

London Borough of Sutton  
**Local Development Framework**

**Borough Heritage Study**

Planning and Transportation Service  
Environment and Leisure

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# ONE

## Introduction

- 1.1 Sutton has long been regarded as a prosperous and attractive area in which to live, with opportunities for work either locally or through good transport links to central London. It conveys the image of a leafy well laid-out established 'arcadia', historically being a collection of rural villages. This "village" feel remains within many locations and consequently Cheam, Belmont and Carshalton are still referred to as villages.
- 1.2 However, the character of the Borough is more complex than this simple stereotype. The more affluent, low density, leafy suburbs towards the south are very different in character to areas such as Rosehill and St Helier toward the north, which are among the most deprived in London.
- 1.3 Since 1968 and the designation of Carshalton Village and Wrythe Green Conservation Areas the Council has focused on the preservation of the special character and appearance of the Borough. In the last 40 years the Council has designated a further 12 Conservation Areas and has identified a number of Areas of Special Local Character.
- 1.4 However both nationally and regionally there has been an increased focus on an 'urban renaissance' in order to achieve higher density development and regeneration of town centres and this has put added pressure on the heritage of the borough. Accordingly, this study has been prepared in order to help understand the development of the Borough and to help inform how new development can be integrated. This Report of Studies should be read in conjunction with the Characterisation Report of Studies (LBS, November 2008).

### Document background

- 1.5 This Heritage Study brings together all the work undertaken on the assessment of Conservation Areas, Areas of Special Local Character (ASLCs) and Special Policy Areas (SPAs) designated in the UDP; the identification of additional ASLCs; and the review of listed and locally listed buildings in the Borough.
- 1.6 This study has been prepared as supporting evidence for the Local Development Framework.

## Policy Context

- 1.7 The Council must take account of national and regional planning policy in developing a new policy approach for the Borough's historic environment. Accordingly, this is summarised below.

### National Policy

- 1.8 *Planning Policy Statement 1* (Delivering Sustainable Development) requires Planning Authorities to prepare robust policies on design and access based on an understanding and evaluation of the defining characteristics of the area. The government is committed to protecting and enhancing the quality of the natural and historic environment and requires a high level of protection for the most valued townscapes.
- 1.9 *Planning Policy Guidance PPG 15* (Planning and the Historic Environment) and *PPG 16* (Archaeology and Planning) emphasise the need to pay special attention to the designation, preservation and management of buildings of national and local interest and safeguarding of historic landscapes and the archaeological heritage (which includes all aspects of the study, recording and comprehension of the historic environment, including buildings, monuments and landscapes and the subsequent analysis and dissemination of this record).
- 1.10 *Planning Policy Statement 3* (Housing) makes clear that Local Planning Authorities should develop design policies aimed at creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Furthermore, PPS3 states that the extent to which development creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity, should be considered when assessing proposed development. PPS3 also states that Local Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area.

### Regional Policy

- 1.11 The London Plan establishes the strategic planning framework for Sutton, and together with the 'saved' policies of the Unitary Development Plan, forms the statutory development plan for the London Borough of Sutton.
- 1.12 The Mayor of London's policies towards the historic environment of relevance to the Borough are contained in the following Policies of *the London Plan: Consolidated with Alterations since 2004* (copied in Appendix 1):
- Policy 4B.1 - Design Principles for a Compact City
  - Policy 4B.8 - Respect local context and communities
  - Policy 4B.11 - London's built heritage
  - Policy 4B.12 - Heritage conservation
  - Policy 4B.13 - Historic conservation-led regeneration
  - Policy 4B.15 - Archaeology
- 1.13 The London Plan highlights that historic environment helps to attract tourists, and provides valuable leisure opportunities and commercial and residential space, and is an important part of London's economy. The Mayor wishes to see the sensitive

management of London's extraordinary historic assets planned in tandem with the promotion of the very best modern architecture and urban design. Designation of historic buildings is not enough. Sensitive management requires clear details of what needs to be protected, how and why. The Mayor expects boroughs and others to use appropriate tools to manage the historic environment, including character appraisals and conservation plans. Schemes such as Townscape Heritage Initiatives, Heritage Economic Regenerations Schemes and Buildings at Risk Grants and their successors, can play an important role in fostering the regeneration of historic areas

- 1.14** The *Sub-Regional Development Framework (SRDF)* indicates that South London is characterised by its relatively high quality, attractive environment and generally good housing conditions. The sub-region is exceptionally well endowed with major open spaces, including the Green Belt, and has the strongest network of town centres in London, containing a variety of strong community centres.
- 1.15** One of the challenges identified as particularly important is managing growth so that it enhances rather than diminishes South London's existing high quality of environment with the potential to direct growth into town centres and areas with redevelopment and regeneration opportunities, including the Wandle Valley.

#### Local Policy

- 1.16** The Council's current policy towards the preservation and enhancement of those areas of the Borough that contribute to townscape quality and local character is set out in the following 'saved' Built Environment Policies of the Unitary Development Plan (copied in Appendix 1):
- BE23-BE27 – 5 policies for Listed Buildings (5 policies)
  - BE28-30 – Locally Listed Buildings (3 policies)
  - BE33 – Historic Parks and Gardens (1 policy)
  - BE34-35 – Conservation Areas (2 policies)
  - BE37-38 – Areas of Special Local Character (2 policies)
  - BE40 – Archaeological Field Evaluations (1 policy)
- 1.17** In addition, under UDP Policy BE39, the Council has designated several Special Policy Areas (SPA) to ensure that new development respects and, where possible, enhances the character and appearance of these areas. This is a local designation, based on the density of development and townscape value, with no national or regional recognition.
- 1.18** Under the new system of 'Local Development Frameworks' (LDFs), local planning policies are set out within a portfolio of documents. These policies will replace the existing saved policies of the UDP.
- 1.19** The LDF contains a number of types of documents which set out development policies and proposals, and which provide both detailed and supplementary guidance. These documents are required to be consistent and complementary to national and regional planning policies. There are, however, opportunities to develop a finer level of detail that responds directly to local issues and cover more specific aspects of the heritage and conservation agenda.

- 1.20** A range of heritage-related issues can be covered within LDFs, from policies to preserve and enhance historic environmental features areas in the Borough to more detailed site briefs and guidance. The main documents include:
- The **Core Strategy** is the key document, which sets out the broad objectives for the area. Typically a Core Strategy will define the main areas of development priority, an analysis of the areas main characteristics and strategic policies covering infrastructure requirements, the use of land and standards of design quality. With regard to heritage it is useful for Core Strategies to include a commitment to the protection of the historic environment within the local area.
  - **Area Action Plans (AAP)** provide a detailed framework for areas where significant change or conservation is needed and focus on the delivery of development objectives. The main purpose is to ensure that development is of an appropriate scale, mix and quality. Here specific sites for landmark buildings or public realm improvements can be highlighted in greater detail along with the area's historic environment assets and consideration of its archaeological resource.
  - **Generic Development Control Policies** are set out to provide an additional and limited set of policies to guide decisions on planning applications. These can include detailed requirements for the protection, preservation and enhancement of the historic environment and archaeological sites, finds, and deposits.
  - **Supplementary Planning Documents (SPD)** do not carry the legal weight of Development Plan Documents but are produced to elaborate on specific policies and proposals, and are taken into account when assessing planning applications. SPD are not subject to Secretary of State approval but are subject to community consultation. Examples of SPD would include individual site briefs or topic-based guidance on issues such as urban design, or conservation area management plans.
- 1.21** English Heritage indicates that it is not desirable for all Conservation Areas to have separate Supplementary Planning Documents (SPDs) and that these should only be used to detail policies for complex Conservation Areas.

### **Borough Context**

- 1.22** The London Borough of Sutton occupies 4,453 hectares of land. It is positioned to the south of London on higher ground rising up to the North Downs. Administratively, since 1966 it has formed one of the outer southern Boroughs created by amalgamating three former local government entities, but its links with the adjoining Surrey County remain strong.
- 1.23** Sutton used to be a collection of rural villages, linked to feudal and royal estates and comprising agricultural land and sheep pastures interspersed with common land and woodland. The “village” feel remains and people still refer to locations such as Cheam and Belmont as villages. In the early industrial revolution, the rural charm of the countryside and proximity to London attracted rich businessmen to establish country houses in locations such as Carshalton.
- 1.24** Proximity to the centre of London, some 13 miles away, and the construction of railway links from the mid Victorian period through to the 1930s led to further successive housing development clustered at first around railway stations, such as

Sutton Junction, and later infilling many of the areas in-between the previously isolated villages. Whilst much of the early housing was individually designed for a known occupier, later large speculative estates were built. In the 20th Century, remaining open land became a resource for the construction of public authority estates, so now there is considerable variation in house forms and tenure in the Borough.

- 1.25** Whilst many of the earlier domestic buildings have been lost, there remain fine examples both of individual houses and historic layouts and built forms, which reflect the historic development of the Borough.
- 1.26** Two through-routes in the Borough provided links to London and areas to the south. The Roman road Stane Street, along the alignment of the A24, remains a principal route to Chichester. Later, during the 18th Century, Sutton benefited from its location on a major north/south turnpike coach route from London to Brighton and the south coast.
- 1.27** These historic routes have now been consolidated into radial routes from Central London, catering for the age of mass-motoring with the building of the Sutton bypass in the 1930s and the great wave of interwar housing development. Now Sutton is within the London orbital motorway and the A24, A217 and A237 provide access to the M25, and the A232 and the A2022 provide east-west routes across the Borough.
- 1.28** The growth of the suburban extent of the Borough in the early 20th Century was linked to the ability to commute into London, principally by the railway links with Victoria, London Bridge and Waterloo. The establishment of main shopping areas in many of the former villages and the creation of 'new' town centres such as Wallington and Worcester Park arose from the growth in the use of the railway system. Later the Sutton to Croydon tram system, London Transport bus routes and the growth in private car ownership led to the construction of further characteristically suburban shopping parades along many of the main road routes.
- 1.29** Not everyone commuted into central London for employment as local job opportunities were created through the development of "modern" factories on the Croydon-Sutton boundary, the Croydon Airport (located in Sutton) and smaller estates and individual units in and around the Borough no longer tied to rail transport with the growth in commercial road services.
- 1.30** The underlying geology of Sutton has had a significant influence on the settlement patterns in the Borough. Sutton is made up of three predominant soil types: upper chalk in the higher lying southern parts of the Borough; London clay in the north west; and river terrace sands and gravels in the lower lying north east near the River Wandle. As a consequence of the changes in height and the interface between soil types there is a ridge of Thanet Sand along a north/south divide. Here water descends through the deep chalk until it meets impermeable clay, rising through the sand to produce abundant springs and pools used firstly for farming then for industry and subsequently essential as a source of artesian water for the growth and reputation of Sutton as a pleasant and healthy location to bring up a family. The presence of this water led to the development of the "spring line"

settlements of Carshalton, Beddington, Sutton and Cheam.

- 1.31** The River Wandle, which flowed from these springs, was considerably larger than today and supported mills as far back as 1086. During the early industrial revolution this was an important source of motive power and many of the mill sites became factories for small industrial enterprises. Later these sites became consolidated such as the now demolished BP Chemicals at Mill Lane, Carshalton.
- 1.32** The historic development of Sutton has led to a variety of suburban environments. Some parts of the Borough, such as Cheam, date back to the 11th Century and there are remnants of great historic parks and landscapes, as at Oaks Park and Beddington Park, which were formerly the estates to large country houses.
- 1.33** The arrival of the suburban rail network during the latter part of the 19th Century led to the rapid development of the Borough and there are examples of the Victorian and Edwardian suburbs created as a consequence of the development of the railways, such as at Wallington and Belmont.
- 1.34** There are extensive areas of low-density housing, mainly in the south of the Borough, which were built in the 1920s - 1930s, characterised by large, detached houses with well landscaped gardens in tree-lined roads with wide grass verges. These remain largely unchanged in the face of development pressure.
- 1.35** Equally however, there are residential areas within the Borough that are at risk. There are a number of bland, homogenous suburban areas, such as the Paynes Estate and the Brocks Estate, which suffer from a lack of identity, and increased car ownership and parking has degraded the local environment.
- 1.36** There are also pockets of social deprivation such as the St Helier Estate. Roundshaw has benefited from significant regeneration partly funded through grants from the Single Regeneration Budget and there are proposals for the redevelopment of the Durand Estate, which will help integrate the estate with the surrounding area.
- 1.37** Finally there are a number of suburban areas within the Borough, particularly those surrounding Sutton Town Centre, with a mixed character as a result of more recent redevelopment and intensification.
- 1.38** In economic terms, Sutton town centre is one of 4 Metropolitan Centres in South London, offering a high level of shopping, employment and leisure activities with good public transport links. The town centre has over 400 retail outlets occupying around 150,000 sq.m of floor space, within a pedestrianised shopping environment. A range of arts, culture and entertainment activities and pavement cafes all contribute towards the overall town centre environment. It is recognised, however, that this environment currently needs significant regeneration to retain and build upon its attractiveness for investment.
- 1.39** With over 200,000 sq.m. of office floorspace, Sutton town centre is also a significant office location within South London. There is considerable potential, particularly to the north and south of the town centre for promoting large-scale,



mixed-use town centre development, including retail, leisure, office and residential uses, supported by major transport improvements and extending the Croydon Tramlink system.

- 1.40** There are 6 district centres at Wallington, Worcester Park, North Cheam, Rosehill, Cheam and Carshalton, along with a large number of local centres and dispersed parades of shops.
- 1.41** Industrial and commercial development is concentrated in three strategic industrial areas at Beddington, Kimpton and Imperial Way/ Purley Way South, which are each located close to key radial roads into London and to the M25. There are also a number of long-established industrial sites within the Borough, the largest being the Restmor Way/ Felnax industrial estate.
- 1.42** The Borough forms part of the Wandle Valley, the key regeneration corridor within South London, which includes the Beddington Strategic Industrial Location on the eastern boundary with Croydon, the northern wards, and areas of mixed housing, industry and commercial development at Roundshaw, South Beddington and Wallington further to the south.
- 1.43** The Borough is currently served by a number of suburban rail services with London termini at Victoria, London Bridge and Waterloo as well as Thameslink, which provides a cross-London service to Kings Cross and Luton. Tramlink links Croydon and Wimbledon, with two stops in the north east corner of the Borough.
- 1.44** The green character of the Borough results from the number of large open spaces which are visible from the main transport routes and gateways into the Borough, including those at Rosehill, Cheam, Beddington Park and Roundshaw and the swathes of Green Belt in the south of the Borough at Cuddington and at Little Woodcote. Sutton's green image is further enhanced by the abundance of mature street trees. One of the largest areas of undeveloped land, known as Beddington Farmlands, extends from Mitcham Common to Beddington Park and remains partly used for sewage treatment. Following mineral extraction operations and progressive restoration of the site through landfill, this area will eventually form the Wandle Valley Country Park, a major new recreational public open space of both Borough and regional significance.

#### General trend of development

- 1.45** In the late 18th century the Borough was a rural area with five villages, surrounded by farmland. The River Wandle flowed through the villages of Beddington, Carshalton and Wallington. There was only one mill in Beddington, as the river flowed through Beddington Park, but the Carshalton and Wallington areas were heavily industrialised by 18th century standards. The Wandle River was lined with mills producing flour, leather, snuff, paper, dyestuffs and other materials. On the river bank there was a series of textile printing works and bleaching grounds where cloth was whitened by laying it out in the sun. A few of the mill buildings have survived, in addition to several late 18th and early 19th century workers cottages such as Wrights Row, Wallington Green.

- 1.46** The Borough had an exceptional number of large country houses, which mostly belonged to wealthy Londoners. During the 18th century the roads were improved, allowing those who owned light fast carriages and good horses the opportunity to easily commute to the City. The Downs, to the south of Sutton and Epsom, became famous for horse racing and several large houses were built to take advantage of this, including the Oaks where the Earl of Derby and his friends devised the famous races.
- 1.47** This mix of agriculture, industry and pleasure survived into the early 19th century, however the area began to change following the introduction of the railway. The West Croydon to Epsom line was the first, opening in 1847, with the Epsom Downs line following in 1865 and the Carshalton / Hackbridge line being built in 1868. These good train connections made the area attractive to middle class commuters and suburban development soon followed.
- 1.48** Figures 1-4 show the changes in the extent of built development in the Borough from 1865.

