



London Borough of Sutton

Hallmead Farm Estate Area of Special Local Character (ASLC) Character Appraisal

March 2021





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Hallmead Farm Estate

Area of Special Local Character (ASLC)

Character Appraisal

October 2020

Contents

One Background

Introduction	5
What is an Area of Special Local Character?	6
Purpose of the Character Appraisal?	6
Hallmead Farm Estate	6

Two Planning Policy Context

National Planning Policy	7
Regional Planning Policy	7
Local Planning Policy	7

Three Historical Context

Background	8
Historical Background to Hallmead Farm Estate	9
The Coming of the Railway	12
Distinctive Design	14
Marketing of Properties	16

Four Assessment of the Proposed ASLC

Assessment Criteria	17
Result of Assessment	17

Five Design Guidelines 21 |

Identified Issues for Park Hill Road ASLC	21
Objectives of the Hallmead Farm Estate	21

Six Development Management Checklist 21 |

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One Background



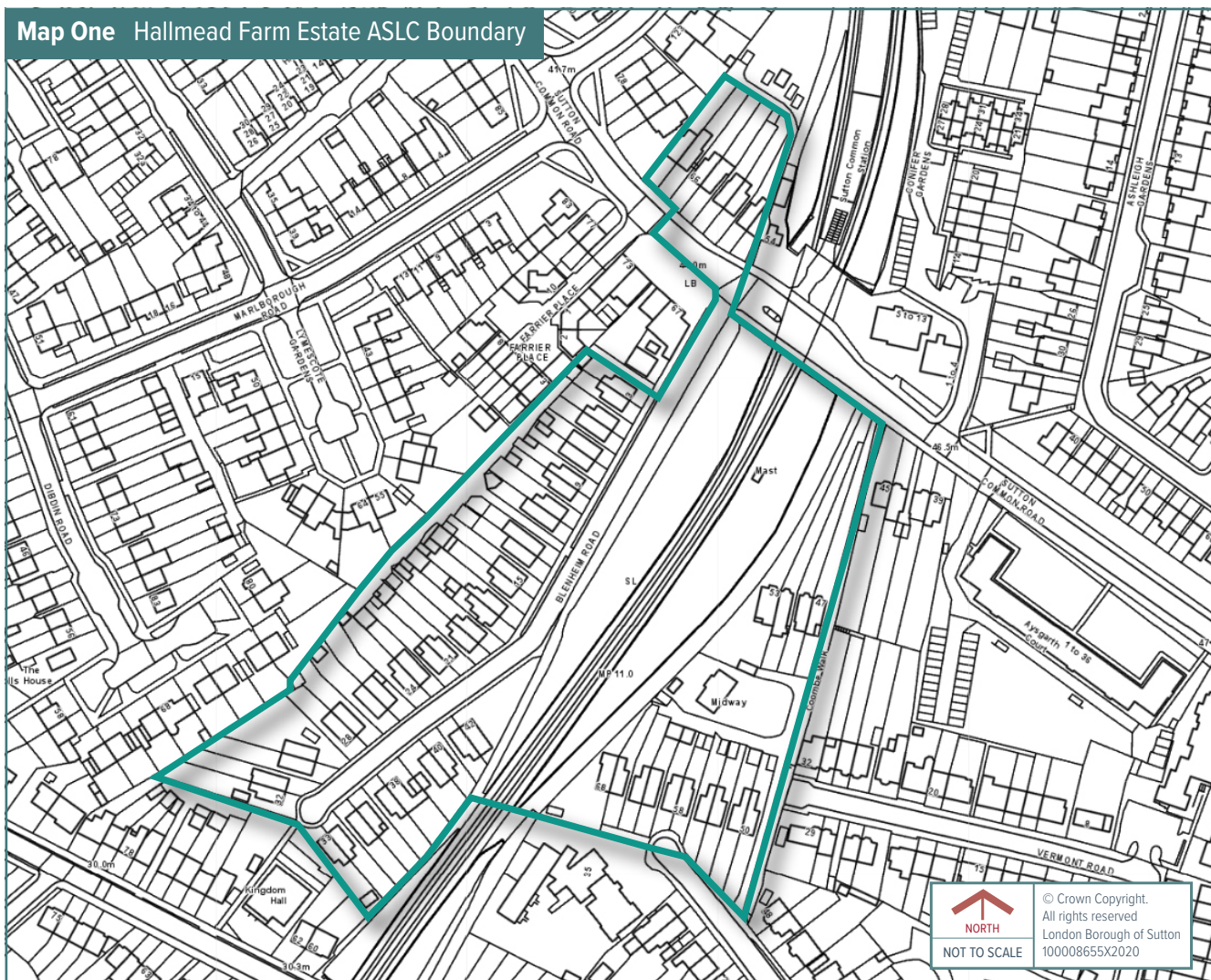
Introduction

1.1 Areas of Special Local Character (ASLC) are a local designation that recognise areas of locally distinct character and identify the particular features that the London Borough (LB) of Sutton wishes to preserve and enhance. It is a local designation designed to capture historically important areas that do not meet the more demanding criteria for the statutory designation of a conservation area.

1.2 An ASLC designation does not impose any additional statutory controls and does not remove permitted development rights for homeowners. The purpose of the designation is to ensure that the development is in keeping with the character of the surrounding area and does not result in harm.

1.3 This document has been prepared by the local community of the proposed Hallmead Farm Estate (as shown in Map 1), in consultation with the Council officers, to justify its designation as an ASLC.

Map One Hallmead Farm Estate ASLC Boundary





What is an Area of Special Local Character?

1.4 A number of areas in LB Sutton benefit from a character that is locally distinctive but does not meet the more demanding criteria for the statutory designation of a conservation area. These areas are designated as ASLCs.

1.5 Although ASLCs are generally used to identify areas based upon their architectural and/or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology, and the local amenities such as green spaces and openness. The Character Appraisal explains the planning policy context for the ASLC, describes the local history and why its character is special.



Purpose of the Character Appraisal

1.6 The Character Appraisal provides advice and guidance for home owners, developers and architects on key aspects of the character and amenity of the area, so that these can be taken into account when extending or redeveloping properties within the area so that the special character of the ASLC is maintained and not lost.

1.7 The Character Appraisal explains the planning policy context for the ASLC, describes the local history and why its character is special. To assist the decision-making process for future developments, the Character Appraisal also identifies the key issues facing the proposed ASLC and establishes a 'Development Management Checklist' to give advice and guidance to householders and their architects as to how they can improve their homes while retaining the character of the area that would help to address these issues.

1.8 This 'checklist' will be taken into account by the Council when deciding whether to grant planning permission for a development within the ASLC.

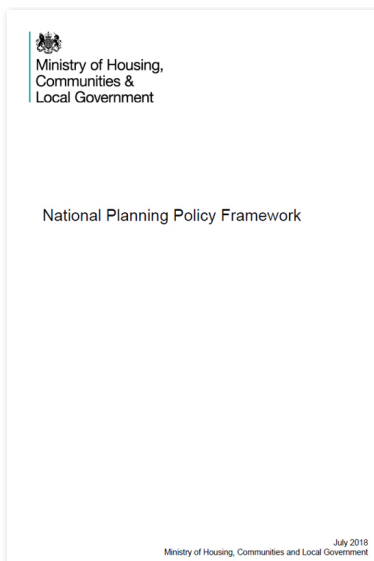


Hallmead Farm Estate

1.9 Hallmead Farm Estate is located in the north-west of the Borough in the ward of Sutton North, and is clustered around Sutton Common railway station. The area is predominately residential, along with some basic shops and the railway station itself. The housing stock is semi-detached properties in a uniform country-cottage style with Dutch hipped style roofs. All properties have front and rear gardens of varying sizes.

