



London Borough of Sutton

# Cheam Village Conservation Area

## Character Appraisal and Management Plan

June 2021







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## Contents

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### **One** Background

Introduction .....	1
Conservation Area boundary .....	1
Planning policy context .....	2
Purpose of the appraisal and management plan .....	3

### **Two** Historical Context

Origins and development of Cheam .....	4
Prevailing former uses and owners in the area .....	7

### **Three** Character Appraisal

Introduction .....	10
Conservation Area Sub Areas .....	11
Sub Area A: Cheam Park .....	12
Sub Area B: Whitehall .....	17
Sub Area C: Parkside .....	22
Sub Area D: St Dunstan's .....	25
Sub Area E: Park Road .....	30
Sub Area F: Tabor Court .....	34
Sub Area G: Village Crossroads .....	37
Sub Area H: Station Way .....	42
Sub Area I: Ewell Road .....	45

### **Four** Archaeology

Archaeological Priority Areas in the Cheam Village Conservation Area .....	49
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<b>Five</b> Prominent Views .....	53
<b>Six</b> Conservation Area Boundary .....	54
<b>Seven</b> Conservation Area Management Plan	
Introduction .....	56
<b>Site Specific Improvements</b>	
Guideline SS1 Boundary Treatments .....	57
Guideline SS2 The Upkeep of Listed Buildings, Locally Listed Buildings and Unlisted Buildings of Merit .....	57
Guideline SS3 Redevelopment of Cheam Library .....	59
<b>General Guidelines</b>	
Guideline G1 Infilling, Intensification, Extensions and Alterations .....	60
Guideline G2 Taller Buildings and Views .....	61
Guideline G3 Retail and Commercial Development .....	61
Guideline G4 Shopfronts and Advertisements .....	62
Guideline G5 Open Space, Biodiversity, Trees and Hedges .....	64
Guideline G6 Green Carshalton .....	65
Guideline G7 Paving Front Gardens .....	65
Guideline G8 Traffic and Transport .....	66
<b>Eight</b> Action Plan	
Site Specific Improvements .....	67
General Guidelines .....	68
<b>Nine</b> Relevant Documents .....	69

# One Background



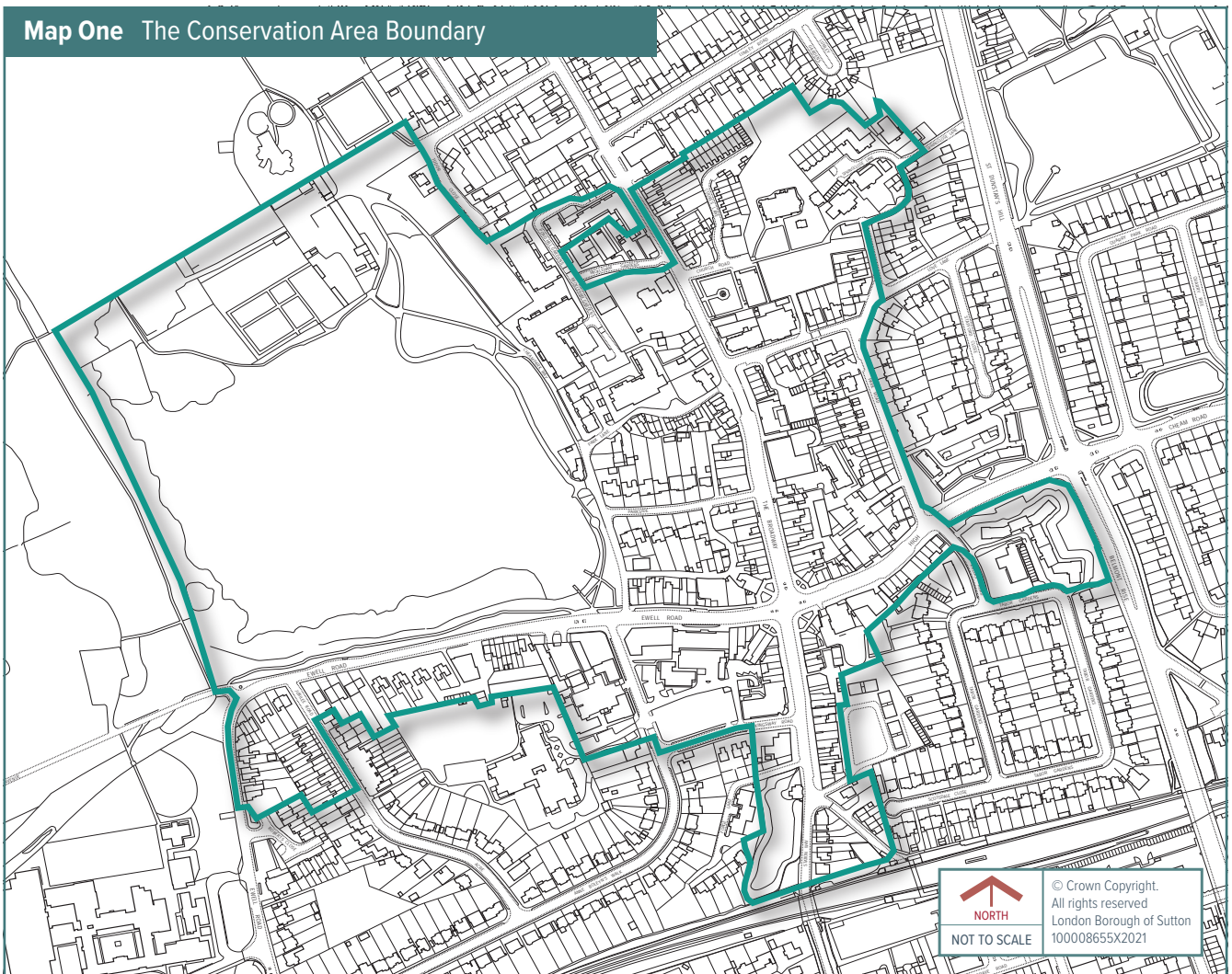
## Introduction

**1.1** Cheam Village Conservation Area (CA) is a large CA (29ha) located in the west of the borough on the border with Epsom and Ewell. The historic core of the CA is arranged around the axis of Park Lane, Malden Road, The Broadway and Park Road where many of the statutory listed buildings are clustered. To the northern end of the CA is the St Dunstan's Church, Cheam Library and the new Elizabeth House redevelopment scheme. To the west is Cheam Park, which is adjacent to the historic Nonsuch Park. To the south are the village crossroads, the commercial heart of the village, and Cheam Station.

**1.2** Originally designated in 1970, Cheam Village in the third oldest of Sutton's 15 CAs. In November 1994 the boundary was reviewed and extended to include Tabor Court, in the east of the CA, and properties on the south side of Ewell Road. In 2018, a row of Victorian terrace housing along Jubilee Road were included within the CA when the Local Plan adopted.

**1.3** Cheam Village CA contains many of the borough's Listed and Locally Listed Buildings, which contribute to the historical significance of the area.

Map One The Conservation Area Boundary





The Old Cottage, The Broadway

**1.4** Nearly half of the CA is made up of Cheam Park (12ha) which was originally the grounds of Cheam Park House, and contains many 19th Century mature trees. A historic core surrounds Whitehall and St Dunstan's, located on the top of a rise, and Park Lane where a number of listed buildings dating from the 16th to 19th centuries can be found. The spire of St Dunstan's Church is a visual focal point and can be seen from a number of viewpoints within the CA as well as further afield. Other notable buildings include the Whitehall building itself, dating back to the 1500s and is currently used as a museum. The rest of the CA consists of a mix of shops and other commercial premises, making a varied contribution to the historical significance of the area.

**1.5** The residential properties vary across the area, from small flats over shops to large detached and semi-detached houses near the park. There is a diversity of styles and ages with many notable listed properties, including the Lodge to Cheam Park and the Old Rectory. The residential properties in the surrounding area are typical interwar housing stock. Overall the CA has maintained its village feel due to quiet and well maintained streets which lead off the main thoroughfares.

## Planning Policy Context

**1.6** Conservation Areas are designated and maintained in accordance with the Town and County 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 CA. 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.

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

## Purpose of the Appraisal and Management Plan

**1.9** 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.

**1.10** The draft Character Appraisal and Management Plan was the subject of community involvement for a six-week period between 10th February and 25th March 2021. The Draft Appraisal was sent to interested stakeholders, made available on the Council's website and placed in the Cheam Library.



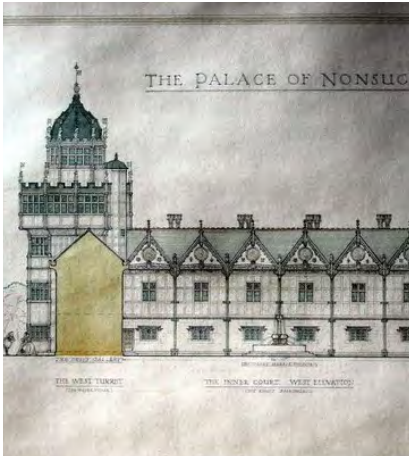
The Lodge to Cheam Park (Grade II)



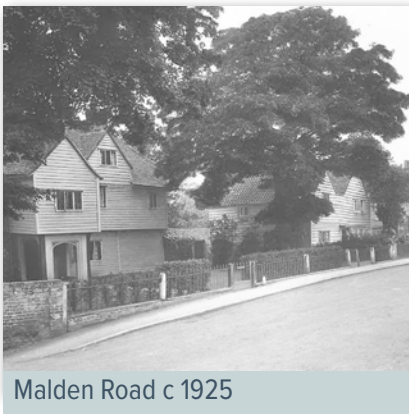
Park Lane cottages

# Two Historical Context

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Nonsuch Palace, Sutton Archives



Malden Road c 1925



The High Street c 1920



The White House c 1920

## Origins and Development of Cheam

**2.1** Cheam, like several other villages within Sutton, attracted Saxon settlement due to the fertile soils and easy access to clean groundwater along a stretch of Thanet sand that extends from Croydon in the east, to Epsom in the west. Although evidence of late prehistoric communities may be found in the wider landscape surrounding Cheam, particularly the Wandle Gravels where extensive and regular field boundaries have been encountered across the gravel terraces filling the Wandle Valley, there is no evidence of permanent settlement within Cheam prior to the Saxon period.

**2.2** The early name for Cheam has been recorded with various spellings, including Kaham and Keyham, but most notably Cedgham in 967 AD and Ceiham within the Domesday Book in 1086. Since as early as 1571 it has been written as “Cheame” and for the past two centuries it has commonly been referred to by its present day spelling of ‘Cheam’.

**2.3** In the mid-Saxon period Cheam is understood to have belonged to the Abbot and Convent of Chertsey. In 1018 the manor was granted by the Saxon King Athelstan to the cathedral priory of Christchurch, Canterbury. A church built soon afterwards was dedicated to a former archbishop, St. Dunstan. In 1086, when the Domesday Book was compiled, Cheam was held by Archbishop Lanfranc of Canterbury. At this time, Cheam Village had 42 households, putting it in the largest 20% of settlements recorded in Domesday.

**2.4** The Archbishop Lanfranc divided the parish into two manors, East Cheam and West Cheam, each having their own village. East Cheam was the larger of the two and was located around Gander Green Lane. The Bishop kept East Cheam for himself and West Cheam, which stood on the hilltop around the Church, was allocated to the monks.

**2.5** In 1536 Henry VIII acquired East Cheam Manor from the Archbishop Thomas Cranmer and West Cheam Manor in 1538 when the monasteries were dissolved. In 1538, following his purchase of the neighbouring Cuddington Estate, village and church, he started work on Nonsuch Palace, which was located in the present day borough of Epsom and Ewell. The construction of the Palace gave Cheam great importance as a service provider to the Royal Palace, which probably led to some growth in the village. Nonsuch Palace was incomplete at the time of Henry’s death in 1547. The Palace was then passed down through the royal family until 1556, when Queen Mary I sold it to the 19th Earl of Arundel, Henry Fitzalan, who finally completed it.

**2.6** Following the Earl of Arundel’s acquisition of Nonsuch Palace he also purchased the manor of West Cheam in 1563 and then East Cheam in 1575. After his death the properties were left to his son-in law John, Lord Lumley. The Palace was sadly demolished in 1682, by the Duchess of Cleveland, Barbara Villiers, with the materials sold to pay off her gambling debts.





Cheam House, now demolished, would have been located on 'Parkside' road

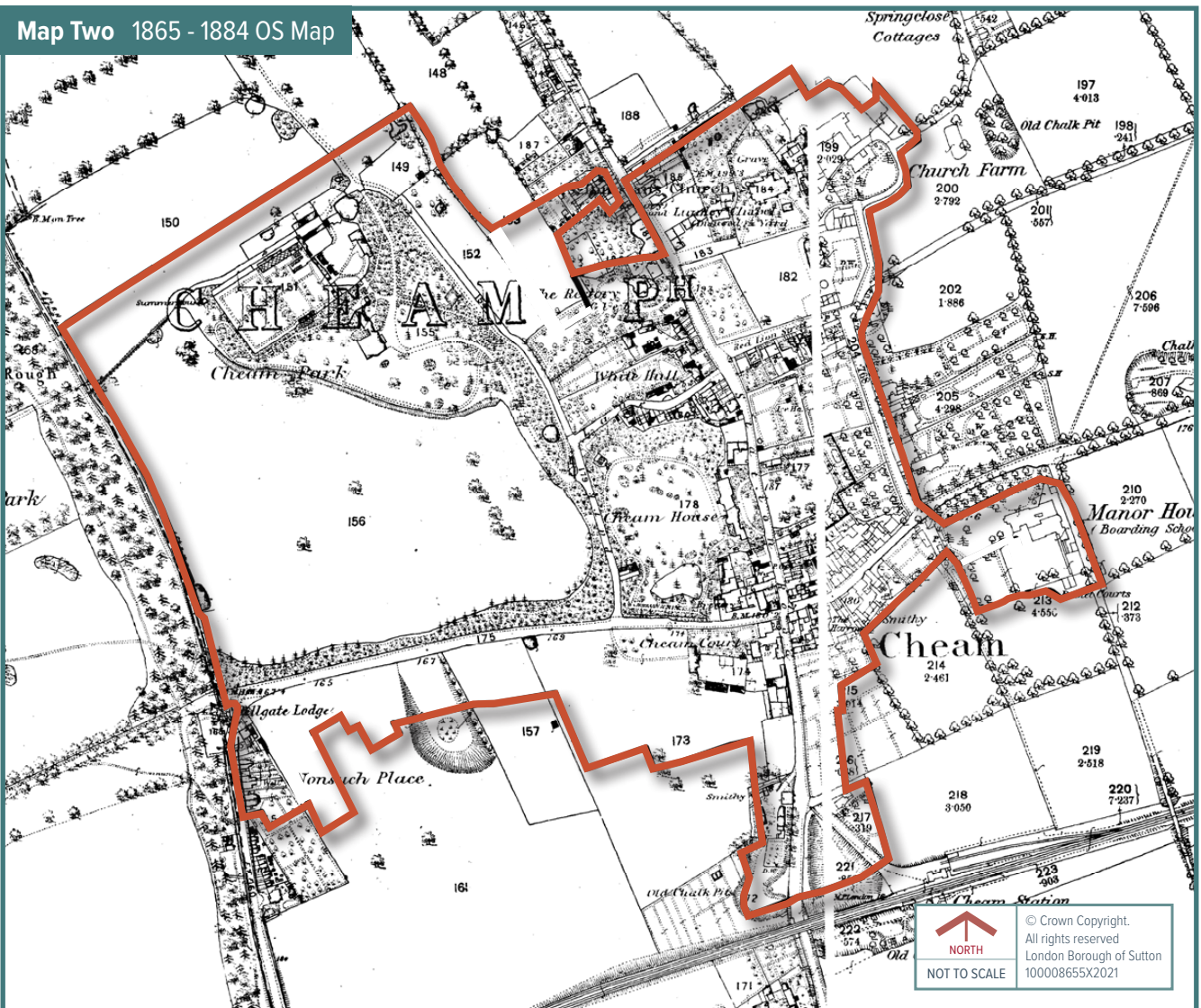


Cheam Crossroads c 1920

**2.7** In 1801 Cheam was still a small village with a population of only 616. Much of the parish was still open fields in which the farmers cultivated scattered strips of land. There was a 320-acre common at the north end of the parish and open down land to the south. In 1810 the parish was enclosed and the open fields and common were divided up into compact hedged fields. The only substantial industry was the brewery and some brick making.