Figure 1: Development of Borough 1865

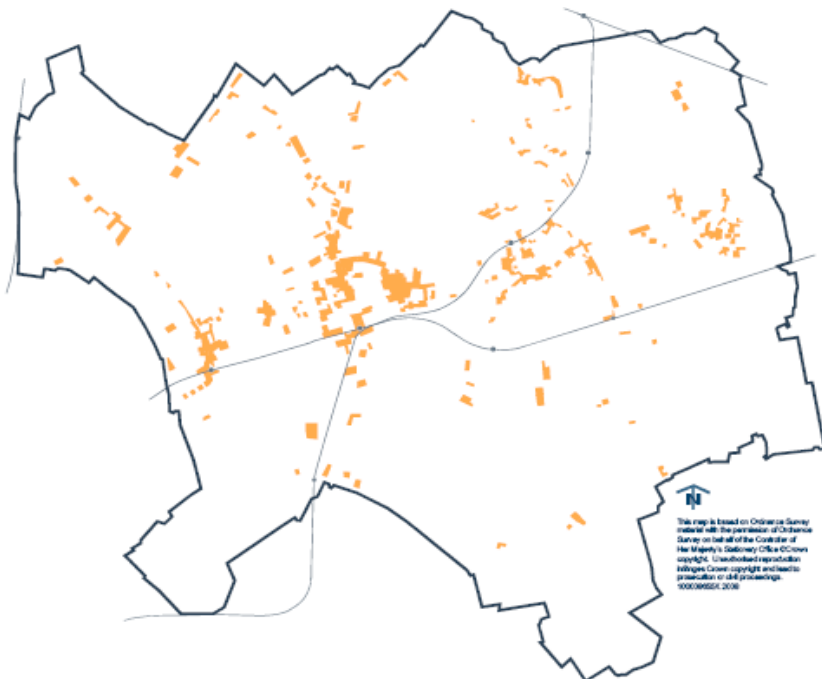
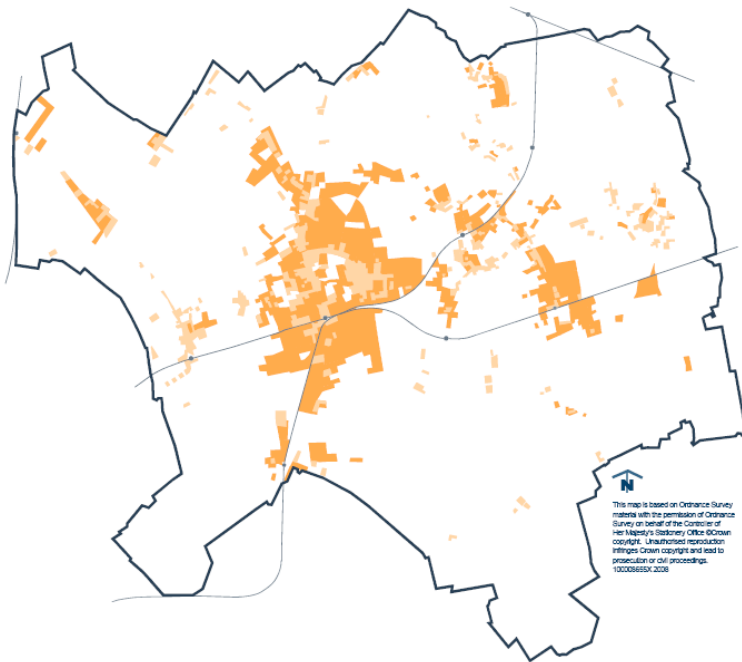


Figure 2: Development of Borough - Late 1800s/Early 1900



- 1.49** During the suburban development period of the Borough, there were two kinds of estates, namely (a) large upper middle class houses often belonging to City workers; and (b) small houses belonging to locally employed people. Sutton expanded the most rapidly because it had the best railway connections, and by 1900 it was considered a small town.
- 1.50** When the First World War broke out in 1914 much of the area was still rural with a great deal of farmland. However, this changed in the inter war period and by 1939 most of the area was developed as private estates or council housing, and most of the old country houses were demolished. Some of the grounds of these country houses became public parks, although others were lost to development.
- 1.51** Minimal bomb damage during the Second World War did little to change the character of the Borough. The most significant development was in 1945, when many old houses were demolished to make way for flats and town houses. The impact of this development was fairly severe on the Victorian and Edwardian upper middle class housing estates, with the loss of many fine examples of original buildings. The minimal benefits from the redevelopment of smaller estates has meant that many smaller lower middle class and working class estates have not changed much. However, several additional areas of public housing have been built in recent years, including 'greenfield' and 'brownfield' development. 'Brownfield' development includes the closure of factories and demolition of some areas of poor quality housing.

Figure 3: Development of Borough – Mid 1900s

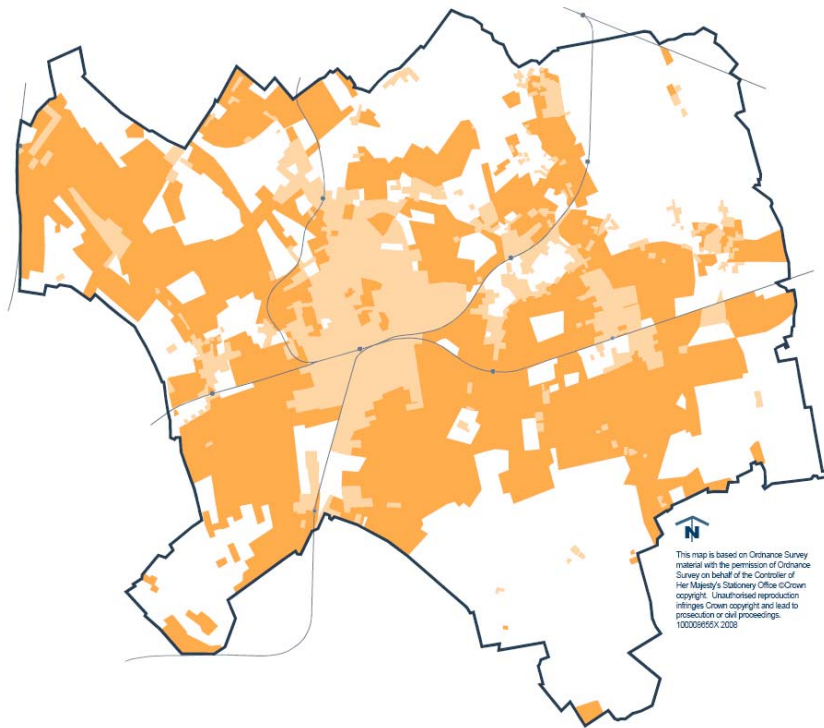
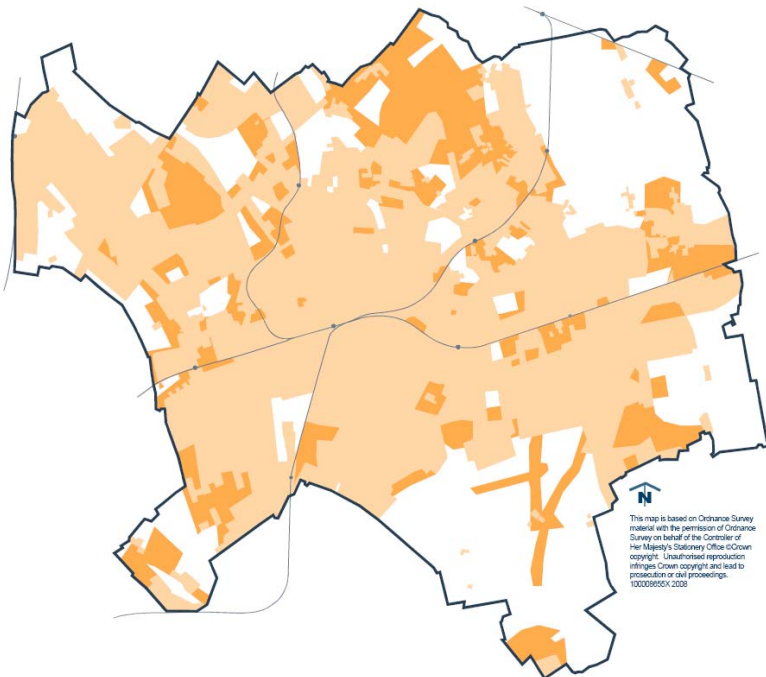


Figure 4: Extent of Built Development in the Borough



### Details of Specific Areas

**1.52** There is also a great deal of variation within this general trend, which has given each village its particular character and identify. The Characterisation Report of Studies (LBS, November 2008) sets out some of the key considerations for each village area.

### **Document Structure**

**1.53** The remaining Sections of this document cover:

- Section 2: Conservation Areas
- Section 3: Areas of Special Local Character
- Section 4: Listed Buildings
- Section 5: Locally Listed Buildings
- Section 6: Other Heritage Designations
- Section 7: Recommendations

**1.54** Sections 2-6 outline the work undertaken on the assessment of Conservation Areas (Section 2), Areas of Special Local Character (ASLCs) and Special Policy Areas (SPAs) designated in the UDP and the identification of additional ASLCs (Section 3); the review of listed and locally listed buildings in the Borough (Sections 4 and 5) and other heritage designations, namely historic parks and gardens and the borough's archaeological heritage (Section 6).

**1.55** Section 7 identifies issues to be progresses in developing Sutton's Local Development Framework. It also identifies issues or areas that require further consideration, study or research.



TWO

## Conservation Areas

**2.1** The Borough has 14 Conservation Areas (CAs) with special architectural or historic interest as shown on Map 1. Some Areas have significant heritage value with many listed buildings, others have a more recent twentieth century appearance encapsulating the best architectural and urban design practices of their time. A description of the conservation areas set out in Appendix 2.1 and their boundaries shown in Maps 2.1-2.14. The dates of their designations, past boundary reviews and priority in terms of further review are set out in Table 1.

### Policy Context

**2.2** Government Guidance on the Historic Environment (PPG15) makes it clear that it is the quality and interest of areas, rather than individual buildings, which should be the prime consideration in identifying CAs. While all streets and buildings give a sense of place, continuity and cultural identity it is only where they are of special architectural or historic interest that they should be designated as CAs. The first CAs were designated in the Country in 1967 and in the Borough in 1968.

**2.3** The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to undertake clear and concise appraisals of the character of Conservation Areas to provide a sound basis for their designation and management. Under the best value Performance Indicators (BVPI 219b and BVPI 219c), local authorities are required to have up-to-date character appraisals for all Conservation Areas and management strategies, which are to be reviewed every 5 years. The Council has set a target to undertake a minimum of 2 character appraisals a year.

### Review of Conservation Areas

**2.4** As part of a 5-year programme, the Council is assessing all the CAs in the Borough, producing Character Appraisals for each area in line with published guidance<sup>1</sup>, and drawing up Management Plans. Since 2006, Character Appraisals have been undertaken for the following CAs:

- Sutton Garden Suburb (2006);
- Carshalton Village (2007); and
- Wallington Green (2007).

**2.5** A Character Appraisal of Cheam Village Conservation Area started in 2008 and will be completed in early 2009.

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<sup>1</sup> English Heritage/Planning Advisory Service *Guidance on conservation area appraisals* (2006)

- 2.6** The Carshalton Village CA Character Appraisal concluded that parts of Westcroft Road and Station Road may warrant designation as part of the conservation area. It is recommended that this revised boundary be identified in the Site Development Policies DPD: Preferred Options for the purposes of consultation.
- 2.7** Management Plans have also been completed for Sutton Garden Suburb CA and Wallington Green CA. The Sutton Garden Suburb CA Management Plan was prepared as a Supplementary Planning Document (SPD), and a revised Article 4(2) Direction put in place in January 2008 to give effect to the proposals in the SPD.

**Table 1 – Conservation Areas**

<b>Conservation Area</b>	<b>Character Appraisal</b>	<b>Management Plan</b>	<b>Further Information</b>
Sutton Garden Suburb (Map 2.12)	Completed 2006	Adopted 2008	<ul style="list-style-type: none"> <li>• Designated 1989.</li> <li>• Article 4 Direction 1992.</li> <li>• Revised Article 4(2) Direction in 2008.</li> </ul>
Wallington Green (Map 2.13)	Completed 2007	Adopted 2007	<ul style="list-style-type: none"> <li>• Designated 1971.</li> </ul>
Carshalton Village (Map 2.5)	Completed 2007	2009	<ul style="list-style-type: none"> <li>• Designated 1968</li> <li>• Boundary review 1993</li> </ul>
Cheam Village (Map 2.6)	Started 2008	2009	<ul style="list-style-type: none"> <li>• Designated 1970</li> <li>• Boundary review 1994</li> </ul>
Wrythe Green (Map 2.10)	2009	2010	<ul style="list-style-type: none"> <li>• Designated 1968</li> <li>• Boundary review 1994</li> </ul>
Carew Manor, Beddington (Map 2.3)	2010	2010	<ul style="list-style-type: none"> <li>• Designated 1977</li> <li>• Surveyed 1996</li> </ul>
Landseer Road, Sutton (Map 2.10)	2010	2010	<ul style="list-style-type: none"> <li>• Designated 1992</li> </ul>
Grove Avenue, Sutton (Map 2.8)	2010	2010	<ul style="list-style-type: none"> <li>• Designated 1992</li> </ul>
Park Hill, Carshalton (Map 2.11)	2011	2011	<ul style="list-style-type: none"> <li>• Designated 1993</li> </ul>
Carshalton Park (Map 2.4)	2011	2011	<ul style="list-style-type: none"> <li>• Designated 1993</li> </ul>
Beddington Park (Map 2.1)	2011	2011	<ul style="list-style-type: none"> <li>• Designated 1993</li> </ul>
Beddington Village (Map 2.2)	2012	2012	<ul style="list-style-type: none"> <li>• Designated 1994</li> <li>• Surveyed 1996</li> </ul>
Church Lane, Beddington (Map 2.7)	2012	2012	<ul style="list-style-type: none"> <li>• Designated 1993</li> <li>• Surveyed 1996</li> </ul>
Holy Trinity, Wallington (Map 2.9)	2012	2012	<ul style="list-style-type: none"> <li>• Designated 1997</li> <li>• Surveyed 1994</li> </ul>

- 2.8** The Character Appraisals and Management Plans can be viewed on the Council's website at [www.sutton.gov.uk](http://www.sutton.gov.uk) and at the Civic Offices (St Nicholas Way, Sutton), Council offices (24 Denmark Road, Carshalton) and at the relevant local libraries.
- 2.9** Further information regarding the detailed Conservation Area work already undertaken and key implications for the preparation of the LDF is set out in Appendix 2.2.







THREE

## Areas of Special Local Character

- 3.1** The Sutton UDP designates 15 Areas of Special Local Character (ASLCs) on the basis of their high quality townscape, architecture and landscape (Map 2). ASLCs are defined in the Sutton UDP as older parts of the Borough that have a special local character in terms of their townscape, architecture and landscape features.
- 3.2** The concept of ASLCs originates from the Greater London Development Plan in 1976 and the first areas in this Borough were identified for review in the Sutton District Plan in 1981. In 1995, the former London Planning Advisory Committee (LPAC) issued 'Revised Advice on London's Historic Built Environment' which reaffirmed that it may be appropriate "to identify and frame special policies to preserve (the) individual quality" of some residential areas in Outer London which may not satisfy the criteria for Conservation Areas. Consequently, neighbouring Local Planning Authorities of Bromley, Croydon, Kingston and Merton all have local area designations (Table 2).
- 3.3** ASLCs do not have the same status or enjoy the statutory protection provided by planning legislation as Conservation Areas. There is no statutory requirement to regularly review these areas or to produce management plans for them. Tables 3 and 4 list the designated ASLCs and their dates of designation and review. Table 6 lists a further four proposed ASLCs recommended for designation through the LDF process. A description of each is given in Appendix 3 and boundaries shown in Maps 3.1-3.22.

**Table 2- Approach of Other Local Planning Authorities (2006)**

Borough	CAs	Other Designations	Total No. Areas
Bromley	44	Areas of Special Residential Character (9)	53
Croydon	12	Local Areas of Special Character (24)	36
Kingston	26	Local Areas of Special Consideration (6) Strategic Areas of Special Consideration (2)	34
Merton	27	Areas of Distinctive Quality (27)	54
Sutton	14	Areas of Special Local Character (18) Special Policy Areas (3)	35
Richmond	72	None	72

## **Policy Context**

- 3.4** London Plan Policy 4B.11 requires that Boroughs should identify areas, spaces and buildings of special quality of character and adopt policies for their protection and the identification of opportunities for their enhancement.
- 3.5** Through the existing UDP, the Council has sought to offer a similar level of protection to Areas of Special Local Character through a number of 'saved' policies:
- Policy BE37 – Designation of Areas of Special Local Character
  - Policy BE38 – Development in Areas of Special Local Character
- 3.6** Paragraph 6.167 sets out the criteria against which potential locations should be assessed:
- Quality of the overall character of the Area
  - Townscape value of individual and groups of buildings
  - Architectural quality of buildings
  - Historical importance of the Area
  - Landscape characteristics
  - Quality of open spaces; and
  - Contribution of incidental features such as walls, fences and hedges.
- 3.7** The Council has saved these policies until the new Local Development Framework has been adopted. The Council decided not to save G/BE2 'Conservation Areas and ASLCs' after September 2007 as it duplicates national policy in PPG15. Extracts of policies BE37 and BE38 can be found in Appendix 1.
- 3.8** The UDP also identifies three Special Policy Areas (SPAs) at South Cheam, Carshalton Beeches and South Sutton, which were originally identified in the Sutton District Plan in 1981. They comprise established residential areas with substantial detached / semi-detached houses built largely in the inter-war period. The SPA designation is not based on any historical importance of the area but rather on the density of development and townscape value. This is a local designation with no national or regional recognition.

