development that extends northwards through a cul-de-sac. It consists of red brick with red tiles and tile hanging on the second storey elevation, with dormer windows above.

3.23 West Lodge, 25 West Street Lane, is a fine example of a Grade II listed double-pile, timber-framed weatherboard house, probably from the 18th century. Further along West Street Lane are two 19th century Victorian terraces, which although not listed make a positive contribution to the quality of the CA. Cape Terrace on the southern side is built with yellow stock brick.

3.24 The heritage quality of West Street is high with individual or grouped Listed buildings. There are, however, newer infill housing developments to the rear of West Street, which do not have any special qualities.

3.25 The northern end of West Street is characterised by several whitewashed buildings including No. 70 which is a sizeable property with an impressive porch, and No. 80 which is a fine Georgian-style property of dark brick, slate roof, also with an impressive porch. The southern end has several white weatherboard buildings with red tile roofs and brick chimney stacks, set back from the road. These are likely to have originated in the 18th century and are characteristic of Carshalton.

3.27 Some of the buildings along the western side of West Street are vacant. There are also several bland 20th century housing developments behind these buildings that show very little respect to the CA status and setting.

3.28 A positive feature of this sub area are the views of the Water Tower from West Street. A negative feature is the dominance of traffic on West Street and North Street.







West Street Lane c 1870

Sub Area B West Street

Listed Buildings

- L98 North Lodge, 21 North Street (Grade II)
- L140 3 West Street (Grade II)
- L141 7 to 11 (odd) West Street (Grade II)
- L142 15 West Street (Grade II)
- L143 Nelson House, 19 West Street (Grade II)
- L144 2 West Street (Grade II)
- L145 4 West Street (Grade II)
- L146 6 and 8 West Street (Grade II)
- L147 10 and 10a West Street (Grade II)
- L148 12 West Street (Grade II)
- L149 20 to 24 (even) West Street (Grade II)
- L150 42 West Street (Grade II)
- L151 70 West Street (Grade II)
- L152 72 to 78 (even) West Street (Grade II)
- L153 Rose Cottage (80 West Street) (Grade II)
- L154 West Lodge, 25 West Street Lane (Grade II)

Locally Listed Buildings

- LL100 The Sun Public House, 4 North Street

Unlisted Buildings of Merit

- Cape Terrace, 2 to 16 West Street Lane
- 7 to 11 West Street Lane
- The Hope Public House, 48 West Street
- The Racehorse Public House, 17 West Street

Buildings making a negative contribution

- Jubilee Court, off West Street
- Colston Court, off West Street
- Modern properties in Old Swan Yard, off West Street

Strengths

- High quality white weatherboard houses
- Views of the Water Tower
- Landscaping and setbacks on the southern end of West Street
- Historic street pattern and street proportions
- Views of the boundary walls of historic estates

Weaknesses

- Traffic dominance in West Street and North Street
- Modern housing schemes to the west of West Street
- Paved front gardens and loss of residential front boundary walls
- Loss of original features such as timber-framed windows
- Poor condition of North Lodge, 21 North Street

Sub Area C All Saints Church

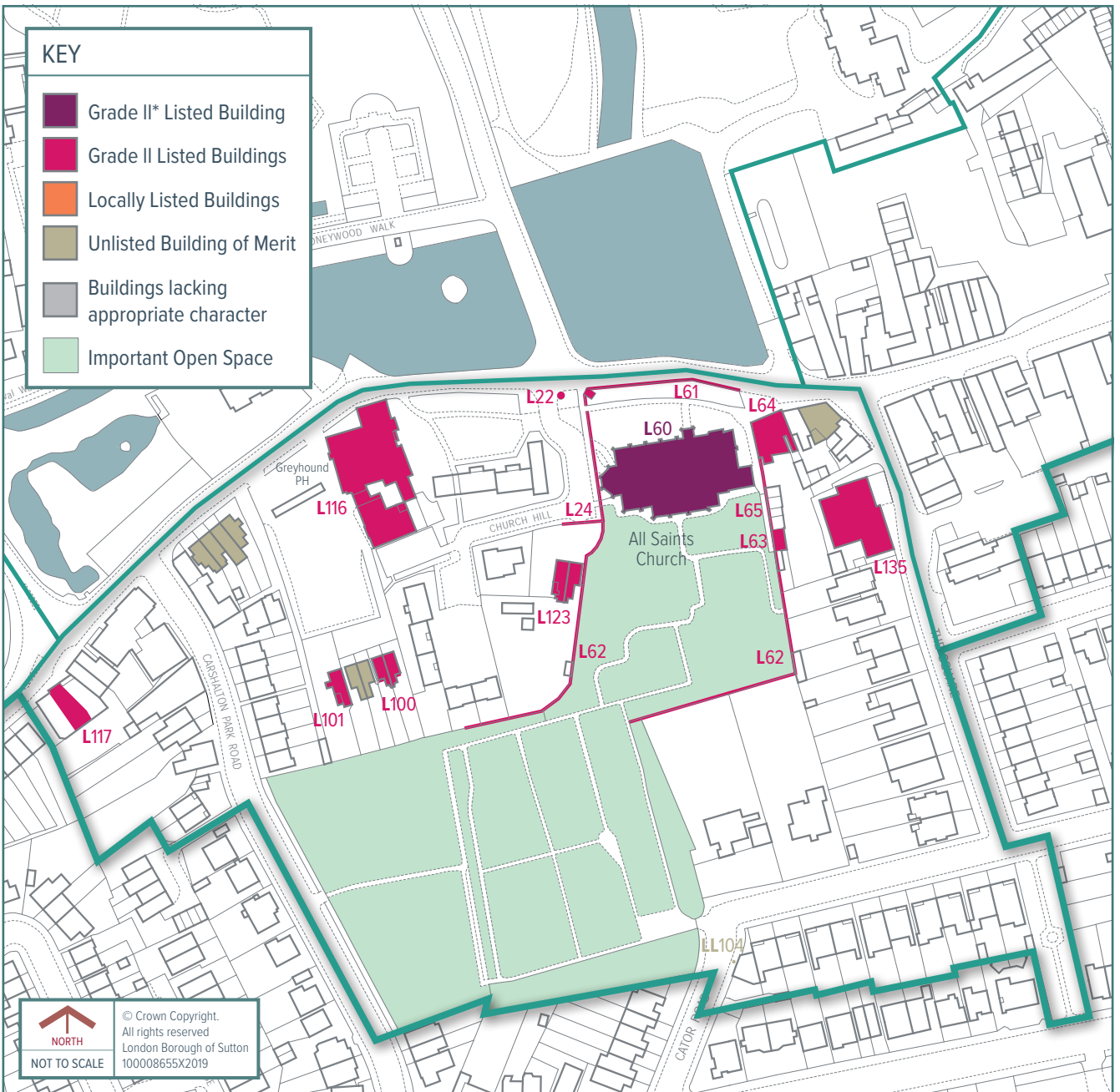
3.29 This sub area, located to the south of Pound Street, centres on All Saints Church and the accompanying churchyard, together with several other buildings.

3.30 The Grade II* Listed All Saints Church is Carshalton's ancient Parish Church and stands in a very prominent position overlooking the ponds and Grove Park, making it a very significant feature of the entire CA. The church is first mentioned in the Domesday Book and the core of the nave and tower predate 1150. A chancel and south aisle was added in the 12th century and there were numerous subsequent changes. In the 1890s a new nave, chancel and north aisle were added to the designs of Sir Arthur Blomfield. A baptistry was added to the west end in the 20th century.

3.31 The church is built in differing materials reflecting the various periods in which it was altered, including red brick, knapped flint, various stones, brick and copper, lead and tile roofs. It is surrounded by several Listed Buildings and structures, such as Madeley and St Mary's Cottages, Anne Boleyn's (or Bullen's) Well, boundary walls and the former Fire Engine House, that together with the church make an important contribution to the heritage quality of the CA.

3.32 Another significant building within the sub area is the Grade II Listed Greyhound Inn, which was recorded in the early 18th Century, although the oldest part of the present building (the Swan Bar) probably dates from 1800. It comprises white weatherboard, timber sash windows and cantilevered bays, and dark timber trimmings. The later larger portion to the rear is predominantly white render with Dutch gables, timber sash windows and stone corner decoration. There is a modern hotel extension at the back which blends well with the older structure.





Map Nine Sub Area C: All Saints Church



3.33 All the buildings mentioned above are in relatively good condition, although the north churchyard wall is experiencing deterioration from traffic on High Street, and several windows of the Church have been boarded with transparent plastic. The churchyard is generally well maintained, although in parts it is overgrown, with several broken or fallen headstones.

3.34 Nos. 11 to 17 Pound Street are good quality 19th century, three-storey terrace houses, consisting of stock brick, timber sash windows and window plant boxes. At the junction of Pound Street and Carshalton Park Road, opposite Margaret's Pool, Nicole Lodge is an exemplar of how to redevelop in a CA. Equally sensitively designed contemporary development can make a positive contribution to the CA. The residential buildings along Carshalton Park Road are predominantly mixed character and quality, detached houses with two terrace blocks towards the north end of the road.

3.35 The 20th century semi-detached houses towards the south east of the sub area, along The Square and Talbot Road, are in fairly good condition with many retaining original windows, although there are several roof extensions that alter the roofscape. Although replacing the listed Church Hall, Nos. 9 and 11 The Square are recent developments that respect the character of the CA. The Square also extends south towards Carshalton Park CA.



3.36 Towards the north east corner of the sub area at the junction of High Street and The Square are the listed former Carshalton Library, which is now a nursery, the Woodman Public House (No. 6 High Street) and outbuilding, and the unlisted Coach and Horses Public House (No. 12 High Street). They are in very good condition and make a positive contribution to the character of the CA.

3.37 Generally, the historic character of this sub area is characterised by the church and the relationship of the church to the ponds and the openness of the church grounds and churchyard. The architectural quality is mixed with significant buildings, mostly Listed, and relatively few buildings that make little contribution to the character of the sub area.