**2.8** At this time the village was focussed on the High Street and the crossroads with a second focus around Whitehall in Park Lane and Red Lion Street (now Park Road). Between 1801 and 1841 there was a noticeable increase in population. However, Cheam remained a chiefly agricultural village until the early 20th century, when large-scale urbanisation was enabled due to two events. Firstly, in 1847 the railway line was constructed through Cheam, with the early years of the railway focussed on freight, although Epsom racecourse spectators also used the line. Secondly, in the 1860s the water mains were laid. However, the opportunity to develop the village was not taken at this time.

**2.9** By this time the population had approximately doubled to 1,200 residents, increasing again to nearly 3,500 people by 1900. The presence of Cheam Park, to the west, and Cheam Manor to the east, limited the development and expansion of the village to an extent, certainly until the 1920s, which allowed the village to retain a rural feel.0





## Prevailing Former Uses and Owners in the Area



**2.13** Since at least the 17th Century, Cheam has had a brewery and a number of brewhouses operating on different sites across the village. The 'Cheam Brewery' was located on the crossroads of Ewell Road and The Broadway. In the 19th century it was run by the Boniface family who, in an advertisement dated 1880, claimed it had been going "over 200 years". The water for the brewery was obtained from a deep well which has since been filled in. The Cheam Brewery was in production until 1902 when it was demolished, although the cellar still remains today.



The Old Cottage c 1910

**2.14** The 'Old Cottage', built in the late 15th/early 16th Century was located in Malden Road (now The Broadway) near the junction of Ewell Road. In the 18th Century the Old Cottage formed part of the brewery premises. Under the threat of demolition to accommodate a widened carriageway the Old Cottage was dismantled and moved to its current location where it is now occupied by a bridal shop. A brewery was also located behind The Harrow Inn located in the High Street which was bought by Pagden's Brewery of Epsom in 1863. No breweries survive in Cheam Village today.

**2.15** Between the mid 14th to 15th century Cheam was also an important centre for the north Surrey pottery industry, due to the availability of local clay from the Reading beds. Kilns have been excavated in the High Street and Parkside and wasters (discarded defective pottery) have been found in other parts of the village. The Cheam potters specialised in making jugs, many of which were sent to London where they have been found in archaeological excavations. Whilst this local industry declined during the Tudor period the local clay found a new use for brick making in the 18th century.



Cheam Court Farmhouse c 1928

**2.16** During the mid 17th century, Cheam School was founded by the clergyman 'George Aldrich'. This school existed in Cheam for some three hundred years, gaining prestige and bringing notoriety to the area when the sons of wealthy London gentlemen were sent here to avoid the Great Plague in 1665-66.

**2.17** In 1719 the then headmaster Dr. Daniel Sanxay built a new school at the east end of the High Street where Tabor Court now stands. In 1855 it became one of the first preparatory schools for boys when the Reverend Robert Tabor became headmaster. In 1934 the decision was made to move the school to Headley as a result of the new Sutton bypass removing a considerable amount of the school grounds. Prior to its move from Cheam, Prince Philp was a pupil at the school.



Whitehall c 1930

**2.18** One of the most famous buildings within Cheam Village is the Grade II\* Whitehall, which is owned by Sutton Council and is used as a museum. Whitehall is a timber framed building that was originally built in the early 1500s. Legend has it that it was originally built as a yeoman farmer's house, although this is disputed and a non-residential use, such as a local meeting space, has also been suggested. It may also be the original location of Cheam School.



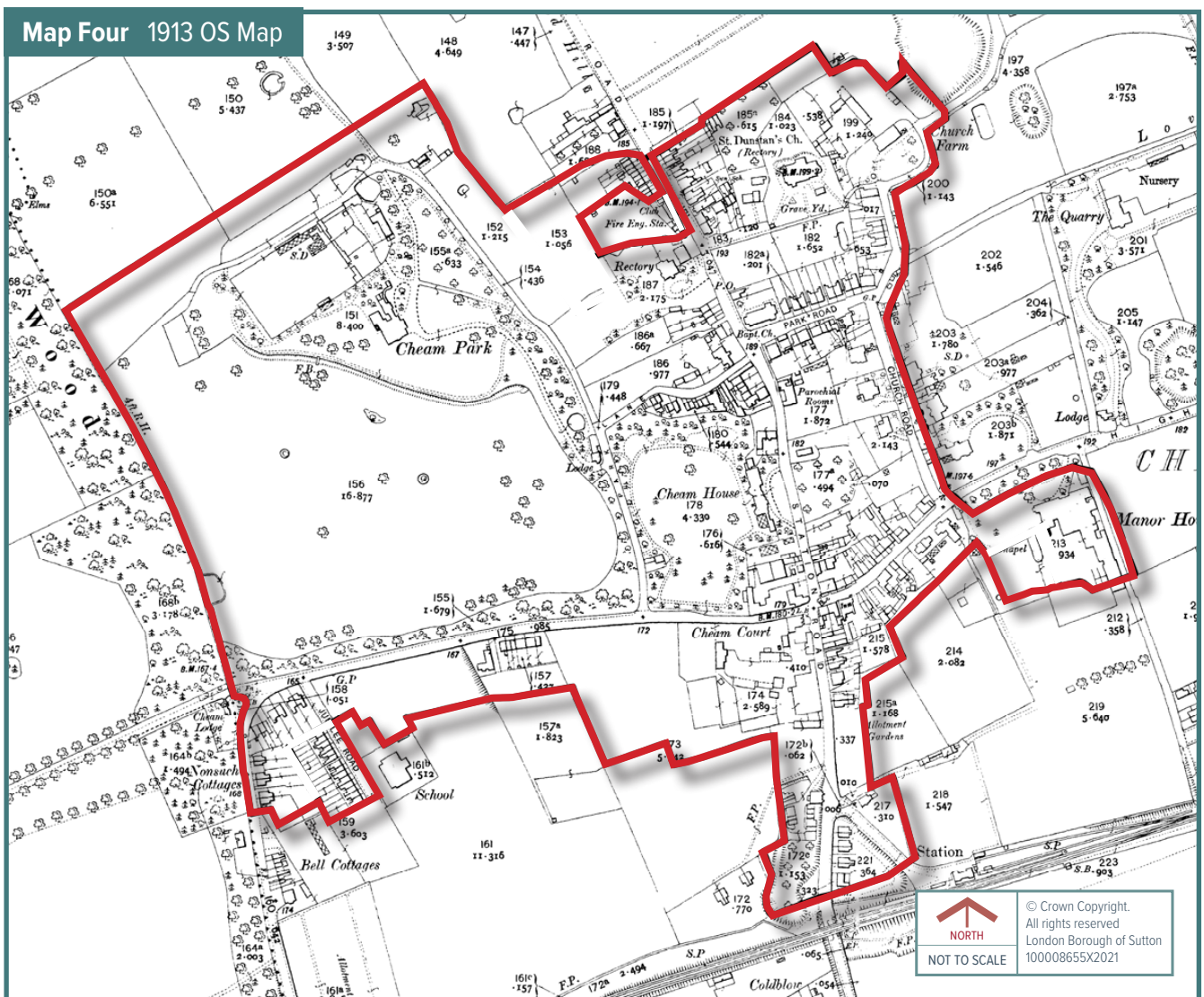
James Killick, from Sutton Archives



Malden Road before road widening

**2.19** James Killick, a British Naval Captain, bought Whitehall from Robert, ninth Earl of Petre, of East Cheam Manor, in 1785. When James died in 1807, Whitehall passed to his son, William, who in turn passed it on to his daughters, Charlotte and Harriet in 1853. Harriet was governess to the children of the 'Rector of Cheam' and Charlotte's life was closely linked with the Cheam School where she was governess to the daughters of Robert Tabor, the headmaster. Whitehall's connection with the school made it an obvious location for boarding out pupils and staff. Several sons of the headmaster were lodged at Whitehall. Following the relocation of the Cheam School and its subsequent demolition, the newly constructed flats were named 'Tabor Court' in honour of the Tabor family. Throughout its 500-year history Whitehall has been extended and added to, with additions dating from the time of the Stuarts, Victorians and even a recent side extension completed in 2018.

**2.20** Another important local landmark is St Dunstan's Church on the northern edge of Cheam Village. It is thought that this site has been used as a place of worship since medieval times. The current Church was constructed in the mid 1860s and was designed by a Mr T.H. Pownall, replacing the old church that was demolished at the same time. The lychgate and several tombs within the Churchyard are Grade II listed. In 1870 the tower and spire were added to the church. When the original church was demolished in 1864 the east end of the chalice was retained to house the monuments and brasses.





Cheam Park House c 1930s

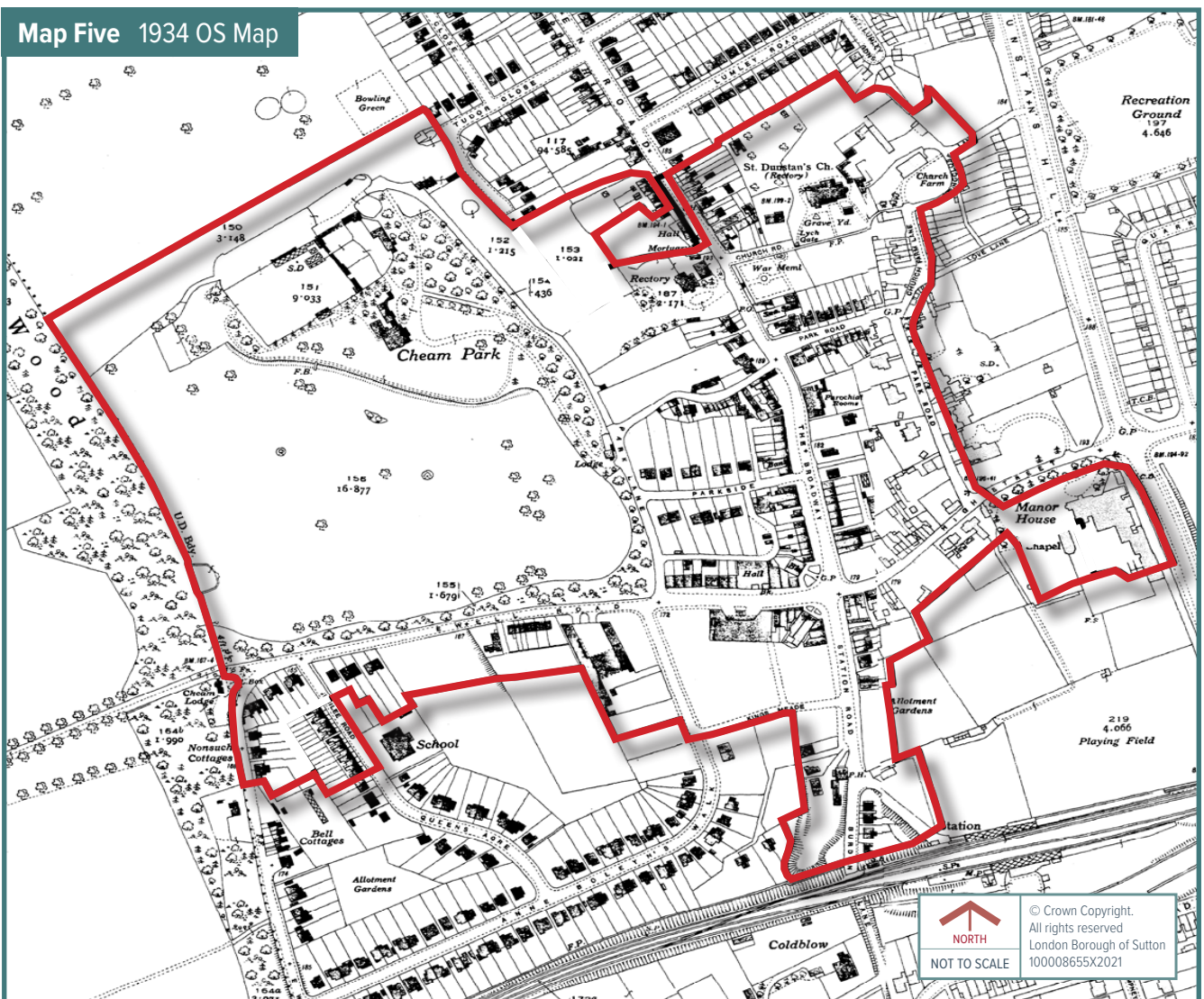


The High Street c 1954

**2.21** Lord Lumley, who inherited Nonsuch Palace in 1580, converted the chancel of the old St Dunstan's Church, into a memorial chapel for himself and his two wives. This still stands in the churchyard today as Lumley Chapel, the oldest surviving building in Cheam and one of the oldest surviving buildings in London, and includes parts of two late Saxon windows. The rest of the church was demolished in 1864 and rebuilt immediately to the north. Lord Lumley had an extensive collection of literature and after his death in 1609 his library was purchased by King James and became the foundation of the Royal Library, which now forms part of the collection in the British Library.

**2.22** There are several other important buildings within Cheam Village that have sadly been demolished through the years. For example Cheam Park House, located in Cheam Park, was built in the 18th century and later enlarged by London tea merchant Archdale Palmer. It was later known as Bethell House after the last family that lived there. In 1938 the building was acquired by the council but was demolished following substantial damage from a flying bomb in WW2.

**2.23** A further example is 'Necton House', the former kitchen-garden and fruit store of Cheam House Estate, which was demolished in the 1960s and is now occupied by the Waitrose block.



# Three Character Appraisal

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## Introduction

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

**3.2** Cheam Village is a large CA that encompasses high quality and well-maintained open parkland of historic significance, a number of historic buildings, many of which date back to the 17th century, and an attractive retail centre. The historical significance of the buildings within the CA creates an invaluable charm within the village.

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

- Aesthetic heritage value, either designed (St Dunstan's Church) or fortuitous (Cheam Park).
- Historical heritage value, either illustrative of an era (Whitehall) or associative (Walled Garden, Cheam Park House).
- Communal heritage value, either commemorative (the War Memorial) or social (The Red Lion).

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

**3.4** There is a diversity of styles and ages with many notable listed properties, including the Whitehall and the Lumley Chapel. The core shopping area has a historic character and the majority of the shops are decorated with timber detailing and leaded-light windows which give the area its distinct appearance. However, the area contains some buildings that negatively impact on the character of the CA, such as 56 to 64 The Broadway.