1.8 The estate comprises houses in Blenheim Road, Coombe Walk (pedestrian thoroughfare), part of Hallmead Road and part of Sutton Common Road. The estate takes its name from Hallmead Farm, which was the previous land use. There are other similar properties in the vicinity of Sutton Common Road, such as Clensham Lane, but these are separate from the Hallmead Farm Estate

Two Planning Policy Context



National Planning Policy

2.1 The National Planning Policy Framework (2019) requires local planning authorities to set out in their local plans a positive strategy for the conservation and enjoyment of the historic environment. It also states that the effect of an application on the historic environment should be taken into account in determining a planning application. In addition the national Planning Practice Guidance encourages Councils to consider “making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public”.

Regional Planning Policy

2.4 The London Plan is the Spatial Development Strategy for Greater London prepared by the Mayor of London and it forms part of LB Sutton's development plan (i.e. the Local Plan 2018).

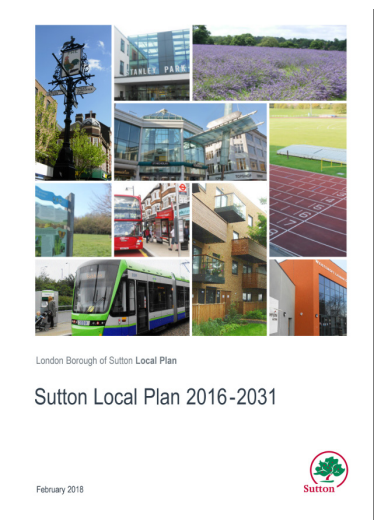
2.5 The London Plan (2016) Policy 7.4 'Local Character' encourages boroughs to consider the different characters of their areas to identify landscapes, buildings and places, where that character should be sustained, protected and enhanced. It advises that characterisation studies can help in this process.



Local Planning Policy

2.6 The Sutton Local Plan recognises the importance of locally distinctive places and sets out objectives and policies to preserve and enhance those areas of the borough that have a special local character. The Local Plan sets out a number of policies to support areas with a special local character, including:

- **Policy 7 'Housing Density'** - In suburban heartlands developments should seek to enhance the quality of the borough's environment ensuring all new development respects the positive features of Sutton's character, reinforcing local distinctiveness and a sense of identity.
- **Policy 28 'Character and Design'** - The Council will grant planning permission for new development provided it respects local context and responds to local character and heritage assets and retains trees, hedges and other landscape features of amenity value.
- **Policy 30 'Heritage'** - The Council expects development within an ASLC to conserve and, where practicable, enhance those elements which contribute to an ASLCs particular character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form.



Three Historical Context

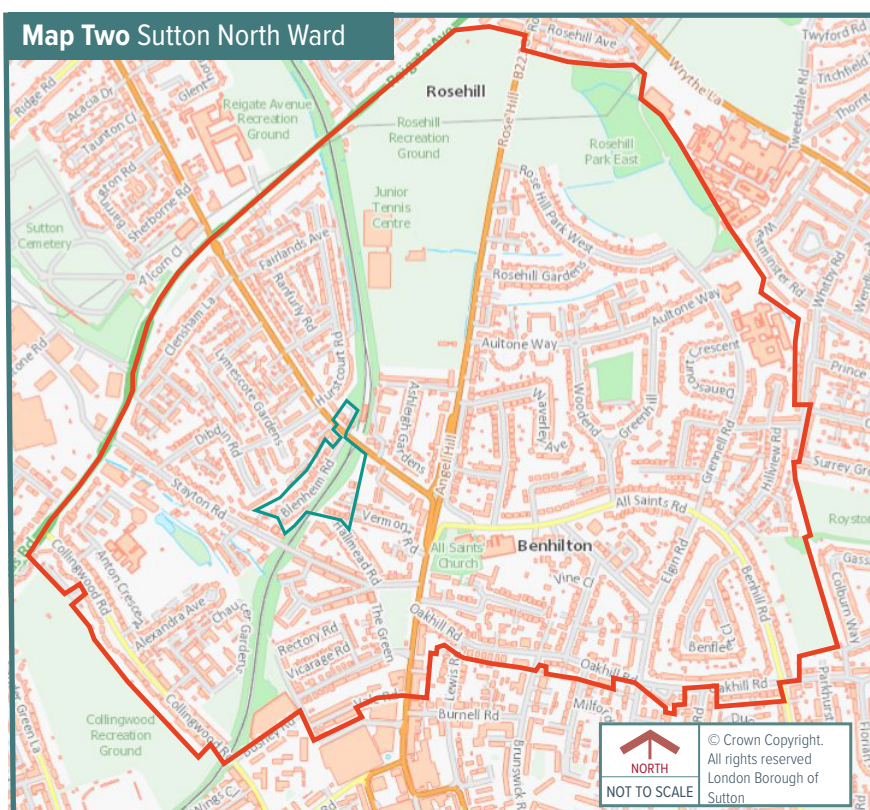


Background

3.1 The core of the ASLC is centred around Blenheim Road, a cul-de-sac located in the old district of Sutton Common, but also includes some properties on Coombe Walk, Hallmead Road and Sutton Common Road. The land Blenheim Road sits upon was formerly common land in the County of Surrey. The road adjoins Sutton Common Road at its highest point, opposite Sutton Common railway station.

3.2 At its lowest point, Blenheim Road leads to a footpath through to Stayton Road. The steep slope of the road allows fine views, as far as Nonsuch Park in Cheam, and further afield. The Grade II* listed church of All Saints, Benhilton, stands to the east, its steeple being clearly visible on descent of Blenheim Road. The area which All Saints Church resides in, south east from the centre of Blenheim Road, is now known as Benhilton, an area which has previously been known as Benhill, Benhull, Been Hill, Bean Hill, Bonhill and Bonehill (Malden, 1912). Angel Hill, which has a deep cutting running through, separated the district of Benhilton from Sutton Common.

3.3 Blenheim Road still consists of the original semi-detached properties, with the recent addition of two maisonettes on the site of number 42. Planning approval has been gained to build an additional property, in the form of a detached house on the remaining strip of garden land beside the new number 42 properties. The top two-thirds of the road only have homes on the western side, with the other side being railway embankment and nature corridor. The lower end of the road has properties on both sides.





3.4 Today, the area of Sutton Common Road which sits within the ASLC has a mixture of houses, shops and flats. Five pairs of semi-detached properties on Sutton Common Road are included with the proposed ASLC, two of which have commercial businesses on the ground floor. The remainder of the shops and flats at the junction of Sutton Common Road and Blenheim Road, were originally in a sympathetic style to the estate but, in the last decade, have lost most of their original features at street-level. The primary feature of this part of Sutton Common Road is the railway station.

3.5 In addition, there are five pairs of semi-detached properties located at the end of Hallmead Road around one side of the cul-de-sac. These properties continue the consistent character and design found in the rest of the ASLC.

Historical Background to Hallmead Farm Estate

3.6 At the beginning of the 20th Century, small freeholders were growing crops of wheat, barley and oats in the area referred to as Sutton Common district (Kelly's Directory of Surrey, 1903). Common land originally spanned from Oldfields Farm to the east, located at what is now Rosehill, and Stonecot Hill to the west, through which ran the Roman road from London to Chichester, known as Stane Street, (now the modern A24). Before being common land, the area was referred to as Sutton Heath. The heath covered an even greater area, including Benhilton and St. Helier and the original Morden village area, along with some of Mitcham.

3.7 There are recorded historical disputes over manorial rights to the heath. Nicholas Carew, Lord of Carshalton and the Abbot of Chertsey disputed lordship of the heath in 1408. Carew argued that he was lord of the heath and it should be known as 'Kersaulton Heth' and not 'Sutton Heth'. The dispute was settled with common lordship being put into place.

3.8 Interestingly, in 1232 there was a Final Concord between the Prior of Merton and the Abbot of Chertsey, "Common of pasture in Sutton up to a ditch called Middildich...the Prior and his successors shall have common in Sutton whenever the men of Kersaulton have it." (Smith, 1970: 74). In 1718 the common was measured as 241 acres in entirety, with roads being 20 feet wide (Roque, 1768).