## **Review of Areas of Special Local Character**

- 3.9** Notwithstanding that there is no legislative requirement to do so, in 2003, the adopted UDP introduced a new commitment to periodically review the status and boundaries of designated ASLCs (Policy BE37 (ii)). Paragraph 6.186 also identifies the following areas to consider for future designation:
- Anne Boleyn's Walk, Cheam
  - Mayfield Road, Sutton
  - Hillside Gardens, Wallington; and
  - Bassett Close, Chiltern Road and Woodbury Drive, Belmont
- 3.10** Following detailed assessments of the Belmont Station area, York Road, Holland Avenue and the Avenue, and, the Mayfield Road area of South Sutton, the following areas were recommended as ASLCs:
- Queens Road/The Crescent (2004)
  - Kings Road/Belmont (2004)
  - Highfields (2005)

**Table 3 – ASLC Designated in the UDP (2003)**

<b>Area of Special Local Character</b>	<b>First Designated</b>	<b>Boundary Review</b>	<b>Further Information</b>
Beddington Corner (Map 3.1)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Beulah Road/ Clarence Road (Map 3.2)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Blenheim Gardens / Onslow Gardens (Map 3.3)	1998	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
Bute Road Estate (Map 3.4)	1998	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
Longfellow Road (Map 1, A10 & Map 3.5)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Newtown Area (Map 3.6)	1995	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
Park Rd / Melbourne Rd (Map 3.7)	2003	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
Park Hill Road Area (Map 3.8)	2003	n/a*	
The Ridge (Map 3.9)	1995	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
St. Helier Estate (Map 3.10)	2003	n/a*	
St. Johns Road Area (Map 3.11)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Sandy Lane / Upper Road Area (Map 3.12)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Springfield Road / Grosvenor Road (Map 3.13)	2003	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>
Victoria Road (Map 3.14)	1988	2006	<ul style="list-style-type: none"> <li>Recommended boundary change</li> </ul>
Woodcote Avenue (Map 3.15)	1995	2006	<ul style="list-style-type: none"> <li>No boundary changes</li> </ul>

\* Boundary review not undertaken as designated recently using the same designation criteria.

**Table 4 – ASLC Designated following the adoption of the UDP**

<b>Area of Special Local Character</b>	<b>First Designated</b>	<b>Boundary Review</b>	<b>Further Information</b>
Kings Road/Belmont (Map 1, A9 & Map 3.17)	2004	n/a*	
Queens Road/The Crescent (Map 1, A14 & Map 3.16)	2004	n/a*	
Highfields (Map 1, A8 & Map 3.18)	2005	n/a*	



- 3.11** Following formal consultation periods and Strategic Planning Strategy Committee Advisory Group consideration of the consultation responses, these areas were designated as ASLC (Delegated Decision Notice, Del/82/04 and Del/14/05).
- 3.12** In 2005/6, the Chiltern Road, Hillside Gardens, Down's Road and the Poet's Estate were reviewed (following a petition in 2005 to Clockhouse Area Committee). It was recommended that these areas should not be designated as ASLC as the built form and common townscape qualities were not sufficiently distinctive from large parts of the borough and did not have any special architectural or historic interest to merit designation.
- 3.13** A review of the boundaries of existing ASLCs was undertaken in 2005. This led to proposed amendments to six areas as shown in Table 5. The review considered the need to define clear and defensible boundaries. The proposed boundary amendments were approved by Strategy Committee in October 2006 (Minute 1017a/06) and it is recommended that they be reflected in the Site Development Policies DPD: Preferred Options document for the purposes of public consultation.

**Table 5 – Boundary Amendments to UDP ASLCs**

Area	Recommendation
Beddington Corner	<ul style="list-style-type: none"> <li>Removal of two areas (Mill Green and Orchard Avenue)</li> </ul>
Beulah Road/ Clarence Road	<ul style="list-style-type: none"> <li>Small boundary change at the top of Clarence Road</li> </ul>
Longfellow Road	<ul style="list-style-type: none"> <li>Removal of non-Victorian terraced housing</li> </ul>
St. Johns Road Area	<ul style="list-style-type: none"> <li>Removal of two areas</li> </ul>
Sandy Lane / Upper Road Area	<ul style="list-style-type: none"> <li>Removal of Spooner Walk and Clouston Close</li> </ul>
Victoria Road	<ul style="list-style-type: none"> <li>Removal of 100-104 Carshalton Road</li> </ul>

- 3.14** In September 2006, the Strategic Planning Strategy Committee Advisory Group resolved to defer consideration of additional potential areas for designation as ASLC pending a broad assessment of suburban neighbourhoods not previously designated as a Conservation Areas or ASLC in order to develop a new policy approach to protect and enhance the distinctive suburban character in the Borough as part of the preparation of the LDF (Minute 41/06). This led to the preparation of the Characterisation Report of Studies.
- 3.15** The Council recognised the non-statutory nature of the SPA designation and its conflict with other national and regional objectives and therefore considered the designation could not be maintained through the LDF. However, having undertaken the characterisation work, having been made aware of the historic context of part of South Cheam and Pine Walk, and given the increasing need to protect the best examples of inter-war suburbia the following three additional ASLCs were recommended in 2007 as shown on Maps 3.19-3.21:
- Anne Boleyn's Walk, Cheam;
  - Burton Estates, South Cheam (part of Cheam SPA); and
  - Pine Walk, Carshalton Beeches (part of Carshalton Beeches SPA).

**3.16** In 2008, the Council undertook a detailed assessment of the Victorian houses around Hinton Road and Clyde Road in South Wallington (following a resident's request) and endorsed the proposals to designate an ASLC in the Clyde Road Area, South Wallington to be progressed through the LDF. The recommended boundary is shown on Map 3.22.

**Table 6– Proposed New ASLCs**

<b>Area of Special Local Character</b>	<b>First Identified / Designation Recommended</b>
Anne Boleyn's Walk, Cheam (Map 1, A1 & Map 3.19)	2007
Burton Estates, South Cheam (Map 1, A4 & Map 3.20)	2007
Pine Walk, Carshalton Beeches (Map 1, A13 & Map 3.21)	2007
Clyde Road area, South Wallington (Map 1, A7 & Map 3.22)	2008

**3.17** The Beulah Road /Clarence Road ASLC will be reviewed as part of the Sutton Town Centre Area Action Plan: Preferred Options and the area around Sutton Green will be assessed for potential designation.

**3.18** The review of existing ASLC boundaries and justification of the recent and proposed new ASLCs in accordance with the 2003 UDP criteria is set out in Appendix 3.1.



# FOUR

## Listed Buildings

- 4.1** There are 176 statutory listed buildings and structures (Grade I, Grade II or Grade II\*) within the Borough as listed in Appendix 4. The statutory list, with descriptions, is available on the Council's website.
- 4.2** PPG15 sets out the main criteria that the Secretary of State applies in deciding which buildings to include in the Statutory List and Circular 01/07: Revisions to Principles of Selection for Listed Buildings updates and clarifies advice in paragraphs 6.1 to 6.40 of PPG15 dealing with the principles and criteria for listed buildings. The revised criteria are:
- **Architectural Interest:** to be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (eg buildings displaying technological innovation or virtuosity) and significant plan forms;
  - **Historic Interest:** to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.
- 4.3** The Secretary of State may also take into account:
- **Group value:** the extent to which the exterior contributes to the architectural or historic interest of a group of buildings of which it forms part, particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole property, not just the exterior.
  - **A feature of the building:** the desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building containing a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building (e.g. a finely panelled 16th century room, a fireplace and over mantel introduced from another building, or an elaborate plaster ceiling).

- 4.4 The Heritage Protection Reform (started in 2003)<sup>2</sup> has led to the preparation of a series of selection guides by English Heritage in 2007, which set out approaches to designating buildings.

### **Policy Context**

- 4.5 Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) sets out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection and provides a list of criteria which is used to identify statutory listed buildings.
- 4.6 London Plan Policy 4B.11 (London's built heritage) states that DPD policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.
- 4.7 Applications to affecting buildings or structures on the Statutory List are subject to a number of 'saved' policies in the UDP, principally:
- Policy BE23 – Protection and Preservation of Listed Buildings
  - Policy BE24 – Change of Use of Listed Buildings
  - Policy BE25 – Alterations and Extensions to Listed Buildings
  - Policy BE26 – Control over Development within the setting of a listed building
  - Policy BE27 – Level of Detail required for listed building applications
- 4.8 The Council has saved these policies until the new Local Development Framework has been adopted. The Council decided not to save Policy G/BE3 'Historic and Archaeological Heritage' after September 2007, as it duplicates national policy in PPG15 and PPG16 and London Plan Policy 4B.11. Applications affecting listed buildings are covered by saved Policies BE23-27. Extracts of these policies can be found in Appendix 1.

### **Review of Listed Buildings**

- 4.9 Since the Unitary Development Plan's adoption in 2003, English Heritage has approved an application to classify the former Wallington Town Hall (1933-35), a locally listed building, at Grade II for the following reasons:
- It is a well-detailed town hall in a progressive but neo-Georgian tradition by Robert Atkinson, Past Principal and Director of the Architectural Association.
  - It compares well with contemporary but Continental-inspired civic buildings of the 1930s.
  - It forms a strong group of civic buildings with the contemporary library and formal garden, also by Atkinson.
- 4.10 An application to re-classify 'Russetings', another locally listed building, was declined in 2001. Russetings is one of the best preserved large Edwardian houses in the Borough and is currently occupied by the Register Office. The reasons were that though it is a little altered 1899 Arts and Crafts style house by Fredrick Wheeler with good survival of internal features and a connection with Thomas Wall,

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<sup>2</sup> Protecting our historic environment: Making the system work better (2003);



manufacturer of sausages and ice cream, the plan is diffuse with an unexciting garden front and the consensus of opinion was that the exterior is not sufficiently special to recommend the building for statutory listing as a late C19 Arts and Crafts style house.

- 4.11 Whilst a Council review of the Local List in 2007 concluded that none of the buildings on the current Local List are worthy of the Statutory List. The Council's Heritage Manager has since identified that Mount Pleasant Cottages in Beddington which are single story wooden working class cottages should be put forward for listing. The buildings are now unique in the Borough and possibly very rare in London. This type of housing has a rule not survived.

### **Buildings At Risk**

- 4.12 The English Heritage (EH) Buildings at Risk register (the register) is an annual, nation-wide, list of all Grade I and II\* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites) known to be 'at risk' through neglect and decay vulnerable to becoming so. In addition, the London Region section includes Grade II listed buildings at risk and cemeteries, churchyards and burial grounds at risk from neglect, disrepair or vandalism if they are:

- included on the EH Register of Parks and Gardens of Special Historic Interest and/or in conservation areas
- within the cartilage of listed churches or chapels, and contain tombs and monuments of notable quality.

- 4.13 The register is intended to keep attention focused on neglected historic buildings and monuments, while establishing the condition and extent to which these important buildings are at risk. Furthermore, the register is used as a catalyst to identify the costs and resources necessary to bring these buildings back into good repair and, where appropriate, beneficial use. Each case is unique, but there are some recurring reasons why buildings end up at risk:

- Functional redundancy – it is no longer suited to its original purpose
- Location – it might be blighted by its surroundings, or fall within the cartilage of a larger building and where access is a problem
- Economic – the cost of repair is greater than the value of the building
- Ownership – uncertain ownership or wilful neglect and refusal to sell at a reasonable price.

- 4.14 Buildings are assessed on the basis of condition and, where applicable, occupancy:

- **Buildings capable of beneficial use** are at risk if they are in very bad or poor condition, and vulnerable if they are in fair (and occasionally good) condition and vacant, partially occupied or about to become vacated as a result of functional redundancy, e.g. a hospital in the period of run-down to closure.
- **Buildings and monuments incapable of beneficial use** are at risk if they are in very bad or poor condition, and vulnerable if they are in fair condition but lacking management arrangements to ensure their maintenance.

- 4.15 Once a building is identified as 'at risk' or vulnerable and included on the register, priority for action is assessed on a scale of A to F. 'A' is the highest priority for a building which is deteriorating rapidly with no solution to secure its future, and 'F' is

the lowest priority where a repair scheme is in progress and an end use has been secured. Buildings are removed from the register when fully repaired/consolidated, their future secured, and where appropriate, occupied.

- 4.16** Currently three of these buildings/structures are identified as 'at risk' on English Heritage's Buildings at Risk Register:
- the Lychgate at the entrance to West Churchyard extension, St Mary's, Beddington;
  - the Orangery Wall at Beddington Place on Church Road; and
  - the Grotto at Carshalton Park, Ruskin Road.
- 4.17** These buildings have been included on the register because of vandalism and graffiti, and owing to this and, the fact that there are no beneficial uses of the buildings/structures, EH consider their restoration a significant priority. As owners of the buildings and custodians of the historic environment, Sutton Council has a legal responsibility for the repair and maintenance of those falling into disrepair.
- Lychgate at the entrance to West Churchyard extension, Church Road, Beddington
- 4.18** Designed by Joseph Clarke and built 1875. It is a Grade II Listed Building located within the Carew Manor Conservation Area and has an 'A' priority. Subject to much vandalism. Roof in a poor state. Restoration works commenced in 2008 with the help of a substantial English Heritage grant.
- Orangery wall to Beddington Place, Church Road, Beddington
- 4.19** Orangery wall of c1720. It is a Grade II Listed Building located within the Carew Manor Conservation Area and has an 'A' priority. Subject to severe vandalism. The Council have completed a restoration strategy document.
- Grotto in Carshalton Park, Ruskin Road, Carshalton
- 4.20** Early C18 grotto in Carshalton Park. It is a Grade II Listed Building located within the Carshalton Park Conservation Area and has an 'A' priority. The exterior of the grotto has symmetrical curved walls of brick, ramped up gradually to a central peak. The grotto is extremely vulnerable to vandalism and graffiti. The Council have completed a restoration strategy document.
- 4.21** The Council's Heritage Manager has since identified that the Hermitage/Grotto at Carshalton House is in a poor condition. It is a Grade II\* Listed Building located within the Carshalton Village Conservation Area. This structure will be put forward for listing on the Buildings at Risk Register, in consultation will the Friends of the Water Tower.



# FIVE

## Locally Listed Buildings

- 5.1 There are a large number of individual buildings or groups of buildings throughout the Borough which, although not of sufficient quality to warrant Statutory Listing, significantly contribute to the townscape of the area by their historical or architectural interest.
- 5.2 The Sutton UDP identifies 29 locally listed buildings or structures in the Borough, and these are listed within Appendix 5.1.

### Policy Context

- 5.3 PPG15 indicates that the criteria applied for buildings to include in the Statutory List should be adapted to the local level. London Plan Policy 4B.11 requires that Boroughs should identify areas, spaces and buildings of special quality of character and adopt policies for their protection and the identification of opportunities for their enhancement.
- 5.4 UDP Policy BE28 'Maintenance of Local List' states that 'the Council will identify buildings and structures which are of local architectural or historical merit for inclusion on the Local List.' The reasoned justification which amplifies the policy, states that the Council will consider whether the building or structure remains substantially unaltered and retains the majority of its original features and 'additionally' whether it complies with one or more of the following criteria:
- i) is of **historical interest by local, economic or social significance**, well known **historical events, people or designers**;
  - ii) is a fine example of work by **local architects or builders of esteem**;
  - iii) is of **local community interest**;
  - iv) is important to the **setting of nearby buildings and open spaces**; or
  - v) is important in relation to the **townscape view**.
- 5.5 In addition, through the existing UDP, the Council has sought to offer a similar level of protection to locally listed buildings through a number of 'saved' policies:
- Policy BE29 - Protection of Locally Listed Buildings
  - Policy BE30 - Presumption Against Demolition
- 5.6 The Council has saved these policies until the new Local Development Framework has been adopted. The Council decided not to save Policy BE31 'Change of Use'

and Policy BE32 'Setting and Important Views' after September 2007, as the scope of these policies are covered by saved Policy BE29 (copied in Appendix 1).

### **Review of the Local List 2007**

**5.7** In 2007, a review was carried out of the criteria used to identify locally listed buildings and a number of amendments were proposed. To bring the criteria into line with national guidance, it was recommended that a new criterion on 'group value' be added, to allow the addition of groups of buildings on their collective contribution, and to amend the second criteria to refer to locally 'significant' architects and to good examples of local construction techniques, materials or design.

**5.8** In 2007, several additions to the local list were proposed and subject to public consultation between 5 June 2007 and 17 July 2007. Following consideration of the consultation responses, the addition of 7 buildings / structures was approved by the Council's Executive through delegated decision on 20 September 2007 (DEL/79/07). These additions to the Local List are shown in Table 7.

**Table 7 – Additions to the Local List (2007)**

<b>Property</b>	<b>Neighbourhood</b>
Mock Tudor Designed Buildings, The Broadway	Cheam
Loraine House	Wallington
The Mill House, Bridges Lane	Beddington
Mill Lane School	Carshalton
Wall, 36A-38 North Street	Carshalton
Wall, opposite 1-5 Westcroft Road	Wallington
Wallington Police Station	Wallington

### **Review of the Local List 2008**

**5.9** It is considered by the Council's Heritage Officer that the following properties be identified as proposed additions to the local list for consultation purposes:

- Mock Tudor Buildings fronting the residential development, Old Express Dairy
- The Sun, Public House, Carshalton

**5.10** The assessment of the buildings recommended for addition to the Local List is set out in Appendix 5.2.

**5.11** In April 2008, the Wallington Town Hall, a locally listed building, was added to the statutory list as a Grade II listed building. The Council's Heritage Manager has recommended that an application be put forward to add Mount Pleasant Cottages in Beddington to the Statutory List.