Sub Area C All Saints Church

Listed Buildings

- L22 Ann Boleyn's (or Bullen's) Well, Church Hill (Grade II)
- L23 Madeley Cottage, St Mary's, Church Hill (Grade II)
- L24 Railings to Madeley Cottage, Church Hill (Grade II)
- L60 Church of All Saints, High Street (Grade II*)
- L61 North Churchyard Wall, including the former Fire Engine House at the west end, High Street (Grade II)
- L62 East and West Churchyard Walls, High Street (Grade II)
- L63 4 High Street (Grade II)
- L64 6 High Street (Grade II)
- L65 Wall rear of 6 connecting 4 and 6, High Street (Grade II)
- L100 1a and 2a Orchard Hill (Grade II)
- L101 5a Orchard Hill (Grade II)
- L116 The Greyhound Inn, Pound Street (Grade II)
- L117 Part of 37 Pound Street (Grade II)
- L135 Former Carshalton Public Library, The Square (Grade II)

Locally Listed Building

- LL104 Sewer Vent Pipe at Cator Road

Unlisted Buildings of Merit

- 11 to 17 Pound Street
- 3a and 4a Orchard Hill
- Coach and Horses Public House (12 High Street)

Important Open Space

- All Saint's Churchyard

Strengths

- Relationship of All Saints Church with the Ponds and Grove Park and views of the Ponds
- Views of the Church and the Greyhound Inn from the surrounding area
- Openness and permeability of the area
- Winding historic street pattern contributing to village feel
- Remnants of boundary walls to historic estates
- Listed Buildings and mixed architectural forms

Weaknesses

- Traffic dominance of the street



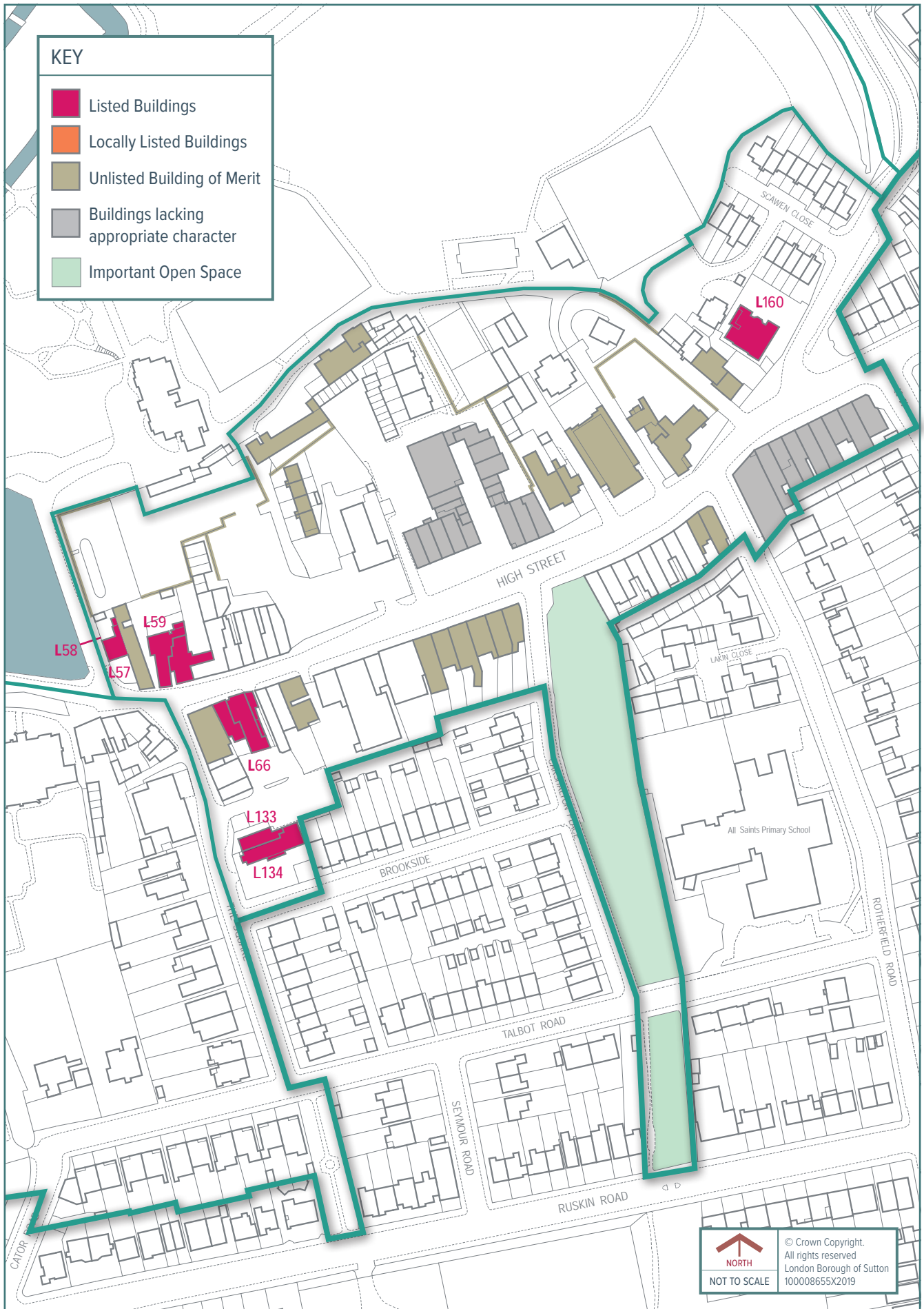
Sub Area D Carshalton High Street

3.38 This sub area is the central retail core of Carshalton Village, containing the High Street from The Square in the west towards Westcroft Road in the east. The sub area is characterised by excessive traffic dominance and a mixed building quality, including many high quality Listed Buildings, such as the Orangery, and some poor quality buildings, such as Beacon Grove.

3.39 The High Street dates back to the Middle Ages and has a considerable mix of buildings from medieval to modern. Some of the old High Street buildings were demolished and replaced with large Victorian shops, although some have survived. The eastern end of the High Street experienced a great deal of rebuilding in the mid 20th century, whereas the western end of the High Street has a mix of Victorian and earlier buildings.

3.40 The mixed heritage of the buildings, as shown on Map Ten, is typified by the Listed pre-Victorian shops at the western end of the sub area and more recent Listed residential properties at the eastern end of the sub area. Furthermore, there are several buildings that, although not listed, make a positive contribution to the CA. Unfortunately, two of these buildings which make a positive contribution to the CA are vacant: 35-37 High Street (the former Gurners Estate Agents and before that the former residence of noted local historian Dr Peatling), and the Fox and Hounds Public House.






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Map Ten Sub Area D: Carshalton High Street



3.41 There are several buildings along the High Street that make a negative impact on the quality of the CA, and these include the Beacon Grove shopping precinct with bland architectural features that do not respect the quality of the area, and several shops on the southern side of the High Street, with over dominant shopfronts and solid external shutters.



3.42 The high volume of traffic along High Street, Pound Street and North Street has had a significant impact on the character and quality of the CA, including the impact of vehicle emissions on the Listed Buildings, congestion, significant noise and a poor pedestrian environment. Along the High Street, pedestrian movement is also limited with the exit from Grove Park and the entrance to Beacon Grove being two points where pedestrian desire lines are not served.





Sub Area D Carshalton High Street

Listed Buildings

- L57 1 High Street (Grade II)
- L58 Gates at No. 1 at south west entrance to The Grove (Grade II)
- L59 5 and 7 High Street (Grade II)
- L66 16 to 20 (even) High Street (Grade II)
- L133 6 The Square (Grade II)
- L134 The Orangery, The Square (Grade II)
- L160 Westcroft, 59 Westcroft Road (Grade II)

Unlisted Buildings of Merit

- The Charles Cryer Theatre
- 35 and 37 High Street (Dr Peatling's House)
- Fox and Hounds Public House
- 58 to 82 High Street
- Historic boundaries to the north of the retail centre and south of the Grove
- 3 High Street
- 14 High Street
- 30 - 34 High Street
- 1 - 4 The Green (Almshouses)
- 106 High Street
- 108 High Street
- Lawn View, Grove Park
- Grove Hall, Grove Park
- Stables Block, Grove Park

Important Open Space

- Carshalton Place

Buildings making a negative contribution

- Shopfronts at 112 to 146 High Street
- Beacon Grove

Strengths

- Several impressive Listed Buildings and shopfronts
- Views of All Saints Church
- Views along the canal, adjacent to Carshalton Place, linking the High Street with Carshalton Park
- The historic and human scale of buildings
- The historic street pattern and street proportions
- Strong identity

Weaknesses

- Vehicle dominance as a result of traffic speed and poor quality pedestrian crossings
- Various poor quality buildings, including Beacon Grove
- Loss of original features, such as timber framed windows
- Several over-dominant shopfronts, such as No. 5 High Street
- Poor links and permeability into Grove Park

Sub Area E Grove Park and the Ponds



3.43 This sub area gives Carshalton Village its green open character and centres on Grove Park and the areas around the ponds. The area is locally designated as a Historic Park and Garden and characterised by historically significant, well-landscaped open space with several high quality buildings, including The Grove, Honeywood and the Old Rectory.

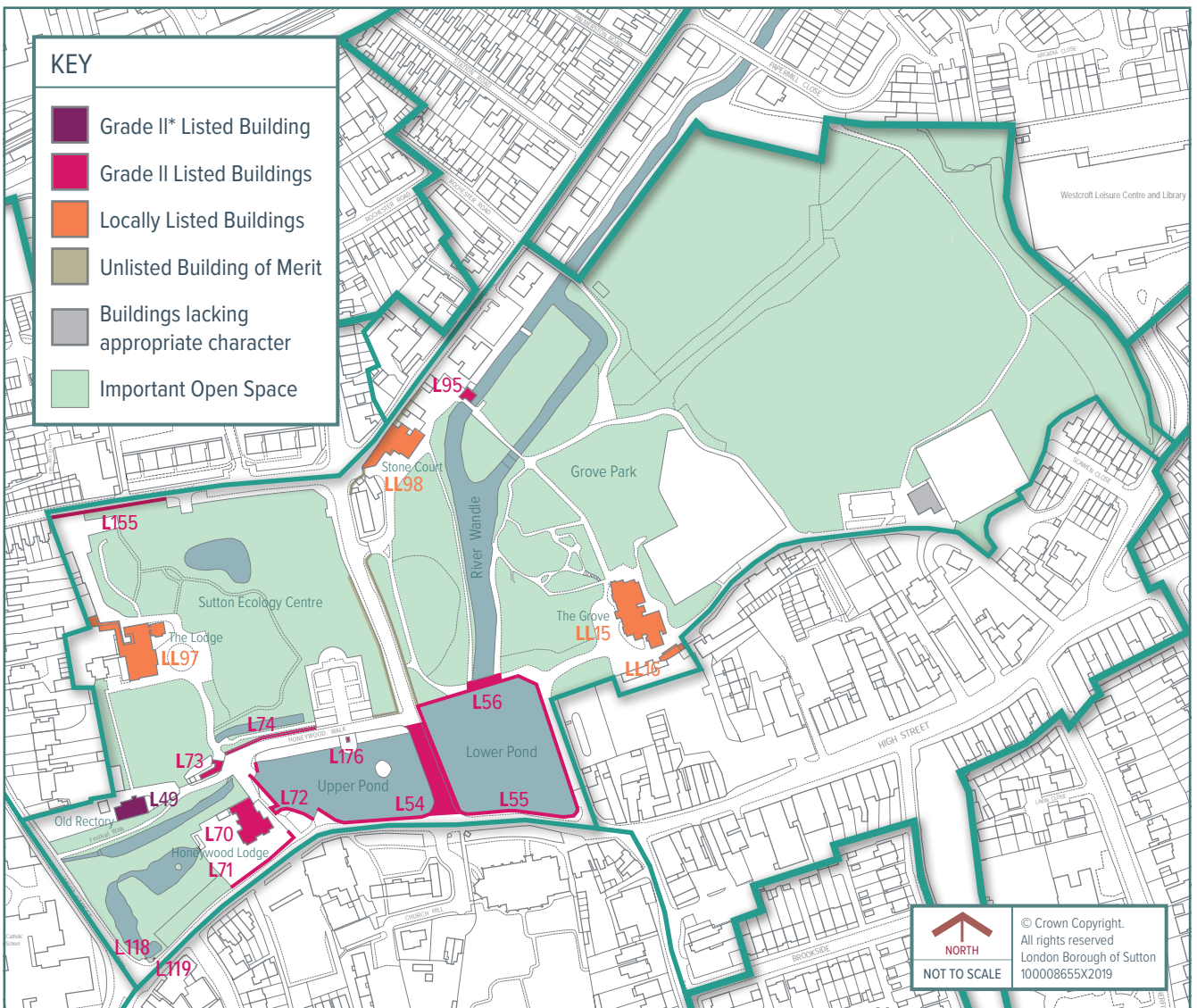


3.44 Grove Park originated as a medieval holding known as Stone Court. In around 1700 John Cator, a London merchant, built a 'new Stone Court'. This was a large mansion house that stood on the site of the lawn in front of the present The Grove building. He realigned the River Wandle and created a garden on the site of the western end of The Grove Park.