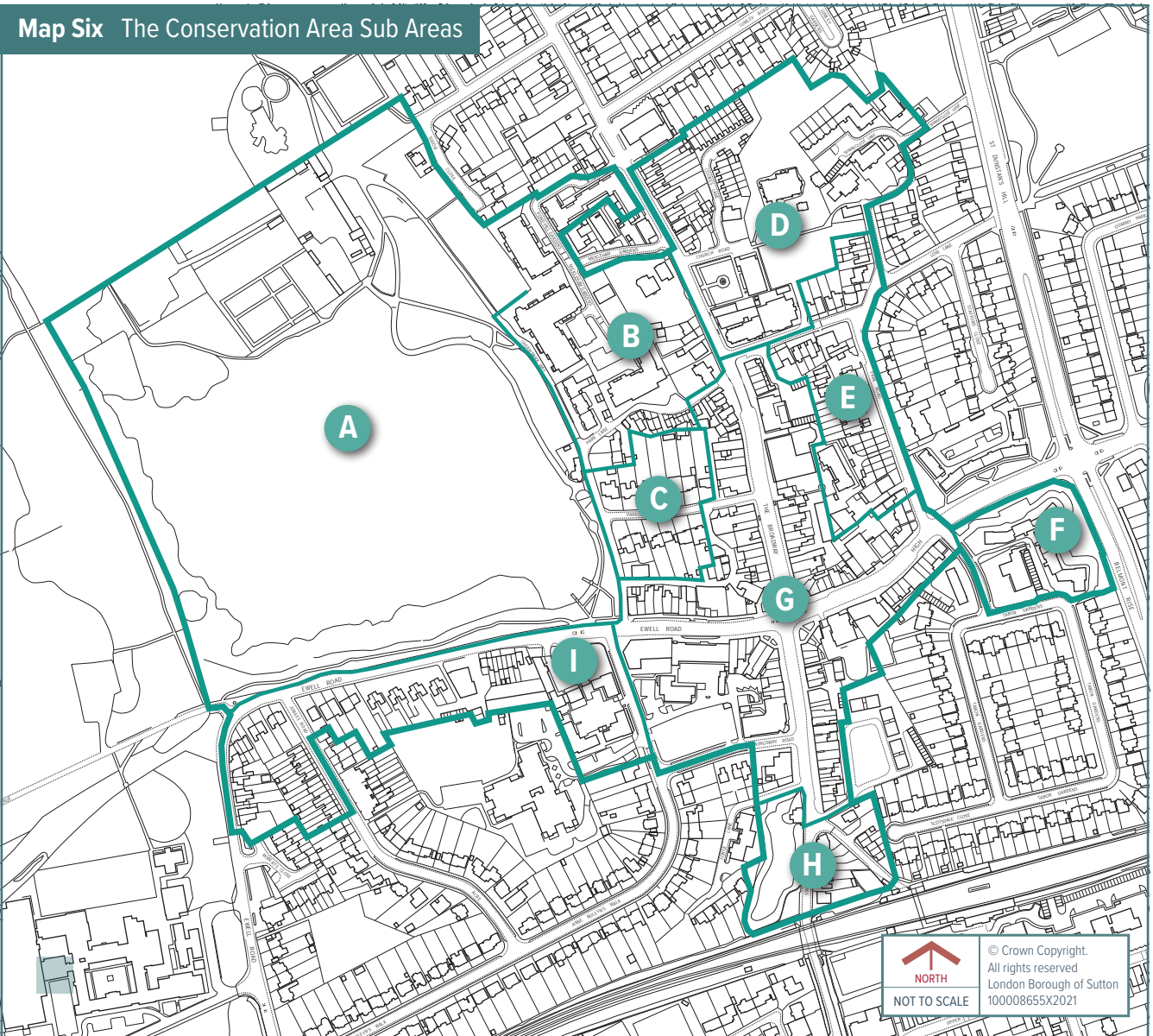
**3.5** Furthermore, in terms of landscaping the CA is also characterised by groupings of trees, which contributes to the heritage quality of the CA, particularly within Cheam Park and along its southern boundary with Ewell Road. Not all trees within the CA are protected by a Tree Preservation Order (TPO) but nevertheless make an important contribution to the landscape quality of Cheam Village.

**3.6** The major road system comprising the High Street, The Broadway, Station Way and Ewell Road dates from the early 18th century at least and now suffers from significant traffic congestion.



**3.7** 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 include the proposed extensions discussed in Chapter 6. These sub areas are:

<b>Sub Area A</b>	Cheam Park
<b>Sub Area B</b>	Whitehall
<b>Sub Area C</b>	Parkside
<b>Sub Area D</b>	St Dunstan's
<b>Sub Area E</b>	Park Road
<b>Sub Area F</b>	Tabor Court
<b>Sub Area G</b>	Village Crossroads
<b>Sub Area H</b>	Station Way
<b>Sub Area I</b>	Ewell Road



## Sub Area A Cheam Park



**3.8** Sub area A 'Cheam Park' is a well-maintained and landscaped open space linked to Nonsuch Park in the west and Cheam Recreation Ground to the north. The Park was originally the grounds of Cheam Park House. This building was built in the 18th century by Dr Edmund Sanxay and it was considerably enlarged by a London tea merchant called Archdale Palmer around 1820. In 1937, the owner Mrs Bethell died and the park was subsequently bought by the local authority. The building was used to assemble gas masks during WWII and as a First Aid Station and Warden's Post. However, in 1944 it was severely damaged by a flying bomb which landed in the park and the building was subsequently demolished.

**3.9** The 19th century entrance lodge to Cheam Park House (Grade II Listed) still survives on Park Lane (L110) and makes a positive contribution to the character of the CA. The property is council owned and is used as a residential dwelling. There is a later addition to the rear of the property that has, at best, a neutral impact on the character of the area.



**3.10** The original drive to Cheam Park House is now a tarmac path, which runs uphill, and curves round in front of the house site that is still marked by a slight platform. Beyond the house site are the locally listed 'walled gardens' (LL54) which originally enclosed the kitchen garden that served Cheam Park House. It is now used as an allotment. The original stable block, used to house the horses of Cheam Park House, was refurbished in 2016, with part of it used as a day nursery. The original stable block is also locally listed (LL53).

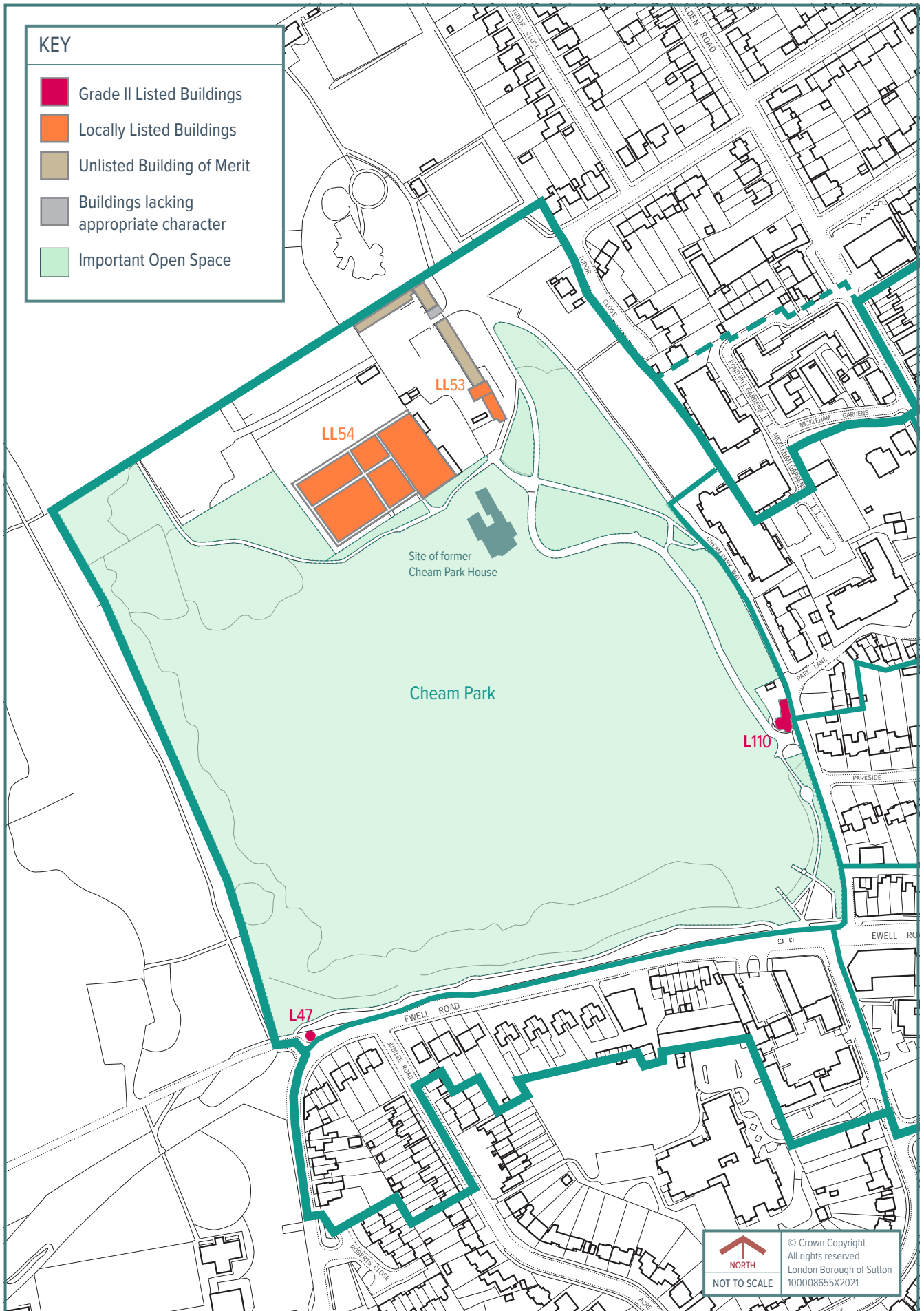
**3.11** A shallow gully can still be seen in the park curving across the grass. This is the remains of the 'ha-ha', a sunken design feature used to prevent animals from entering the property from the surrounding farmland without spoiling the view. This 'ha-ha' separated the garden from the park to the north.

**3.12** Within this sub area are two allotments, both located at the northern edge. Cheam Park Nursery is the biggest with 65 plots while Cheam Park Paddock has 19 plots. Both allotments are well used as there are no vacant plots.

Remains of the sunken 'ha-ha'







Map Seven Sub Area A: Cheam Park



Cheam Allotment Wall

**3.13** Many of the larger trees in the park date from the 19th century. A variety of tall, mature trees and shrubs frame the park limiting visual links to Ewell Road and Park Lane, however interesting glimpses from long range of the residential properties through the trees are possible. This enclosure gives the park a certain sense of privacy.

**3.14** A pedestrian and cycle path follows the boundary of the park adjacent to the tree line. The well maintained grass is interspersed with mature trees and slopes upward north to a plateau with views over London from the northwest corner. From a small area of high ground within the park it is possible to see the spire of St. Dunstan’s Church.

**3.15** At the junction of Ewell Road and the vehicle entrance to Nonsuch Park in the south western corner of Cheam Park, is the Grade II listed Stone Cross and Drinking Fountain (L47). This memorial was erected in 1895 to the memory of W F Farmer, a former occupant of Nonsuch Mansion in Nonsuch Park to the west of Cheam Park, by his eleven surviving children. It stands opposite Park Cottages on Ewell Road and forms a visual icon as you round the bend heading east along Ewell Road. This monument makes a positive contribution to the CA.



Cheam Park Lodge (Grade II listed)



Cheam Paddock Allotment



Locally listed Stable block, now used as a day nursery



Cheam Park looking south





Stone Cross Drinking Fountain

## Sub Area A Cheam Park

### Listed Buildings

- L47 Stone Cross Drinking Fountain (Grade II)
- L110 Lodge to Cheam Park at Park Lane (Grade II)

### Locally Listed Buildings

- LL53 Stable Block, Cheam Park
- LL54 The Walled Garden, Cheam Park House

### Historic Park and Garden

- None. But Cheam Park has a shared boundary with Nonsuch park, a Historic Park and Garden (Grade II) that falls within Epsom and Ewell

### Unlisted Buildings of Merit

- Remainder of the stable block to the north of LL53

### Important Open Space

- Cheam Park
- Cheam Park Nursery Allotments

### Strengths

- Well landscaped and maintained open ground with mature, well-established tree specimens
- Linkages with Nonsuch Park
- Vista across the park over Cheam Recreation Ground toward London and St Dunstan's Church

### Weaknesses

- Some graffiti on the walls of the Walled Garden allotments



Stable Block Day Nursery



©2019 Google

## Sub Area B Whitehall



**3.16** Sub area B ‘Whitehall’ is located to the immediate east of Cheam Park and is the historic heart of the CA. It is dominated by a large number of listed buildings, many dating back to the 17th and 18th centuries, which are clustered along Malden Road and stretch along Park Lane. The remainder of the sub area is characterised by the Elizabeth House redevelopment scheme and some 1970s blocks of maisonettes and flats.

**3.17** At the northern edge of this sub area sits the Old Rectory, a fine Grade II listed red brick building (L86) that once housed the Rectors of Cheam. This building is over 400 years old, originally built around 1575, although it was remodelled in the 18th century. It has a large mansard old tile roof and three flat top lead sashed dormer windows. It also has two wings at the rear, and outbuilding and a garage. A high brick wall separates the building from the road, although the front gate is often open. The front lawn and gardens give the building a sense of space with a number of fine trees located within its defined walled garden. This is a significant building within the CA and contributes positively to its character.



**3.18** A new rectory for St Dunstan’s Church was erected in the late 1990s and is now situated behind the original rectory along Mickleham Gardens. Few of the features of the original rectory building have attempted to be replicated, although it is also constructed out of red brick. It has a neutral impact on the CA.

**3.19** South of the Rectory is a row of white weatherboard buildings including Nos. 1 to 7 Malden Road. No. 1 is the famous Whitehall, a Grade II\* listed building (L81) which dates back to the 1500s and was occupied by members of the Killick family for over two centuries from 1741. In 1963 it was sold to the Borough of Sutton and Cheam and is now used as a museum. Whitehall is a landmark building, not only with Cheam Village but for the London Borough of Sutton as a whole. Its distinct white weatherboarding, projecting upper storey, and sloping porch contributes significantly to the character of the CA. Following the award of Heritage Lottery Funding (HLF), planning permission and listed building consent was granted for the refurbishment of Whitehall, including a modest side extension, which was completed in 2018.



Elizabeth House taken from Cheam Park Way





Map Eight Sub Area B: Whitehall



5 to 7 Malden Road (Grade II listed)



Looking east along Park Lane



Rear elevation of Whitehall

**3.20** Nos. 3 and Nos. 5 to 9 Malden Road date back to the 17th Century and 18th Century and are Grade II\* (L82 and L83) and Grade II (L84 and L85) listed respectively. All these buildings are very distinctive being white timber with red tiled roofs. They all have an uneven external appearance as they sag with age. Many have been altered over time but still retain their historic character. This listed cluster also includes the garden wall to the north of 1 and 3 Malden Road (L83).

**3.21** In keeping with the weatherboard cottages down Malden Road is Park Lane; a charming road containing a number of listed buildings which winds its way towards Cheam Park and was once one of the original routes through Cheam. Park Lane has kept its village feel with a narrow street and limiting vehicular access. The Grade II cottages on the southern side are very picturesque. Most of them are white weatherboard dating from the 17th to the early 19th century. The exteriors of Nos. 13 and 15 (L107) are of colour-washed brick and Nos. 21 to 25 (L109) are of colour-washed roughcast, dating back to the early late 18th century. Most houses are fitted with sash windows, some with shutters with steeply pitched roofs covered with handmade tiles. White picket fencing encloses many of the properties and gardens which reflects the style and scale of the houses.

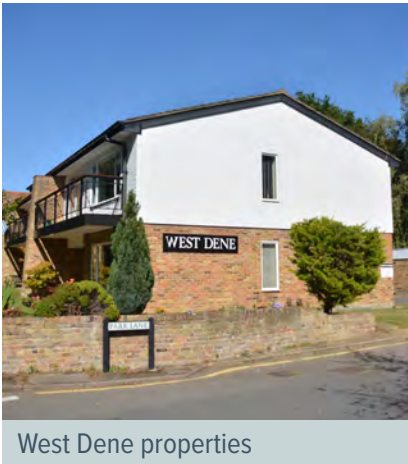
**3.22** Looking west along Park Lane from The Broadway, the levels drop away towards Cheam Park creating a picturesque view of the Park Lane cottages that follows the gentle meander of the road. Nos. 27 and 29 Park Lane are not in keeping with the age and architecture of the cottages but have partially attempted some white weatherboarding. Overall these properties have a neutral impact on the CA. The front and sides of the curtilage of these properties are paved over for vehicle access/parking which has a negative impact on the quaint cottages adjacent.