3.9 Around 1810-1812 enclosure occurred and this led to the start of construction in the area, with homes, farms and small industries becoming a feature of Sutton Common. Sutton Green, part of the original common, was left for common use and survives to this day as a public park.

3.10 Between 1840 and 1860 a building boom began and grand well-spaced residences joined the two existing farms and scattering of cottages in Sutton Common. Sutton Green and Benhilton gained large, detached villas; some of which still stand. Aysgarth was the nearest villa to the start of Blenheim Road, on the site of the modern-day Aysgarth Court.

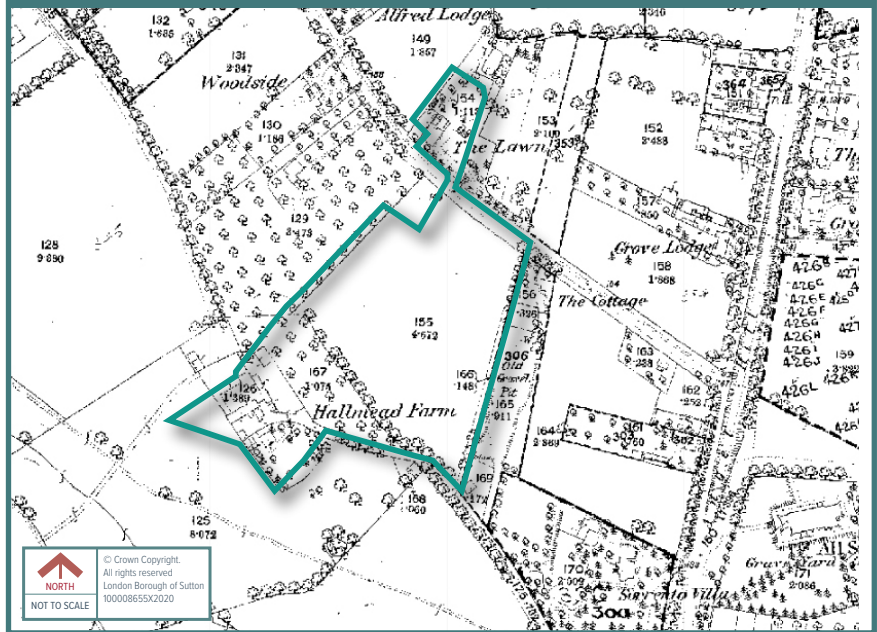


Bleheim Road, 1950s



Sutton Common Road, 1896
Sutton Archives

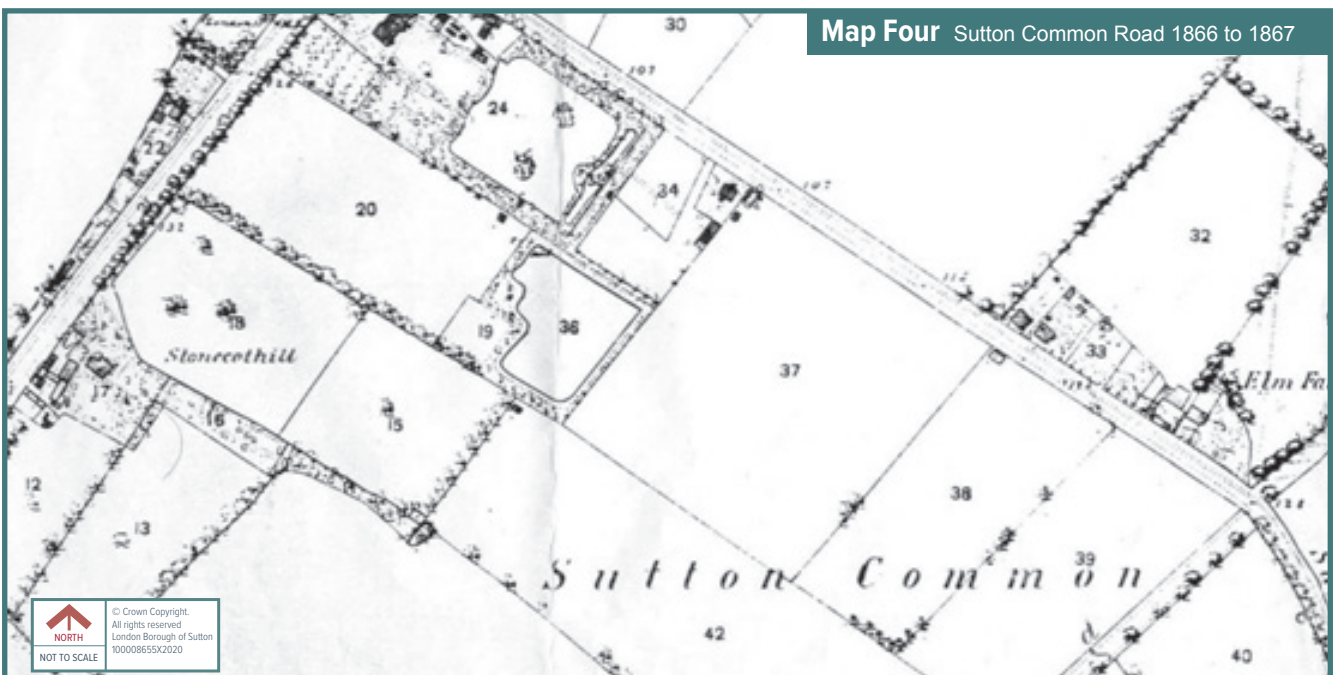
Map Three Title Redemption Map 1867



3.11 Following enclosure of the common land, the site of the what is now Hallmead Farm Estate ASLC was part of Hallmead Farm. Hallmead Farm played a pivotal role in a national scandal of the 1840s; In 1844, a colt purporting to be 'Running Rein' won the Epsom Derby, but was later revealed to be a four-year old, 'Maccabaeus'; four-years old being ineligible to run. Abraham Goodman carried out the switch as part of an audacious gambling fraud. Goodman carried out one more switch before his 'game was up'. Hallmead Farm was the location where Goodman kept his horses and carried out the switch, with the involvement of 'post and horses' from the Greyhound (half way up the modern High Street) in Sutton (Byles, 2011).

3.12 In May 1871 Hall Mead Farm was offered for sale in a document title 'The Sale of Hall Mead with farm buildings, stables, 2 cottages and c.93 acres of land abutting Angel Hill, Sutton Green, Sutton Common Road and Rose Hill', (London Borough of Sutton Archives and Local Studies collection [48/55/1]).