3.45 The estate was then passed in 1729 to Thomas Scawen, a politician who was interested in the Arts and Sciences, particularly gardening, botany and architecture. He commissioned the white Portland stone bridge which spans the outflow of the lower pond, mentioned in earlier sections. The bridge, known as the Leoni Bridge, was named after the Venetian architect Giacomo Leoni who had been commissioned to design a new mansion for Carshalton Park during the early 18th century, but the mansion itself was never completed.

3.46 'New Stone Court' house was demolished in around 1800 and the estate divided into two. The western side of the river included New Stone Court's outbuildings while on the eastern side of the river a new house, The Grove was built which still stands although considerably enlarged.





Map Eleven Sub Area E: Grove Park and the Ponds



3.47 The Victorian Gardens of The Grove are still fairly intact within the present park and the large rockery was probably added in the early 20th century. Upper Mill, adjacent to Stone Court, is Grade II Listed and consists of an Alpine style wooden building, resting on Portland Stone wheel pits, which was constructed in 1887 to house a private water driven electricity generating plant to supply electricity to light The Grove and Stone Court outbuildings. This mill was restored in 2004, and the roof replaced in 2014. A further good example of a historic building in this sub area is The Nest, built by Sir Samuel Barrow after 1903, which is a small medieval looking building next to The Grove, possibly used as a gardeners' bothy.

3.48 In the early 17th century the ponds area was a series of springs all combining to form the River Wandle, and therefore the present ponds, Upper and Lower Pond mentioned in paragraph 2.6, are not natural, but were a deliberate attempt by the Lords of the Manor to create a central 'piazza' style open space within the village landscape, a remarkable and unique feature in Britain at the time.



3.49 A spring named Margaret's Pool is located at the corner of West Street and Pound Street. It is now generally dry but in the 19th century it flowed regularly and was cleaned and ornamented at the expense of John Ruskin, who asked that it be called Margaret's Pool after his mother.

3.50 Honeywood, fronting onto the Upper Pond, is another fine example of a Listed Building in the CA. The earliest part of Honeywood is a small chalk and flint chequer-work building dating from the late 17th century, which still stands today in the centre of the present house. This chalk and flint chequer-work is now very rare, although appears to have been fairly common in this area in the 16th and 17th centuries. A two-storey rear extension and bay window was added between 1848 and 1868, around 1898 John Pattison Kirk erected the brick north wing and in 1902 a large Edwardian wing to the south end was added which was pebble-dashed and decorated in mock Tudor.





3.51 Running under West Street and along Festival Walk is the canal which carried water from Carshalton House lake and the Water Tower into Upper Pond, once part of the garden of the Old Rectory. The magnificent London plane tree here, thought to be over 200 years old, was planted by one of the residents of the house. The Grade II* listed Old Rectory was built around 1720 for William Hollier, the Vicar of Carshalton, in Queen Anne style. The building was extended in the mid 19th century, including the two-storey porch. During the 18th and 19th centuries the Old Rectory was lived in by various families, either as a rectory or as a tenanted house. From 1920 to 1938 it was used by the College of St Saviour. It then became Council offices and later part of the Ecology Centre.



3.52 The present building at The Lodge was built in 1866 on the site of a previous late 18th century building. This red-brick, Dutch-gabled building exchanged ownership a number of times, including the Rochester and Southwark Diocesan Trust, and Carshalton Urban District Council. The Lodge, which is occupied by EcoLocal, overlooks the Sutton Ecology Centre grounds, a Local Nature Reserve accessible to the public and used by the Ecology Centre team currently operating from the adjacent annex building at Stone Court.

3.53 As this sub area comprises very well maintained landscaped open space with many fine historical buildings, the sub area makes a major contribution to the character of the CA. The open space and CA designations have resulted in very little change or pressure for development within the sub area over recent years.

3.54 However, several buildings and structures in the sub area are showing signs of deterioration, including the Grade II* Listed Old Rectory where replaced portions of the side wall (southern) have not been sympathetic to the character of the CA, and parts of the Listed wall to the north west of the sub area are deteriorating. There is also a multitude of signs on the entrance to the Old Rectory and in front of the ponds, which adversely affects their character.





Sub Area E Grove Park and the Ponds

Listed Buildings

- L49 The Old Rectory, Festival Walk (Grade II*)
- L54 Road bridge and retaining walls of embankments of the pond to the west of North Street and its railings (Grade II)
- L55 South East culvert and south and east retaining walls of the pond to the east of North Street (Grade II)
- L56 The Leoni Bridge, north retaining wall of the pond to the east of North Street (Grade II)
- L70 Honeywood Lodge, Honeywood Walk (Grade II)
- L71 South boundary Wall to Honeywood Lodge and Gardens (Grade II)
- L72 Culvert in front of Honeywood Lodge (Grade II)
- L73 The Gate House, Honeywood Walk (Grade II)
- L74 Wall east of the Gate House, Honeywood Walk (Grade II)
- L95 Water Wheel in the grounds of The Grove, Mill Lane (Grade II)
- L118 Ruskin Stone at the junction of West Street and Pound Street (Grade II)
- L155 Part of northern boundary wall of The Lodge, West Street Lane (Grade II)
- L176 Carshalton War Memorial, Honeywood Walk (Grade II)
- L119 19th century cast iron pump and trough, Pound Street (Grade II)

Locally Listed Buildings

- LL15 The Grove, Grove Park
- LL16 The Nest, Grove Park
- LL97 The Lodge, Festival Walk
- LL98 Stone Court, Grove Park

Historic Park and Garden

- The Grove (Designation - Local)

Unlisted Buildings of Merit

- Historic boundaries to Grove Park and The Lodge (Ecology Centre)

Important Open Space

- Grove Park
- Margaret's Pool
- Carshalton War Memorial Gardens
- Festival Walk
- Carshalton Ponds
- Sutton Ecology Centre



Strengths

- Quality of the Ponds and open space
- Maintenance of the park
- Views of the Water Tower and All Saints Church

Weaknesses

- Impact of traffic
- Poor access into the green open space
- Several poorly maintained buildings



Sub Area F Mill Lane



3.55 This sub area along Mill Lane comprises predominantly residential dwellings, once probably used by workers in the mills along the River Wandle and in the fields. The streets in this sub area are mostly lined with Victorian houses in the north-west side and more modern housing on the old industrial site on the south side. Most of the older houses are not of great individual merit, but collectively they are attractive and possibly one of the earliest and best preserved Victorian housing developments in the borough. Mill Lane School House, at the south-west end of Mill Lane, dates back to at least 1842 and is Locally Listed. The adjacent house was built after 1867 for the school's headmaster.

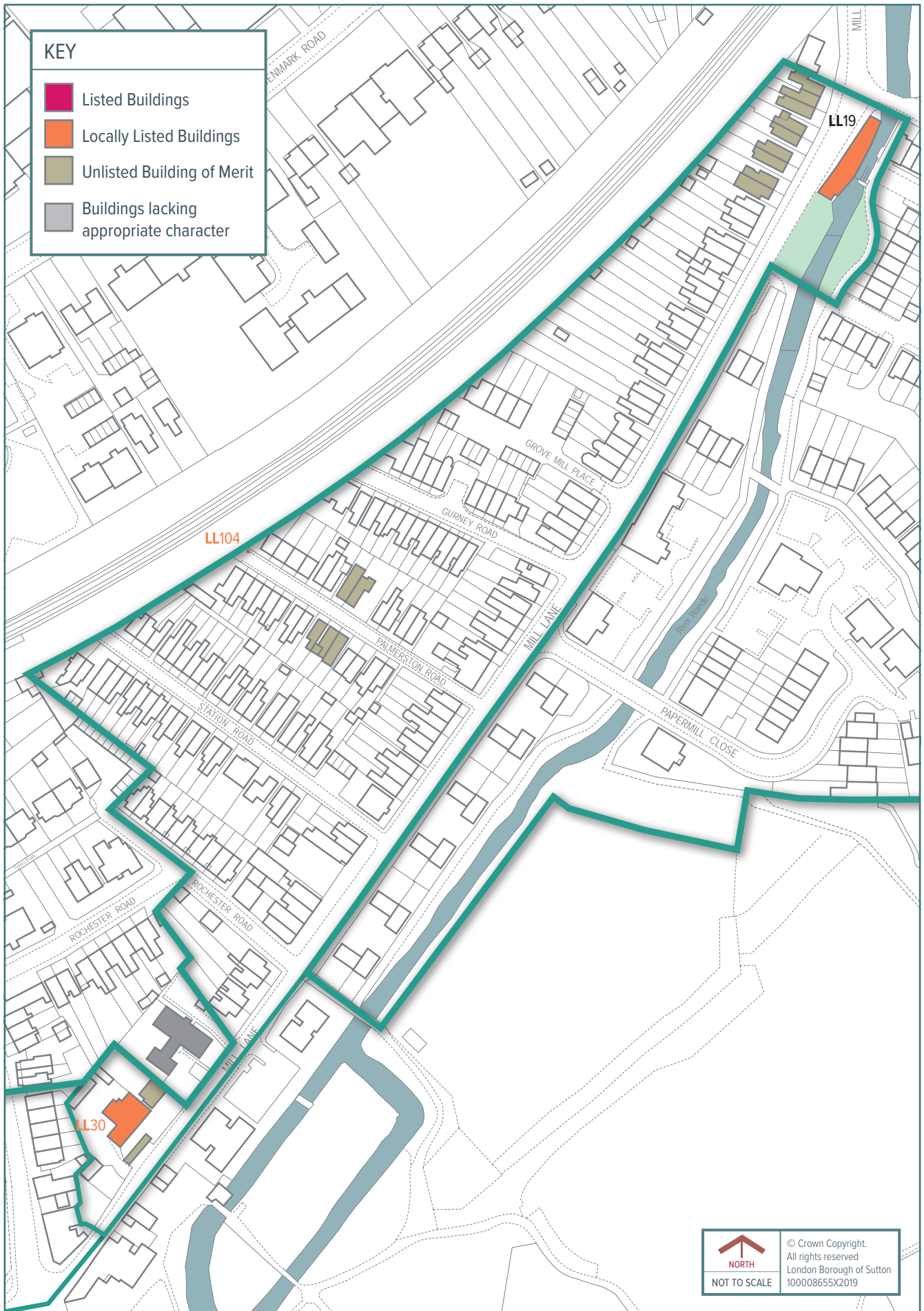


3.56 The Mill Lane sub area draws its historical significance from the presence of the River Wandle, which was used for driving mills and growing watercress. At one time the mills around Carshalton worked flour, leather, copper, snuff, gunpowder, paper and linseed oil.