## Other Heritage Designations

### Historic Parks and Gardens

- 6.1** Historic parks and gardens are an essential part of the nation's heritage and environment. English Heritage maintains the Register of Parks and Gardens of Special Historic Interest in England. Sites of exceptional historic interest are assessed as grade I, those of great historic interest as grade II\* and those of special historic interest as grade II.
- 6.2** There is currently one Grade II registered Park in the Borough at St Philomena's School, formerly known as Carshalton House Gardens.
- 6.3** There are other historic parks which the Council considers are of local or regional importance such warrants their protection and, where possible, enhancement. There are 4 further historic parks designated in the 2003 Unitary Development Plan (and Proposals Map). These are:
- Beddington Park and The Grange
  - Carshalton Park
  - Grove Park
  - Oaks Park
- Appendix 6 provides a brief description of each park.

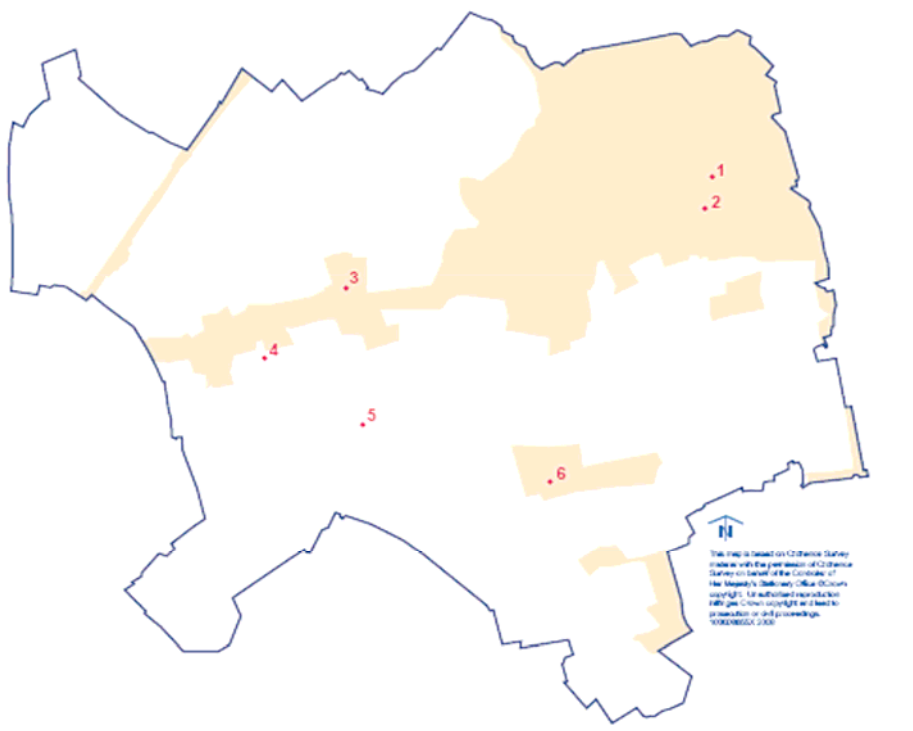
### Policy Context

- 6.4** Although the Register has no statutory force, PPG15 indicates that Boroughs should in preparing development plans and determining planning applications protect registered historic parks and gardens and their settings. Applications that affect the character or setting of a historic park or garden are currently subject to 'saved' UDP Policy BE33.

### Archaeological Heritage

- 6.5** Protection of areas of archaeological importance is of great importance for conserving the Borough's heritage. Statutory safeguards existing for the protection of monuments of national importance under the provisions of the Ancient Monuments and Archaeological Areas Act 1979.
- 6.6** There are 6 Scheduled Ancient Monuments scheduled under this Act within the Borough. In addition, 21 Archaeological Priority Areas (APAs) identified by the Greater London Archaeological Advisory service (GLAAS, English Heritage) are identified in the 2003 UDP. Map 3 shows the location of these and a brief description of APAs is set out in Appendix 7.

### Map 3: Archaeological Priority Areas and Scheduled Ancient Monuments



#### Scheduled Ancient Monuments

1. Roman Villa, east of Beddington Park
2. Dovecote, Beddington Park
3. Milestone, Sutton High Street
4. Milestone, 135 Cheam Road, Cheam
5. Milestone, Brighton Road, Sutton
6. Late Bronze Age enclosure, former Queen Mary's Hospital grounds, Carshalton Beeches

Archaeological Priority Areas shown as shaded areas

**6.7** English Heritage advocates the consideration of existing archaeology when undertaking characterisation analysis. The Characterisation Report of Studies sets out the archaeological context of the Borough in detail.

#### Policy Context

**6.8** Planning Policy Guidance 16: *Archaeology and Planning* (PPG16) states that development plans should include policies relating to the protection, preservation and enhancement of archaeological find and their settings. The proposals map should define the areas and sites to which the policies and proposals apply.

**6.9** London Plan Policy 4B.15 (Archaeology) indicates that Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting scheduled ancient monuments and archaeological assets within their area.

**6.10** Sutton Council's current UDP, saved Policy BE40, requires Archaeological Field Evaluations for development in the Archaeological Priority Areas designated in the 2003 UDP and Proposals Map. The Council decided not to save Policies G/BE3 'Historic and Archaeological Heritage' BE41 'Preservation of Remains', BE42 'Archaeological Agreements', and BE43 'Investigation of Archaeological Sites' after September 2007, as it duplicates national and London Plan policies.

## **Review of Scheduled Ancient Monuments**

- 6.11** PPG16 indicates that archaeological remains identified and scheduled as being of national importance should normally be earmarked in development plans for preservation. However, authorities should bear in mind that not all nationally important remains meriting preservation will necessarily be scheduled. Such remains, and in appropriate circumstances, other unscheduled archaeological remains of more local importance, may also be identified in development plans as particularly worthy of preservation.
- 6.12** Decisions on national importance are guided by criteria laid down by the Secretary of State for Culture, Media and Sport, covering the basic characteristics of monuments. They are:
- Extent of survival
  - Current condition
  - Rarity
  - Representivity, either through diversity or because of one important Attribute
  - Importance of the period to which the monument dates
  - Fragility
  - Connection to other monuments, or group value
  - Potential to contribute to our information, understanding and appreciation
  - Extent of documentation enhancing the monument's significance
- 6.13** Scheduled Ancient Monuments (SAM) differ from other types of archaeology because their location is already known and they are deemed to be of national historical importance. SAMs are protected by the Ancient Monuments Act and any modifications are therefore subject to Scheduled Monument Consent at the discretion of central government, currently the Secretary of State for Culture, Media and Sport.
- 6.14** Since the adoption of the 2003 UDP, there have not been any changes to Scheduled Ancient Monuments in the Borough. The Council will continue to update any changes to SAMs as directed by English Heritage and the Greater London Archaeological Advisory Service (GLAAS).

## **Review of Areas of Archaeological Priority Areas**

- 6.15** Archaeological Priority Areas (APAs) contain concentrations of ancient remains, and therefore within these Areas, archaeological policies will be strictly applied. It must be stressed that the APAs designated in the borough's development plan do not contain all the ancient remains in the Borough, and therefore it may be necessary for developers to undertake initial archaeological investigations outside these areas, depending on the archaeological potential and nature of the development scheme.
- 6.16** The Greater London Archaeological Advisory Service is currently undertaking a review of existing APAs in the Borough and the designation of potential areas. The results of this review are expected at the end of March 2009.
- 6.17** The Archaeological Priority Areas will therefore need to be reviewed in developing the next stage of stage of Site Development Policies DPD..



# SEVEN

## Recommendations

### Preparing Sutton's Local Development Framework

7.1 The Heritage Study has identified a number of recommendations to be progressed through the Local Development Framework as follows.

#### Core Planning Strategy

7.2 Key Recommendations:

- As part of strategic objectives and urban design and heritage policies, a commitment should be provided to the protection of the historic environment and the designation of Conservation Areas and Areas of Special Local Character, Listed and Locally Listed buildings, and the protection of the borough's archaeological heritage.
- Boundaries of the borough's conservation areas should be shown on the Key Diagram.

#### Site Development Policies

7.3 Key Recommendations:

- Boundaries of the proposed extension to the Carshalton Village Conservation Area should be shown as proposed alterations to the adopted Proposals Map.
- Boundaries of the proposed four new Areas of Special Local Character (ASLC) and proposed changes to the boundaries of six existing ASLCs be shown as proposed alterations to the adopted Proposals Map.
- Reference to the proposed addition of two new buildings to the Local List should be included in schedule of Locally Listed Buildings.

7.4 In addition to the above recommendations, it is recommended that the Schedule of Listed Buildings (Appendix 4) and Schedule of Locally Listed Buildings (Appendix 5.1) should be included as part of the Site Development Policies document.

7.5 It is recognised that there will be a need to update the Schedule as new buildings are identified or to reflect changes to existing designations. As a result, it is recommended that the Schedules are maintained as a live schedule on the Council's website and updated as required. The need for the Schedules to be 'live' documents should be reflected in the Site Development Policies document.



## Sutton Town Centre Plan

### 7.6 Key Recommendations:

- The Beulah Road /Clarence Road ASLC should be reviewed as part of the Sutton Town Centre Area Action Plan: Preferred Options and the area around Sutton Green assessed for potential designation.

## Further Research Required

### 7.7 This Study has identified several issues or areas that require further consideration, study or research. These are listed below:

- **Character Appraisals of Conservation Areas** not yet reviewed are to be undertaken in accordance with English Heritage Guidance and a programme for their preparation is set out in Section 2 of this Study;
- **Listed Buildings** schedule will be a need to updated as new buildings are identified or to reflect changes to any existing designations. An application should be put forward to add Mount Pleasant Cottages in Beddington to the Statutory List. The Hermitage/Grotto at Carshalton House should also be put forward for listing on English Heritage's Buildings at Risk register, in consultation with the Friends of the Water Tower.
- **Locally Listed Buildings** schedule will be a need to updated as new buildings are identified or to reflect changes to any existing designations. There are a number of buildings suggested for designation in Annex B of the 2000 Guide to Locally Listed Buildings in the London Borough of Sutton. Consideration should also be given to updating this Guide, subject to available resources.
- **Archaeological Priority Areas** will need to be reviewed to take into account work undertaken by the Greater London Archaeological Advisory Service on the review of existing APAs in the Borough and the designation of potential areas. The results of this review are expected at the end of March 2009.

## **Appendix 1**

### **POLICY CONTEXT**

#### **London Plan**

##### **Policy 4B.1 Design principles for a compact city**

The Mayor will, and boroughs should, seek to ensure that developments should:

- maximise the potential of sites
- promote high quality inclusive design and create or enhance the public realm
- contribute to adaptation to, and mitigation of, the effects of climate change
- respect local context, history, built heritage, character and communities
- provide for or enhance a mix of uses
- be accessible, usable and permeable for all users
- be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)
- address security issues and provide safe, secure and sustainable environments (Policy 4B.6)
- be practical and legible
- be attractive to look at and, where appropriate, inspire, excite and delight
- respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network
- address health inequalities (Policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

##### **Policy 4B.8 Respect local context and communities**

The Mayor will and boroughs should work with local communities to recognise and manage local distinctiveness ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics. In doing so, the requirements of Policy 3A.17 should be taken into account.

##### **Policy 4B.11 London's built heritage**

The Mayor will work with strategic partners to protect and enhance London's historic environment. DPD policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.

### **Policy 4B.12 Heritage conservation**

Boroughs should:

- ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues
- identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context
- encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore.

### **Policy 4B.13 Historic conservation-led regeneration**

The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:

- bring redundant or under-used buildings and spaces into appropriate use
- secure the repair and re-use of Buildings at Risk
- help to improve local economies and community cohesion
- fit in with wider regeneration objectives
- promote inclusiveness in their design
- respect and enhance waterside heritage including the tidal foreshore.

### **Policy 4B.15 Archaeology**

The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting scheduled ancient monuments and archaeological assets within their area<sup>10</sup>.

## **Sutton UDP**

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### **Policy BE23 - Protection and Preservation of Listed Buildings**

**THE COUNCIL WILL EXERCISE A PRESUMPTION IN FAVOUR OF PROTECTING AND PRESERVING LISTED BUILDINGS. CONSENT FOR SUBSTANTIAL OR TOTAL DEMOLITION OF A LISTED BUILDING WILL BE GRANTED ONLY IN THE MOST EXCEPTIONAL CIRCUMSTANCES AND ONLY WHEN THE APPLICANT HAS PROVIDED THE COUNCIL WITH CLEAR AND CONVINCING EVIDENCE TO JUSTIFY WHY CONSENT SHOULD BE GRANTED. THE COUNCIL WILL EXPECT SUCH EVIDENCE TO ADDRESS:**

- (i) THE STRUCTURAL CONDITION OF THE BUILDING, AND THE COST OF REPAIRING AND MAINTAINING IT IN RELATION TO ITS IMPORTANCE;**
  - (ii) THE IMPORTANCE OF THE BUILDING IN TERMS OF ITS INTRINSIC ARCHITECTURAL AND HISTORIC INTEREST AND RARITY;**
  - (iii) THAT EVERY POSSIBLE EFFORT HAS BEEN MADE, WITHOUT SUCCESS, TO SUSTAIN THE EXISTING USES OR FIND COMPATIBLE ALTERNATIVE USES; AND,**
  - (iv) THE ARCHITECTURAL MERITS OF PROPOSED REPLACEMENT BUILDINGS.**
- 

#### *Reasoned Justification for Policy BE23*

The Council considers that listed buildings make a very important contribution to the townscape and heritage of the Borough. Their preservation and protection is of great importance to the Council. When considering any proposals affecting or likely to affect listed buildings, the Council will refer to PPG15 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Under the 1990 Act, the Council has control over the proposed demolition of all listed buildings and structures. Buildings and structures are listed because of their special architectural and/or historic interest. As such, there will be a general presumption that all listed buildings and structures will be preserved. However, there may be a few exceptional cases where consent may be granted for the demolition or partial demolition of a listed building. The Council's decision in respect of applications for listed building consent is subject to the direction of English Heritage and applications for total demolition require the authorisation of the Secretary of State.

To ensure the preservation of listed buildings, the Council will seek the co-operation of owners in the undertaking of regular, careful maintenance work and will co-ordinate the provision of technical advice when requested. Where repairs are necessary, the Council will make available grants as resources permit. Where repairs are not undertaken and the building is falling into disrepair with evidence of neglect, the Council will consider exercising its powers under the Listed Buildings Act to remedy the situation.

The responsibility for undertaking routine maintenance of a listed building rests with the building's owner. Regular maintenance is essential to ensure buildings stay watertight and generally weatherproof. The early detection of potential problems, such as wet or dry rot, is vital so that the problem can be quickly arrested. Routine maintenance can often pick up such problems at an early stage and save the owner considerable expense. To assist owners in their responsibility, the Council will offer technical advice when necessary or will procure specialist advice from officers of English Heritage.

From time to time, the Council will be in a position to offer grant assistance to listed building owners to undertake sympathetic repairs. However, grant assistance is unlikely to be available for routine maintenance works. The availability of grant assistance will be entirely dependent on the Council's financial resources at the time of application. The Council will also direct potential grant applicants to whatever sources of external funding may be available at the time, for example from English Heritage.

There are situations when basic routine maintenance has not been carried out and the building or structure is clearly falling into disrepair. In the first instance, the Council will make a concerted effort to contact the building owner and to discuss the need to take appropriate action. However, if discussions fail, the problem suddenly becomes more urgent or tracing the owner is difficult, the Council is under a statutory duty to consider a more formal course of action in the interests of preserving the building or structure. In such cases, the Council will consider serving a Repairs Notice; undertaking the works itself and placing a charge on the property; or as a last resort and in exceptional circumstances consider compulsorily purchasing the property in question. The only circumstances in which a compulsory purchase might be contemplated will be when a back-to-back deal with a building preservation trust or similar can be put in place.

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### **Policy BE24 - Change of Use of Listed Buildings**

**THE COUNCIL WILL ADOPT A FLEXIBLE APPROACH TOWARD THE CHANGE OF USE OF A LISTED BUILDING, PROVIDED THAT THIS IS THE ONLY COURSE OF ACTION LIKELY TO SECURE THE BUILDING'S SURVIVAL. HOWEVER, ALTERNATIVE USES WILL ONLY BE ACCEPTABLE WHERE THEY ARE COMPATIBLE WITH THE FABRIC, INTERIOR AND SETTING OF THE LISTED BUILDING, DO NOT REQUIRE LARGE-SCALE WORKS OF ALTERATION OR EXTENSION AND DO NOT MATERIALLY HARM THE CHARACTER OF THE LISTED BUILDING.**

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#### *Reasoned Justification for Policy BE24*

The most appropriate and suitable use for a listed building is the use for which it was originally intended. Keeping a listed building in active use is one of the best ways of ensuring continuing maintenance and upkeep. Wherever possible, the Council will encourage the original use to continue or for the original use to be re-instated.