Map Four Sutton Common Road 1866 to 1867





Nearby Sutton Green in the early 1900s



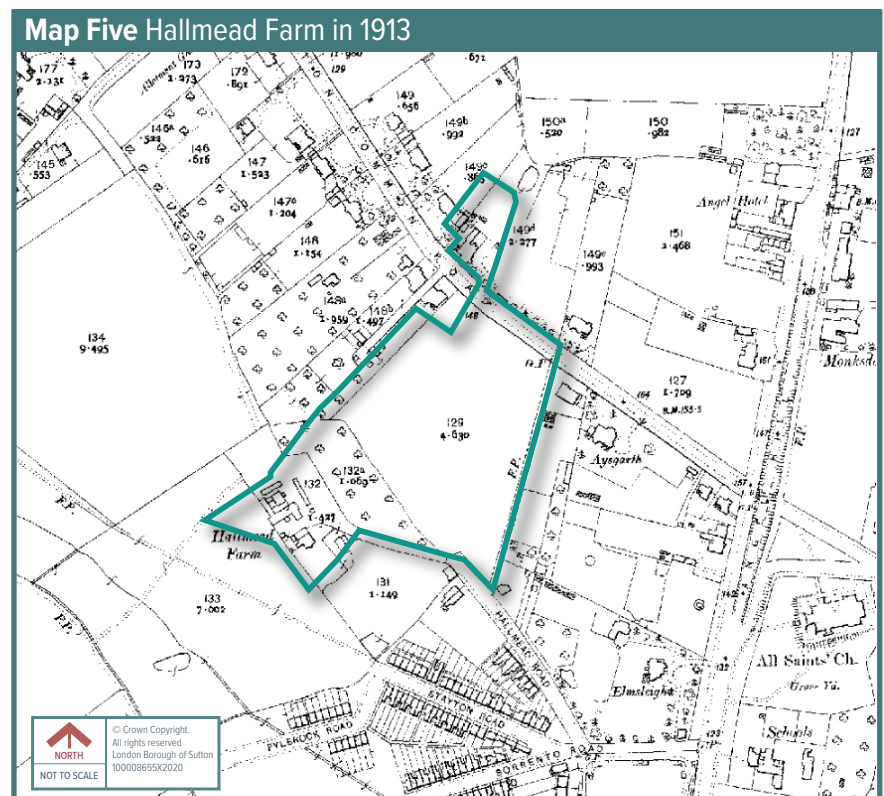
Sutton Common Road, 1918

3.13 From 1871 some parts of the farm had been sold for development and records exist of conversations in Council chambers regarding the sale of twenty-four building plots ‘abutting Hall Mead Road and Stayton Road, referred to as part of the Hallmead Estate (LBS Archive, 48/47/2). A further discussion is recorded on 28th July 1892, where the use of land described as nine acres of ‘Upper Hall Mead meadow’ was debated.

3.14 The building boom led to the development of public amenities, including a sewer works in the modern Kimpton Road area. In 1889 a cemetery was opened, by the site of the old gallows, in what is now Alcorn Close. There was then a hiatus in building until the arrival of the railway to Sutton Common. However, despite the growth of development in the area the farm still remained a distinct entity, with the farm located on Hallmead Lane (Census 1911). By this time, it was an established dairy farm, referred to locally as ‘Skinners’ Farm’, after the Skinner family who ran it. The dairy farm’s holding ran from Hallmead Road, as far as what is now Kimpton Road, with the main farmhouse standing approximately where Hallmead Road is now

3.15 Whilst the area had begun to change, the area still retained a rural quality into the 20th Century. In 1920 the Advertiser contained an article, where the selling of Hallmead Farm and adjacent brick field was noted for £165.00 per acre. Interestingly, this land was earmarked to provide 224 allotments, along with ‘two valuable frontages to roads made up and believed sewered’ (Advertiser, 1920).

3.16 This article also refers to suitability of the area of Sutton Common for town planning purposes. The Sutton Fire Brigade and Allotment Committee minutes from 13th June 1932 refer to a discussion regarding the breaking up of ‘Hallmead Ground’ plots, which the committee decided should be let rent free for two years to bring them under cultivation. A mention is also made of an agreement to repair the cartway from Hallmead Ground to the new by-pass road, which later became the present day Oldfields Road.



The Coming of the Railway



Sutton Common Station today



Cuttings near Sutton Common Station (Sutton Archives)



In this picture (1928) Blenheim Road lies to the right. The photograph is facing towards Collingwood Road in the distance



1970s station frontage, with original entrance building

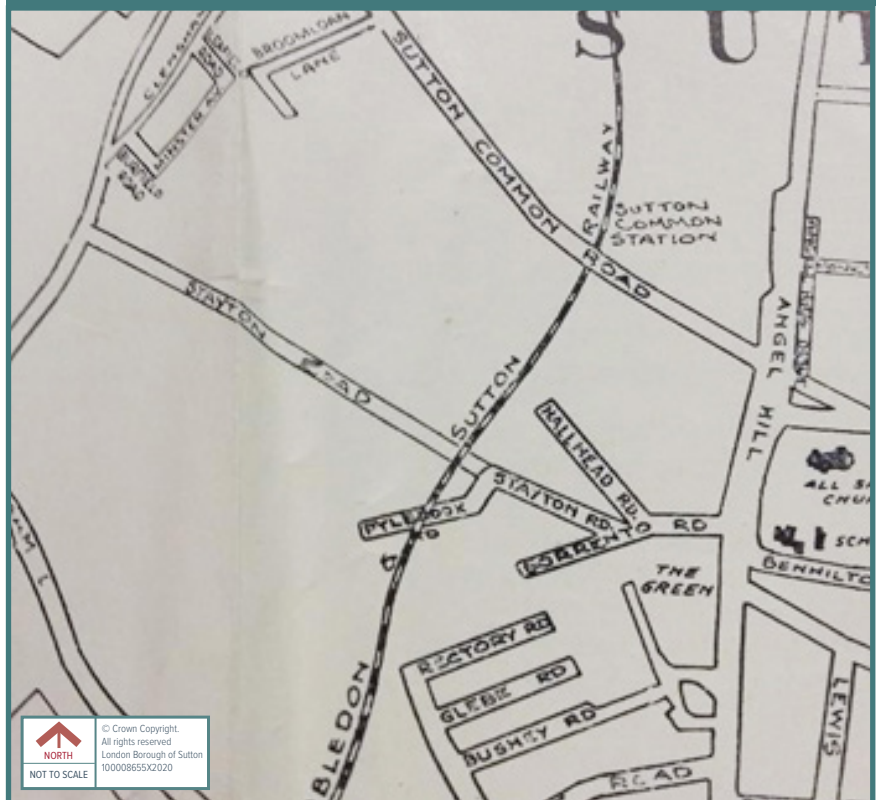
3.17 The impetus for the building of the Hallmead Farm Estate homes was undoubtedly the arrival of the railway in 1930, with the opening of Sutton Common railway station on 5th January 1930. The railway company had acquired parcels of Hallmead Farm land and the land running alongside the line was also made available for development.

3.18 The railway track which crosses Sutton Common was built into a deep cutting which sits to the east of Blenheim Road. At the end of Blenheim Road, the railway crosses Stayton Road by means of a bridge, one of the many bridges on the line. The original station building, which no longer stands, stood prominently on Sutton Common Road, roughly opposite the end of Blenheim Road. The station island platform access was via a steep staircase, from the station building.

3.19 In 1932, a decision was made by the Council to postpone a proposed footpath between Stayton Road and Sutton Common Road, noting that “the Railway Company has now made a new road” (19th October, of 1932 the Highways and Work Committee) – this road is likely to be Blenheim Road. Blenheim Road was subsequently discussed by name at the New Street Committee (6th December 1932). The Committee recommended that the Council take over part of Blenheim Road, to maintain it in the future.

3.20 The approval for the development of Blenheim Road happened in stages. The Town Planning Committee meeting on the 14th July 1932 approved the building of ten semi-detached houses (Plan no. 6889), ‘by Soar and Soar (J.B. Greene)’, subject to Section 87 of the Surrey County Council Act 1931. February 1932 minutes of the same committee record the Council’s agreement to the building of an additional three houses in Blenheim Road.