3.57 Evidence from the 1871 Census suggests that all the roads in this area had been greatly built up, with the vast majority of inhabitants being mill workers or associated employees such as carpenters and ironworkers. From the 1880s onwards there was evidence of small scale infilling. As water power was replaced by steam and then electric power, the mills were being converted to other uses, including a chocolate works and chemical factory.

3.58 The reason for the inclusion of this sub area in the CA is related to the positioning and narrowness of the road, the location of the mills and the River Wandle, all reflecting the industrial past. There is currently a mix of building quality within this sub area.






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Map Twelve Sub Area F: Mill Lane



3.59 The Locally Listed Snuff Mill on the junction of Mill Lane and Butter Hill, currently being used as a printworks, is in a poor state of repair and in urgent need of restoration.

3.60 The buildings along the north-west side of Mill Lane are a mixture of scales, materials and building form, with many consisting of yellow London Stock brickwork with red brick detailing on the corners and above the windows. There are very few extensions and roof conversions that impact negatively onto the Mill Lane streetscape. However, there is significant use of uPVC windows replacing timber sash windows and also paving over the front garden for vehicle parking. In certain instances, the original frontages of buildings have been rendered in pebbledash and several painted white.

3.61 More recent development of the sub area has seen higher density housing, especially in between the river and Mill Lane. However the layout, materials and design of many of these, although outside the CA, does little to respect the character and setting adjacent to a CA.



Sub Area F Mill Lane

Locally Listed Buildings

- LL19 Ansell's Snuff Mill, Mill Lane
- LL30 Mill Lane School House, Mill Lane
- LL104 Sewer Vent Pipe (Palmerston Road)

Unlisted Buildings of Merit

- 1 Mill Lane and building to the south west
- 67 to 75 Mill Lane
- 10 and 12 Palmerston Road
- 7 and 9 Palmerston Road

Buildings that make a negative contribution

- 2 to 7 Mill Lane, although outside the CA

Strengths

- History of the mills
- Location of the river
- Access to Grove Park

Weaknesses

- Poor state of Ansell's Snuff Mill
- Poor contribution of buildings south of Mill Lane. Difficult pedestrian environment due to raised footway and parking bays on south-eastern side of the street
- Loss of front boundary walls of residential properties, loss of front garden landscaping and paving over of front gardens
- Loss of original features, such as timber-framed windows



Sub Area G Westcroft Road



3.62 The sub area along Westcroft Road is a recent addition to the CA, having been added in 2012. It is a distinct sub area but is worthy of inclusion as it has historical heritage in terms of Listed Buildings and being the old road from Carshalton to London. Furthermore, it also has aesthetic value in terms of individual buildings and as groups of buildings.



3.63 The western end of the road, past the railings, includes some of the CA's most distinctive houses and relics of grander, more expansive estates. No.45 Westcroft Cottage is a Listed Building relating to a farm, and No. 37 is the listed Parkfields and was an ancillary to the larger Parkfields Estate. On the opposite side of the road, Bramblehaw End (No. 38 abutting the road) was a former gardener's cottage for the Bramblehaw Estate which occupied the land south of Westcroft Road.

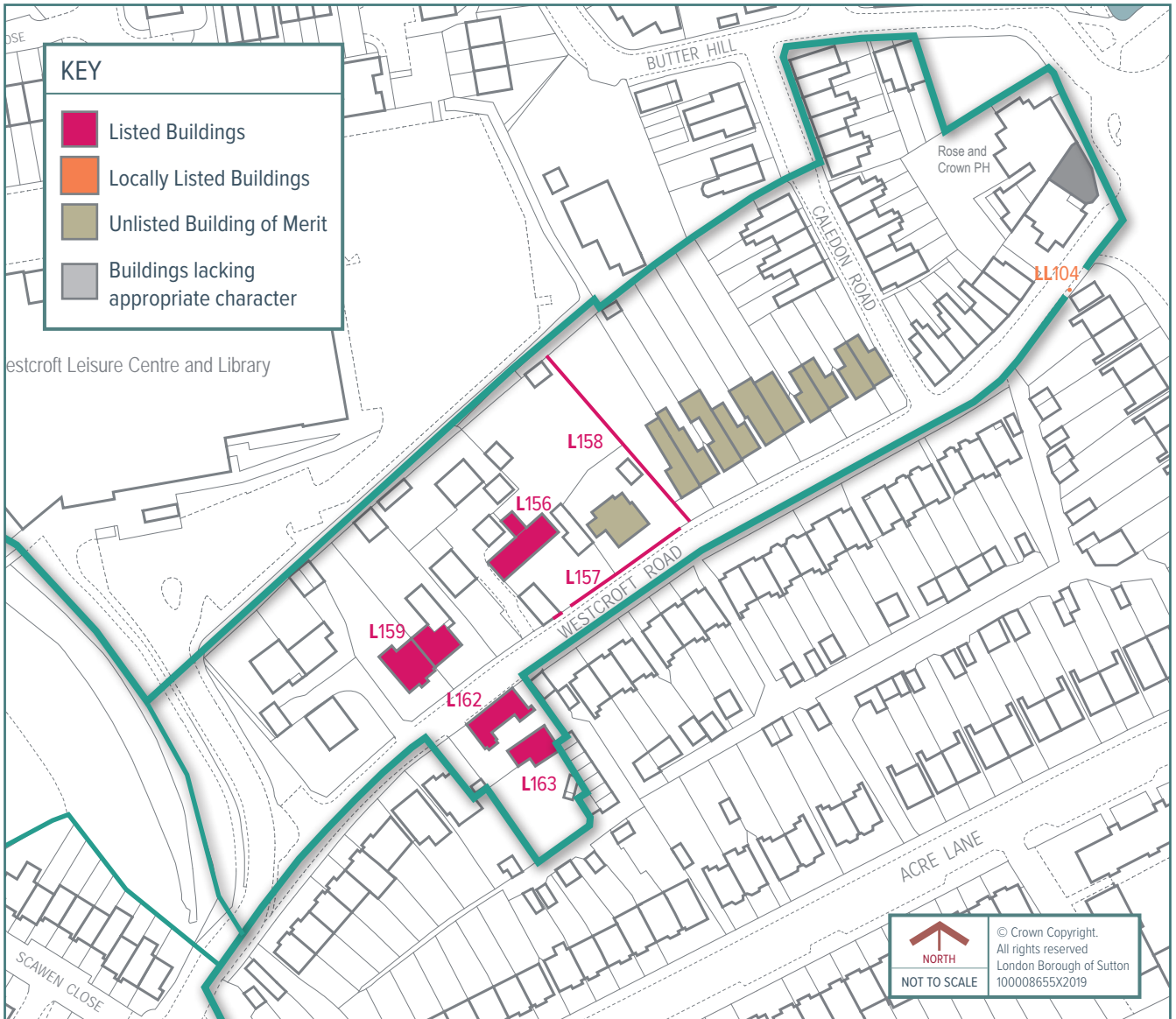
3.64 The middle part of Westcroft Road is characterised by more uniformity. On the southern side, and outside the CA, there is a run of quintessentially suburban, mock-Tudor semi-detached dwellings, featuring a low, sweeping gable, bulky chimney stacks and corner windows.



3.65 On the northern side of the road and within the CA, Nos. 5 to 33 is a run of semi-detached housing that was one of the last developments on the Wallington Manor Estate when it was developed by its owner Nathaniel Bridges. The properties were built from 1879 onwards and display the excellent brickwork typical of the Bridges Estate, particularly the red brick course. The pointed openings of the porches are notable and are reputedly to have been influenced by the Gothic Revivalist architect E P Loftus Brook - although some have been filled in.

3.66 At the eastern end of Westcroft Road are Speedex House and the Rose and Crown Public House. In the mid 19th century, the site was occupied by an infants' school, which closed around the turn of the century. The pub was established in its current form in the inter-war period. Speedex House, the building which most closely resembles an old school building, is named after the toy manufacturer which operated there.





Map Thirteen Sub Area G: Westcroft Road







Sub Area G Westcroft Road

Listed Buildings

- L156 Parkfields, 37 Westcroft Road (Grade II)
- L157 Piers, Walls and Railings to the Original Parkfields, Westcroft Road (Grade II)
- L158 South West Boundary Wall of 33 Westcroft Road (Grade II)
- L159 Westcroft Cottage / Westcroft Farm Cottage, 45 and 47 Westcroft Road (Grade II)
- L162 Bramblehaw End, 38 Westcroft Road (Grade II)
- L163 Bramblehaw Cottage, 40 Westcroft Road (Grade II)

Locally Listed Buildings

- LL104 Sewer Vent Pipe, Westcroft Road

Unlisted Buildings of Merit

- 35 Westcroft Road
- 15 to 33 Westcroft Road

Buildings making a Negative Contribution

- Londis, Manor Road North (shopfront)

Strengths

- Attractive individual listed properties
- Attractive runs of terraced housing and semi-detached housing
- Strong front boundary retained in place with well-established front gardens which make a positive contribution to the street scene

Weaknesses

- Some of the Listed and Locally Listed Buildings are in a poor state of repair
- Loss of original features such as windows
- Excessive on-street parking



Four Archaeology

4.1 The Local Plan refers to evidence of Upper Palaeolithic / Mesolithic communities found in the North Downs fringe and spring line, where a strip of exposed Thanet / Woolwich / Reading beds and the immediately adjoining terrace gravels at the foot of the downs offer great potential for well-preserved early prehistoric sites.

4.2 According to the Local Plan, Late Prehistoric communities may be found in the Wandle Gravels where extensive and regular field boundaries have been encountered across the gravel terraces filling the Wandle Valley. These 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.

4.3 The springs around Carshalton attracted human settlement for thousands of years, based on the findings of a large amount of Mesolithic flint work in an excavation at Orchard Hill, south of the ponds. It is likely that similar sites may be found in the area.

4.4 Settlement in the area seems to have been well established by the Late Bronze Age, when a substantial circular enclosure was discovered on the downs above Carshalton. Further evidence supporting this is the finding of Late Bronze Age material at Carshalton House Estate and on the site of Scawen Close. The Carshalton House Estate (St. Philomena's School) is of regional importance for Bronze age archaeology.

4.5 A small fragment of a Roman building was recently discovered in West Street, which supports other Roman findings in the village and Carshalton Park. There may have been other Roman buildings.

4.6 Saxon archaeology has also been recorded close to springs in this area. A significant amount of early Saxon pottery has been found in excavations at Carshalton House Estate. The Domesday Book suggests further Saxon built development, showing five manor houses before 1086 and also a church in Carshalton in 1086. Part of its structure may still survive within All Saints Church.