The Council accepts that some buildings and structures were originally designed for uses that are no longer required. If such buildings are left empty they can become neglected leading to the decay of the building's fabric. This in turn may lead to the loss of architectural or historic features. In these circumstances a change of use may be the only viable alternative. However, a change of use will only be regarded as acceptable if it is linked to the preservation of the building in question and if it can be undertaken without considerable alteration or loss of character.

Although consistency with other land use policies in this Plan will generally be sought, the Council will be flexible if the re-use brings the building back into a sensitive economic use. When assessing the most appropriate re-use of a listed building or structure under Policy BE24, the Council will have regard to the implications arising from compliance with other statutory requirements. As an example, compliance with fire regulations can adversely affect the character of a listed building if external fire escapes are required. Similarly, floor strengthening may be required to take account of building regulation requirements for office floor loadings. Where such requirements are likely to adversely affect the character of the listed building or structure, then a change of use is unlikely to be consented to.

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### **Policy BE25 - Alterations and Extensions to Listed Buildings**

**WHEN CONSIDERING APPLICATIONS INVOLVING THE ALTERATION OR EXTENSION OF A LISTED BUILDING, THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING THE BUILDING, ITS SETTING OR ANY FEATURES OF ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES. SUCH WORKS WILL ONLY BE PERMITTED WHERE THEY WILL NOT ADVERSELY AFFECT THE SPECIAL HISTORIC OR ARCHITECTURAL INTEREST OF THE BUILDING CONCERNED.**

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*Reasoned Justification for Policy BE25*

The special architectural or historic interest of a building can be irreparably damaged by insensitive alterations (including partial demolition) or extension. When preparing proposals for such works, architects and designers should be aware that the Council places very great importance on preserving the original fabric of a listed building or structure. All original internal and external decorative features shall be retained where they are of architectural or historic interest. Such features may include:

- windows
- shopfronts
- doors
- panelling
- window boxes and shutters
- staircases
- decorative metalworks
- tiles
- plasterwork
- chimneys/fireplaces

If any features are removed during building works, conditions may be attached to the listed building consent governing where and how they are stored on or off site and that they are properly re-instated after building works have finished. Where features are not salvageable, the Council will require them to be reproduced as an exact copy or to an agreed alternative sympathetic design.

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**Policy BE26 - Control over Development within the Setting of a Listed Building**

**THE COUNCIL WILL NOT GRANT PLANNING PERMISSION FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OR IMPORTANT VIEWS OF A LISTED BUILDING.**

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*Reasoned Justification for Policy BE26*

Local Authorities are required under the 1990 Act to have special regard to development which affects the setting of a listed building. The Council believes the setting of a listed building or structure is of great importance and is often an essential part of the building's character. Therefore when considering applications for planning permission which may affect a listed building, the Council will have special regard for the desirability of preserving the setting of the building. Inappropriate or insensitive development proposals likely to adversely affect the setting of a listed building or an important view of a listed building will not be permitted. English Heritage will be consulted on such applications.

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**Policy BE27 - Level of Detail required for Listed Building Consent Applications**

**THE COUNCIL WILL REQUIRE APPLICATIONS FOR LISTED BUILDING CONSENT TO INCLUDE A FULL ASSESSMENT OF THE LIKELY IMPACT OF THE PROPOSAL ON THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING AND ON ITS SETTING, INCLUDING A STATEMENT WHICH SEEKS TO JUSTIFY THE NEED FOR WORKS WHICH WOULD AFFECT THE CHARACTER OF THE LISTED BUILDING.**

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### *Reasoned Justification for Policy BE27*

Most listed buildings are complex structures because of their age and/or architectural detail. As such, it is very important that the Council has all the information needed to understand the impact any proposal may have on both the structure and the integrity of the building concerned. For this reason, applicants will be required to submit a significantly greater level of detail as part of their application documentation than is normally the case for a planning application. Therefore in applying Policy BE27, except in the most straightforward of cases, applications will need to include the following:

- an assessment of the special historic and archaeological interest of the building, based on its history and development and an understanding of its structure;
- measured floorplans and elevations of the existing building;
- scaled plans and elevations for the proposed works;
- before and after sections showing the constructional detail;
- a full structural and condition survey;
- measured drawings of all architectural detailing likely to be affected, including all joinery works;
- measured drawings of all windows and doors likely to be affected;
- a full schedule of works including a condition survey of all windows and doors, where necessary;
- a full schedule of materials to be used; and,
- a statement demonstrating how the proposals will affect the listed building and why consent should be granted.

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### **Policy BE28 - Maintenance of Local List**

#### **THE COUNCIL WILL IDENTIFY BUILDINGS AND STRUCTURES WHICH ARE OF LOCAL ARCHITECTURAL OR HISTORICAL MERIT FOR INCLUSION ON THE LOCAL LIST.**

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### *Reasoned Justification for Policy BE28*

When considering the designation of buildings for inclusion on the Local List, the Council will consider whether the building or structure remains substantially unaltered and retains the majority of its original features and, additionally, whether it complies with one or more of the following listing criteria:

- is of historical interest by local, economic or social significance, well known historical events, people or designers;
- is a fine example of work by local architects or builders of esteem;
- is of local community interest;
- is important to the setting of nearby buildings and open spaces; or,
- is important in relation to the townscape view.

The Council will keep the Local List under review and add further buildings as and when appropriate. A schedule of locally listed buildings, setting out their listing criteria is set out in Appendix 2, Schedule 2.1.

Although inclusion on the Local List lacks the protection afforded by Statutory Listing, the Council will encourage owners to retain buildings and particular architectural features, as their loss would be detrimental to the appearance, character and townscape quality of the Borough.

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## **Policy BE29 - Protection of Locally Listed Buildings**

**THE COUNCIL WILL SEEK TO SAFEGUARD AND ENCOURAGE THE PRESERVATION OF THE CHARACTER, APPEARANCE AND SETTING OF LOCALLY LISTED BUILDINGS AND STRUCTURES AND WILL PROMOTE THEIR STATUS FOR INCLUSION ON THE NATIONAL LIST. PROPOSALS FOR DEVELOPMENT WHICH ADVERSELY AFFECTS LOCALLY LISTED BUILDINGS AND STRUCTURES WILL BE RESISTED.**

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### *Reasoned Justification for Policy BE29*

The Council considers that it is important to safeguard and encourage the preservation of the character and appearance of buildings on the Local List and, where appropriate, will promote their status to achieve national listing.

Development proposals which involve the alteration and addition to a Locally Listed Building, should respect and reflect the scale, design, materials, colour and other character aspects of the building concerned. Alterations, including, additions and changes of use, should also contribute towards the character or setting of Locally Listed Buildings. For purposes of applying Policy BE29, the Council may relax planning standards and building regulations where it would assist in the preservation of Locally Listed Buildings. In accordance with PPG15, the Council considers that advertisements fixed to a Locally Listed Building and legitimately used for commercial purposes should be un-illuminated, of a modest nature and complementary to the character of the building.

Planning applications should be supported by sufficient details of the proposed development and/or alterations to allow proper consideration of the effects on the Locally Listed Buildings.

Consideration will be given to the use of Building Preservation Notices to prevent the demolition of buildings on the Local List. Therefore:

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## **Policy BE30 - Presumption Against Demolition**

**THE COUNCIL WILL SEEK TO OPPOSE THE DEMOLITION OF LOCALLY LISTED BUILDINGS AND STRUCTURES. WHERE THERE ARE COMPELLING REASONS FOR DEMOLITION, THE COUNCIL WILL SEEK TO ENSURE THAT THE PROPOSED REPLACEMENT BUILDING CLOSELY REFLECTS THE SCALE, CHARACTER AND DETAILED DESIGN FEATURES OF THE ORIGINAL BUILDING.**

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### *Reasoned Justification for Policy BE30*

The Council has control over the demolition of buildings in Conservation Areas and PPG15 includes a presumption in favour of the preservation of unlisted buildings which make a significant contribution to the character and appearance of a Conservation Area. As the majority of buildings on the Local List are not within a Conservation Area, the Council's powers to control demolition are more limited. However, the Council will endeavour to protect these buildings from detrimental alterations by seeking to ensure that replacement development is of a high design standard and conforms to the Council's Design Policies.

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## **Policy BE33 - Historic Parks and Gardens**

**THE COUNCIL WILL NOT GRANT PLANNING PERMISSION FOR DEVELOPMENT WHICH WOULD LEAD TO THE LOSS OF, OR HAVE AN ADVERSE EFFECT ON, THE CHARACTER OR SETTING OF ANY PART OF A HISTORIC PARK OR GARDEN (AS DEFINED ON THE PROPOSALS MAP).**

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### *Reasoned Justification for Policy BE33*

The effect of proposed development on a registered park or garden or its setting is a material consideration in determining planning applications. The Council therefore considers that all historic parks and gardens should be protected from harmful development that would have an adverse effect on their character or setting. To assess the impact of development, the Council will seek the advice from English Heritage, the Garden History Society and Sutton Heritage Service.

The setting of a historic park or garden is often an important element of the character of the park and views from the park. Therefore new buildings on land adjacent to historic parks and gardens will be required to have a minimum visual impact when viewed from such settings. Developers will therefore be required to safeguard the landscape setting and to ensure the retention and management and, where appropriate, the restoration of surrounding gardens or parkland.

Although registered parks and gardens are of national importance, there are other historic parks which the Council considers are of such local or regional importance so as to warrant their protection from harm under Policy BE33 and, where possible, their enhancement. Therefore the Council, in consultation with the Garden History Society and Sutton Heritage Service, has compiled a local list of historic parks. These historic parks are Beddington Park, Carshalton Park, Grove Park and Oaks Park. All designated historic parks and gardens are shown on the Proposals Map. Appendix 2, Schedule 2.1 provides a brief description of each park.

In addition to protection, the Council also encourages the restoration of historic parkland and gardens and will, wherever possible, investigate opportunities for reinstating historic parks and gardens and links between them.

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### **Policy BE34 - Conservation Area Designation, Enhancement and Consultation**

#### **THE COUNCIL WILL:**

- (i) WHERE APPROPRIATE, DESIGNATE CONSERVATION AREAS TO PRESERVE OR ENHANCE HISTORIC TOWNSCAPES OF THE BOROUGH;**
  - (ii) PERIODICALLY REVIEW THE STATUS AND BOUNDARIES OF DESIGNATED CONSERVATION AREAS (AS DEFINED ON THE PROPOSALS MAP AND SET OUT IN APPENDIX 2, SCHEDULE 2.1);**
  - (iii) UNDERTAKE CONSERVATION AREA APPRAISALS AND PREPARE ENVIRONMENTAL IMPROVEMENT SCHEMES TO ENHANCE THE CHARACTER AND APPEARANCE OF CONSERVATION AREAS; AND,**
  - (iv) MAINTAIN ITS COMMITMENT TO PUBLIC CONSULTATION ON ALL ISSUES AFFECTING CONSERVATION AREAS AND SEEK TO OBTAIN THE GENERAL CONSENSUS OF ALL THOSE AFFECTED BY PARTICULAR PROPOSALS.**
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### *Reasoned Justification for Policy BE34*

There are 14 Conservation Areas in the Borough:

- |                            |                             |
|----------------------------|-----------------------------|
| 1. Beddington Park         | 8. Grove Avenue, Sutton     |
| 2. Beddington Village      | 9. Holy Trinity, Wallington |
| 3. Carew Manor, Beddington | 10. Landseer Road, Sutton   |
| 4. Carshalton Park         | 11. Park Hill, Carshalton   |
| 5. Carshalton Village      | 12. Sutton Garden Suburb    |
| 6. Cheam Village           | 13. Wallington Green        |
| 7. Church Lane, Beddington | 14. Wrythe Green            |

The boundaries of the Conservation Areas are shown on the Proposals Map and identified in detail in Appendix 2, Maps 2.1 to 2.14. Figure 6.2 also identifies the location of these Areas across the Borough. The character of the Borough's Conservation Areas varies widely. Some have significant heritage value with many listed buildings, others have a more recent twentieth century

appearance encapsulating the best architectural and urban design practices of their time. A brief description of each area is set out in Appendix 2, Schedule 2.1.

Local Authorities have a statutory duty to review the extent of designated Conservation Areas from time to time and to consider whether further designation of Conservation Areas is needed. Whilst the most important areas of special architectural and historic interest have already been identified, the Council considers that further examination of designated Areas of Special Local Character is justified, in order to determine whether such areas are worthy of upgrading to Conservation Area status. Other areas of the Borough that appear worthy of this special status may also be examined during the course of the Plan period.

The Council considers that it is important that the special interest of each Area is carefully appraised. This affects the basis on which development control decisions can be made and area enhancement schemes undertaken. Detailed Conservation Area appraisals and associated enhancement schemes will therefore be prepared for Conservation Areas, in accordance with PPG15 and English Heritage Advice on Conservation Area Practice, during the course of the Plan period. Where appropriate, these appraisals will form Supplementary Planning Guidance for new development and alterations to existing properties in Conservation Areas.

Although there is no statutory requirement to consult prior to designation, PPG15 and English Heritage strongly advise that Council's consult local residents, businesses and other local interest groups. The Council places great importance in maintaining its commitment to public consultation on all matters affecting conservation issues. Residents and other relevant parties will therefore, wherever possible, be consulted on specific issues affecting Conservation Areas. In accordance with PPG15, the Council has also set up a Borough-wide Conservation Area Advisory Consultative Group which is consulted regularly on matters affecting Conservation Areas.

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### **Policy BE35 - Development in Conservation Areas**

#### **WITHIN THE CONSERVATION AREAS, THE COUNCIL WILL:**

- (i) FAVOURABLY CONSIDER DEVELOPMENT PROPOSALS THAT HAVE SPECIAL REGARD TO THE DESIGN POLICIES IN THE PLAN AND THE PARTICULAR TOWNSCAPE, LANDSCAPE AND ARCHITECTURAL CHARACTERISTICS OF THE CONSERVATION AREA;**
  - (ii) WHERE APPROPRIATE, REQUIRE APPLICATIONS FOR NEW DEVELOPMENT TO CONTAIN SUFFICIENT INFORMATION FOR THE COUNCIL TO DETERMINE HOW A NEW DEVELOPMENT WILL BE INTEGRATED INTO ITS SETTING SO AS TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;**
  - (iii) OPPOSE PROPOSALS FOR DEMOLITION, WHERE THE LOSS OF SUCH BUILDINGS WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;**
  - (iv) WHEN CONSIDERING APPLICATIONS FOR CHANGES OF USE, EITHER TEMPORARY OR PERMANENT, HAVE SPECIAL REGARD TO THE CONTRIBUTION OF THE EXISTING AND PROPOSED USE TO THE VIABILITY AND HISTORIC CHARACTER OR APPEARANCE OF THE AREA;**
  - (v) OPPOSE THE LOSS OF TREES AND ENCOURAGE THE RETENTION OF LANDSCAPE OR OTHER FEATURES THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA;**
  - (vi) ENSURE THAT ANY WORKS AFFECTING CONSERVATION AREAS ARE OF A DESIGN WHICH IS COMPATIBLE WITH THE CHARACTER OF THE AREA AND RETAIN OR ENHANCE ITS SPECIAL QUALITIES;**
-

- (vii) EXERCISE STRICT CONTROL OVER ADVERTISING MATTER AND TAKE ENFORCEMENT ACTION TO REMOVE ANY UNAUTHORISED ADVERTISEMENT MATERIAL;**
  - (viii) REQUIRE CAREFUL DETAILING OF STATUTORY AUTHORITY DEVELOPMENTS AND UTILITIES SUCH AS ELECTRICITY SUB-STATIONS AND TELEPHONE KIOSKS TO ENSURE COMPATIBILITY WITH THE SURROUNDING AREA.**
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*Reasoned Justification for Policy BE35*

PPG1 emphasises that local planning authorities should carefully consider the impact of development on existing buildings and the character of Conservation Areas. The Council has a duty under the 1990 Act to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Accordingly, proposals for development within Conservation Areas will be carefully controlled to ensure that the special visual, historic and architectural qualities of the Conservation Area is either preserved or enhanced. Therefore, to be acceptable development proposals will need to accord with the general design policies of the Plan and be designed so as to preserve or enhance the character and appearance of the Area. In considering whether applications are acceptable, the Council will give careful consideration to whether the layout, proportion, materials, colour, detailing, texture are in harmony with, or complementary to, the predominant townscape, landscape and architectural characteristics of the Area. The Council will also expect development proposals to reflect the importance of designated parks or gardens that may contribute to the special interest of an Area. Whilst the Council accepts that some buildings are out of character with Conservation Areas, this will not be regarded as a precedent for allowing other development which is similarly out of character.