Map Six Hallmead Farm (1930) Prior to the construction of Blenheim Rd



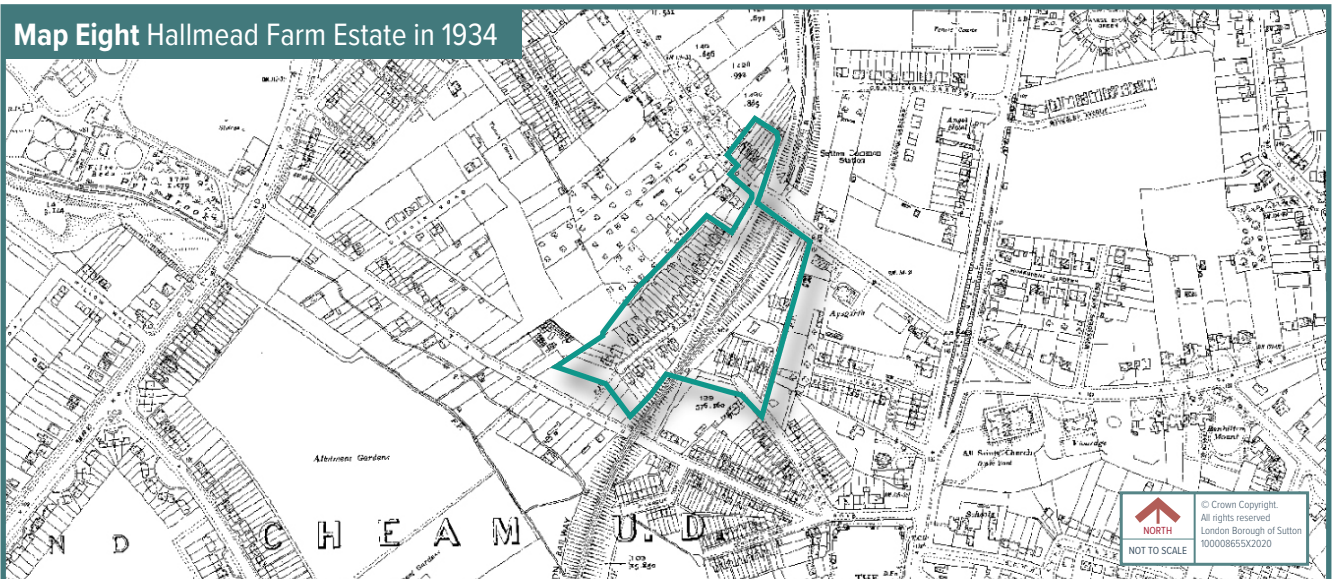
3.21 The Committee approved the building of an additional thirty semi-detached houses in Blenheim Road on 17th November 1932 (Plan no. 7053, Soar and Soar [J.B. Greene]). On the 12th September 1932 the committee declared Blenheim Road a public highway, repairable by the ‘inhabitants at large’. It was agreed that the road should be completed to a satisfactory standard, before the take-over. When the Committee met on 13th June 1933, they declared the ‘Hallmead Road Extension’ a public highway.

Map Seven Hallmead Farm after the Construction of Blenheim Road



3.22 Development of the area continued at a pace just before World War II. It can be assumed that objections, if received, were insufficient to prevent the wave of building which followed. The Hallmead Farm Estate was soon met by rapid local development from the late 1930s, with semi-detached houses spanning both sides of Sutton Common Road, which mostly do not share the architectural character of those of Hallmead Farm Estate.

Map Eight Hallmead Farm Estate in 1934





Door canopy at 26 Blenheim Road



Rear view of a house with the original Crittal casement windows, with the addition of a canopy above the French windows.



Example of local bricks used in the boundary wall of 25 Blenheim Road

Distinctive Design

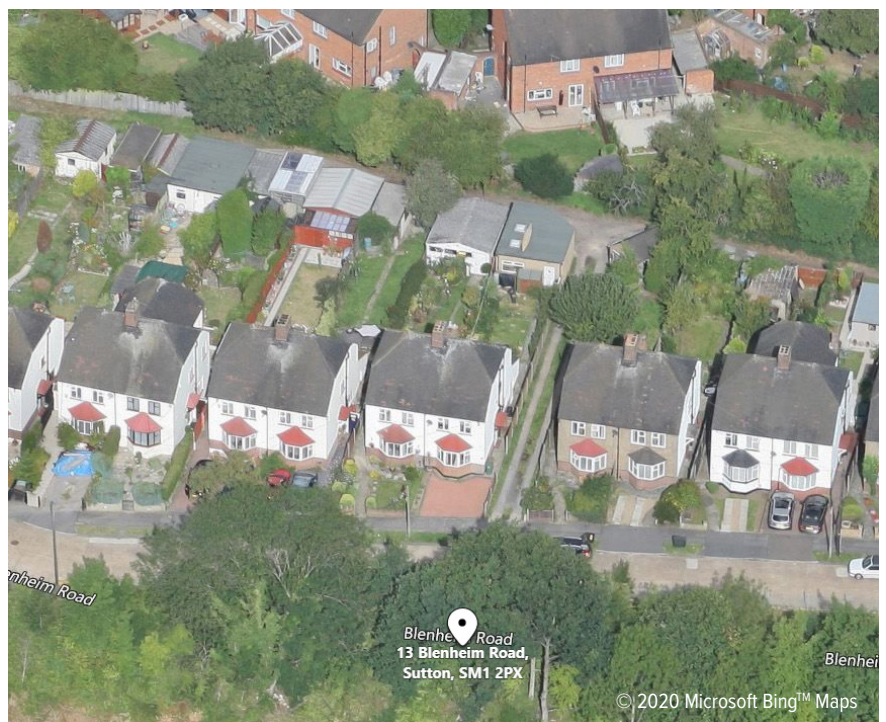
3.23 No record of the Blenheim Road architect has been located. However, the builders were, according to the original advert, J.B. Greene. The roadworks were carried out by Faulkner, G.S. and Sons Ltd of Reigate, who had recently taken ownership of a steamroller for such work. This company also carried out roadworks for prestigious roads such as Pine Walk in Carshalton Beeches. The agents of sale were Soar and Soar, who were located at the crossroads in Cheam Village.

3.24 Although only the external features are relevant to the ASLC, it is deemed important to also record the original character of the internal features. The houses were originally fitted with diamond paned, leaded casement galvanised steel windows to their front aspect, with Georgian pane galvanised casement windows to their other aspects.

3.25 Each house has a main entrance at its side, with a tiled portico-styled canopy. Above the damp courses, the houses are red brick, with either render or pebble-dashed finish approximately 1m. Some houses have had the pebble-dashing painted and some also have painted brickwork. Bricks discovered during building work have been found to be frogged, hard, local bricks stamped with 'Nonsuch, Epsom'.

3.26 The roofs of the houses are high in relation to the overall building dimensions and have 'Dutch' hip ends, with a small section of the gable replaced with a small hip. They are tiled in red clay plain tiles, matching the porch canopies and bay window rooves. The front doors were panelled and the windows around the door had leaded obscured glass fitted, giving an Arts and Crafts impression.

3.27 All the houses in the proposed ASLC were built as either two or three bedroomed semi-detached cottage properties. The buildings appear narrow yet are deep and have good sized rooms (14' by 14' at their largest). The entrances to the houses are at the side of the building





Bay window with distinctive pitched roof that can be found on all properties across the ASLC



Original mottle-tiled fireplaces at 22 Blenheim Road



Original internal doors at 22 Blenheim Road.

3.28 All houses have a vestibule style entrance hall, originally having a spacious dining room at the back and a sitting room to the front, with a large bay window originally fitted with leaded casement windows. The dining rooms had French windows leading to the rear garden and a built-in dresser. Scullery-style kitchens were entered via a door from the dining room.

3.29 Three bedroomed homes had a fuel store and toilet adjoining the kitchen. Some two bedroomed homes had an outside toilet. Staircases run from the front doors, between the sitting and dining room, directly up to a square of landing, which then provides access to a narrow main landing, which does not have a window and is lit by means of fanlights over doors and light coming up the staircase.

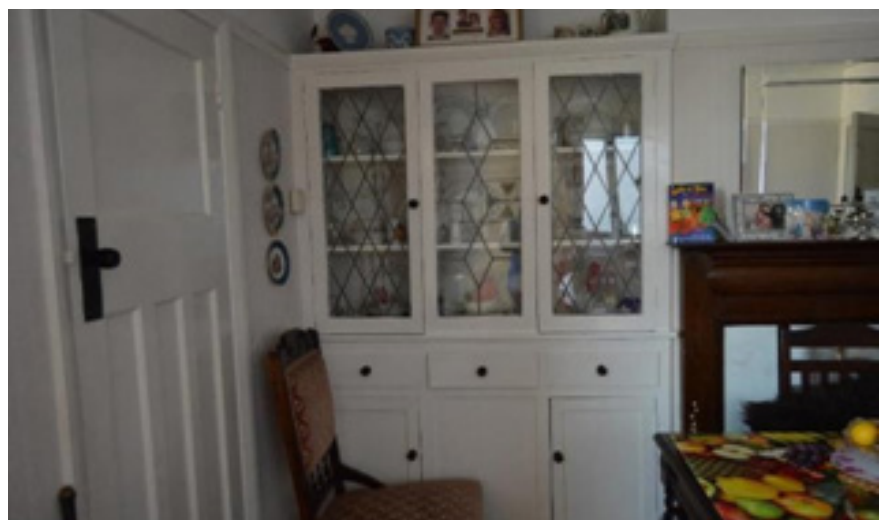
3.30 The houses range from moderately sized gardens in relation to the size of the houses, to very large plots (for example, the long narrow plots on the south side of Sutton Common Road). Some houses are well spaced, and some are close to neighbouring houses, with side windows overlooking those of neighbouring properties.