The Old Rectory, Malden Road (Grade II listed)



**3.23** In the far north of the sub area is the former Elizabeth House and surrounds, an older persons accommodation scheme now known as 'Cheyham Park', which was redeveloped in 2016. The redevelopment, also including the new housing along Mickleham Gardens, Pond Hill Gardens and Malden Road, has a positive impact on the character of the CA. The detailing of the scheme provides some continuity with the original Elizabeth House building, particularly in the street elevation and does not visually compete with the architectural qualities of the adjacent listed buildings particularly those on the opposite side of Park Lane. The overall design of the scheme borrows from the existing buildings in the area and provides a visual reference to the past. The use of a stock brick base at ground floor with weatherboarding at first floor level to the Park Lane elevation draws positively from the type of facing materials found typically in the locality.



West Dene properties

**3.24** The new block on Mickleham Gardens has similarities to the Elizabeth House block. It opens up a new vista looking west down Mickleham Gardens towards the allotments and the Park beyond which significantly benefits the sense of openness whilst enhancing views and permeability throughout the area.

**3.25** However, since the Elizabeth House redevelopment scheme in 2016 the existing CA boundary no longer follows the built form, cutting through one of the new buildings. As such it is necessary to amend the boundary of the CA and it is proposed to extend it to capture all the redeveloped Elizabeth House scheme. This is discussed in Chapter 6.



Scout Hut, Mickleham Gardens

**3.26** To the west of Elizabeth House is West Dene, a two storey block of flats with red/yellow multi coloured brick on the ground floors, and white painted horizontal timber boarding on the upper levels. The first floors have balconies that are supported by brick piers, looking out over the park. Although this block does not fit with the historic nature of Park Lane, it is well maintained and landscaped and has an overall neutral impact on the CA. However the rear car parking/utility section has a negative impact, especially as it is visible from the row of listed buildings.

**3.27** The northern side of Mickleham Gardens consists of a number of 1960s buildings used as community facilities, comprising the Royal British Legion social club, a Scout hall and a Girl Guides hall. These buildings, whilst serving an important community function, have a neutral/negative impact on the CA in townscape terms.



Bethell Court, part of the Elizabeth House redevelopment scheme





## Sub Area B Whitehall

### Listed Buildings

- L81 Whitehall at No.1 Malden Road (Grade II\*)
- L82 Nonsuch Cottage at No.3 Malden Road (Grade II)
- L83 North Boundary wall to Whitehall (Grade II)
- L84 5 to 9 Malden Road(Grade II)
- L85 Underground room to rear of No.5 Malden Road (Grade II)
- L86 The Rectory, No.15 Malden Road (Grade II)
- L104 No. 3 Park Lane (Grade II)
- L105 No.5 Park Lane (Grade II)
- L106 No.7 (Anne's Cottage), 9 (Oak Cottage), 11 Little Haven (Grade II)
- L107 13 to 15 Park Lane (Grade II)
- L108 17 to 19 Park Lane (Grade II)
- L109 21 to 25 Park Lane (Grade II)

### Unlisted Buildings of Merit

- Elizabeth House and Surrounds, Park Lane and Pond Hill Gardens

### Buildings making a negative contribution

- Girl Guides Hall, off of Mickleham Gardens
- Scout Hall, off of Mickleham Gardens
- Royal British Legion Club, off of Mickleham Gardens
- Hardstanding/parking area of West Dene flats

### Strengths

- High concentration of Listed Buildings, including Grade II\*
- High quality white weatherboard properties along Malden Road
- Winding historic street pattern that contributes to the 'village feel'
- Good quality Elizabeth House redevelopment has enhanced the CA

### Weaknesses

- Lower quality community halls on Mickleham Gardens
- Traffic dominance along Malden Road



## Sub Area C Parkside



**3.28** Sub area C ‘Parkside’ is located to the south of Park Lane. The area contains a mix of large detached and semi-detached suburban villas erected in the 1920s on the former Cheam House grounds (not to be confused with Cheam Park House).

**3.29** The style of these houses have a strong Arts and Crafts influence. All of these dwellings are of a generous scale, most with two-storey bay windows, with steeply pitched roofs and prominent grouped chimney stacks. In addition most houses have porches created from the overhanging second storey, framing the front door. The outside walls are constructed and clad in a variety of materials including brick, plain render and pebbledash, some with hanging tiles, and some with horizontal stained rough cut timber boarding attached to gables and the facades of bay windows.



**3.30** Hedges and shrubs differentiate between gardens and there are a number of large trees in the generous back gardens of Parkside. Overall they make a positive contribution to the CA.

**3.31** However, a number of these houses have modified original features such as uPVC windows and replacement front doors. The generous plot sizes have enabled most front gardens to be paved over to make way for off-street car parking and driveways, as the entirety of this road is double yellow lined. This loss of front gardens and boundary enclosures, such as hedges and fences, has a negative visual impact on the sub area and detracts from its character.

**3.32** Notwithstanding that some of the original features of the Parkside properties have been altered, the group value of these properties makes a positive contribution to the CA.





**Map Nine** Sub Area C: Parkside





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## Sub Area C Parkside

### Unlisted Buildings of Merit

- Residential properties along Parkside have group value

### Strengths

- Links to Cheam Park to the west
- Maintenance of the village feel due to an absence of traffic and narrow/tree-lined streets
- Group value of the residential properties

### Weaknesses

- Paved front gardens
- Loss of some original features e.g. timber-framed windows and doors
- Loss of some front boundary enclosures e.g. hedges and fences



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## Sub Area D St Dunstan's Church



**3.33** Sub area D 'St Dunstan's' is an area situated in the north east section of the CA and encompasses Cheam Library, St Dunstan's Church, Cheam Baptist Church and a cluster of historically significant properties along historical road layouts.

**3.34** St Dunstan's Church (L41), was erected in 1864, in Gothic style with a rubble exterior, replacing the old medieval church which had been partly rebuilt in 1746. The chancel of the old church survived and is now the Lumley Chapel. The ornate stone spire of St Dunstan's Church dominates the skyline of the area and is the heart of the former West Cheam Manor. Together with the flint and timber lychgate at the entrance (L43), the Church, Chapel, and graveyard (L180 to L182), represent a strong historical and architectural link to the past.

**3.35** Lumley Chapel is the oldest standing building in Cheam with fragments of blocked window in the north wall dating back to the late Saxon or early Norman times. In the 1590s Lord Lumley, the former lord of the Manors of East and West Cheam, converted the building into a memorial chapel for himself and two wives, constructing three tombs which dominate the chapel today.

**3.36** To the west of the church is the listed Old Farm House on Church Road (L44), dating to the 15th or early 16th century (with 17th century extensions). It is an appealing building, painted white with a large sloping roof of red tile with a huge chimney and a white picket fence around the front garden. The house was formally divided and known as Church Cottages and has had a number of subsequent additions and alterations in more recent times.

**3.37** Tucked in behind, the Old Farm House is a development of modern terraced town housing on Cookes Lane. This development is out of character with the surrounding area in terms of design and density. The site appears to have once been part of the grounds of the Old Farm House. These properties have a negative impact on the character of the CA.



Grade II listed Lychgate







**3.38** To the east of St Dunstan’s Church lies the Grade II Church Farmhouse (L132). Over the years this building has been altered and extended and has now been converted into residential accommodation. The last farmer, Mr Hales, lived in the house in the early 20th century. Part of this farm was on the south side of the railway with a narrow bridge built to connect the two parts (now the bridge over the railway on Belmont Rise). The south west corner of the plot has been annexed to provide a new residential building.

**3.39** Immediately west of Church Farm House is a two storey affordable housing scheme. The building is predominantly constructed out of red brick on the ground level and white render on the upper storey and grey slate, in an attempt to reflect the appearance of materials used in the surrounding area. The building is well screened and not easily visible and, overall, has a neutral impact on the character of the CA.

**3.40** As Church Farm Lane meanders into Springclose Lane, following the historic road layout, the view following the original access road to Church Farm House is picturesque as the village nature of Cheam is reinforced with trees framing both sides of the road creating a sense of enclosure. Views of the Church spire add to the village experience. This route contributes positively to the character of the Cheam Village.

**3.41** Located behind Church Farmhouse is a two storey terraced block of residential properties along Springclose Lane. Built in the 1960s within the grounds of the Church Farmhouse, this terrace block is not in keeping with the historic nature of the surrounding area, and therefore has a negative impact. The Scout Hall to the east of these properties does not add any architectural value to the CA, however it is discreetly tucked away which minimises its visual impact.



Hope Cottage, Malden Road

**3.42** Along the eastern side of Malden Road, to the north of the library, is a group of late Victorian (c.1895) buildings. They mainly consist of two-storey terraced or semi-detached cottages, many built of yellow London stock brick, some with painted white render, with a significant number having extensions and alterations. However, due to their age and group value they contribute positively to the CA. The Prince of Wales Public House (No. 28) intersects the residential properties. Nos. 14 to 16a is a two-storey terrace, with 16 and 16a having retail use on the ground floor and residential above. At No. 18, fronting Malden Road, is office accommodation, a residential unit above and a pair of semi-detached houses behind fronting Church Road. Built in 2010 this development has had a positive impact on the character of the CA.



Cheam Baptist Sunday School



Grade II\* listed Lumley Chapel





**3.43** To the south of the sub area is a 'civic cluster', consisting of Cheam Library, War Memorial grounds and the Cheam Baptist Church. Cheam Library was opened in 1962 on the site of the former West Cheam Manor House. At the time the design of library received a Civic Trust award, although it is difficult to understand why as the building is not in keeping with the CA and has a significant negative impact on its character.



The Old Farm House, Church Road

**3.44** Whilst the building itself is poor quality in townscape terms it is offset by the Cheam War Memorial open space that sits in front. The War Memorial (L177) was erected in the 1920s and originally included a WW1 field gun, but this was subsequently removed when it was discovered to be German. To the rear of the library is a large surface car park. Whilst its function is important to the District Centre it contributes nothing in townscape terms to the CA, with the exception of the northern boundary wall which may be original.

**3.45** To the south of the library is Cheam Baptist Church, Hall and Sunday school. Built out of red brick, the foundation stone was laid in 1907 by Thomas Wall, a famous local benefactor, who founded the Walls ice cream and sausage empire. These buildings are part of the noticeable view north from the corner of Park Lane and Malden Road. Whilst the Baptist Church and Sunday school are not listed or locally listed they have a positive impact on the townscape and contribute to the character of the CA. The hall to the rear of the Church is considered to be neutral in terms of its contribution to the character of the CA.

**3.46** Overall this sub area is dominated by a mix of civic and community facilities and a cluster of well-maintained historic residential properties. The residential developments that occurred during the 1960s and 1970s were not in keeping with the CA and, as a result, have a negative impact on the character.



Cheam Library and War Memorial grounds

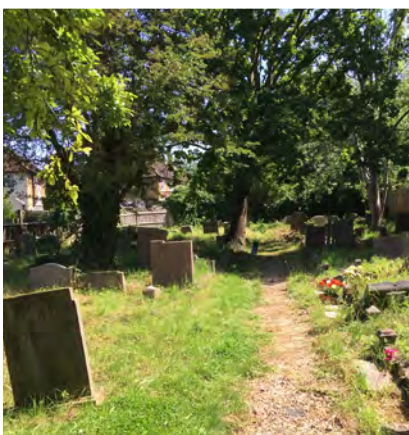




Cookes Lane



Lumley Chapel and cemetery



St Dunstan's Churchyard



Houses on Springclose Lane

## Sub Area D St Dunstan's

### Listed Buildings

- L20 Boundary wall and outbuilding to former West Cheam Manor House (Grade II)
- L41 Church of St Dunstan's at Church Road (Grade II\*)
- L42 Remains of Old Church of St Dunstan, Lumley Chapel (Grade II\*)
- L43 Lychgate in the Churchyard of St Dunstan's (Grade II)
- L44 The Old Farm House, Nos. 1 and 2 (Grade II)
- L132 Church Farmhouse at Springclose Lane (Grade II)
- L177 Cheam War Memorial at Cheam Library (Grade II)
- L180 The Tomb of Fleetwood Dormer (Grade II)
- L181 The Tomb of William Farmer (Grade II)
- L182 The Tomb of Christian and Henry Neale (Grade II)

### Unlisted Buildings of Merit

- Cheam Baptist Church and adjoining Sunday school, Malden Road
- The Prince of Wales Public House on Malden Road
- St Dunstan's Churchyard boundary wall (southern)

### Important Open Space

- St Dunstan's Churchyard Cemetery
- War Memorial Grounds at Cheam Library

### Buildings making a negative contribution

- Cheam Library
- Surface car park to the rear of Cheam Library
- Nos. 1 to 19 Cookes Lane
- Nos. 3 to 15 Springclose Lane

### Strengths

- Cluster of fine quality historic buildings
- Views of St Dunstan's Church spire, creating a prominent landmark
- Winding historic street patterns that contribute to the village feel
- Raised open space and War Memorial in front Cheam Library

### Weaknesses

- Lack of integration between historic buildings and 1960s and 1970s developments
- Traffic dominance along Malden Road

## Sub Area E Park Road



Rushmore Place, Park Road



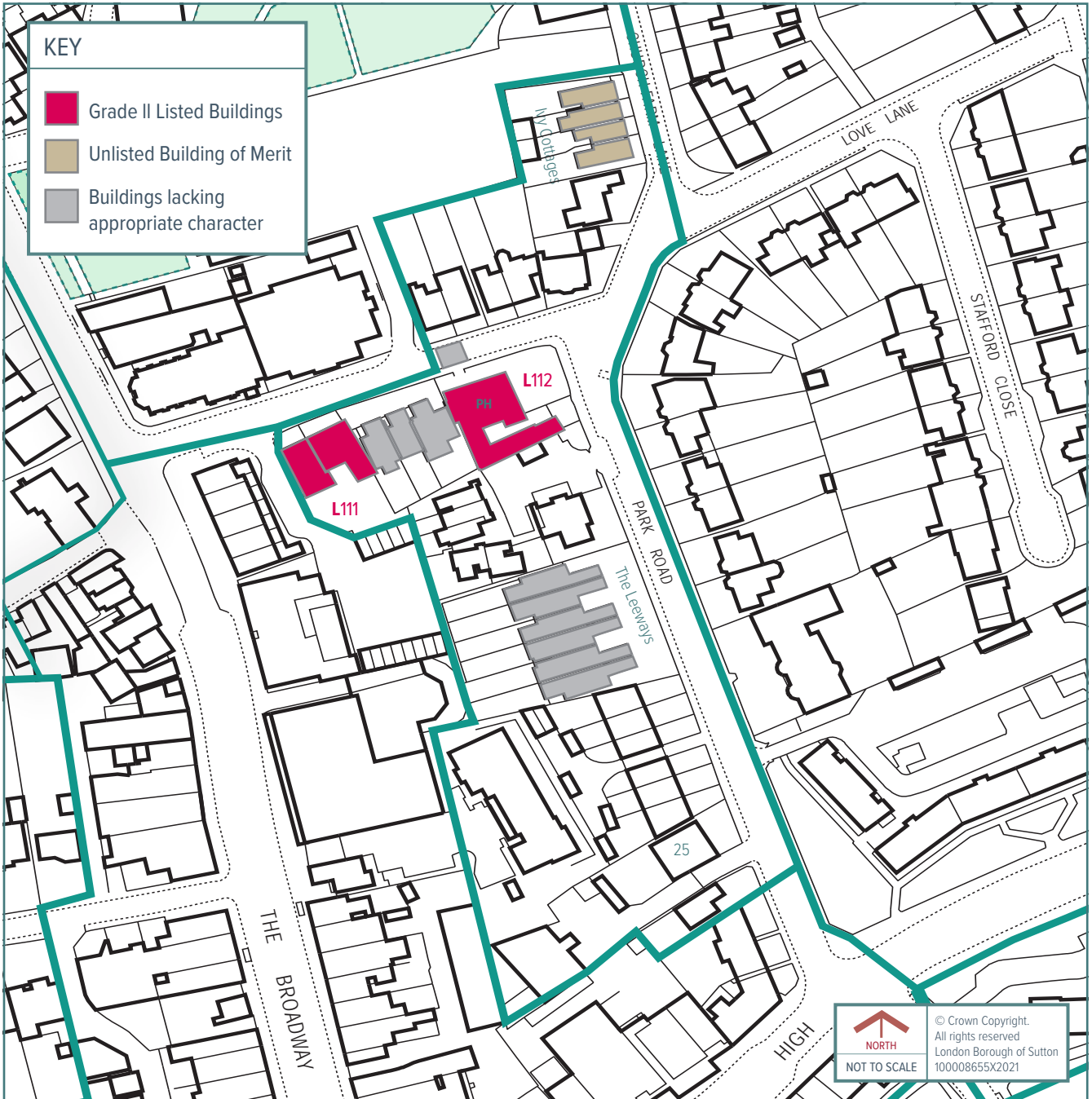
**3.47** Sub area E 'Park Road' contains a mixture of development including historically significant buildings from the 17th century, early suburban semi-detached dwellings of the 1930s, terraces of residential development from the late 1950s and early 1960s and a new build multi-storey blocks of flats. These variations in development create little cohesion in the townscape of this road.