In order to ensure a high standard of design is achieved and that new development respects the character and appearance of the Conservation Area, the Council will normally seek a more detailed explanation of development proposals. Therefore, where appropriate, applications for development within Conservation Areas will usually be required to include detailed information sufficient enough to enable the Council to appropriately assess the application in the context of the surrounding Area. Proposed elevations and the relationship to surrounding buildings as well as reasoned design statements should be submitted with proposals in accordance with Policy BE3. To properly and fully assess the potential impact of proposals on the Conservation Area, the Council will not normally accept outline applications and, where necessary, will consider using its powers under Article 3 of the Town and Country Planning (General Development Procedure Order) 1995.

In addition to the visual quality, the character of the Conservation Area is taken from familiar buildings, particularly their individual and group contributions to the Area. Such buildings help to contribute to the Area's uniqueness and inspire the feeling of the specialness of the Area. The Council has strict statutory controls over the total or substantial demolition of unlisted buildings in Conservation Areas. Therefore, under Policy BE35 and where the principle of demolition is deemed to apply, the Council will oppose the demolition of buildings that make a positive contribution to the existing character or appearance of the Area.

The Council considers that land use mix and intensity of development constitute important parts of the special architectural or historic character of Conservation Areas. Therefore, applications for temporary or permanent changes of use or the sub-division of buildings will be carefully considered. Applications will generally be permitted where, in the Council's opinion, proposals are consistent with maintaining the viability and historic character or appearance of Conservation Areas.

Trees and other landscape features form part of the physical landscape and visual amenity of the Area and make a valuable contribution to the overall appearance of Conservation Areas. Within Conservation Areas the Council has additional control to protect trees above a certain size which are not already protected by a Tree Preservation Order. Therefore, except for those trees which

are exempt from this protection (including small, dead, dying or dangerous trees) the Council will oppose the loss of significant trees and encourage the retention of other notable features such as railings, walls and other landscape features.

When replacing street furniture, street lighting and undertaking other highway works such as street paving and cycle lanes, the Council will seek to ensure that appropriate designs and materials are used to preserve or enhance the Conservation Area (see also Policy BE6). Similarly, any such works should seek to ensure that their physical obstruction of the townscape is minimised, their distribution avoids clutter and that they are appropriately integrated into the townscape.

All outdoor advertisements can have a substantial impact on the appearance of the Conservation Area. Temporary advertising can be particularly harmful to the image of the area. In this respect all applications for advertisements will be assessed in strict accordance with the Council's Shopfronts and Advertisement Policies BE21 and BE22 and related Supplementary Planning Guidance and a very restrictive approach to other advertising matter will be adopted.

Due to the permitted development rights of some public utility companies and statutory undertakers, the Council has limited control over features such as telephone kiosks. However, where the Council can intervene it will expect that proposals have special regard to the use of traditional building forms and materials which respect and compliment the character and appearance of the Area (see Policy PNR13).

For the avoidance of doubt, where Conservation Areas fall within sustainable locations (as defined by Policies BE14 and HSG6) the overriding policy intention will be to preserve the special architectural or historic interest of these areas, although the Council will also have regard to the need to accommodate well-designed higher density development in sustainable locations. A brief description of all Conservation Areas is set out in Appendix 2, Schedule 2.1. The Council's Supplementary Planning Guidance on good urban design practice will provide further guidance on the character and appearance of designated Conservation Areas in sustainable locations.

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### **Policy BE37 - Designation of Areas of Special Local Character**

#### **THE COUNCIL WILL:**

- (i) WHERE APPROPRIATE, DESIGNATE AREAS OF SPECIAL LOCAL CHARACTER TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA; AND**
  - (ii) PERIODICALLY REVIEW THE STATUS AND BOUNDARIES OF DESIGNATED AREAS OF SPECIAL LOCAL CHARACTER (AS DEFINED ON THE PROPOSALS MAP).**
- 

#### *Reasoned Justification for Policy BE37*

The Council has designated 15 ASLCs:

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| 1. Beddington Corner              | 8. Sandy Lane/ Upper Road Area      |
| 2. Beulah Road/Clarence Road      | 9. The Ridge                        |
| 3. Blenheim Gardens/Onslow Garden | 10. Victoria Road                   |
| 4. Bute Road Estate               | 11. Woodcote Avenue                 |
| 5. Longfellow Road                | 12. Springfield Road/Grosvenor Road |
| 6. Newtown Area                   | 13. Park Road/Melbourne Road        |
| 7. St John's Road Area            | 14. St. Helier Estate               |
|                                   | 15. Park Hill Road                  |

The boundaries of these ASLCs are shown on the Proposals Map, and identified in detail in Appendix 2, Maps 2.15 to 2.28. Figure 6.2 also identifies the location of ASLCs in relation to the Conservation Areas of the Borough. A brief description of the each Area is set out in Appendix 2, Schedule 2.1.

The Council will keep designated ASLCs under review to assess whether these Areas should be extended or upgraded to the status of Conservation Area. Indeed, the Council considers that future Conservation Areas are likely to be drawn from designated ASLCs.

Since 1995, the Council has designated the Springfield Road/ Grosvenor Road, Park Road/Melbourne Road and Park Hill Road areas as ASLCs. Based on a Consultants study, the Council has also designated the St. Helier Estate as an ASLC. In addition, the areas surrounding and including Anne Boleyn's Walk in Cheam, at Mayfield Road in Sutton, at Hillside Gardens in Wallington, in Belmont and at Bassett Close, Chiltern Road and Woodbury Drive will be considered for future designation.

LPAC Advice advocates that Boroughs should adopt a more consistent approach in identifying new ASLCs. This approach is also supported in English Heritage Advice on Conservation Area Practice (1995). Accordingly, the Council will give particular consideration to the following criteria when selecting future ASLCs or when reviewing the boundaries of existing Areas:

- quality of overall character of the Area;
- townscape value of individual and groups of buildings;
- architectural quality of buildings;
- historical importance of the Area;
- landscape characteristics;
- quality of open spaces; and,
- contribution of incidental features such as walls, fences and hedges.

As with Conservation Areas, the Council has no specific duty to consult prior to designation. However, the Council is committed to public consultation on all matters affecting conservation issues and has established a Borough-wide Conservation Area Advisory Consultative Group which is regularly consulted on all conservation issues. Because of the local importance of ASLCs to the environment of the Borough, the Council will ensure that residents and other relevant parties will, wherever possible, be consulted on specific issues affecting ASLCs.

In addition to the review and designation process, the Council will also, subject to resources, continue to prepare environmental improvement schemes to enhance the character of existing ASLCs throughout the Borough, and give priority to those Areas experiencing urban decay or other environmental problems. The Council will assess the opportunities for securing such improvements within ASLCs either through direct Council action or private developments in the Area.

Although the designation of ASLCs affords general protection over the effect of damaging development pressures on the local character and appearance of these Areas, the Council considers that, as part of the review process under Policy BE37, it may occasionally be necessary to issue detailed Supplementary Planning Guidance on the control of development within certain Areas in response to particular planning problems. Detailed guidance for particular areas will therefore vary, depending upon the differences in emphasis and approach between protection or conservation and environmental improvement.

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## **Policy BE38 - Development in Areas of Special Local Character**

### **IN CONSIDERING PROPOSALS FOR DEVELOPMENT IN AREAS OF SPECIAL LOCAL CHARACTER, THE COUNCIL WILL:**

- (i) FAVOURABLY CONSIDER APPLICATIONS WHICH RESPECT THE KEY ELEMENTS WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA; AND**
  - (ii) WHERE APPROPRIATE, REQUIRE APPLICANTS TO SUBMIT SUFFICIENT INFORMATION FOR THE COUNCIL TO DETERMINE HOW A DEVELOPMENT WILL BE INTEGRATED INTO ITS SETTING SO AS TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE ASLC.**
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#### *Reasoned Justification for Policy BE38*

Sensitive planning controls are necessary to ensure that the cumulative effects of development and redevelopment do not damage the character and amenity of ASLCs. Consequently, new development or redevelopment will need to accord with the general design policies of the Plan and be designed so as to preserve or enhance the character and appearance of the Areas. In considering whether applications are acceptable, the Council will give careful consideration to whether the layout, proportion, materials, colour, detailing and texture are in harmony with, or complementary to, the predominant townscape, landscape and architectural characteristics of the Areas (see also Policies BE1 and BE2). Innovative design solutions are encouraged and will be assessed in accordance with the above and other relevant Policies contained in this UDP.

Where the particular character of ASLCs consists of mixed land uses, the Council will consider the changes of use from residential development under other Policies in the Plan.

Although the Council recognises that in some ASLCs there is scope for environmental improvements through the redevelopment of several sites, it is important that such schemes are designed with respect to their context, as part of the wider area and make a positive contribution to the character and appearance of Areas. Therefore, where such proposals come forward within ASLCs, the Council will, before considering such proposals, require applicants to submit detailed plans and drawings, including elevations which show the proposal in its setting (see Policies BE2 and BE3). Where necessary, the Council will also consider using its powers under Article 3 of the Town and Country Planning (General Development Procedure Order) 1995.

#### ***Landscaping and Nature Conservation***

Some ASLCs suffer from a number of environmental problems, including a decaying building fabric, a lack of amenity open space, traffic and parking problems and a lack of tree planting. Other ASLCs have a high environmental quality with significant landscape features which contribute to the character and appearance of these Areas.

To preserve and improve the environmental quality of ASLCs, the Council will resist the loss of, or damage to, features which contribute to their designation and will seek to safeguard and enhance landscape features which are in need of improvement. Accordingly, the Council will consider the need for Tree Preservation Orders for significant or valuable trees or groups of trees under Policy OE30.

To ensure development safeguards and enhances the landscape quality of ASLCs, proposals for new development will be expected to comply fully with Policy BE12 on landscape provision in new development. Proposals should provide details showing the relationship of the development to existing landscape features and incorporate appropriate landscape measures which integrate the proposal into the Area (see Policy BE13).

In assessing specific landscape improvements, the Council will seek to ensure that proposals support the principles for nature conservation, as set out in its Supplementary Planning Guidance on Nature Conservation.

Where appropriate, the Council will provide specialist advice on landscape schemes for individual or groups of private front gardens and forecourts in order to improve the existing landscape of an ASLC.

### ***Parking***

In considering proposals for development, the Council will require adequate provision for off-street parking to be made in accordance with the Council's car parking standards, under Policies TR12 and TR13. Parking provision should be properly integrated into the design of housing schemes at the outset. The use of insensitive materials such as concrete, tarmac or pea-shingle will be discouraged. Parking provision should be laid out using a combination of soft and hard landscaping and planting.

Where proposals include the provision of parking spaces in front of the building line, the frontage area shall be laid out using a combination of hardstanding and planting to the satisfaction of the Council and, where permission is granted, shall be completed before the property is occupied.

Where frontage parking is proposed, the Council will expect careful attention to be paid to its design and landscaping in order to preserve the character of the ASLC. This is particularly important for conversions to flats, where a significant increase in parking provision may be required. Wherever possible in ASLCs, particularly for flats, parking, and certainly garaging, should be behind the building line.

Developers should also refer to Policy BE17 and the Council's Supplementary Planning Guidance on Design and Amenity Space, which seeks to ensure the provision of usable amounts of amenity and garden space and rear areas which are generally free of parking.

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## **Policy BE39 - New Developments in Special Policy Areas**

**THE COUNCIL WILL EXPECT NEW DEVELOPMENTS IN SOUTH CHEAM, CARSHALTON BEECHES AND SOUTH SUTTON (AS DEFINED ON THE PROPOSALS MAP) TO RESPECT AND, WHERE POSSIBLE, ENHANCE THE CHARACTER AND APPEARANCE OF THE AREA, IN TERMS OF ITS BUILT FORM, THE RETENTION OF EXISTING MATURE AND SEMI-MATURE TREES AND THE NEW LANDSCAPING FORMING PART OF THE DEVELOPMENT.**

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### *Reasoned Justification for Policy BE39*

Policies G/BE1, BE1 and BE2 together with Housing Policies G/HSG1 and HSG1 provide Borough-wide controls over the character and appearance of new development. However, the Council considers the character of the Special Policy Areas of South Cheam, South Sutton and Carshalton Beeches, as shown on the Proposals Map, warrants additional controls under Policy BE39 for development to respect the character of the SPAs and to reinforce their predominately open landscape qualities.

The Council will prepare Supplementary Planning Guidance which will provide more detailed guidance on the design and suitability of development in the Special Policy Areas

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## **Policy BE40 - Archaeological Field Evaluations**

**BEFORE DEVELOPMENT PROPOSALS ARE CONSIDERED WITHIN ARCHAEOLOGICAL PRIORITY AREAS (AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN APPENDIX 2, SCHEDULE 2.2) THE COUNCIL MAY REQUIRE A PRELIMINARY ARCHAEOLOGICAL FIELD EVALUATION TO BE UNDERTAKEN, IN ACCORDANCE WITH A WRITTEN SCHEME OF INVESTIGATION TO BE APPROVED IN ADVANCE BY THE COUNCIL. WHERE THERE ARE REASONABLE GROUNDS TO BELIEVE THAT ARCHAEOLOGICAL REMAINS OUTSIDE ARCHAEOLOGICAL PRIORITY AREAS MAY BE UNDER THREAT, THE COUNCIL WILL, WHERE APPROPRIATE, REQUIRE AN ARCHAEOLOGICAL FIELD EVALUATION TO BE UNDERTAKEN ON SITES OVER 0.4 HECTARES (1 ACRE), PRIOR TO DEVELOPMENT.**

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### *Reasoned Justification of Policy BE40*

PPG16 advises that, where there is evidence of important archaeological remains, it is reasonable for the Council to request the prospective developer to arrange for an archaeological field evaluation. This form of evaluation is normally rapid and inexpensive, involving a ground survey and small scale trial trenching. The results of such assessments should accompany the planning application in order to enable a reasonable and informed planning decision to be made. It is considered important that this is done as early as possible in the planning process when there is still flexibility in the decision to progress with development and at a stage when alterations can be made to a scheme to ensure protection of ancient remains.

APAs are not a definitive statement of the extent of the Borough's archaeological legacy. PPG16 advises developers to consult English Heritage more generally on non-scheduled sites. Therefore, the Council will require similar information and safeguards for development proposals outside designated APAs on the basis of specialist advice as to whether an area may contain archaeological remains. Further advice on the archaeological significance of a particular site/area, or details of the information required to support an application, can be obtained from GLAAS.

Policy BE40 will not be applied to small development proposals such as minor extensions or single domestic dwellings. However, in cases where larger development proposals lie within APAs, the Council will expect developers to have evaluated the archaeological potential of the site and set out a programme of action to protect ancient remains before planning permission is granted.



## Appendix 2.1

### CONSERVATION AREAS

**1. BEDDINGTON PARK (designated 1993) 58 hectares**

The area has several notable listed buildings and high quality housing which benefits from the nearby Park Lane. The housing is concentrated along the southern boundary and is laid out into several generic groups incorporating interesting arrangements of houses, communal grass areas, alternating walks and courtyard areas with mature trees within front gardens and additional planting areas.

**2. BEDDINGTON VILLAGE (designated 1994) 10 hectares**

This area has a rich heritage with considerable historic and architectural value constituting terrace cottages from the 1800s, concentrated along the western side of Richmond Road, portraying idyllic scenes. The condition of the terraces are reasonable with front gardens of varied style. Most have low walls and shrub planting. South of the River Wandle is old Forge House, a block of flats built around the 1960s. Bridge Path Road runs along the south boundary with two styles of housing. To the south side are 1930s semi-detached houses with painted pebbledash rendering and tiled porches, with deep front gardens, to the north are terraced houses with small front gardens. Soft landscaping is limited within the area, the only mature tree belts is along the south-west section of the River Wandle and the cubic open space area to the south-east.

**3. CAREW MANOR (designated 1977) 15 hectares**

The area is small and predominately comprises the historic Carew Manor. The area holds numerous listed buildings including St. Mary's' Church, The Lychgate at the west entrance to the churchyard, the Pigeon House, The East Lodge and The Great Hall.

**4. CARSHALTON PARK (designated 1993) 14 hectares**

The historic Carshalton Park forms the centre of this area. A residential area forms the southern boundary and comprises detached and semi-detached housing. The houses in Park Close all have painted rendered finishes, some with timber detailing to the apex of the roofs. The majority of the houses in Ashcombe Road were built around the 1930s all of which have large sized front gardens used for off-street parking. Mature shrubs give some privacy to the properties. Mature planting within the properties and on broad verges complements and provides unity with the Park.

**5. CARSHALTON VILLAGE (designated 1968) 43 hectares**

A large conservation area which primarily encompasses open parkland of historic significance, particularly the grounds of St. Philomenas and The Grove. There is a mixture of housing, varying in style and size. There is a high standard of design and infill development with evidence of careful control, with sensitively designed refurbishments of existing properties (e.g. The Orangery, a listed building dating back to 1768). The majority of the built fabric of the area maintains its original character. The 2007 Character Appraisal recommends the extension of the conservation area to include parts of Westcroft Road and Station Road.