3.31 Some houses have rear garages, originally built from dark-stained wood, with tiled roofs, in sympathy with the houses. These garages are accessible by a shared alleyway. One alleyway no longer leads to garages due to the development of the old forge site, which is now the gated community of Farrier Place.

3.32 Front gardens have mostly been altered to provide parking spaces, but some retain lawns and planting. Some properties on the westerly side of the road are accessed by steps due to their position above road level.

3.33 Originally, houses had picket fences at the front and split chestnut fences to the rear, in line with covenants laid down by Southern Railway Company. Many properties retain old fruit trees in their rear gardens.

3.34 Interestingly, some of the land to the around Blenheim Road is demarcated as containing trees on the 1933 Sutton Archives map; which concurs with the local long-time residents' view that the older garden trees and their 'offspring' are remnants of the Hallmead Farm orchard.




Dining room, showing original dining room dresser, fire surround and door. By kind permission from residents at 14 Blenheim Road.

Marketing of the Properties

3.35 The advertisement below indicates that the properties were intended to be viewed as 'country cottages' yet had the benefit of all 'mod cons' of the era and easy access to Sutton Common railway station. This advertisement is for two-bedroomed properties, but some of the houses were constructed as three-bedroomed homes.

At **SUTTON**, Surrey

Country Cottages
£675 Freehold



on the
HALLMEAD FARM ESTATE
BLenheim ROAD
(OFF SUTTON COMMON ROAD)
OPPOSITE exit from Sutton Common Station.
Builder - - J. B. GREENE

Sole  Agents
CROSSWAYS, CHEAM. Phone: Sutton 1845.

HALLMEAD FARM ESTATE

BLenheim ROAD (OFF SUTTON COMMON ROAD), SUTTON

OPPOSITE exit from Sutton Common Station.

Semi-Detached Country Cottages

With Every Modern Convenience

By **J. B. GREENE**

PICTURESQUE COUNTRY COTTAGES. Semi-detached with distinctive elevations having Dorking facing bricks to eill height and Flettons or other good English bricks above coated with pebble dashed cement. The Estate occupies a beautiful position on high ground with extensive uninterrupted views. Sutton Common Station is only one minute distant. There are electric trains every four minutes from 5.39 a.m. to 11.29 p.m. There is an up train at 8.43 a.m. and down trains leaving the City at 1.15 a.m. and 3.15 a.m. Sutton High Street, with numerous 'bus routes (including direct services to Morden Tube) and excellent Shops, is within five minutes' walk.

The Cottages are soundly constructed and features include: Slate Damp Course—Foundations entirely of washed Thames ballast concrete—Crittall's steel casement windows throughout with diamond leaded lights to front windows—Best quality sanitary ware throughout—Dorking and other English bricks throughout—Selected tiles and timber and personally supervised workmanship.

£675 Freehold.

The Price is inclusive of all Survey fees, Legal Charges, Conveyance and Stamp Duties, and no further cash payment beyond the deposit mentioned in the Terms of Purchase (Page 3) is required from approved mortgagees.

The accommodation comprises:—

ENTRANCE LOBBY, bright and roomy, with a window on either side of door, fitted fanlight.

FRONT SITTING ROOM, 14ft. x 13ft. 6 (into bay), fitted attractive tiled fireplace and electric plug point.

LIVING ROOM, 14ft. x 14ft. with attractive tiled fireplace and casement doors to garden. Fitted glazed door. Spacious cupboard, fitted electric light. Plug for electric iron, &c.

ROOMY KITCHEN with tiled floor and walls. Fitted "Ideal" boiler (or "Sunhol" gas boiler if preferred), accommodation for gas cooker and copper, white glazed sink and draining boards and ample shelving. **LARDER** with fly-proof window. Side Entrance.

TWO BEDROOMS, 14ft x 11ft and 14ft x 11ft. each fitted tiled fireplace, point for gas fire and electric plug point, and one having heated linen cupboard and a hanging cupboard, and the other a hanging cupboard fitted full-length dressing mirror.

TILED BATHROOM, fitted porcelain enamelled enclosed bath, soap dish tile, and lavatory basin, w.c. (separate if desired).

FUEL STORE, well-built fixture, or portable galvanized fuel bin if preferred.

Only a very few now left.

SERVICES. Electric current to lighting and plug points (switches, ceiling roses, flex and lamp holders are fitted). Gas laid on for a cooker and a copper (copper supplied) and to each of the bedroom fireplaces. Company's water and main drainages are installed.

THE PLOTS have a frontage of from 19ft 8ins and varying depth providing good garden areas.

FENCING, &c. Front fencing in oak, close-boarded and capped, on brick dwarf wall base. 50ft close boarded fencing will run between the Cottages. Between the gardens the attractive open palisade type of fencing, well known for its long-wearing qualities, will be erected.

PATHS of concrete are laid to the main entrance and the whole of the side-way and a broad strip at the rear of the houses are concreted.

THE ROAD and pavement are constructed to the requirements of the Local Authority.

THE TITLE is registered with the State Land Registry.

TERMS OF PURCHASE and MORTGAGE ARRANGEMENTS. A preliminary deposit of £5 will reserve a house, and Purchasers are entirely at liberty to make their own arrangements, but a minimum total deposit of 10% of the purchase price is required and if desired Messrs. SOAR & SOAR can arrange for the remainder to be obtained on mortgage, as example below, for Purchasers approved as Mortgagees by the Building Society:

AN EXAMPLE OF PURCHASE BY MORTGAGE TERMS:—			
	£	s.	d.
Purchase Price	...	...	675 0 0
Preliminary Deposit	...	...	5 0 0
Balance of Deposit payable on signing Contract	...	...	65 0 0
Total Deposit	...	...	68 0 0
Balance on Mortgage	...	...	£607 0 0
	£	s.	d.
With repayments over 20 years at ...	4	1	0
With repayments over 25 years (available in special cases) at ...	5	12	4
	Per Calendar Month. Per week.		

RATES. The properties are assessed at £25.

The current rates are 9/- in the £, Sutton being one of the lowest rated areas around London.

ELECTRICITY is supplied by the Sutton & District Electricity Supply, of 32, High Street, Sutton. The voltage is 200 A.C. 50 cycles, singlephase. The Flat Rate is 5d. per unit. Two-part Tariff equals fixed annual charge, plus 1d. per unit during two Summer quarters, and 1d. per unit during two Winter quarters.

GAS is supplied by the Wandsworth and District Gas Co., of 299, High Street, Sutton. The charge is 9d. per therm.

WATER is from the Sutton Water Co., and is charged 3½% on the gross assessment for rates.

SEASON TICKET. The third class Season Ticket from Sutton Common Station to London is £3 17s. 3d. per quarter.

Further particulars will gladly be given on enquiry of the Sole Agents:—

Messrs. SOAR & SOAR

Estate Offices, Crossways, Cheam. Phone: Sutton 1845.

Or at the Office of **Mr. J. B. GREENE** on the Estate in Blenheim Road
Phone: Sutton 5098. (off Sutton Common Road).

Every care has been taken to present the details and information in this brochure accurately. Applicants will appreciate that the issue of the brochure does not carry any contractual obligation.



**HOUSES
LAND
ETC.,**

—in—

CHEAM

AND ENVIRONS

Crossways Estate Offices,
Cheam.