4.7 Fragments of a substantial late 12th or 13th century stone house have been found on the site of The Grove car park, towards the east of the ponds. This may have been the site of a large house owned by a wealthy landowner. An archaeological dig in the grounds of Stone Court also discovered some interesting artefacts.

4.8 Various archaeological investigations over the last 40 years suggest that a 13th century village covered an area the size of the 18th century settlement, which suggests that the village may have shrunk in the later middle ages but returned to prosperity in the 17th century.

Archaeological Priority Areas (APAs) in Carshalton Village Conservation Area

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



Medieval and Later Historic Communities

Carshalton (APA12)

Carshalton probably derives its name from its location as the 'settlement by the spring' and has a complex early manorial history. Initially there were five manors, which were combined by the time of Domesday. The sites of later houses can be identified as the likely holdings of the original five manors. All Saint's Church appears to have been founded in the 12th century. During the 17th, 18th and 19th centuries the reputation of Carshalton's springs resulted in the construction of an exceptional number of large houses, many of which have now been demolished.
Local Plan Appendix Map 9.7



Post-Medieval Water-Powered Industry

Wandle Mills (APA16)

There is considerable speculation concerning the precise location of the mills referred to in the Domesday Book. Post-medieval water mills are associated with each of the historic settlements located along the Wandle. A number of the Wandle mills were built to the design of John Smeaton, a leading mill engineer of the period and are important examples of 18th century technological developments. A wide range of products were made locally, including copper, iron, calico, snuff, paper and flour.
Local Plan Appendix Map 9.21



Historic Estates, Parks and Gardens

Carshalton House (St Philomena's) and Gardens (APA18)

The existing mansion was built in the late 17th century on what is probably the site of one of Carshalton's early manor houses. Some evidence of earlier buildings has been found during the construction of classrooms for St. Philomena's School, which now occupies the house. The grounds were laid out by Bridgeman for Sir John Fellowes between 1716 and 1720. There was a canal, and this was remodelled in the mid 18th century as a kidney-shaped lake with an island, as we see today.

Local Plan Appendix Map 9.8

Mascal (Carshalton Park House) and Carshalton Park (APA19)

Probably one of Carshalton's original manorial estates. The earlier buildings were replaced in the 18th century by a modest new house which was demolished in 1926. Formerly a medieval deer park attached to Mascal, Carshalton Park includes the remains of early 18th century garden design and early industrial features. A canalised water course and grotto are dated 1720, while earthworks known as the Frying Pan and Hogpit appear to be fishponds or quarries respectively, later used to control the flow of water to the canal and mills lower downstream.

Local Plan Appendix Map 9.10

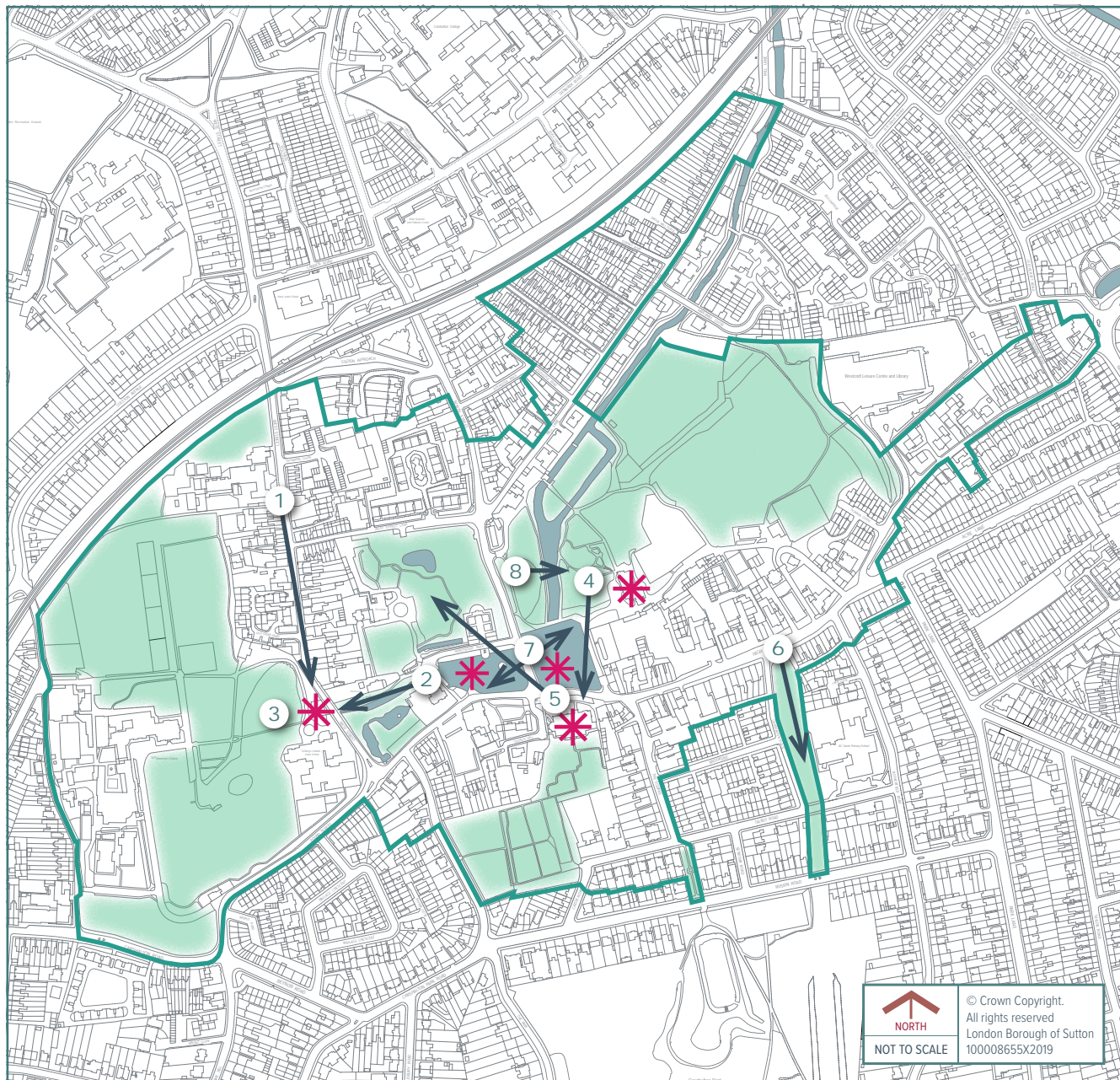
Stone Court and The Grove (APA20)

The Grove was constructed about 1826, near to the site of the medieval Stone Court. Remains of the 18th century gardens are likely to occur along with the extensive 19th and early 20th century gardens which included heated glasshouses, a fernery, a brick-built watercress bed and a mushroom house.

Local Plan Appendix Map 9.15



Five Prominent Views



Map Fourteen Prominent Views

KEY	
	Green Space
	River Corridor
	Landmarks
	Views

- 1 View of the Water Tower at St. Philomena's School along West Street
- 2 View of the Water Tower at St. Philomena's School and the Old Rectory along Festival Walk, views from Honeywood
- 3 Views from the Water Tower in every direction
- 4 Views of All Saints Church and Grove Park
- 5 Views from All Saints Church
- 6 Views along the Canal, adjacent to Brookside
- 7 Views from North Street bridge
- 8 View of The Grove

Six Conservation Area Boundary

6.1 The 2007 Carshalton Village Conservation Area Character Appraisal extensively reviewed the boundary of the Conservation Area and its surroundings. Following that review, Sub Area G, Westcroft Road, was included in the Conservation Area. The council considers that this review is still relevant and there is no further need to alter the boundary of the Conservation Area.



Seven Conservation Area Management Plan

Introduction

7.1 Having identified the CA's special architectural and historic interest which justified the area's original designation, the council now needs to consider how the area will be managed in the future and to identify improvements to parts of the Conservation Area that may detract from its special character. This management plan will ensure future decision-making is coordinated with the common purpose of enhancing the area.

7.2 Change is inevitable within the CA and the policies are intended to manage the change in a way which does not lose sight of the special qualities of the CA.

7.3 The Management Plan is divided into two sections:

- Site Specific Improvements
- General Management Guidelines

7.4 Although the CA is generally of good quality, there are a number of areas where either redevelopment or works to the public realm would be of significant benefit to the character of the CA. The following improvements will be promoted by the council.

Site Specific Improvements

School Buildings

7.5 St Philomena's School and St Mary's Nursery and Infants School are significant and notable buildings in terms of character for the western part of the CA. However, their setting and character has been diminished by some older, poor-quality extensions which do not respect the original buildings. Therefore, it is important that any future school building work does respect the original buildings and is of high quality.



Guideline SS1 School Buildings

New school buildings and extensions and alterations to existing school buildings should have no adverse impact on the elements of the existing historic school building(s) which contribute to it / their special architectural or historic interest and significance, including its / their setting.

New school buildings and extensions and alterations to existing school buildings should also be opportunities to remove poor previous development and replace it with development that conserves and enhances the existing school building(s).



Boundary Treatments

7.6 Boundary treatments, such as walls and railings, play as big a role in the character of the CA as some of the buildings themselves. The ‘big five’ houses of Carshalton (Carshalton House, The Grove, Stone Court, The Lodge and The Old Rectory) are all bounded by high brick walls and, together with the white railings around the ponds, are all significant features. Therefore, the upkeep of boundary walls and railings are of importance to the character of the CA. The boundary walls are progressively being repaired and restored and now are generally kept free of graffiti. However, certain other boundary walls, notably those fenced off by The Grove, are in need of repair. Consequently, any deteriorating boundary treatments should be repaired and others should be maintained to a high standard.



Guideline SS2 Boundary Treatments

Boundary treatments which are in a deteriorating state should be repaired by the relevant owner or authority. With regard to walls, any methods of repair should bear in mind that the walls are old and modern techniques and materials may not always be appropriate approach to repair.



Listed Buildings, Locally Listed Buildings and Unlisted Buildings of Merit

7.7 There are many Listed Buildings, Locally Listed Buildings or Unlisted Buildings of Merit with the CA, most of which are in good condition. However, there are a small number in a poor state of repair, notably 21 North Street, the Ansell's Snuff Mill, Mill Lane, and the Sewer Vent Pipe on Westcroft Road.

7.8 With regard to Listed Buildings, owners of listed buildings have a responsibility to keep the building wind and watertight, structurally sound and in a reasonable state of repair. If an owner neglects the property, the council has powers under Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve a ‘Repairs Notice’ specifying the extent of works required. If the owner fails to comply within the time scale specified, the council may take steps to compulsorily acquire the building to safeguard its future. In the case of an unoccupied or partly occupied listed building, the council is also empowered under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve an ‘Urgent Works Notice’ and may carry out works to make the building wind and weather-proof and safe from collapse, and seek to recover the costs from the owner.

7.9 With regard to Locally Listed Buildings or Unlisted Buildings of Merit, owners are urged to keep their properties in good condition, and will require planning permission to demolish a building.