**6. CHEAM VILLAGE (designated 1970) 29 hectares**

A large proportion of this relatively large conservation area comprises open parkland of historic significance, namely Cheam Park. The residential properties vary across the area, including small flats over shops to large semi-detached houses near the Park. There is a diversity of styles and ages with many notable listed properties, including the gabled Whitehall and the old rubble stone Church of St. Dunstons. Many of the buildings in this historic area date back to the 17th Century, especially in Malden Road. 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 distinctly Tudor appearance. Recent office developments have been designed in-keeping with this style and scale. The residential areas between the Park and The Broadway have a quiet and intimate feel, which is helped by traffic management measures. New housing has been built to conform to the existing scale.

**7. CHURCH LANE (designated 1993) 1.5 hectares**

A narrow cul-de-sac comprising a new housing estate to the North, Carew Manor to the west and Sherwood Park School on the southern edge. Properties along the north side comprise mixed semi and detached housing. Terraced housing on higher ground runs along the south side of the roads with small front gardens. More recent terraced houses are built at three stories with the top floor accommodation integrated into the pitch of the roof. At the end of Church Lane is Orchard Walk where the buildings are of no special importance although this area has historic and archaeological significance. Church Lane has retained its character with typical late Victorian and Edwardian buildings which give an intimate impression.

**8. GROVE AVENUE (designated 1992) 1.4 hectares**

A small conservation area, situated adjacent to the Landseer Road Conservation Area. The area portrays a distinct continuity of architectural style, with all buildings in the same style finished identically in brick with rendering in natural finish to the first floors. The area has an interesting character with houses dating from around the 1930s. The area has maintained its original character due to the strict control over housing development and environmental improvements.

**9. HOLY TRINITY (designated 1997) 1.4 hectares**

A comparatively new conservation area centred around the listed Holy Trinity Church and its grounds. There are numerous outstanding buildings, predominately Victorian which are either listed or have been nominated for local listing. The other properties in the area compliment and provide an appropriate backdrop to the church.

**10. LANDSEER ROAD (designated 1992) 9 hectares**

A relatively small Conservation Area, comprising some 138 properties, between Sutton and Cheam Village. The houses are predominantly large detached Victorian Villa properties. The grandeur of the original Victorian houses is a significant feature of the area, surrounded by mature trees and grass verges.

**11. PARK HILL (designated 1993) 2 hectares**

This area is dominated by large detached and semi-detached, quality-build Victorian houses. There is great diversity of design and finish to the properties. Mature trees run along the pavement on the east side, while mature evergreens encroach over the road from private gardens. This combination of foliage gives Park Hill its attractive identity.

**12. SUTTON GARDEN SUBURB (designated 1989) 8.5 hectares**

Comprises a variety terraced and semi-detached houses around small central greens. The residential areas are provided with a generosity of space along the roads, which is predominately utilised by wide grass verges with the planting of mature trees and old shrubs. The quality of the area lies not only with the layout of the gardens and green spaces, but also the high quality of its 'cottage style' architecture. The houses are designed in the vernacular revival style, typical of the garden city movement.

**13. WALLINGTON GREEN (designated 1971) 3.5 hectares**

The area, which has a long history dating back to Roman times, consists of a mixture of residential, retail and light industrial uses. The listed Dukes Head public house provides a focal point for the area, in addition to the row of cottages on Wrights' Row and Whitehall Place. The area comprises a diversity of architectural styles. The residential terraced houses along Manor Road have a distinctive unity of character. Most of the retail outlets along Manor Road still retain their original timber frontages.

**14. WRYTHE GREEN (designated 1968) 5 hectares**

The general impression of this area is its five small village greens, reflected by the style and scale of domestic and retail uses which surround the greens. Woodcote House overlooks the area on the north, south and west boundaries. The area focuses strongly around the old buildings along Wrythe Green Road and The Greens. The roads are in an exposed aggregate texture, with block edging. Street lighting is uniformed and comprises of pointed metal conservation style column types. The timber posts and chains which surround the three greens gives the area unity.

## Appendix 2.2

### CONSERVATION AREA APPRAISALS

#### **Sutton Garden Suburb Conservation Area**

The Sutton Garden Suburb Conservation Area, as shown on Map 2.12 was designated in 1989. There are no 'Locally Listed' buildings or Listed Buildings within area. However, there are a number of unlisted buildings of merit. An Article 4 direction, which limits the permitted development rights of some of the properties, was approved in 1992.

The conservation area comprises a variety terraced and semi-detached houses around small central greens. The residential areas are provided with a generosity of space along the roads, which is predominately utilised by wide grass verges with the planting of mature trees and old shrubs. The quality of the area lies not only with the layout of the gardens and green spaces, but also the high quality of its 'cottage style' architecture. The houses are designed in the vernacular revival style, typical of the garden city movement.

In 2005, a draft Character Appraisal of the conservation area was prepared and was subject to public consultation between 18 January and 15 February 2006. Following consideration of the consultation responses, it was approved by the Council's Strategy Committee on 10 July 2006 as a material consideration for Development Control purposes (Minute 828f/06). The Character Appraisal sets out details of the area's qualities, including its origins and development, and building and landscape character, to provide a sound basis for deciding planning applications.

Subsequently a draft Management Plan was prepared in late 2006 as a Supplementary Planning Document (SPD), with public consultation held between 20 February 2007 and 3 April 2007. The SPD provides:

- planning guidance specific to the conservation area, which expands on the historic environment policies in the Unitary Development Plan;
- details of the properties covered by a revised Article 4(2) direction and when planning permission is needed;
- actions to improve the public realm.

Following consideration of the consultation responses and proposed amendments by the Council's Strategic Planning Group (SPG), the Sutton Garden Suburb CA Management Plan was adopted by the Council's Executive on 9 July 2007, for development control purposes subject to minor changes requested by SPG (Minute 637/07). The adoption was formally ratified through Delegated Decision Notice on 25 July 2008 (Del/96/08). A revised Article 4(2) Direction was put in place in January 2008 to give effect to the proposals in the SPD.

#### **Carshalton Village Conservation Area**

The Carshalton Village Conservation Area, as shown on Map 2.5 was designated in 1968. It the first area in the Borough given conservation area status. In 1993 the boundary was extended to include parts of Mill Lane and parts of The Square and Talbot Road, containing the All Saints Church Rectory.

It is a large conservation area which contains many of the Council's Listed and Locally Listed Buildings, open parkland of historical importance, including the grounds of Carshalton House Estate and The Grove Park, the Carshalton district retail centre, and a mixture of housing, varying in size and style.

In 2007, a draft Character Appraisal of the conservation area was prepared and public consultation undertaken between 5 June and 17 July 2007. Following consideration of the consultation responses, it was approved the Council's Executive on 20 September 2007 through delegated decision, as a material consideration for Development Control purposes and informing the Core Planning Strategy and Site Development DPDs (DEL/78/07).

The Character Appraisal sets out details of the conservation area's qualities, including its origins and development, and opportunities and threats to its enhancement. It also considers whether any additional areas surrounding the conservation area boundary warrant designation. It concluded that parts of Westcroft Road and Station Road, as shown on Map 2.5 and described below, may warrant designation as part of the conservation area.

It is recommended that this revised boundary be identified in the Site Development Policies DPD:

Preferred Options for purposes of consultation.

#### Westcroft Road

The area east of the CA along the northern part of Westcroft Road and part of Caledon Road contains several fine examples of Victorian architecture from the late 19<sup>th</sup> Century, which follows and respects the character of the older Bramblehaw Cottage and Bramblehaw Barn. In particular, these semi-detached houses consist of fairly grand, two storeys with pitched roofs, yellow brick with red brick detailing and well-landscaped front gardens. There is considerable detail given to the ground floor bay windows, windows, doors, porches and little evidence of extensions or roof conversions. In response to this and given that the character and period of development of these houses reflects the character of CA, further consideration should be given to designating this area as part of the Carshalton Village CA through the LDF process.

#### Station Road

The housing located along Station Road is from the same period as Mill Lane and was probably built for the same reasons to house workers on the fields and in the mills. As in Mill Lane, these semi detached houses predominantly comprise of stock brick with red brick detailing and timber sash windows. However, as they were workers accommodation they would be fairly plain with very little decoration. Over several years Station Road has experienced a deterioration in the condition and architectural / historic quality of the streetscene, which includes using stone or peddle dash cladding, replacing timber sash with uPVC windows, paving over the front gardens and erecting unsuitable porches. However, owing to the period and reasons for development, together with the deterioration of the condition, further consideration should be given to this area being included within the CA, through the LDF process.

#### **Wallington Green Conservation Area**

The Wallington Green Conservation Area, as shown on Map 2.13 was designated in 1971. There are 14 listed buildings within the conservation area to the west of Manor Road. The entire conservation area is a designated Archaeological Priority Area (APA10 – Wallington).

The area, which has a long history dating back to Roman times, consists of a mixture of residential, retail and light industrial uses. The listed Dukes Head public house provides a focal point for the area, in addition to the row of cottages on Wrights' Row and Whitehall Place. The area comprises a diversity of architectural styles. The residential terraced houses along Manor Road have a distinctive unity of character. Most of the retail outlets along Manor Road still retain their original timber frontages.

In 2005/6, a draft Character Appraisal of the conservation area was prepared and was subject to public consultation between 12 September and 10 October 2006. Following consideration of the consultation responses, it was approved by the Council's Strategy Committee on 16 January 2007 as a material consideration for Development Control purposes (Minute 40/07). The document sets out details of the area's qualities, including its origins and development, archaeology and townscape character.

Subsequently, a draft Management Plan of the conservation area was prepared in early 2007 and public consultation undertaken between 5 June and 17 July 2007. Following consideration of the consultation responses, it was approved the Council's Executive on 20 September 2007 through delegated decision, as a material consideration for Development Control purposes and informing the Core Planning Strategy and Site Development DPDs (DEL/80/07).

It provides a mid-long term strategy for preserving and enhancing the conservation area, addressing the issues identified in Character Appraisal and contains a number of actions including:

- adding to the Local List, the original wall and garden house of the former Loraine House, which date from the 18<sup>th</sup> century.
- preparation of a Guidance Leaflet for residents and businesses in the conservation area.
- mechanisms for monitoring change.

#### **Cheam Village Conservation Area**

Cheam Village was declared as a Conservation Area in 1970, the third area in the Borough given this status. In 1994 the boundary was reviewed and extended to include Tabor Court on the east and properties on the south side of Ewell Road. The boundaries of the current conservation area are shown on Map 2.6.

It is a relatively large conservation area comprising the open parkland of Cheam Park which is of historic significance. The core of the conservation area is arranged around the axis of Park Lane, Malden Road, The Broadway and Park Road.

In October 2006, the Council's Strategy Committee endorsed a recommendation in the review of the ASLC in the Borough, including the proposed designation of part of Jubilee Road as an extension to the Cheam Village Conservation Area. (Minute 1017a/06) This recommendation will be progressed through the Conservation Area Character Appraisal.

In 2008, an assessment of special interest was undertaken for a part of the Cheam Village Conservation Area by consultants, Stanway Little Associates, to inform the development of a planning brief for the redevelopment of a sheltered housing scheme in Cheam Village. The findings will be included as part of a comprehensive Character Appraisal of the Cheam Village Conservation Area to be completed in early 2009.



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**Map 2.1 - Beddington Park  
Conservation Area**



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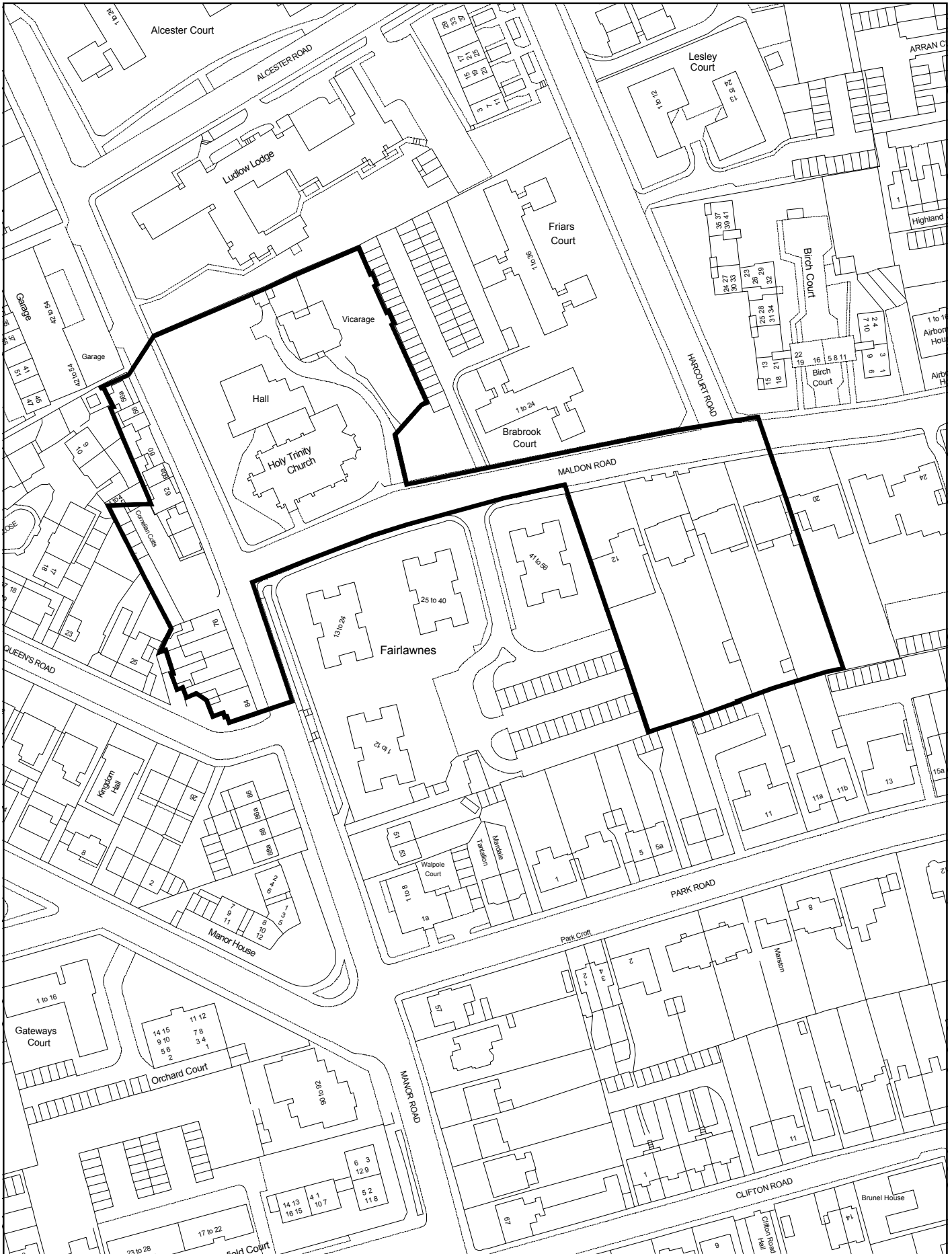


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**Map 2.2 - Beddington Village Conservation Area**



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**Map 2.9 - Holy Trinity Conservation Area**





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**Map 2.3 - Carew Manor Conservation Area**



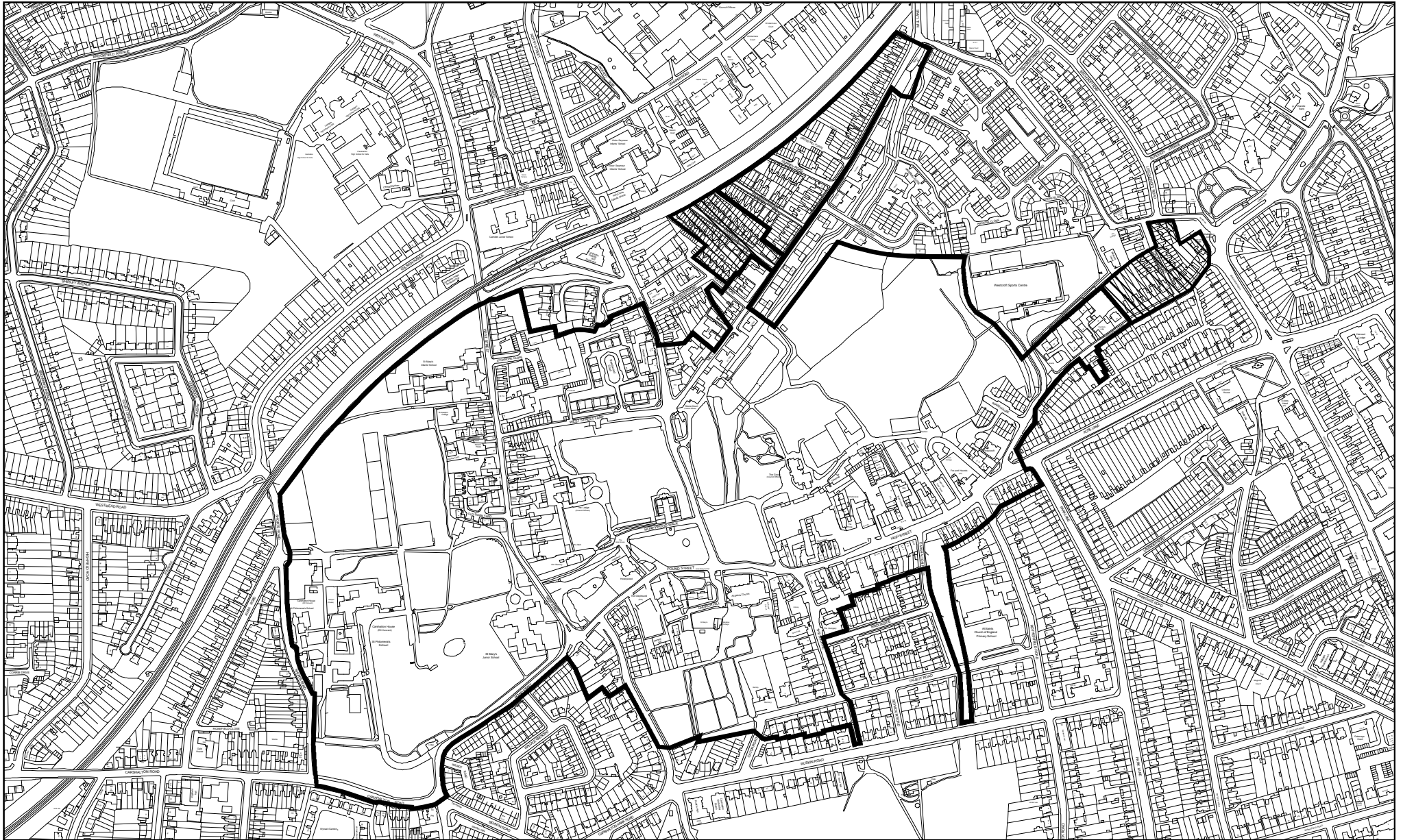
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**Map 2.4 - Carshalton Park Conservation Area**