LISTS FREE

SOAR
& SOAR

AUCTIONEERS : SURVEYORS : VALUERS

CROSSWAYS, CHEAM

TELEPHONE : SUTTON 1845

Four Assessment of the Proposed ASLC

Assessment Criteria

4.1 When designating ASLCs it is important that clear and transparent procedures are adopted. Accordingly, the Council uses seven criteria, set out below, which are used to assess the merit of potential locations which are considered for designation or when reviewing the boundaries of existing areas. These criteria have been prepared in order to try to achieve a common standard for ASLCs and to make explicit the basis on which areas have been identified

Table 1: ASLC Assessment Criteria

1	Quality of the overall character of the area
2	Townscape value of individual buildings
3	Architectural quality of buildings
4	Historical importance of the area
5	Landscape characteristics
6	Quality of open spaces
7	Contribution of incidental features such as front gardens, wall, fences and hedges

Assessment Area

4.2 These criteria have been used to assess the special historic, architectural and local characteristics of the area under review for proposed designation as an ASLC.

4.3 Table 2 below shows the roads that have been reviewed for inclusions with the proposed ASLC. Table 3 sets out the analysis of the distinctive qualities of each of the roads included in the review.

Table 2: Roads Included within the Assessment

Road Name	Included in the Proposed ASLC?
Blenheim Road	✓
(Part of) Hallmead / Coombe Walk	✓
(Part of) Sutton Common Road	✓

Table 3: ASLC Assessment Matrix for Component Roads of the Proposed Hallmead Farm Estate ASLC

Assessment Criteria	Blenheim Road	(Part of) Hallmead Road / Coombe Walk	(Part of) Sutton Common Road
QUALITY OF THE OVERALL CHARACTER			
Number of Houses	42	12	12
Plot Sizes (average)	Between 0.2 to 0.3ha. Properties on the northern side of the road are deeper than the southern side. Plot sizes are quite narrow.	0.25ha. All plots are fairly consistent in size.	Northern side of Sutton Common Road are 0.22ha Southern side of Sutton Common are 0.47ha
Spaces between buildings	Predominately 2 to 3m. Some gaps are wider as the properties wrap around the cul-du-sac	2 to 3m	2 to 3m
Predominant building line	Consistent building line along the road. Properties wrap around the cul-du-sac at southern end of the road	Consistent building line along the road	Narrow. 2 to 3m
Rear garden size (average)	Varies. Some have shallow gardens of approx. 8m some have deeper rear gardens of approx. 25m	Approx. 15 m deep. Narrow	Varies. Properties on northern side of road (adjacent to the railway station) are approx. 25 m deep. The properties on their southern side are unusual; the rear gardens are 15m deep but front gardens are over 60 m deep.
Site coverage	Building coverage is largely appropriate to the size of the plot	Building coverage is consistent across the properties and largely appropriate to the size of the plot	Building coverage is consistent across the properties on the northern side and largely appropriate to the size of the plot. Due to the very long narrow gardens on the southern side the coverage is very low.
Contemporary infill development	None	None	None
Amount of back garden land development	None	None	None
On street parking	Some. Most properties have off street parking available	Some. Most properties have off street parking available	Some. Most properties have off street parking available
Extent of traffic intrusion	Minor/very limited. Quiet suburban feel	Minor/very limited. Quiet suburban feel	Sutton Common Road is very busy at peak times. However, the significant setback on properties on the southern side of the road mitigates against traffic.
Land uses	Residential	Residential	Residential and two basic shops adjacent to the railway station
Listed/Locally Listed Buildings	None	None	None
TOWNSCAPE VALUE / ARCHITECTURAL IMPORTANCE			
Extent of visible extensions to the original buildings	Minor	Minor	Minor
Buildings types	Semi-detached cottages	Semi-detached cottages	Semi-detached cottages

Table 3: ASLC Assessment Matrix for Component Roads of the Proposed Hallmead Farm Estate ASLC

Assessment Criteria	Blenheim Road	(Part of) Hallmead Road / Coombe Walk	(Part of) Sutton Common Road
Predominant characteristics and building materials	Subtle Arts and Crafts	Subtle Arts and Crafts	Subtle Arts and Crafts
Roof forms	Unique and Distinctive Dutch Hipped Roofs	Unique and Distinctive Dutch Hipped Roofs	Unique and Distinctive Dutch Hipped Roofs
Scaling (e.g. storeys)	2	2	2
Detailing	Red brick built lower level with ground floor semi-hexagon bay windows. The bay windows have identical pitched roofs Upper floors rendered and painted, some pebble dashing.	Red brick built lower level with ground floor semi-hexagon bay windows. The bay windows have identical pitched roofs Upper floors rendered and painted, some pebble dashing.	Red brick built lower level with ground floor semi-hexagon bay windows. The bay windows have identical pitched roofs Upper floors rendered and painted, some pebble dashing.
Visible changes to property under permitted development	Minor. Some loft conversions and dormers	Minor. Some loft conversions and dormers	Minor. Some loft conversions and dormers
HISTORICAL IMPORTANCE			
Origins of development	1930s, railway line a catalyst for development.	1930s, railway line a catalyst for development.	1930s, railway line a catalyst for development.
Former uses of area	Originally the land was used for farming prior to the development of the estate.	Originally the land was used for farming prior to the development of the estate.	Originally the land was used for farming prior to the development of the estate.
Extent of front garden soft landscaping	Some, but the majority is utilised for off street parking	Some, but the majority is utilised for off street parking	Some, but the majority is utilised for off street parking
Tree cover in gardens	Some, particularly the properties that are adjacent to the railway embankment	Some, particularly the properties that are adjacent to the railway embankment	Some, particularly the properties that are adjacent to the railway embankment
Tree cover in streets (% mature)	Limited	Limited	Limited
QUALITY OF OPEN SPACES			
Open Spaces	No public open spaces	No public open spaces	No public open spaces
CONTRIBUTION OF INCIDENTAL FEATURES			
Nature Conservation	There is a green corridor adjacent to the properties that are located along the railway embankment	There is a green corridor adjacent to the properties that are located along the railway embankment	There is a green corridor adjacent to the properties that are located along the railway embankment
Negative Features	Nothing of note.	Nothing of note.	Nothing of note.
Neutral Areas	Nothing of note.	Nothing of note.	Nothing of note.
Grass Verge Square Metres	Limited	limited	limited
Age of Properties	1930s	1930s	1930s

FIVE Issues the Proposed ASLC



Identified Issues for Hallmead Farm Estate

5.1 A number of concerns facing the proposed ASLC have been raised by local residents in the preparation of this Character Appraisal, including:

- Overdevelopment due to planning permission being granted for garden development
- Changes to roof lines
- Paving over front gardens
- Replacement of diamond paned glass windows with plain glass
- Doors being moved to the front of properties
- Design of extensions being out of keeping with the style of the existing properties

5.2 It is considered that the designation of the Hallmead Farm Estate ASLC will drive up the quality of proposals within the area and achieve higher quality schemes. Designs that are of the wrong palette, out of character and those that change the street-scene and rural nature of the proposed ASLC, will be strongly challenged.

5.3 The ‘checklist’ that is set out in the next section of this document is intended to address some of these concerns.





Objectives of the Hallmead Farm Estate ASLC

5.4 The formation of an ASLC will lead to a framework which will help guide future development proposals towards further enhancing the character of the area. These should be seen as opportunities to realise potential both within the area defined and additionally those offered by being an adjacent to Sutton Town Centre Heritage Action Zone.

5.5 This appraisal defines not only the characteristics of the ASLC but enables all interested parties involved in building works or alterations to understand the property features that contribute towards the special character of the area. Whilst individual development proposals can be seen as a threat to the character of the area, they can also be an opportunity to preserve and enhance the character by applying the checklist through the planning application process.