**3.48** Like the rest of Cheam Village, little new development occurred along Park Road to affect its character until the turn of the 20th century. However, by 1956 the character of the north-south stretch had become particularly diluted with the erection of conventional semi-detached houses on the eastern side. Since then the western side has further been diluted with various modern terraces of flats dominating the road to the north of No.21 to 23a, all of which have a negative impact on the CA.

**3.49** The Leeways, a 1960s terrace of houses, is not consistent with the overall historic character of the CA. It is constructed of a variety of materials with the attached garages being a prominent design feature fronting the street. The paved areas in front of the property and lack of landscaping add to the unattractiveness of the terrace. Although the brick boundary walls have some merit as an original feature to a former property, there is little cohesion or integration of this feature into the design. To the south of The Leeways is the two-storey Nonsuch Terrace which is considered neutral in townscape terms. Sited next to this development is No. 25, a fairly decent brown brick two-storey detached house which has been converted into flats.



No.5 Park Road (Grade II listed)



Map Eleven Sub Area E: Park Road





**3.50** Behind this is Village Court, erected in 2005. This development has no visible landscaping and is surrounded by hard surfaces with a central feature of a service area and access ramp down to a basement car park. The outlook of many of the apartments is the rear of the shops along the High Street. The development is largely screened from the street view behind the properties along The Broadway, High Street and Park Road which reduces its impact on the CA

**3.51** To the north of The Leeways, is Rushmore Place, a development consisting of a three-storey block of flats, a pair of semi-detached houses, and a terrace of three houses erected in the 1990s. This development is more successful than others down this stretch, using a variety of material including red brick, mock white weatherboarding, hanging tiles and white render, and with its landscaping attempts has a more positive effect on the CA.

**3.52** Overall, this part of Park Road has lost much of the historic character of the area. However, as this stretch forms part of the historic road layout linking to Springclose Lane and Love Lane, it is recommended that it be retained as part of the CA. This stretch also reflects the incremental development in Cheam and could be enhanced if any future redevelopment schemes come forward.



**3.53** Along the east-west section of Park Road are a number of historic buildings, including No. 3 and No. 5 (Bay Cottage) (L111) and the Red Lion PH (L112). In addition there are a couple of important local views. Firstly, this stretch of Park Road has a view of Whitehall at the end of the road and, secondly, it has a view of St Dunstan's spire from the Red Lion PH. The street is also the site of the annual Cheam Fair, which traces its origins back to the middle ages.

**3.54** Although the Red Lion PH has been altered and enlarged its core is about 400 years old. It is currently finished with white roughcast and white weatherboarding, hiding the timber frame. The paved front is now used for outdoor seating. The traffic calming measure, directly outside the pub, is visually prominent and detracts from the character of the CA.



22 Park Road

**3.55** Situated between the Red Lion PH and Bay Cottage is a modern terrace built in the 1960s. This development is set back slightly more than the original dwellings which breaks the sense of enclosure of this part of Park Road. The front has been paved to make way for car parking. The terrace has been built in red-brick with white weatherboarding on the upper floors in an attempt to respect the some of the design features with the CA. Overall it has a neutral effect on Cheam Village. Bay Cottage (No. 5), is a fine red brick house with white sash windows built in the 17th century and later redesigned in the neoclassical style of Robert Adam. Adjoining this is No. 3 Park Road. These are both Grade II Listed buildings (L111).

**3.56** Opposite the Red Lion are two pairs of Edwardian semi-detached houses, all with bay windows and hanging tiles, two with red brick and white roughcast render and two with pebbledash. At the end of this row there is also a detached three-storey house from the same era with red brick ground floor and white roughcast render on the first floor. Together they have a small, but positive, impact on the CA.



The Ivy Cottages on Church Farm Lane

**3.57** Around the bend in the road leading to Church Farm Lane is No. 8 Love Lane, built in the 1970s with a paved front garden, which is not in keeping with the houses in the surrounding area that have retained front garden landscaping and boundaries. Adjacent to this is a row of terraced houses called 'The Ivy Cottages'.

**3.58** These properties were built in 1881 and positively enhance the CA as they have had relatively few alterations. Apart from No. 4 which is rendered in white roughcast, this terrace is red brick, with most having white sash windows, porches over front doors and small front yards enclosed behind low fences.

**3.59** This section of Park Road, although not uniform in nature, has a significant number of architecturally and historically valuable buildings that make an overall positive contribution to the CA



25 Park Road

## Sub Area E Park Road

### Listed Buildings

- L111 No.3 and No.5 (Bay Cottage) Park Road (Grade II)
- L112 No.17 (Old Red Lion Inn) Park Road (Grade II)

### Unlisted Buildings of Merit

- Nos. 1 to 4 (consecutive) Ivy Cottages, Park Road

### Buildings that make a negative contribution

- Nos. 1 to 6 (The Leeways), Park Road
- Nos. 7 to 11, Park Road

### Strengths

- Quiet residential streets contribute to the village feel
- A number of well-maintained historic buildings
- Views of St Dunstan's Church spire (looking north) and Whitehall (looking west) along Park Road

### Weaknesses

- Lack of cohesion and unity between historic and modern development
- Visual prominence of traffic calming measures outside the Old Red Lion Inn



## Sub Area F Tabor Court



**3.60** Sub area F ‘Tabor Court’ consists of a substantial and well-maintained building erected in the 1930s as purpose-built flats and, potentially, St Christopher’s Church. This is an important building in townscape terms as it marks the entrance to Cheam Village from the east. The CA boundary was extended to include this building as part of the 1994 review, which considered that the building had a distinct character and quality, with no other examples within the borough.

**3.61** This historic site was where the original Cheam School was located, which at the time was known as Manor House. The Rev. Robert Tabor, from which the building gains its name, became the headmaster in 1855 and made the school one of the first preparatory schools in the country. Although there were many famous pupils to attend the school at Cheam, the best known of them is Prince Philip, Duke of Edinburgh. This school was pulled down in 1934 after it was moved to Headley and Tabor Court was built soon after.

**3.62** The main aspect of the Tabor Court fronts Cheam High Street, although it is set back from the road by about 20m with a substantial mature landscaping belt screening it from the road. One of the principal features of this building is its symmetry reinforced by the perfectly aligned windows. Although they now have uPVC replacements it does not detract significantly from the overall high quality of the buildings.

**3.63** Due to the scale of this development and the high quality architectural features and building materials used, such as red brick, hanging tiles, green awnings over bay windows and the park-land style landscaped setting, this development has a positive contribution to the CA.





**3.64** Adjacent to Tabor Court, and currently outside CA boundary, is St Christopher's Roman Catholic Church, which used to form part of the Cheam School Chapel. This locally listed building (LL11) is single storey and brick built, with six large attractive arched windows with stone mullions down either side.

**3.65** It has a large pitched roof, gabled at one end and hipped at the other. The original building is attractive and of a high quality. Unfortunately the building is obscured by a number of modern additions that detract from its appearance. However, it is proposed that the CA should be extended to encompass the church as there may be opportunities in the future to replace the modern extensions with additions that are more sympathetic.



Map Twelve Sub Area F: Tabor Court



## Sub Area F Tabor Court

### Locally Listed Buildings

- LL11 St Christopher's Catholic Church, Dallas Road

### Unlisted Buildings of Merit

- Tabor Court, Cheam High Street

### Buildings that make a negative contribution

- Modern additions to St Christopher's Church

### Strengths

- Well Landscaped and maintained grounds at Tabor Court
- Well maintained buildings
- Attractive gable end of St Christopher's Church

### Weaknesses

- Poor quality extensions to St Christopher's Church
- Traffic dominance along the A217 and Cheam High Street



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## Sub Area G Village Crossroads



The Old Cottage, The Broadway



The Broadway, locally listed

**3.66** Sub area G ‘Village Crossroads’ covers the commercial centre of Cheam Village. It is located at the heart of the CA at the crossroads of The Broadway, Station Way, the High Street and Ewell Road. The crossroads have a distinct cut away corner on each branch with a small piece of public space and some small landscaping features. Three of the four corners have buildings which mirror each other in appearance.

### The Broadway

**3.67** The Broadway contains some old and architecturally valuable buildings which mostly have a positive contribution to the character of the area. The Broadway was constructed by the Onyx Property Investment Company in the 1920s, who also construction the Sutton Farm Estate ASLC, by widening the southern end of Malden Road after the land occupied by the brewery, on the corner of Ewell Road, was sold and the old houses and cottages were demolished. This included Cheam House, one of the largest houses in Cheam during the 18th century.

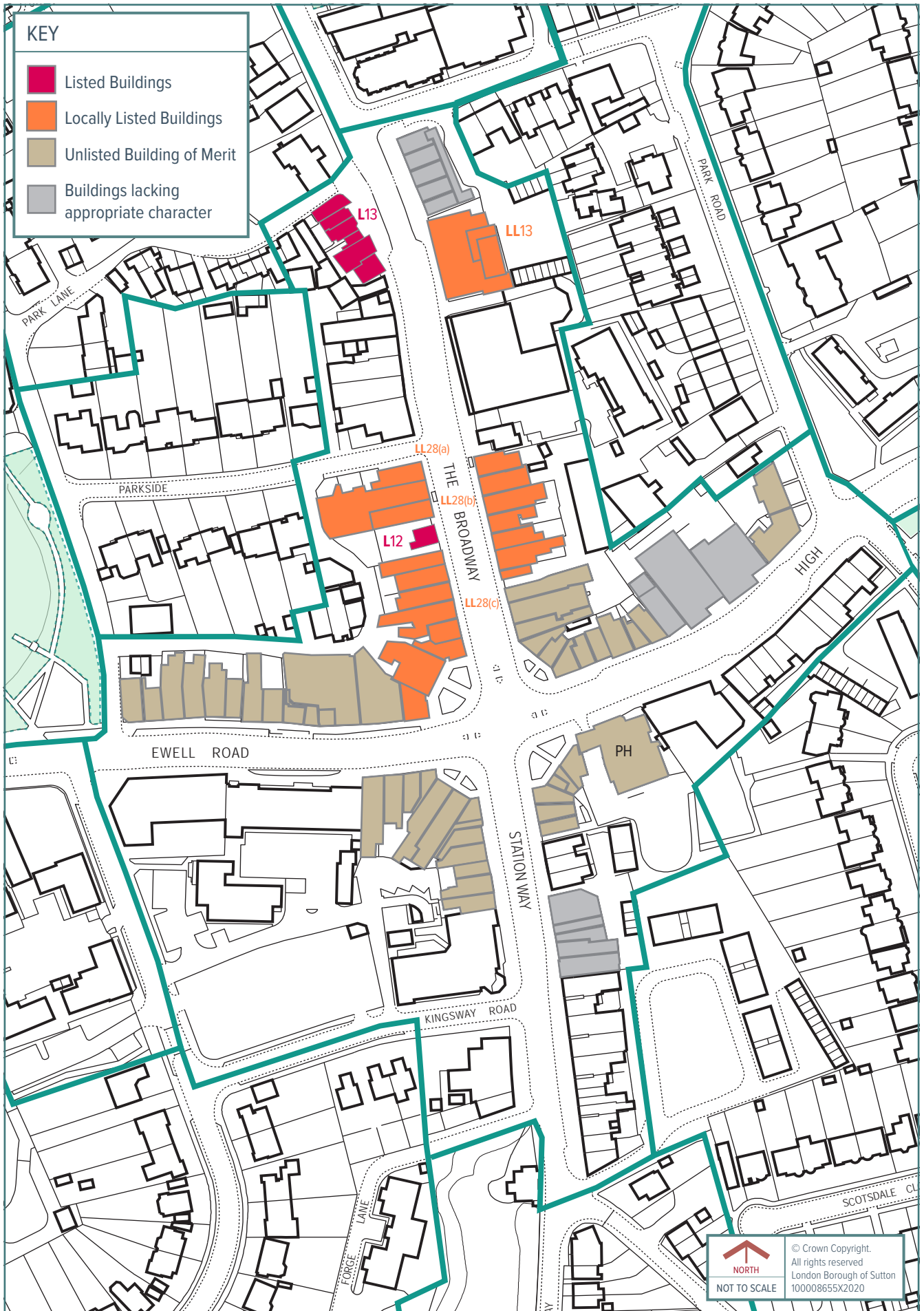
**3.68** The only survivor along this stretch of road was the Old Cottage, a small 15th or early 16th century timber framed cottage, which was salvaged and moved to a new location along The Broadway (now Cloud 9 Bridal Shop). The building is Grade II listed (L12).

**3.68** Along The Broadway are a group of shops which exhibit some of the best interwar mock Tudor in Sutton, with the exception of the Old Bank which is built in a mock Georgian style. These properties were developed at an important point in Cheam’s history when the area was being suburbanised to serve a growing wealthy community and the old village was turned into a local shopping centre. As such Nos. 1-15; Nos. 12-22; Nos. 21-25 The Broadway; and No. 2 Ewell Road, were designated as locally listed buildings (LL28). Some of the shop fronts have been modernised but others are well preserved.

**3.69** 27 to 41 The Broadway are not listed or locally listed but are of a sympathetic design so make a positive contribution to the character of the CA. Broadway Cottages, which form part of the historic cluster at the north-western side of The Broadway, to the south of Whitehall, were perhaps built in the 17th century as dwellings. They are currently occupied by a number of commercial uses and are Grade II listed (L13).

**3.70** Along the eastern side of The Broadway is No. 56 to 64, built in 1965 on the site of the formal ‘White Lodge’. The properties are three storeys in height with ground floor commercial units and residential flats above. The upper floors are dominated by large projecting bay windows that are out of character with the area. Overall the property is not in keeping with the CA and significantly detracts from its character.

**3.71** Immediately to the south of no. 56 to 64 The Broadway is the locally listed ‘Parochial Rooms’ (LL18). This building was built in 1869 after Mr Spencer Wilde, the owner of Cheam House, gave the land and presented the Lychgate in memory of his silver wedding. The Parochial Rooms are locally listed as they are considered a fine example of the work of Thomas Jackson and because of its local community interest.