7.10 However, in all cases, the council would prefer to negotiate an outcome satisfactory to all sides, to a Listed Building, Locally Listed Building or Unlisted Building of Merit dispute, rather than resort to legal action.





Guideline SS3 The Upkeep of Listed Buildings, Locally Listed Buildings and Unlisted Buildings of Merit

The owners of Listed Buildings, Locally Listed Buildings and Unlisted Buildings of Merit should keep their properties in good condition to ensure the overall character of the Conservation Area is maintained.

In exceptional cases, the council may take legal action to ensure a Listed Building is wind, watertight and generally weather-proof, structurally sound and in a reasonable state of repair.

Listed Buildings

The council will not permit the total or substantial demolition of a Listed Building or Structure unless exceptional circumstances are shown that outweigh the case for retention.

The council will expect proposals for a change of use or alteration or extension to a Listed Building or Structure to have no adverse impact on those elements which contribute to the Listed Building or Structure's special architectural or historic interest and significance, including its setting.

The council will not permit development which it considers would cause harm to the setting of a Listed Building or Structure unless the public benefits outweigh the harm.

Locally Listed Buildings and Unlisted Buildings of Merit

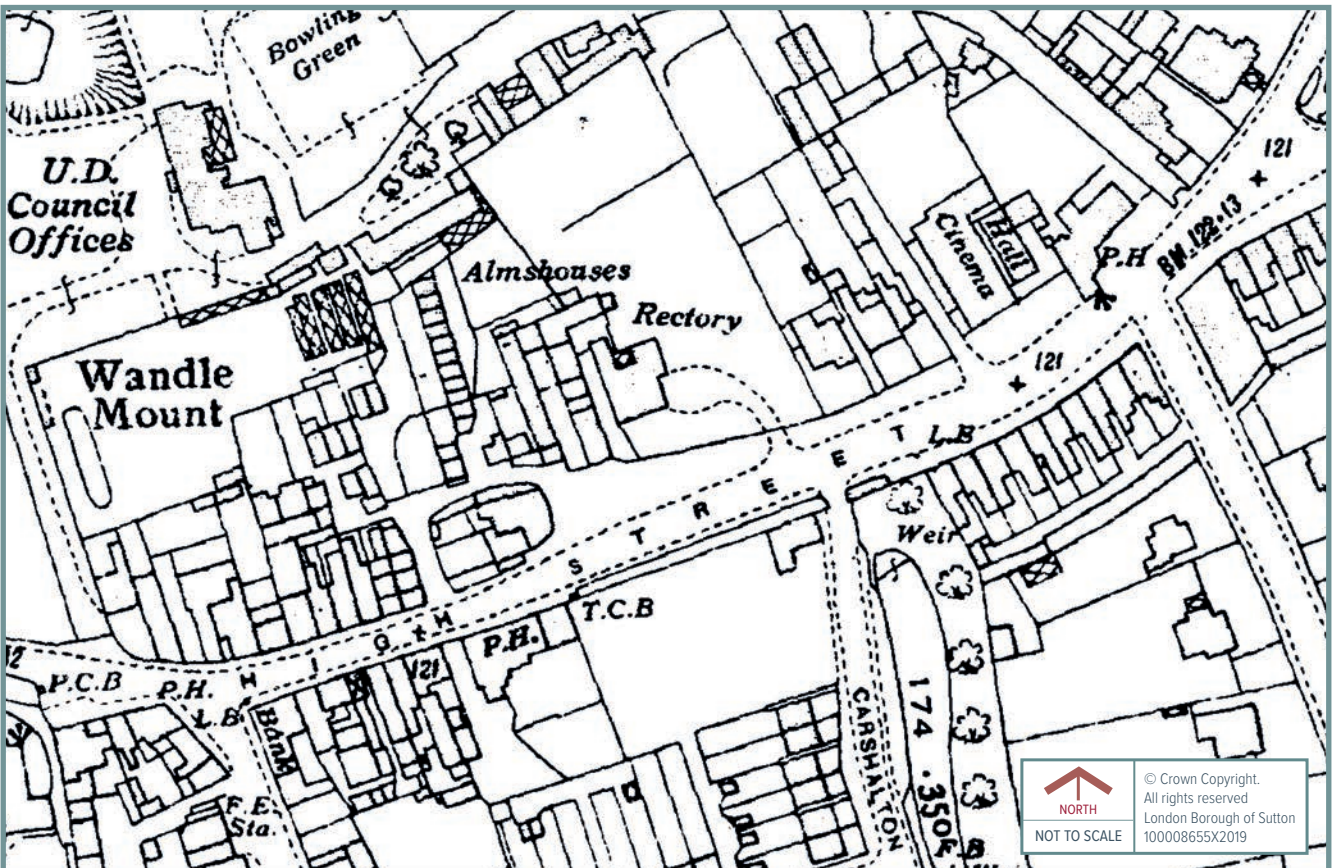
The council will not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same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



The Northern Side of the High Street

7.11 Map 15 shows the northern side of the High Street was never a typical shop-fronted high street. At one point in its history, the northern side was the subject of slum clearance. Therefore, it has always been a problematic area and, even now, the northern side of the High Street detracts from the character of the CA. Firstly, the surface car park is not particularly attractive. However it is well used, particularly in the school holidays, and so the CA would benefit if it was screened. Secondly, the Park Lane Pharmacy lacks the historic character of the rest of the High Street. Thirdly, the Beacon Grove shopping centre is a development that has not stood the test of time well and is looking tired. There are also some vacant retail units within Beacon Grove. Finally, there are two vacant properties, Dr Peatling's House and the Fox and Hounds Public House, which are Unlisted Buildings of Merit but which are vacant for different reasons.

7.12 A recent approval for the redevelopment of The Forge (C2017/78530) means there is some development interest in the area but there should be scope for a more comprehensive development to create character in this area which lacks character. Also, unless familiar with the area, access from the High Street to Grove Park is difficult to navigate, but a comprehensive redevelopment could make wayfinding between the High Street and Grove Park easier. One notable building on the northern side of the High Street is the Charles Cryer Theatre which is being brought back into use. Formerly a public hall, it was remodelled in the early 1990s in a Dutch Revivalist style and won plaudits from a Royal Institute of British Architecture Panel. It is a good example of redevelopment and reuse.



Map Fifteen Carshalton High Street 1934



Guideline SS4 The Northern Side of the High Street

Landowners and developers should use any redevelopment of the northern side of the High Street to enhance the Conservation Area. This includes:

- (i) The comprehensive redevelopment of Park Lane Pharmacy and Beacon Grove to create a new shopping frontage, which has a consistent building line.
- (ii) Any new retail and residential development should consider softening the visual impact of surface car park from the High Street with landscaping but not reducing the number of parking spaces significantly.
- (iii) Any redevelopment should also make access to and from the High Street and Grove Park more legible for pedestrians
- (iv) Any redevelopment should be sympathetic to the scale, height, massing, materials, urban grain and shopfront proportions and shopfront rhythm of the High Street.
- (v) Any redevelopment should take the opportunity to create a segregated cycle path parallel to the High Street.
- (vi) Any conversion of Dr Peatling's House and the Fox and Hounds Public House should conserve and enhance the historic and aesthetic qualities they bring to the Conservation Area.

Built Development within Grove Park

7.13 Grove Park is extremely popular with residents and very well-maintained. However, some of the built development is likely to undergo change within the short term. Stone Court, the temporary building nearby and The Grove are all likely to be used for different activities. In the case of Stone Court and The Grove, it is important that the new uses respect their places in the CA as Locally Listed Buildings and buildings that have contributed much to the CA's heritage and current built form. The temporary building is currently used as the Ecology Centre classroom but it could benefit from refurbishment or demolition.

7.14 In addition, the waterwheel and its wheel house at the northern end of Grove Park are currently disunited.



Guideline SS5 Built Development within Grove Park

The conversion of Stone Court and The Grove to other uses should be sympathetic to their status as Locally Listed Buildings, and the historical and aesthetic significance they have for the Conservation Area as a whole. In particular, the conversion of the buildings offers the opportunity to enhance the original structure and remove any extensions which detract from the original buildings. Any new extensions must carefully consider the aesthetics of the building and at least seek to conserve the aesthetic qualities of both Stone Court and The Grove.

The temporary building adjacent to the Stone Court entrance to The Grove, should be refurbished.

Consideration should be given to bringing the waterwheel back into the wheel house for heritage authenticity, in the north of Grove Park.

The River Wandle

7.15 The River Wandle is the very reason for Carshalton's existence and so is integral to the CA. In winter after heavy rain, the river can rise at The Grotto in Carshalton Park and flow down the canal along Carshalton Place. More usually, however, the rising is at the ponds, even though they are man-made and much of the water is pumped back from downstream at Beddington Corner. The ponds and the river within Grove Park are somewhat contrived being in wide channels but, in heritage terms, this is how they were meant to be. However, in biodiversity terms, the river at this point is rather barren.

7.16 The South East Rivers Trust is considering making the river in Grove Park more biodiversity friendly. However, the man-made channels within Grove Park are of heritage value and so there needs to be a compromise between enhancing the biodiversity of the River Wandle and respecting the formal layout of the park which is integral to the character of the area.

Guideline SS6 The River Wandle

The management of the River Wandle at the ponds and within Grove Park requires striking a balance between respecting the formal 18th century layout of the river, designed by John Cator, and providing opportunities for biodiversity, such as birds, fish and invertebrates, to flourish.



General Guidelines

Development, Infilling and Intensification

7.17 While Carshalton Village is a CA, it is also a District Centre in the London Plan town centre hierarchy and has relatively good access to public transport. Therefore, it is expected to accommodate some development. Given the nature of the CA is largely protected open spaces, the likely type of development is infilling and intensification of uses on site. Any infilling and intensification is likely to be confined to North Street, West Street, Mill Lane, Westcroft Road and, most probably, the High Street. It will need to conserve the elements of the CA which make it special and be of exceptional design quality. Previous development concerning infilling and intensification provide good and bad examples, and some in between, as shown in the photographs on this page.

Guideline G1 Development: Infilling and Intensification and Extensions and Alterations

Infilling and the intensification of use(s) on a site, will be permitted within the Conservation Area, provided that:

- (i) New development is of a height, scale and design that is in character with that of its surroundings
- (ii) New development conserves, and, where practicable, enhances those elements which contribute to the strengths of the sub area. These elements may include landscaped areas, trees, gardens, hedges and boundary treatments as well as the built form.
- (iii) New development must have regard to the use of appropriate architectural detailing and materials that are characteristic of each sub area.
- (iv) New development must make a positive contribution to the street frontage (including the public realm), the streetscene, and alterations to shopfronts must take every opportunity to restore historic features and proportions.
- (v) The development should respond to natural features and retain trees, hedges and other landscape features and spaces of amenity value.
- (vi) The development should provide car parking and cycle parking in accordance with the standards in the adopted Local Plan but these spaces should be designed so they do not dominate the appearance of the development.

Alterations and extensions to existing buildings and structures will be permitted within the Conservation Area, provided that:

- (vii) The alterations and/or extensions are subservient to the existing building/structure in terms of height, scale and massing, respect the existing building/structure in terms of materials and respect the elements which contribute to the Conservation Area's special character and appearance.