5.6 The development of gardens, particularly front gardens to accommodate additional car parking spaces, can lead to incremental change in the appearance of an area. This can have a negative impact on the townscape. Equally, the style of window replacement, the use of materials, changes to roof profiles, changes in front door access and the design of extensions are all matters that should all attract additional scrutiny in areas designated as an ASLC. Rather than addressing these matters on a case-by-case basis it has been considered in a holistic manner through this Character Appraisal.

5.7 It is recognised that general maintenance or even minor development can fall within national permitted development rights. However, the aims, objectives and checklist in this Character Appraisal should be used to guide permitted development schemes to ensure development is sensitively designed.

5.8 The primary objectives of the Hallmead Farm Estate ASLC are:

- i) To encourage improvements and extensions which reflect, and are sympathetic to, the existing character of the area. This in turn would underpin and continue the established and recognised local distinctiveness of the estate.
- ii) Seek to preserve the 'country cottage' feel with 'Arts and Crafts' influences of the prevailing style in the area
- iii) Ensure that the palette of materials used is clearly defined and understood and made available to the residents to inform a sympathetic approach within future development proposals.

SIX Development Management Checklist



Principal Design Characteristics

6.1 The development on the Hallmead Farm Estate is inter-war housing, drawing broadly from the architectural style and detailing of the Arts and Crafts movement. The key design characteristics, which are illustrated after the checklist, can be summarised as:

- a) Uniform two-storey dwellings with symmetrical front elevations that retain original features in a country cottage style.
- b) Main entrances on side elevation of properties with a tiled portico style canopy
- c) Red-brick houses with plain render, pebble-dash or painted brick and very distinctive front semi-hexagon bay windows with roofs
- d) High roofs with Dutch hipped ends, red clay plain tiles that match the porch canopies and bay windows



Development Management Checklist

6.2 The checklist is established, not to restrict development, but to give advice and guidance to householders and their architects as to how they can improve their homes while retaining the character of the area. In addition to the policies within the Local Plan, it is important to provide guidance which will ensure redevelopments, individually and cumulatively, do not damage the character and appearance of the proposed Hallmead Farm Estate ASLC.



DEVELOPMENT MANAGEMENT CHECKLIST

1. RESIDENTIAL DEVELOPMENT, EXTENSIONS AND ALTERATIONS

Is/Does the development...

1.1	Subservient to the existing building or structure in terms of height, scale and massing.
1.2	Propose or retain the distinctive semi-hexagon front bay windows and its pitched roof.
1.3	Propose or retain the main front entrance in the side elevation and its canopy above the front door.
1.4	Harmonious with the character of the ASLC.

2. PALETTE OF MATERIALS

Is/Does the development...

2.1	Have appropriate architectural detailing and materials that are characteristic of the ASLC.
2.2	Propose or retain ground level brickwork with render, pebbledash or painted brick work above.
2.3	Propose or retain tiles that match the roof, bay window roof and door canopy and which are of a design and colour which is characteristic of the ASLC.

3. ROOFS AND DORMERS

Is/Does the development...

3.1	Propose or retain the distinctive Dutch hipped roof style that is characteristic of the ASLC.
3.2	Propose or retain characteristic roof tiles that match the bay window roof and door canopy.

4. DOORS, WINDOWS AND CANOPIES

Is/Does the development...

4.1	Retain 'front' door canopies with supporting brackets.
4.2	Retain door canopies with portico style roofs on the side elevation.
4.2	Respect the window proportions that are characteristic of the ASLC.
4.4	Propose or retain the semi-hexagon bay windows.
4.5	Retain or where appropriate, introduce diamond-lead glass window panels.

5. GARDENS

Is/Does the development...

5.1	Propose porous or permeable material for front garden paving.
5.2	Propose or retain low front boundary treatments.
5.3	Retain trees, hedges and other soft landscape features.
5.4	Designed so that car parking does not dominate the streetscape.

Illustrative Examples of Hallmead Farm Estate Characteristics

A. EXAMPLES OF GENERAL STYLE AND PALETTE OF MATERIAL



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B. EXAMPLES OF ROOFS AND DORMERS



C. EXAMPLES OF DOORS, WINDOWS AND CANOPIES



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Annex 1 References

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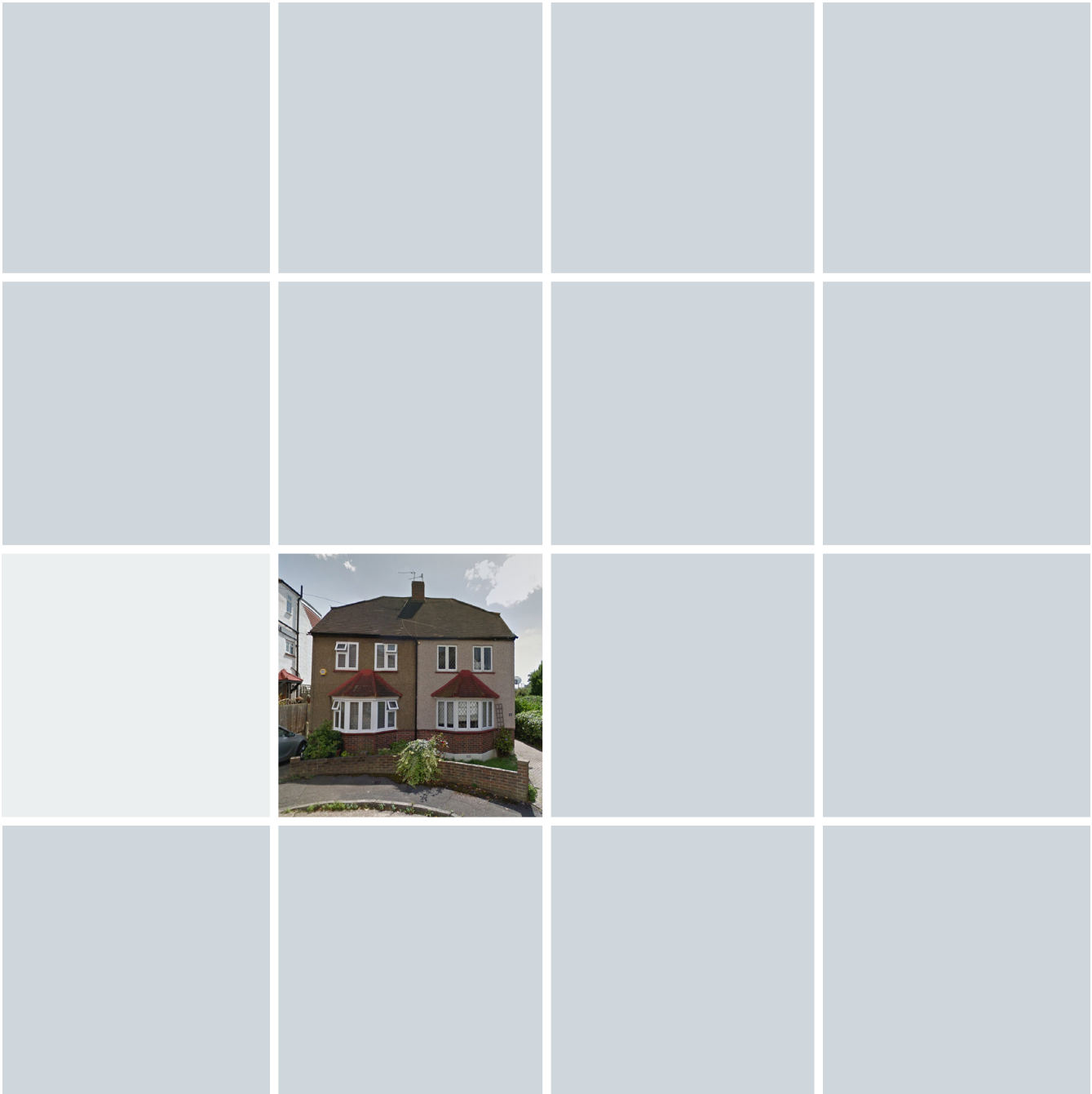
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