Map Thirteen Sub Area G: Village Crossroads



**3.72** To the south of the Parochial Rooms is Nos. 28-40 The Broadway, another mid-1960s poor quality development. The building was originally a two storey concrete building that was completely out of character with the CA. However, the building has recently undergone some redevelopment, including the conversion from the offices to flats, an additional storey and new elevational treatments. The recently completed refurbishment of the building means it now makes a positive contribution to the streetscene.

### The High Street

**3.73** To the east of the crossroads is the High Street, with the considerably sized Mock Tudor-styled Harrow Pub dominating the crossroads on the south of the road. There has probably been a Public House near the site of the present building since the 17th century. Beer was once brewed on the premises with the inn having a reputation of catering for the boxers, trainers and spectators who came to the area for the prize fighting bouts held on Banstead Downs. The Inn was bought by Padgen's Brewery of Epsom in 1863. With the development of the Broadway, the owners of the Harrow decided to rebuild it in the same fashionable mock-Tudor style, however in order not to lose trade, the present Harrow was constructed in 1933 alongside the old inn which was demolished when the new pub was ready. The Harrow Inn makes a positive contribution to the character of CA, however it would benefit significantly if its recent external painting was reversed.



**3.74** The south side of Cheam High Street is dominated by two to three-storey row of shops on the ground floor and residential units above constructed out of red/brown mottled brick in the 1940s (Nos 12-16) and late 1960s (Nos. 38 to 56). The upper floors of Nos. 38-56 have had uPVC replacement windows although these do not look overtly out of character. Nos. 22-36 have retained original sash windows. Overall the shopfronts along this stretch are of mixed quality.

**3.75** On the opposite side of the High Street (odd numbers), there is a mixture of two-storey mock Tudor design, blocks of three-storey 1930s red/brown mottled brick to match the opposite side of the road, and an incongruous 1970s designed three-storey block with concrete colonnades which is completely out of keeping with the surrounding area and has a negative impact on the CA.



**3.76** Although the buildings along the High Street are distinctly more modern, designed for office and shop use, as you enter the village from the east, the road dips down and curves, making the mock Tudor designed buildings at the crossroads the most visible feature. This entrance into the retail centre and heart of the CA creates an immediate awareness of the character of the area. However, this area of the CA particularly suffers from heavy traffic as it is the principal route west from the A217 and Sutton Town Centre.



### Ewell Road

**3.77** To the west of the crossroads is Ewell Road. The buildings in Ewell Road were constructed in the early 1930s and are two to three-storeys in height. They continue the mock Tudor theme with vertical timbering at first floor level, leaded windows and dormers and gables breaking the roof line. The shop fronts on the northern side of Ewell Road are mostly good quality and make a positive contribution to the townscape.

**3.78** The southern side of Ewell Road is dominated by Anne Boleyn House, a modern three-storey office building. The property has been designed in Mock Tudor style, in an attempt to reflect the character of the crossroads area, but the result is a lower quality pastiche design than other parts of the CA. However, it is of a similar scale to adjacent properties so, overall, has a neutral impact.



**3.79** The final stretch of Ewell Road, Nos. 21 to 25, is occupied by Jane Seymour House, a two-storey building with ground floor commercial units. The upper floors have Georgian quality to them with a row of uniform sash windows which are positive features and the ground floor commercial frontages remain uniform and original.

### Station Way

**3.80** To the south of the crossroads is Station Way, which has a good combination of historic buildings and interesting architecture. The corner of Station Way was the former location of Cheam Court Farmhouse and is now occupied by WHSmiths and Boots. An office development built in the 1990s on the site of the old cinema, Century House, was recently converted to flats, and is quite dominant in the streetscene. The choice of building materials are good, as they complement with many other buildings in the area, as is the design. For example, on the corner of the building is a large rounded turret with a spired roof which mirrors St Dunstan's Church, and dormer windows in the roof mirror those of the Rectory on Malden Road. However, the size and proportion of the building is out of character with the immediate area.



**3.81** To the rear of Century House is a large surface car park that serves the District Centre and a three-storey office block. The car park is not a positive feature of the CA, although it is recognised that it serves an important function for the village. The office block, built in the 1980s, has an almost residential feel to it and is a similar scale to some of the buildings in CA, so it is considered to have a neutral impact on its character.

**3.82** The eastern side of Station Way has many poor quality shop façades that detract from the overall good quality of the retail area in Cheam Village. Nos. 15-31 are particularly in need of upgrading. Nos. 7-19 and 25-31 were originally pairs of Victorian semi-detached houses which have had many alterations and additions and are still used for residential at first floor level with commercial uses at ground floor.



**3.83** Overall the retail core of Cheam Village is an important shopping centre providing a range of retail and service needs to people of Cheam in an attractive and high quality setting. Although some modern developments have been detrimental to the overall character, the retail area has managed to retain a village feel and has strong links with the Tudor past.



## Sub Area G Village Crossroads

### Listed Buildings

- L12 No.17 The Broadway, the 'Old Cottage' (Grade II)
- L13 Nos. 45, 47 and 49 to 57 (odd), The Broadway (Grade II)

### Locally Listed Buildings

- LL18 The Parochial Rooms, Malden Road
- LL28 Mock Tudor Buildings, 2 Ewell Road, 1 to 15, 21 to 25 and 12 to 22 The Broadway

### Unlisted Buildings of Merit

- 2 to 10 The Broadway
- 1 to 13a and 29 to 31 The High Street
- 2 to 4 The High Street
- The Harrow Public House, High Street
- 1 to 7 Ewell Road
- 4 to 30 Ewell Road
- 1 to 5 Station Way
- 2 to 16 Station Way

### Buildings making a Negative Contribution

- 56 to 64 The Broadway
- 15 to 25 The High Street
- 15 to 31 Station Way

### Strengths

- Attractive individual listed properties
- Consistent scale and relative uniformity
- High quality Mock Tudor design
- Remnants of historical character
- Some high quality shopfronts
- The views entering the CA along The High Street, Ewell Road and The Broadway

### Weaknesses

- Various poor quality buildings from the 1960s and 1970s
- Some shop frontages detract from the quality of the buildings above ground floor
- Traffic dominance through the village
- Loss of original features, such as timber-framed windows

## Sub Area H Station Way



**3.84** Sub area H 'Station Way', is located in the south of the CA where the retail core ends and the road slopes south down towards the bridge and Cheam station. In 1844 Cheam station was on the planned route of the London to Portsmouth Atmospheric Railway, a new propulsion system invented during the 'railway mania' of the mid-19th century. The project failed and this section of line became part of the London, Brighton and South Coast Railway in 1847.



Houses on Station Way

**3.85** In the north of the sub area is the Railway Inn, a locally listed building (LL89) which is thought to have been built around the time the railway came through Cheam to serve railway passengers at this new station. However, the building may have been on this site as early as 1810, as a hotel. The building contributes positively to the character of the CA and is an important gateway building for those arriving in Cheam Village from the south.

**3.86** To the south and west of the Railway Inn is the old chalk pit, which is alleged to have belonged to John Gibbons, the grandson of the woman who owned the 'Little Hell' ale house on Brighton Road. Today the Chalk Pit is completely covered by trees and is not easily visible.



The Old Forge (locally listed)

**3.87** No.71 Station Way (occupied by an optician) is a curious perpendicular building with large windows, a brick lower half and a white render upper storey. This building is out of character with the historic nature of the area and has a negative impact on the CA.

**3.88** The station itself, rebuilt in 1909, is not within the CA but the road leading to it has retained its historic feel. No. 59 Station Way marks the approach to the railway station and dates from about 1847. It was previously the station master's house and is now rendered and painted white. Within its grounds there is a large protected tree.





Map Fourteen Sub Area G: Station Way





**3.89** Adjacent to No.59 is a row of five terraced houses, No.61 to 69, which for a modern development is appropriate in scale and design. An attempt has been made to keep the cottage/village feel with small front gardens enclosed behind white picket fences. Behind is a paved area for car parking. Although this development is relatively recent (1990s), some of the wooden sash windows have already been replaced with uPVC which is noticeable and breaks the uniformity in design. Overall the character of this part of Station Way is positive.



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**3.90** Down this stretch towards the underpass are two pairs of semi-detached houses and one detached Victorian cottage. No. 83 Station Way 'The Old Forge' is a locally listed building (LL88) built in 1860 by Moses Barnes, whose family had been iron workers for several hundred years. Although they have had significant modifications such as uPVC window installation, front porch enclosure, rendering and paving of front gardens, due to their age and relative antiquated appearance they contribute positively to the CA.

## Sub Area H Station Way

### Locally Listed Buildings

- LL88 The Old Forge, 83 Station Way
- LL89 The Railway Inn, Station Way

### Unlisted Buildings of Merit

- 59 Station Way

### Buildings making a Negative Contribution

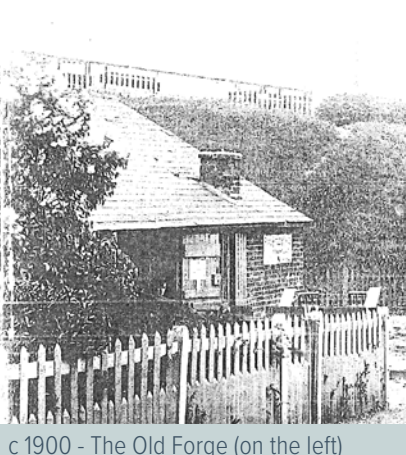
- 71 Station Way

### Strengths

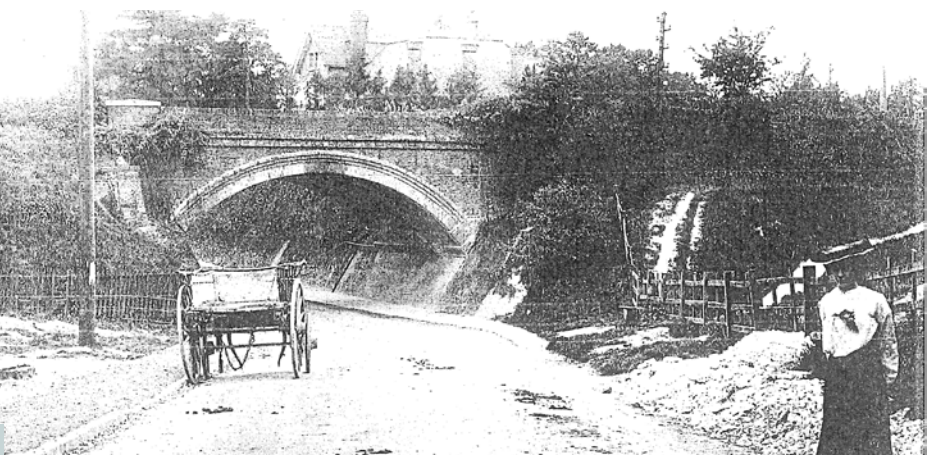
- Original built form maintains the village feel
- New developments in keeping the existing scale

### Weaknesses

- Loss of original features, such as timber framed windows, paved gardens and rendering



c 1900 - The Old Forge (on the left)





## Sub Area I Ewell Road



Thornleigh & Brockridge (locally listed)



1 to 6 Nonsuch Place (locally listed)



Houses on Jubilee Road

**3.91** Sub area I 'Ewell Road' has a mixed character with a variety of residential architectural styles, from the statutory listed 'Park Cottages' opposite the park, to the more contemporarily designed residential developments at the former petrol station and the former Unigate Dairy Crest site. This sub area stretches west from the entrance to Anne Boleyn's Walk, marking the change in character of Ewell Road from commercial to residential. The northern side of the road is bounded by Cheam Park.

**3.92** Along Ewell Road, the oldest properties are the Grade II listed 1-4 Park Cottages (L48), dating back to c.1780, which face the entrance to Cheam Park and Nonsuch Park where the road bends sharply to the south. This row of three cottages has distinctive white weatherboarding and red clay tile pitched roofs. In 1860, three pairs of semi-detached houses were erected to the south, now known as Nos. 1-6 Nonsuch Place and are locally listed (LL78). No. 2 Ewell Road is the only dwelling that is showing the original London Stock / Yellow brick. All the rest have been painted or rendered.

**3.93** To the east of Park Cottages are two high quality sets of semi-detached Edwardian homes, known as Thornleigh, Brockridge, Needwood, Barton, which complement the character of the area. These properties are well maintained with generous landscaped front gardens and low front fences with many original features retained. These dwellings are locally listed for their architectural merit and group value (L77).

**3.94** On the western side of Jubilee Road is a terrace of 14 late Victorian properties that are of a good quality. These properties are characterised by red brick along the lower floors with render, some pebbledashed, upper floors. The majority of properties have retained the original front door canopy and some original timber-framed windows remain. The front gardens are too shallow for conversion to parking spaces which has helped retain the original character of the properties. These properties have a positive impact on the CA.





KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	Listed Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	Locally Listed Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span>	Unlisted Building of Merit
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span>	Buildings lacking appropriate character

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**NORTH**

NOT TO SCALE

**Map Fifteen Sub Area i: Ewell Road**



Wildes Cottages, 1 to 8 Ewell Road

**3.95** To the east of the junction with Jubilee Road sits a detached and two pairs of semi-detached houses dating from the late 1920s. These houses are rendered in white stucco or pebble-dash and have a neutral effect on the CA. Most have replacement windows and doors. Immediately east of these are four two storey blocks of maisonettes called Nonsuch Court which are set in large landscaped grounds. The large leaded light metal casement windows have been replaced with uPVC alternatives. These buildings are placed diagonally to the road behind low boundary walls and fences.

**3.96** 31-33 (Canterbury House) Ewell Road has a retail unit on the ground floor (currently a wine warehouse) and residential above, with a red brick lower and white rendered upper. It is set back to accommodate a car park in front and is bulky in size compared to the surrounding built form. As such it makes negative contribution to the CA. Behind, a timber yard can be seen which is also not in keeping with the residential nature of the surrounding area however is mostly obscured by the buildings in front.



Former Dairy Crest (locally listed)

**3.97** Further east of this development is Wildes Cottages, a symmetrical terrace of eight cottages, built around 1890. These properties make a positive contribution to the character of the area with large sharply steeping roofs, front gardens behind low fences with the two cottages on either end being larger and rendered in pebbledash and providing a strong finish to the terrace. The basic components have remained unchanged and draw attention away from the unsympathetic window replacements on some properties.

**3.98** The mock Tudor buildings of the Old Express Dairy, now known as 'Wells Court' and 'Fitzalan Court' on the corner of Ewell Road and Anne Boleyn's Walk complement the interwar mock Tudor designed buildings along The Broadway. The dairy was opened in 1930 in the mock Tudor design. Recently the mock Tudor designed buildings have been redeveloped as housing with four other blocks of flats being well designed and sympathetic in nature. Due to the importance mock Tudor design buildings have on creating the character of Cheam, these buildings have been locally listed (LL99).



Nonsuch Court, Ewell Road

**3.99** Development in this sub area took place over 150 years and the various building forms reflect this. However, the components of this streetscene integrate successfully. Overall, the considerable width of Ewell Road, the tree-lined north side and the attractive styles of housing on the south side make a positive contribution to the CA.