Taller Buildings and Views

7.18 The CA lies outside any taller building zones as set out in Map 7.3 of the adopted Local Plan so development will be expected to be of between two and three storeys. This will respect the uniformly low-rise aspect of the CA. Furthermore, any development should protect the views set out in Map 14 and create new views.

Guideline G2 Taller Buildings and Views

Development should be of two or three storeys in height.

Development should protect the views set out in Figure Fourteen to and from the Water Tower, All Saint's Church, the ponds and along the canal.

Retail and Commercial Development

7.19 As mentioned before, the council's Town Centres and Economic Development Assessment (2015) identified some scope for commercial and retail development in Carshalton, namely 400m² of convenience (everyday) retail floorspace, 600m² of comparison (one-off) retail floorspace and 500m² of food and beverage floorspace to 2031. The Local Plan also promotes office development to counteract the loss of office space which occurred as a result of the introduction of the office-to-residential permitted development right.

Guideline G3 Retail and Commercial Development

The council will permit new development for retail (A1) uses, commercial uses (A2 to A5) and offices (B1a) provided the development respects the character of the Conservation Area and meets the requirements of Guidelines G1 and G2.



Public Houses



7.20 The CA contains no fewer than nine pubs (the Fox and Hounds, the Greyhound, the Hope, the Racehorse, the Sun, the Woodman, the Coach and Horses, the Palmerston and the Rose and Crown) and there are two just outside - the Windsor Castle and the Railway. The concentration of pubs constitutes a special feature of the CA, which is the more remarkable when nowadays pub closures are a frequent occurrence. In addition, some of the pubs are defining landmarks in the streetscape. For example, the Greyhound and the Fox and Hounds 'bookend' the commercial stretch of the CA. The array of pubs, the quality of the pubs and the fact that the pubs have different offers to the customer mean that Carshalton is a vibrant place late into the evening when Sutton and Wallington town centres are relatively quieter as the area attracts visitors from far beyond its expected catchment. Therefore, given that pubs are a special and successful feature of Carshalton, the council would like to see the pubs conserved.

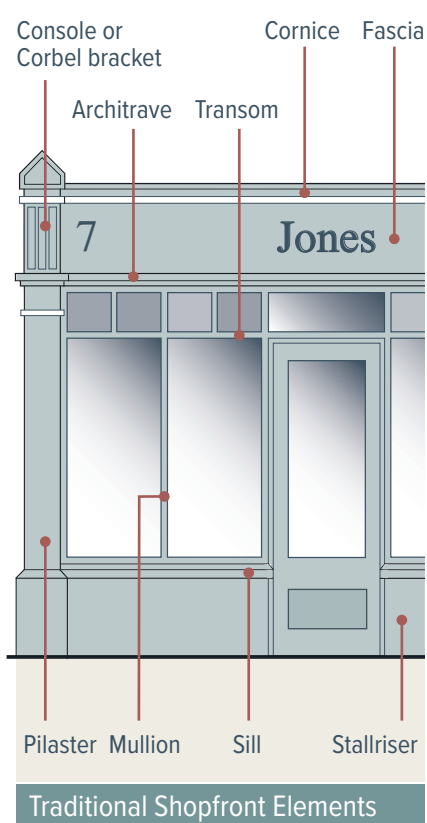
Guideline G4 Public Houses

The council will encourage the retention of public houses in the Conservation Area, unless it is shown that the facility is no longer required, there is evidence that the premises has been marketed as a pub for 12 months and there is no interest in making the pub an Asset of Community Value. If the pub ceases in an A4 use and appropriate evidence has been submitted, the council will seek conversion of the premises rather than demolition.

Shopfronts and Advertisements

7.21 Well-designed and appropriate shopfronts can make a huge difference to the character of an area for relatively little outlay. However, a combination of opting for the cheapest material and design possible at one end of the spectrum and the impact of corporate branding at the other has, over time, had a negative impact on the character and appearance of the High Street.

7.22 Similarly, while some advertisements have deemed consent and can be installed without the council's consent, there are others which do require express consent over which the council can influence design; under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) (<http://www.legislation.gov.uk/uksi/2007/783/contents/made>). The council will not grant permission for advertisements which are detrimental to the visual quality of the borough or do not meet highway safety requirements.



Guideline G5 Shopfronts and Advertisements

Shopfronts and Advertisements

Within the Conservation Area, shopfront design should observe the following principles:

- (i) Original features of the shopfront should be retained or reinstated. These may include cornices, consoles, architraves, pilasters, mullions and stallrisers.
- (ii) The shopfronts should be well-proportioned with the fascia being as large as any consoles. Where consoles are not present, the fascia should respect the proportions of the total building and not be more than 20% of the total shopfront height.
- (iii) The shopfronts should be designed and maintained to ensure a reasonable level of transparency into the shop, allowing for the visible display of goods.
- (iv) Materials should take account of the character of the building and the Conservation Area as a whole, should be limited in number and not clash with the adjoining premises or the streetscene.
- (v) Security devices should have a minimal impact of the architectural features of the shopfront. Toughened glass or internally fitted grilles or lattice shutters are preferred to solid roller shutters.
- (vi) Given the narrowness of Carshalton High Street and the need for sightlines for bus drivers, projecting or hanging signs will only be appropriate in limited circumstances.
- (vii) Externally illuminated signs are preferred to internally illuminated signs, particularly when the lighting element is well-integrated with the sign. Illuminated signs should not cause glare or dazzle to road users, damage the amenity of nearby residential properties or have a negative impact on the streetscene.
- (viii) Use of the shop forecourt will only be encouraged where it does not obstruct movement on the street or access into the shop, where the use is attractive and appropriate for the streetscene. Freestanding advertisement signs, or A boards, are not encouraged. Canvas coverings around restaurants and cafes are appropriate where they do not obstruct movement on the street.

Hoardings

Within the Conservation Area:

- (ix) Permission for advertisements will only be granted provided they respect the design of the building on which they are erected, the character of the area and meet safety requirements.
- (x) Large hoardings will only be permitted if they are required to screen temporarily vacant sites, unsightly premises or building and demolition works.



Open Space, Biodiversity, Trees and Hedges

7.23 Open space is generally 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. There may be scope to extend the open space should a comprehensive redevelopment of the northern side of the High Street occur. As mentioned in connection with the River Wandle, there has to be an appropriate balance between protecting the formal heritage of Grove Park and enhancing biodiversity but it should be noted that areas of Grove Park are fenced off and left untended to encourage biodiversity.

7.24 Regarding trees, there are harsh penalties for damaging or severely pruning existing, established trees within the CA. Any new development should consider the introduction of new trees and landscaping that is appropriate to the CA and take into account important views of historic buildings. In the case of those areas which are the remnants of large 19th century estates, there are more alternatives as regards species, with specimen trees, such as redwoods and cedars, being options. Outside the old estates areas trees typical to chalk downland may be appropriate, such as beech, copper beech and holm oak, while hedges may be hawthorn or blackthorn.

Guideline G6 Open Space, Biodiversity, Trees and Hedges

Within the Conservation Area:

- (i) All open space should be retained and opportunities to create additional open space should be taken, where feasible.
- (ii) Opportunities to enhance biodiversity are encouraged, provided they do not detract from the formal character of the CA's formal parks and gardens.
- (iii) Existing trees and hedges should be retained unless they are dead or imminently dangerous. It is an offence to uproot, cut down, top, lop, wilfully damage or destroy any tree located within a CA that measures more than 75mm in diameter when measured 1.5m above the ground. Anyone wishing to carry out works to such a tree in a CA must give notice to the council in writing at least 6 weeks before they wish to carry out the work. It is an offence to carry out the works unless you have given notice in writing to the council, and either you have received a permission decision, or 6 weeks have expired since you served a valid notice on the council and you have not received a decision. Anyone found guilty of this offence is liable, if convicted in a magistrate's court, to a fine up to £20,000. If the council does not determine the application within the 6 weeks referred to, the works may automatically proceed providing the works are carried out within 2 years of the notice.
- (iv) As part of any development which would substantially affect the CA, a landscaping scheme will be required which makes provision for the retention of existing trees and hedges, recognising their significance to the CA, their size, form, maturity, rarity and potential to become significant.
- (v) Any new tree and large shrub planting should consider the character and history of the area, and the soil type.



Green Carshalton

7.25 Carshalton is home to both Sutton Ecology Centre and EcoLocal. Therefore it seems appropriate to consider sustainable design and construction in terms of Carshalton. While it can be challenging to incorporate climate change and mitigation measures in the context of heritage assets, there are means by which they can complement each other if executed to a high standard and following clear guidelines. The regeneration or re-use of buildings cuts energy use in terms of construction. Traditional buildings used timber, clay bricks and tiles, stone - all of which are long-lasting and renewable. Furthermore, the lime-based mortar is soft and elastic and is carbon neutral. Finally, the thick, solid construction of many older buildings acts as a thermal buffer for the loss or gain of heat and are permeable.



Guideline G7 Green Carshalton

Within the Conservation Area, any development should consider re-use and regeneration of existing buildings and structures and demolition should be considered as the last resort. Any new buildings, structures and alterations should use renewable materials, wherever possible, and ensure the building design incorporates passive heating and cooling methods, such as high standards of insulation, high thermal mass materials, passive ventilation and planting to reduce solar gain and increase external shading.



Arts Carshalton

7.26 Carshalton is also a thriving centre for arts and culture. The Charles Cryer theatre is being brought back into use as a cultural and community hub, run by CryerArts, a team of local residents and business people, who plan to use the premises for events such as music, film, theatre, comedy and food and drink-tasting. Carshalton also hosts an annual Frost Fair on Carshalton Ponds which among other things, showcases local arts and crafts, and, in summer, there is the Carshalton Artists' Open Studios (CAOS) event, where almost 40 artists from in and around Carshalton Village present their work for the public for two consecutive weekends in local galleries or at studios in their homes.

Guideline G8 Arts Carshalton

The council will support arts and cultural events, wherever possible, especially when they raise the profile of the Conservation Area and add to its character. Should an arts or cultural group require performing or gallery space, the council will use its best endeavours to assist the group in finding suitable premises.



Traffic and Transport

7.27 While the preservation of the original road layout is a special element of the CA, in the 21st century, it can lead to the over-dominance of traffic within the CA. Notable bottlenecks can be found at the West Street / Pound Street junction and the North Street / The Ponds junction which leads to congestion on West Street, North Street, Pound Street and the High Street. Much of the congestion is caused by sheer weight of traffic but it can also be caused by one large vehicle having difficulty manoeuvring through the narrow roads or trying to make a sharp turn, or two large vehicles meeting each other.

7.28 Consequently, at the request of Transport for London the Local Plan includes Site Allocation S101, which safeguards land for the Carshalton Traffic Management Scheme. The scheme proposes to divert westbound heavy goods vehicles off the A232 onto Park Lane, Ruskin Road, Carshalton Park Road and Beynon Road. This would involve carrying out minor road improvements at the Acre Lane / Park Lane, Park Lane / Ruskin Road and Windsor Castle junctions and acquiring land on the south-eastern corner of the Acre Lane / Park Lane junction and on the north-west corner of the Park Lane / Ruskin Road junction.

7.29 Assisting a shift to more sustainable modes of transport would also be beneficial. Expanding the cycle network to create a segregated cycle way and increasing the pedestrian access and wayfinding for pedestrians to and from the High Street and Grove Park would also be welcome by-products, should a comprehensive redevelopment of the north side of the High Street take place.

7.30 Finally, crossing the High Street for pedestrians is not a pleasant experience. There are currently two signalled pedestrian crossing points: at the Co-op and the junction of Westcroft Road. However, they do not serve the significant pedestrian desire line at the exit of the Grove Park / The Woodman and a lesser desire line at the entrance to Beacon Grove / the Galaxy Café. The road is controlled by Transport for London and, as a strategic route, should be free-flowing to move significant amounts of traffic. Nevertheless, it could be argued that Carshalton High Street is a special case and it would be beneficial to review the crossing points across the High Street to see if additional crossing points can be created. Additional crossing points would have the effect of reducing vehicle dominance in the CA and calming traffic generally.

Guideline G9 Traffic and Transport

The council will consider implementing Local Plan Site Allocation S101, subject to consultation with local residents and businesses.

The council will seek to improve pedestrian permeability and legibility to and from the High Street and Grove Park.

The council will seek to improve the cycling network and pedestrian network throughout the Conservation Area as opportunities arise.

The council will continue to work with Transport for London to ensure pedestrian crossing points are in the most appropriate locations on the High Street.

Eight Action Plan

Site Specific Improvements

Guideline	Action	Responsibility	Timescale
SS1 School Buildings	<ul style="list-style-type: none"> Improvement of the built form of St Philomena's Catholic High School for Girls, St Mary's Catholic Junior School and St Mary's Catholic Infants' School by the addition of or replacement of extensions by high-quality development which respects the original school building 	<ul style="list-style-type: none"> St Philomena's Catholic School St Mary's Catholic Nursery and Infants' School St Mary's Catholic Junior School LB Sutton Development Management Section 	Ongoing
SS2 Boundary Treatments	<ul style="list-style-type: none"> Boundary treatments to be maintained by relevant owners and authorities Walls to be repointed and repaired where necessary 	<ul style="list-style-type: none"> Relevant owners and authorities Walls by St Philomena's Catholic School, St Mary's Catholic Nursery and Infants' School, St Mary's Catholic Junior School and LB Sutton Parks Section 	Ongoing
SS3 Listed Buildings	<ul style="list-style-type: none"> Repair of North Lodge, North Street 	<ul style="list-style-type: none"> Relevant owners 	Short-term
SS3 Unlisted Buildings of Merit	<ul style="list-style-type: none"> Upkeep of the currently vacant 35-37 High Street (Dr Peatling's House) Upkeep of the currently vacant Fox and Hounds Public House 	<ul style="list-style-type: none"> Relevant owners 	Short-term
SS4 Northern Side of the High Street	<ul style="list-style-type: none"> Investigate the comprehensive redevelopment of the northern side of the High Street, including Park Lane Pharmacy and access to and from Grove Park 	<ul style="list-style-type: none"> Relevant owners LB Sutton Strategic Planning LB Sutton Parks Section 	Medium to Long-term
SS5 Built Development within Grove Park	<ul style="list-style-type: none"> Conversion of Stone Court to a residential use Removal of temporary buildings Identify uses for the waterwheel and function room 	<ul style="list-style-type: none"> LB Sutton Parks Section LB Sutton Development Management Section 	Short, Medium and Long-term
SS6 The River Wandle	<ul style="list-style-type: none"> Management of the River Wandle within Grove Park 	<ul style="list-style-type: none"> LB Sutton Parks Section South East Rivers Trust 	Short to Medium-term

General Guidelines

Guideline	Action	Responsibility	Timescale
G1 Development	<ul style="list-style-type: none"> ○ New development respects the existing Conservation Area 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Development Management Section 	Ongoing
G2 Taller Buildings and Views	<ul style="list-style-type: none"> ○ New development respects the existing Conservation Area 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Development Management Section 	Ongoing
G3 Retail and Commercial Development	<ul style="list-style-type: none"> ○ New development respects the existing Conservation Area 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Development Management Section 	Ongoing
G4 Public Houses	<ul style="list-style-type: none"> ○ Retention of public houses where possible 	<ul style="list-style-type: none"> ○ LB Sutton Development Management Section ○ South London Legal Partnership (for Assets of Community Value) 	Ongoing
G5 Shopfronts and Advertisements	<ul style="list-style-type: none"> ○ Improve the design standard and quality of materials for shopfronts and advertisements ○ Consider introducing an Area of Special Control to remove deemed consent for some advertisements within the Conservation Area 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Development Management Section ○ LB Sutton Strategic Planning (for Area of Special Control) 	Ongoing
G6 Biodiversity and Trees	<ul style="list-style-type: none"> ○ Retention of existing trees and hedges ○ New tree and shrub planting 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Tree Officer ○ LB Sutton Biodiversity Officer ○ LB Sutton Development Management Section 	Ongoing
G7 Green Carshalton	<ul style="list-style-type: none"> ○ Retention of existing buildings for design purposes and sustainability purposes 	<ul style="list-style-type: none"> ○ Relevant owners and planning agents ○ LB Sutton Development Management Section 	Ongoing

General Guidelines

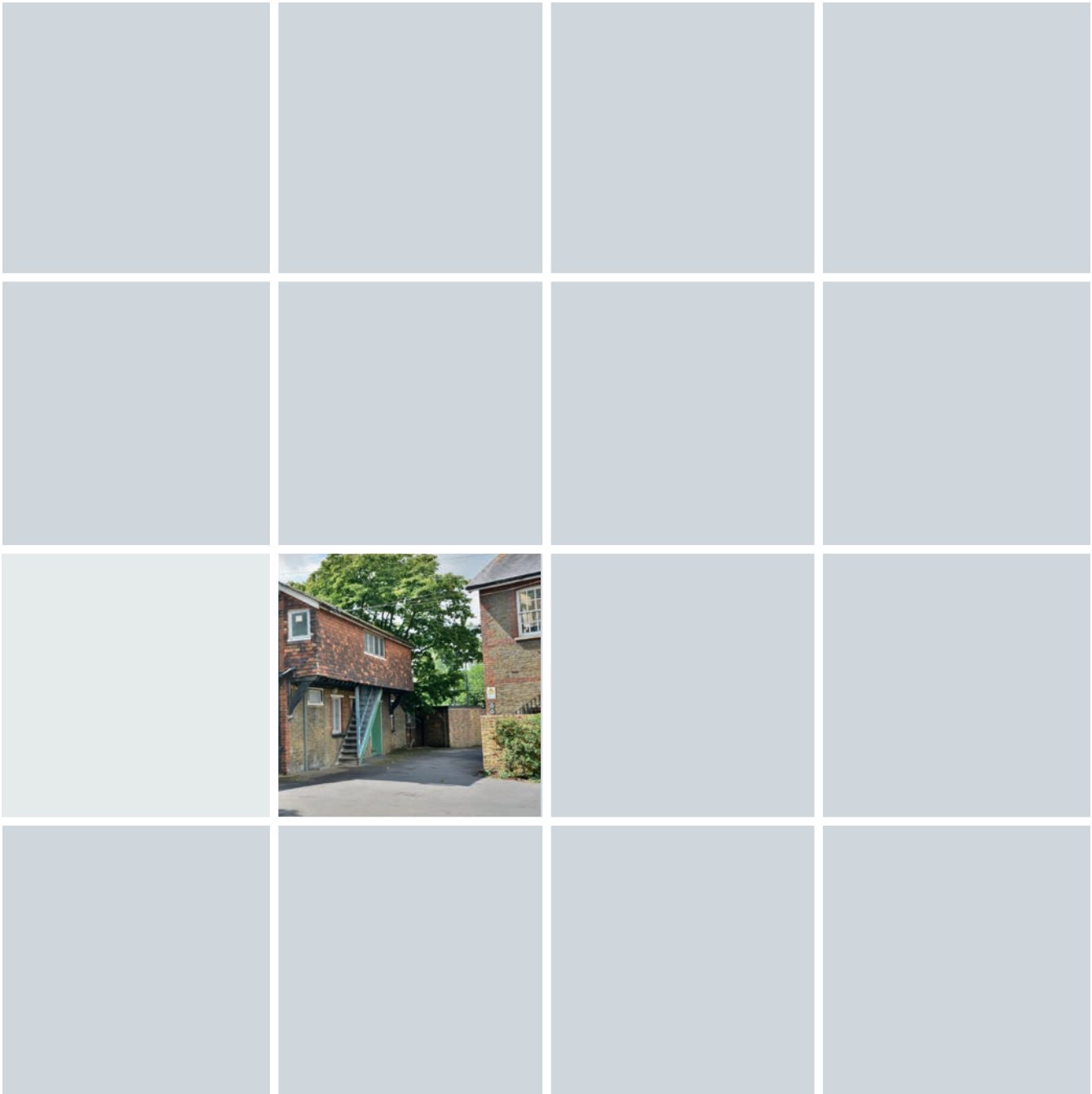
Guideline	Action	Responsibility	Timescale
G8 Arts Carshalton	<ul style="list-style-type: none"> Support arts and cultural events 	<ul style="list-style-type: none"> LB Sutton Arts and Cultural groups 	Ongoing
G9 Carshalton Traffic Management Scheme	<ul style="list-style-type: none"> Implement Site Allocation 101 from the Local Plan to re-route westbound Heavy Goods Vehicles via Park Lane, Ruskin Road, Carshalton Park Road and Beynon Road. 	<ul style="list-style-type: none"> Transport for London LB Sutton Highways section Landowners where junction improvements need to be made 	Ongoing
G9 Access to and from Grove Park	<ul style="list-style-type: none"> Clearer routes for pedestrian and cyclists to and from the High Street to Grove Park Could be linked to SS4 	<ul style="list-style-type: none"> Relevant landowners LB Sutton Parking section 	Medium to Long-term
G9 Cycling and Pedestrian Network	<ul style="list-style-type: none"> Create cycling and pedestrian routes across the Conservation Area to encourage more sustainable travel 	<ul style="list-style-type: none"> Relevant landowners LB Sutton Highways section 	Medium to Long-term
G9 Pedestrian Crossing Points	<ul style="list-style-type: none"> Investigate with Transport for London the options for pedestrian crossing points across the High Street at Grove Park / The Woodman and Beacon Grove / The Galaxy Cafe 	<ul style="list-style-type: none"> Transport for London LB Sutton Highways section 	Medium to Long-term

Nine Related Documents



Mill Lane School House c 1890

- 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-list/masearch?clearresults=True>)
- Locally Listed Buildings of Sutton
(https://drive.google.com/file/d/1AA_ENrTEzDcyXjldZxGSgXuYNXTcp3HB/view)



Simon Latham Assistant Director
Housing, Planning and Regeneration

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

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