Grade II listed 'Park Cottages'



Jubilee Road cottages



Eastleigh House, Ewell Road

## Sub Area I Ewell Road

### Listed Buildings

- L48 Park Cottages, Nos. 1 to 4, Ewell Road (Grade II)

### Locally Listed Buildings

- LL77 Thornleigh, Borckridge, Needwood and Barton, Ewell Road
- LL78 Nonsuch Place, Nos. 1 to 6, Ewell Road
- LL99 Wells Court and Fitzalan Court (Former Dairy site), Ewell Road

### Unlisted Buildings of Merit

- Nonsuch Court, Ewell Road
- Nos. 1 to 8 Wildes Cottages, Ewell Road

### Buildings making a Negative Contribution

- Canterbury House (currently a wine retailer), Ewell Road

### Strengths

- Views of Cheam Park
- Attractive, tree lined northern side of Ewell Road
- Eclectic mix of good quality properties that reflect the piecemeal development of Cheam Village

### Weaknesses

- Traffic dominance along Ewell Road
- Loss of original features, such as timber framed windows



Wells Court and Fitzalan Court (Former Dairy Crest site)

# Four Archaeology

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Cheam Archaeological Priority Area



**4.1** Cheam Village is situated on the boundary of two bedrock geologies: the London Clay Formation which underlies the northern part of Cheam; and the Lewes Nodular Chalk Formation which underlies the southern part of the village. The change in height and the interface between the chalk and clay bedrock has caused a narrow band of Lambeth Group Clay, Sand and Silt and Thanet Formation Sand to be deposited along the junction of the clay and chalk bedrocks. Natural springs rise to the surface along this line, with water descending downhill through the Lewes Chalk until it meets the London Clay to the north. On meeting the impermeable clay, the water rises up through the sand to produce natural springs and ponds.

**4.2** The geology of the area is important as water from the spring lines would have first attracted settlers to the area.

**4.3** 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.

**4.4** According to the Local Plan there is evidence of settlements in Cheam from the Saxon period, including a Church as early as the 6th Century. Further evidence of settlements in Cheam have been discovered over the years including; a medieval pottery kiln recovered from Parkside, during an excavation in 1923 and an early Tudor Kiln, of around 1500, discovered in Cheam High Street. In addition a large quantity of pottery wasters and kiln debris were found in the garden land of Whitehall.

**4.5** The table below, taken from a Historic England publication 'Early Sutton: to Inform the Present for the Future', details all records of known archaeological sites and finds within the Cheam Village CA on a period-by-period basis, which highlights areas of sensitivity which could be used to inform any future plans in the area.

## Table One: Archaeological Sites and Finds in Cheam Village

Ref	OA No.	HER Ref	Name	Period	Type
1	14	MLO98637	Ann Boleyn's Walk (Former Dairy Crest Site) - Residual prehistoric finds	Palaeolithic to Post Medieval	Monument
2	16	MLO23069	Nonsuch Park - Mesolithic flints found in the park boundary ditch	Mesolithic	Findspot
3	48	MLO8344	19 Park Road - Burnt and struck flint suggestive of a Neolithic occupation site (five entries)	Neolithic	Monument
4	68	MLO4380	Cheam Park - Arrow head	Bronze Age	Findspot
5	116	MLO23086	St Dunstan's Churchyard - Roman coin	Roman	Findspot
6	158	MLO99815	Central Cheam - Early Medieval Brooch	Early Medieval / Dark Age	Findspot
7	169	MLO10758	19 High Street - Pottery kiln sealed by a 16th century house	Medieval	Monument
8	170	MLO10758	19 High Street - Pottery kiln	Medieval	Monument
9	175	MLO17701	19 Park Road - Two medieval ditches associated with 11th and 12th century pottery and burnt flint (five entries)	Medieval	Monument
10	201	MLO28350	1 Malden Road - Medieval pit backfilled with waste material from nearby kiln site	Medieval	Findspot
11	202	MLO28692	1 Malden Road - Oval pit backfilled with waste material from nearby kiln site	Medieval	Monument
12	203	MLO28858	1 Malden Road - Medieval well	Medieval	Monument
13	204	MLO38379	St Dunstan's Church - Stone coffin next to a skeleton	Medieval	Monument
14	211	MLO4482	15-23 High Street - Pottery kiln	Medieval	Monument
15	212	MLO4580	Kingsway Road - Medieval cultivation soil	Medieval	Findspot
16	214	MLO6244	High Street - Pottery kiln	Medieval	Monument
17	216	MLO71642	St Dunstan's - Shards of early medieval pottery	Medieval	Findspot
18	230	MLO100551	Ann Boleyn's Walk (Former Dairy Crest Site) - Residual medieval to post medieval finds	Medieval to post Medieval	Findspot

Ref	OA No.	HER Ref	Name	Period	Type
19	234	MLO1842	Church Farm Lane - Medieval to post-medieval manor house	Medieval to post Medieval	Monument
20	263	MLO17747	19 Park Road - Remains of sand and brickearth quarries probably associated with post-medieval brick-making (five entries)	Post Medieval	Monument
21	268	MLO17997	19 Park Road - 18th century finds (five entries)	Post Medieval	Findspot
22	279	MLO25499	Church Road - Post Medieval settlement	Post Medieval	Monument
23	294	MLO4472	19 High Street - House	Post Medieval	Monument
24	308	MLO4579	Kingsway Road - Excavations revealed the remains of structures thought to relate to Cheam Court Farm which was demolished in the early 20th century	Post Medieval	Monument
25	312	MLO56081	57 The Broadway - Shop	Post Medieval	Monument
26	325	MLO63650	Cheam Park - Post Medieval garden	Post Medieval	Monument
27	326	MLO63663	Springclose Lane - Backfilled rubbish pit dating to the late 19th or early 20th century	Post Medieval	Monument
28	331	MLO71643	St Dunstan's Rectory - Post Medieval pottery (residual)	Post Medieval	Findspot
29	333	MLO72007	Springclose Lane (Cheam Day Centre) - Post Medieval pit	Post Medieval	Monument
30	337	MLO72384	16 The Broadway - Post Medieval cultivation soil	Post Medieval	Monument
31	355	MLO11990	Cheam Park Lane, site of former Cheam Park House	Post Medieval	Monument
32	358	MLO72009	Malden Road (No 18) - Post Medieval Structures	Post Medieval	Monument

# Archaeological Priority Areas (APAs) in Cheam 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

## Cheam

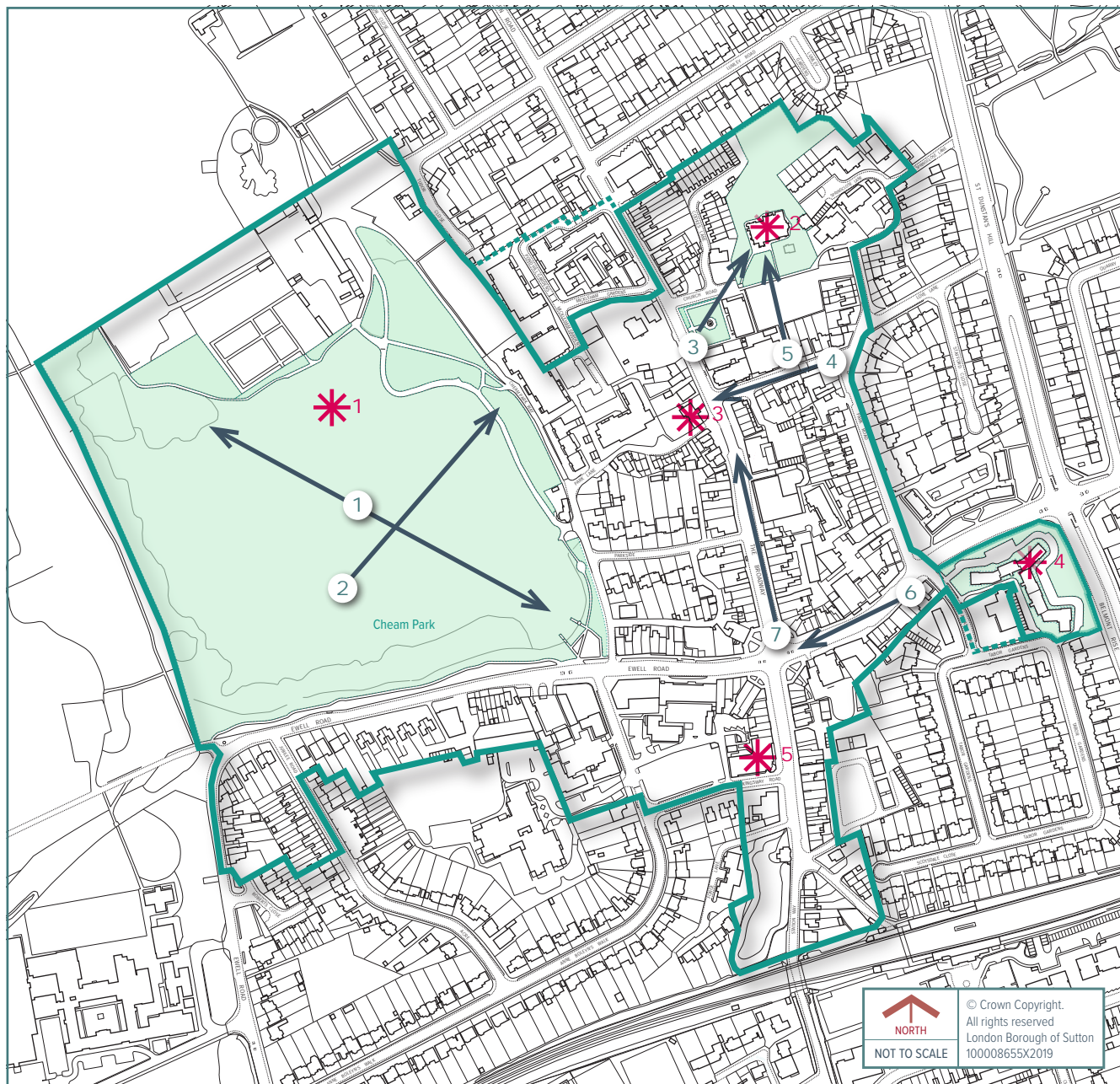
### Cheam (APA14)

The name refers to the 'village by the stumps' and probably alludes to woodland clearance carried out by 6th century Anglo-Saxon settlers. Two estates are recorded, namely East Cheam Manor, located near Gander Green Road, and West Cheam Manor close to the site of the medieval church of St. Dunstan (founded in 6th century). Cheam was an important centre of the north Surrey pottery industry in the 13th to 15th centuries, based on the availability of clay from the local exposures of the Reading beds. A number of kilns have been excavated south of the High Street. The construction of Nonsuch Palace in 1538 changed the role of Cheam to one of service provider to the Royal Palace. Many 17th and 18th century timber-framed cottages survive along the west side of Cheam Broadway and Malden Road and the south side of Park Lane, including the 16th century timber-framed Whitehall.

Local Plan Appendix Map 9.9



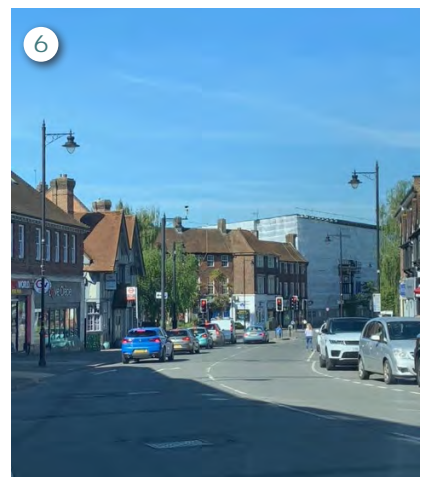
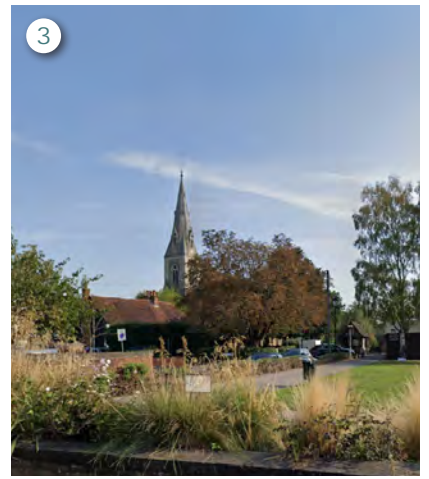
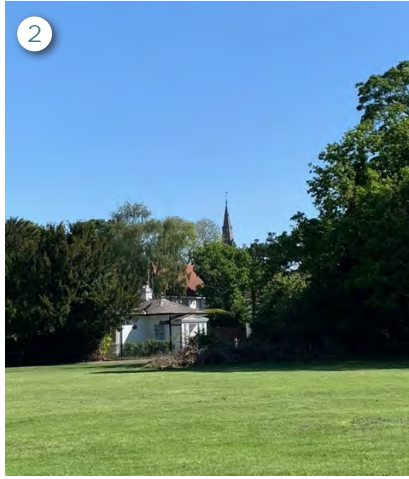
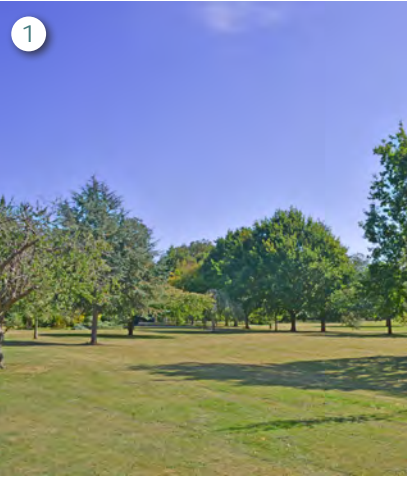
# Five Prominent Views



**Map Sixteen** Prominent Views

KEY	
	Green Space
	Landmarks
	Views

- 1 View across Cheam Park in multiple directions
- 2 Views across Cheam Park to the St Dunstan's Church spire
- 3 Views on the St Dunstan's Church spire
- 4 Views of Whitehall from Park Road
- 5 Views of St Dunstan's from Park Road
- 6 Views down the High Street to the historic Cheam Crossroads
- 7 Views along The Broadway of St Dunstan's Church spire



# Six Conservation Area Boundary

**6.1** The Council considered that the Cheam Village Conservation Area boundary is largely correct but made changes to the follow sub areas.




- Extension of Sub Area B 'Whitehall'
- Extension of sub Area F 'Tabor Court'

## Extension of Sub Area B 'Whitehall'

**6.2** In 2016 the major redevelopment of the former sheltered housing scheme at Elizabeth House and surrounds was completed. It is now known as 'Cheyham Park'. As a result of the redevelopment, the previous CA boundary cut through one of the new buildings, with half the scheme within the CA and half of it outside. As a result it was necessary to redrawn the boundary to reflect the new built form in this sub area. The council considered the following options:

- Exclude all the Cheyham Park scheme
- Include all the Cheyham Park scheme
- Include all the Cheyham Park scheme and other properties north of Mickleham Gardens

**6.3** Following consultation the Council considered that Option B was the best solution. The new Cheyham Park scheme was designed to reflect the character of the area and to be in keeping with the CA. The Council considers this a high-quality scheme that contributes positively to the character of Cheam Village, so should be included. It was decided not to include the community buildings on Mickleham Gardens, as they were not hisotrially significantly.



KEY	
	Potential Addition
	Potential Deletion
	Existing CA Boundary

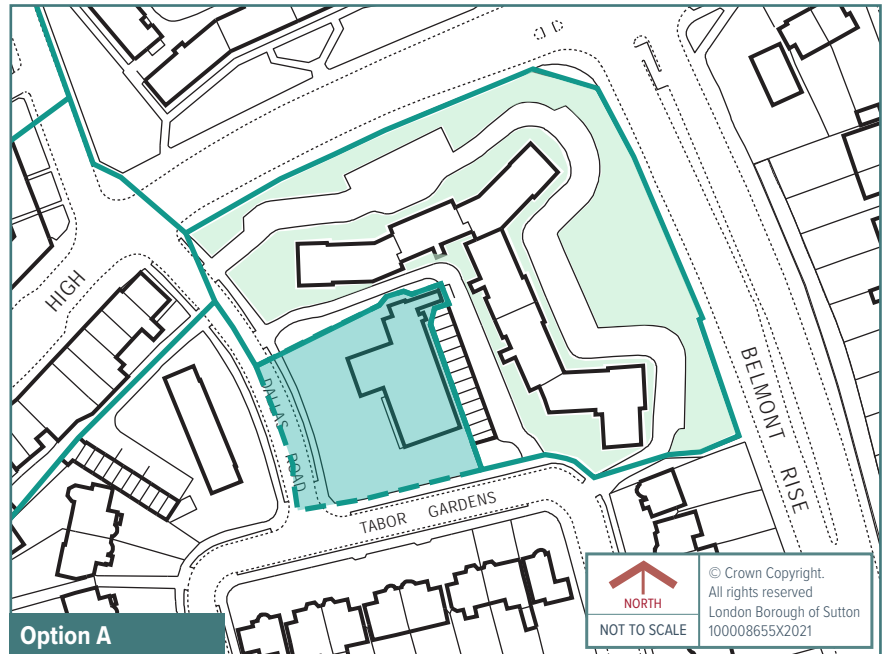


## Extension of Sub Area F 'Tabor Court'

**6.5** The Council is has also extended Sub Area F 'Tabor Court' to include the Locally Listed St Christopher's Roman Catholic Church to the south-west of Tabor Court.

**6.6** The original building is attractive and of a high quality, even though it is obscured by a number of modern additions that detract from its appearance.

KEY	
	Potential Addition
	Existing CA Boundary



# Six Conservation Area Management Plan

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## 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



### Boundary Treatments

**7.5** Boundary treatments, such as walls and railings, play an important role in the character of the CA as some of the buildings themselves, such as the walled kitchen garden to the former Cheam Park House in Cheam Park, the boundary of the Old Rectory and the southern boundary wall of St Dunstan's Church. The boundary walls are in a reasonable state of repair and are generally kept free of graffiti. The upkeep of boundary walls and railings are of importance to the character of the CA, so any deteriorating boundary treatments should be repaired and others should be maintained to a high standard.



#### Guideline SS1 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.

Graffiti should be removed by the relevant owner or authority.



### Listed Buildings, Locally Listed Buildings and Unlisted Buildings of Merit

**7.6** There are many Listed Buildings, Locally Listed Buildings or Unlisted Buildings of Merit with the CA, most of which are in good condition. The council wishes to ensure that this remains the case.

**7.7** With regard to Listed Buildings, owners 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.

**7.8** 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 SS2** 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.



## Redevelopment of Cheam Library

**7.11** Cheam Library, built in the 1960s on the site of the former West Cheam Manor House, was at the time considered to be of an exemplar design. Unfortunately history has not reinforced this initial view and the building significantly detracts from the CA and the War Memorial immediately in front of it. Secondly the surface car park to the rear of the library is not particularly attractive. However it is well used, and is important for the Cheam Village District Centre, so the CA would benefit if its landscaping was enhanced.

**7.12** Whilst there are no plans for the redevelopment of the Cheam Library the Council considers that if any proposals were to come forward in the future there would be an opportunity to significantly enhance this part of the CA through a sympathetically designed scheme. The recently completed Elizabeth housing redevelopment, completed in 2016, demonstrates how developments within a CA can significantly enhance its character.

### Guideline SS3 Redevelopment of Cheam Library

Landowners and developers should use any redevelopment of the Cheam Library and car park to enhance the Conservation Area.

This includes:

- (i) Providing a replacement building, which includes a library, and is in keeping with the conservation area
- (ii) Protecting the War Memorial and the open space in front of the library
- (iii) Any redevelopment should consider softening the visual impact of the library surface car park with landscaping but not reducing the number of parking spaces significantly.
- (iv) Any redevelopment should be sympathetic to the scale, height, massing, materials and urban grain of the conservation area.





# General Guidelines

## Development, Infilling and Intensification

**7.13** While Cheam 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 it is likely that the type of development is likely to be infilling and the intensification of uses on sites. 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 are subservient to, and alterations are in keeping with, 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.



Views of Whitehall from Park Road  
(c) 2020 Google

## Taller Buildings and Views

**7.14** The CA lies outside any taller building zones as set out in Map 7.3 of the adopted Local Plan (2018) 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 17 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 Map 16, particularly to and from the St Dunstan's Church spire.



There are multiple views of the St Dunstan's spire across the CA

## Retail and Commercial Development

**7.15** The Council's Town Centres and Economic Development Assessment (2015) identified some scope for commercial and retail development in Cheam, namely 1,080m<sup>2</sup> of convenience (everyday) retail floorspace and 360m<sup>2</sup> 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 uses, commercial uses and offices (B1a) provided the development respects the character of the Conservation Area and meets the requirements of Guidelines G1 and G2.

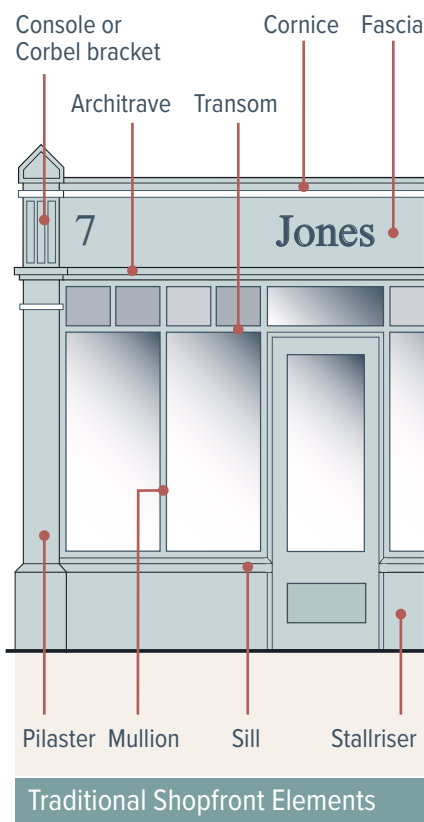


## Shopfronts and Advertisements

**7.16** 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 centre.

**7.17** 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) ([www.legislation.gov.uk/ukxi/2007/783/contents/made](http://www.legislation.gov.uk/ukxi/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 G4 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 the Cheam Village high streets 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

**7.18** 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.

**7.19** 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 19th century properties, 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 G5 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.



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Front garden and boundary treatment retained



Front garden replaced with paving

## Green Cheam

**7.20** While it can be challenging to incorporate climate change 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.

**7.21** 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. Further guidance produced by Historic England on heritage and sustainability is available in Chapter 9 of this document.

### Guideline G6 Green Cheam

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.

## Paving Front Gardens

**7.22** Front gardens can contribute positively to the character and appearance of an area, provide ecological value and mitigate against climate change. Front gardens are particularly important of the character and appearance of a CA. Front gardens that are enclosed by low boundary treatments, such as low brick walls, picket fences or hedges, are particularly appealing. There are several areas within Cheam Village, such as Church Farm Lane, Love Lane, Park Lane, Station Way and Ewell Road, where front gardens have been retained and this has a positive impact of the CA. The removal of boundary treatments and front gardens for paving can have a detrimental impact on character. However, the Council is limited in its powers to control the loss of front gardens as planning permission is only required if a non-porous material, or an area greater than 5m<sup>2</sup>, is proposed.

### Guideline G7 Paving Front Gardens

The Council encourage retention of front gardens and original or established boundary treatments to maintain the village feel of the Conservation Area.

Where front garden paving is sought the Council encourages the use of permeable or porous material and the retention of soft landscaping, such as hedges, where possible.



Traffic calming on Park Road © 2020 Google

## Traffic and Transport

**7.23** 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 on the approaches to the crossroads junction, particularly from the A217. 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.

**7.24** Assisting a shift to more sustainable modes of transport would also be beneficial. Expanding the cycle network to create a segregated cycleway and increasing the pedestrian access and wayfinding for pedestrians would be welcome.

**7.25** Finally, crossing the District Centre for pedestrians is not a pleasant experience. There are currently signalised pedestrian crossing points close to the crossroads but very few further down each of the branches. 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 Cheam Village is a special case and it would be beneficial to review the crossing points across the District Centre 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.

### Guideline G8 Traffic and Transport

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 within the Village.

The Council will seek to improve the traffic calming measures outside the Red Lion Pub on Park Road.

# Eight Action Plan

## Site Specific Improvements

Ref	Action	Responsibility	Timescale
<b>SS1</b> Boundary Treatments	<ul style="list-style-type: none"> <li>● Boundary treatments to be maintained by relevant owners and authorities</li> <li>● Walls to be repointed and repaired where necessary</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and authorities</li> </ul>	Ongoing
<b>SS2</b> Listed Buildings	<ul style="list-style-type: none"> <li>● Listed Buildings to be maintained by relevant owners and authorities</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners</li> </ul>	Ongoing
<b>SS2</b> Locally Listed and Unlisted Buildings of merit	<ul style="list-style-type: none"> <li>● Locally Listed and Unlisted Buildings to be maintained by relevant owners and authorities</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners</li> </ul>	Ongoing
<b>SS3</b> Redevelopment of Cheam Library	<ul style="list-style-type: none"> <li>● Investigate the comprehensive redevelopment of Cheam Library and Car Park</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners</li> <li>● LB Sutton</li> </ul>	Medium to long-term
<b>SS4</b> Redevelopment of Community Facilities	<ul style="list-style-type: none"> <li>● Investigate the redevelopment of community facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners</li> <li>● LB Sutton</li> </ul>	Medium to long-term

## General Guidelines

Ref	Action	Responsibility	Timescale
<b>G1</b> Development	<ul style="list-style-type: none"> <li>● New development respects the existing Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing
<b>G2</b> Taller Buildings	<ul style="list-style-type: none"> <li>● New development should be 2-3 storeys and important views should be protected</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing
<b>G3</b> Retail and Commercial	<ul style="list-style-type: none"> <li>● New development respects the existing Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing



Ref	Action	Responsibility	Timescale
<b>G4</b> Shopfronts and Advertisements	<ul style="list-style-type: none"> <li>● Improve the design standard and quality of materials of shopfronts and advertisements</li> <li>● Consider introducing an Area of Special Control to remove deemed consent for some advertisements within the Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> <li>● LB Sutton Strategic Planning (for Area of Special Control)</li> </ul>	Ongoing
<b>G5</b> Biodiversity and Trees	<ul style="list-style-type: none"> <li>● Retention of existing trees and hedges</li> <li>● New tree and shrub planting</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Tree Officer</li> <li>● LB Sutton Biodiversity Officer</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing
<b>G6</b> Green Cheam	<ul style="list-style-type: none"> <li>● Retention of existing buildings for design purposes and sustainability purposes</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing
<b>G7</b> Paving Front Gardens	<ul style="list-style-type: none"> <li>● Retention of front gardens and boundary treatments</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant owners and planning agents</li> <li>● LB Sutton Development Management Section</li> </ul>	Ongoing
<b>G8</b> Cycling and Pedestrian Network	<ul style="list-style-type: none"> <li>● Create cycling and pedestrian routes across the Conservation Area to encourage more sustainable travel</li> </ul>	<ul style="list-style-type: none"> <li>● Relevant landowners</li> <li>● LB Sutton Highways section</li> </ul>	Medium to Long-term
<b>G8</b> Pedestrian Crossing Points	<ul style="list-style-type: none"> <li>● Investigate with Transport for London the options for pedestrian crossing points across the Village Crossroads</li> </ul>	<ul style="list-style-type: none"> <li>● Transport for London</li> <li>● LB Sutton Highways section</li> </ul>	Medium to Long-term

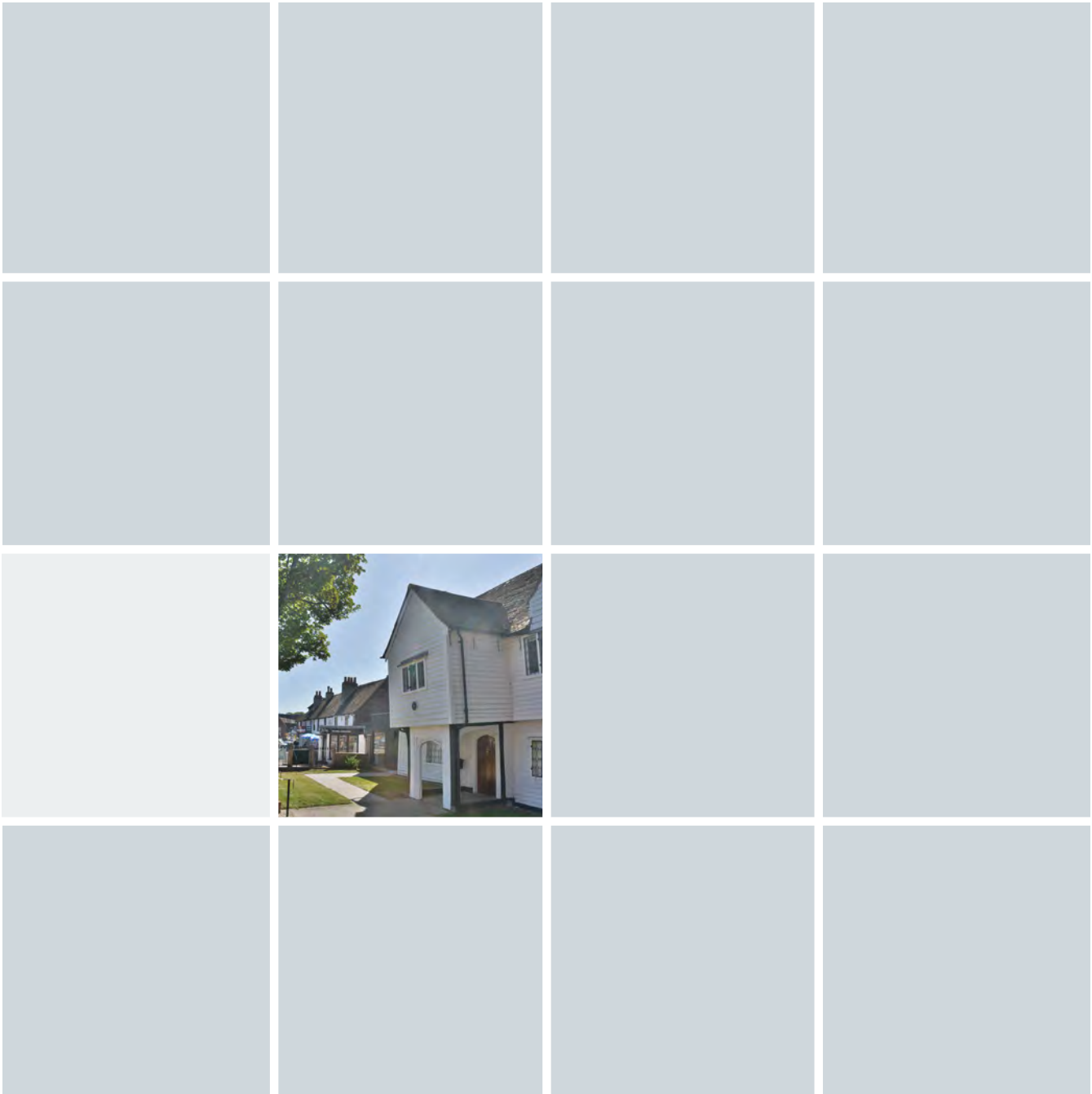
# Nine Related Documents

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The Old Rectory in 2009

- 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\\_ENrTEzDcyXjldZxGSgxuYNXTcp3HBview](https://drive.google.com/file/d/1AA_ENrTEzDcyXjldZxGSgxuYNXTcp3HBview)
- Historic England's Energy Efficiency and Historic Buildings  
<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>
- Historic England's Repairing Windows in an Older Home  
<https://historicengland.org.uk/advice/your-home/looking-after-your-home/repair/windows/>
- Historic England's Retrofitting Energy-Saving Measures  
<https://historicengland.org.uk/whats-new/statements/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>
- Cheam Village Past and Present by Frank Burgess, published by London Borough of Sutton Leisure Services (1991)



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