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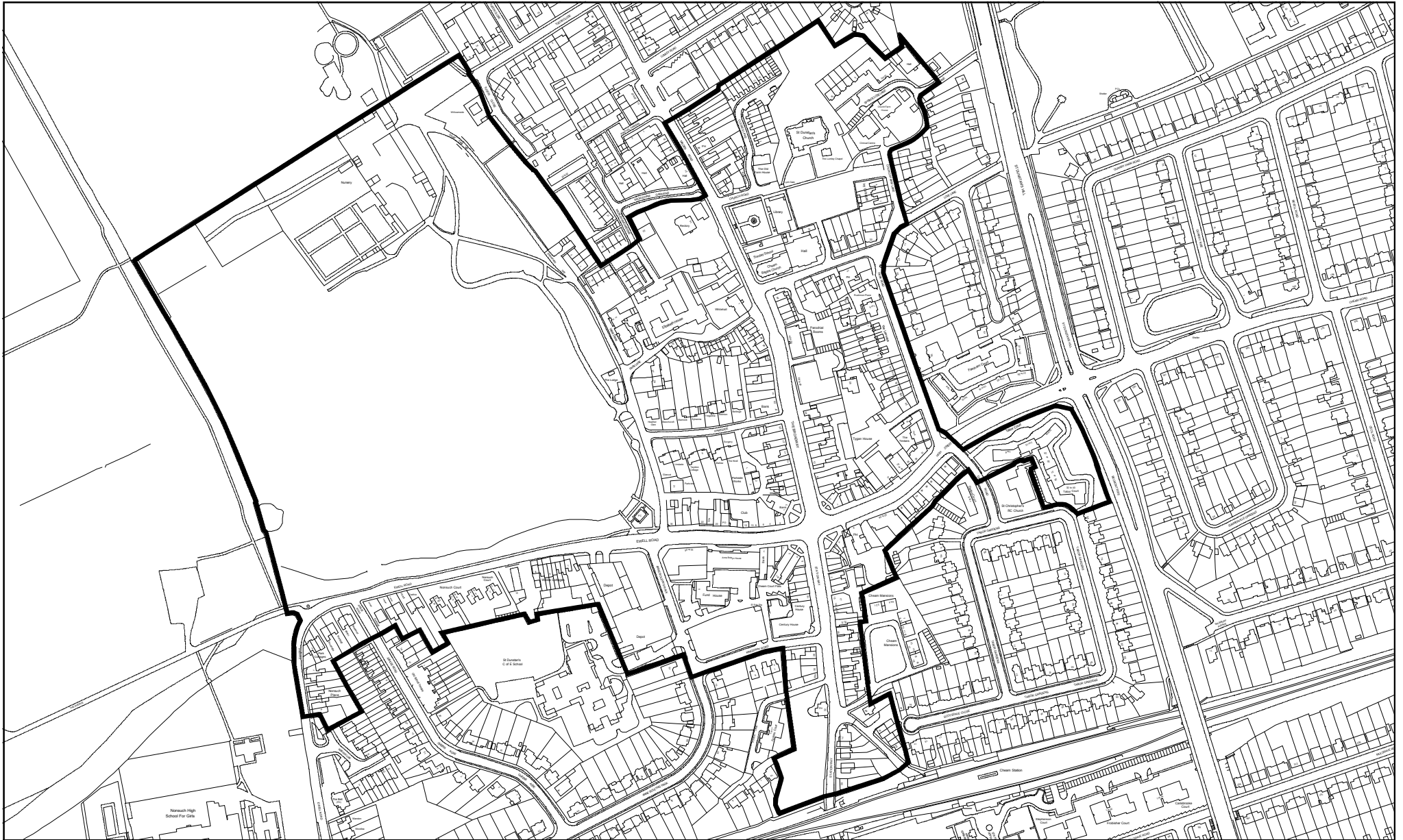


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**Map 2.5 -  
Carshalton Village  
Conservation Area**



Proposed extension to the Conservation Area



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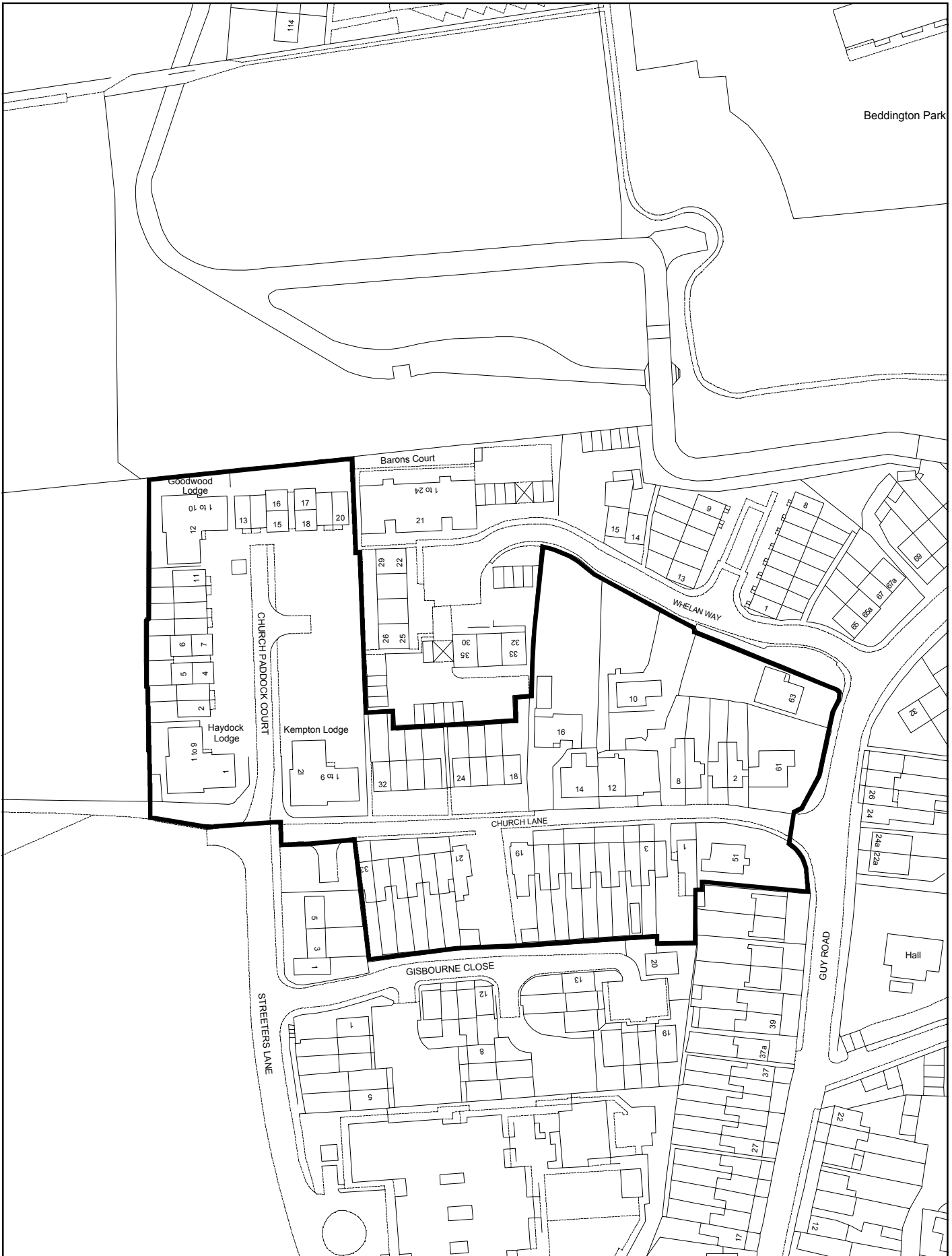


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**Map 2.6 - Cheam Village  
Conservation Area**

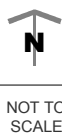


Beddington Park

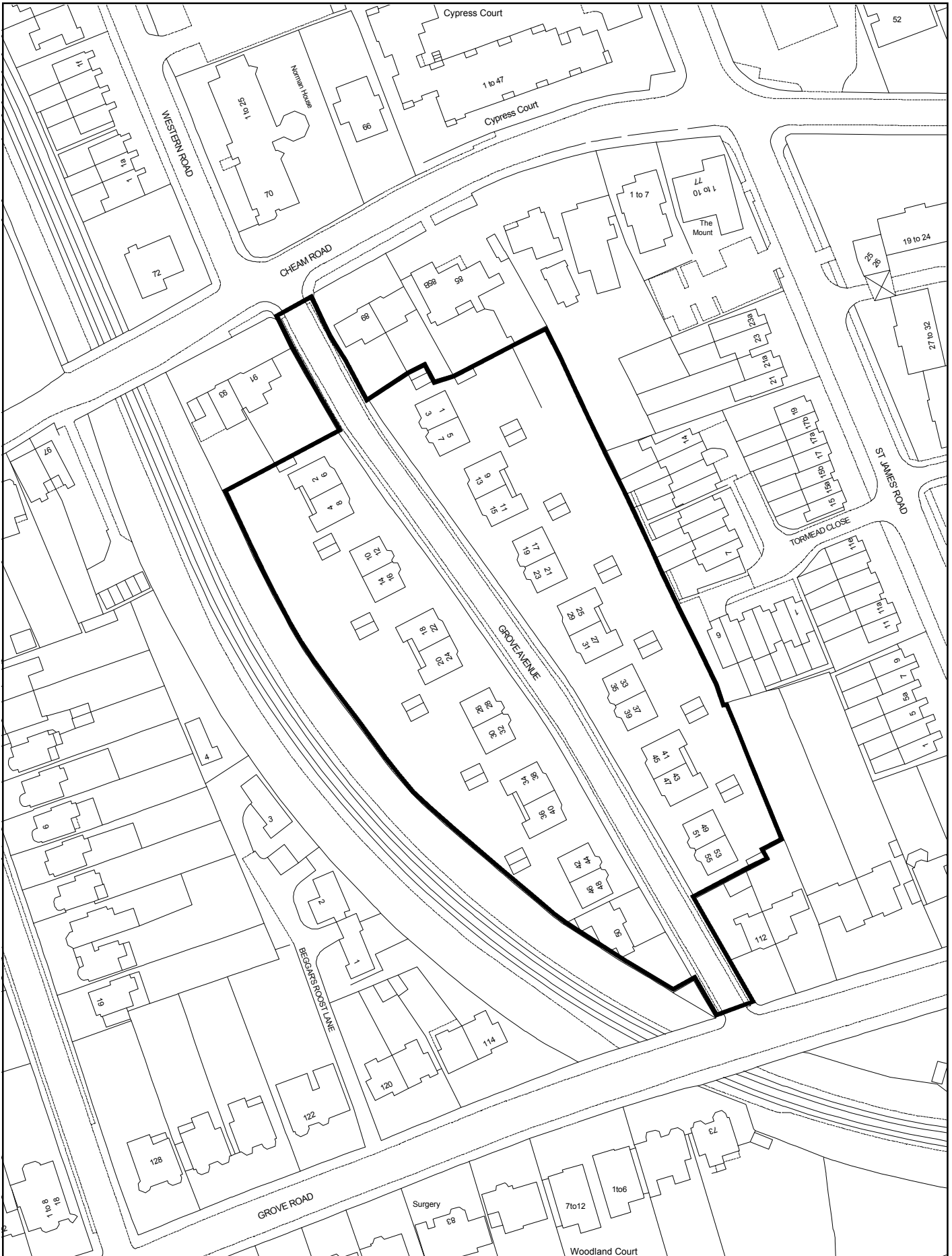
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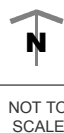
**Map 2.7 - Church Lane Conservation Area**



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## Map 2.8 - Grove Avenue Conservation Area





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## 2.11 - Park Hill Conservation Area





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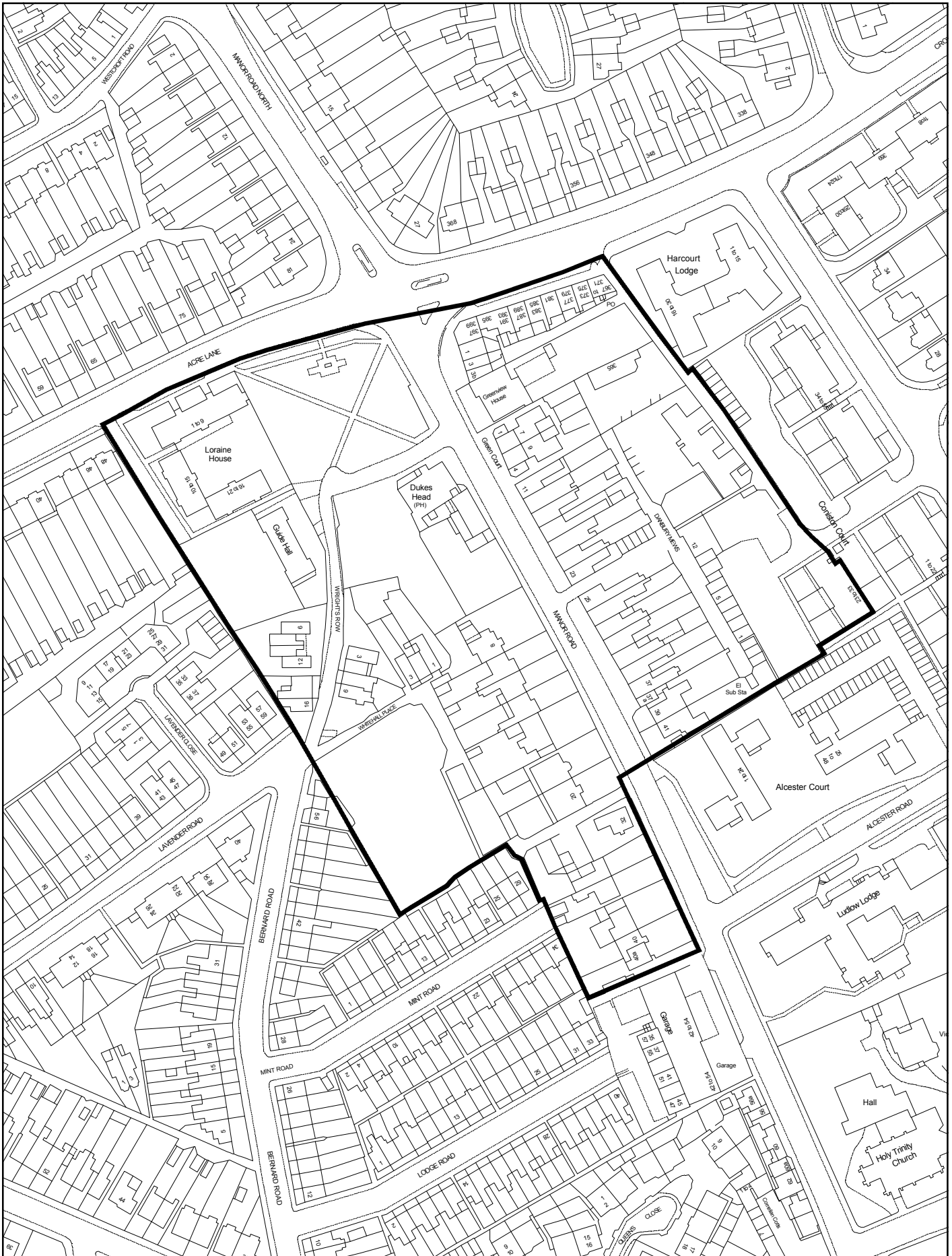


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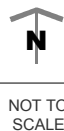
**2.12 - Sutton Garden Suburb Conservation Area**



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**Map 2.13 - Wallington Green Conservation Area**



## Appendix 3

### AREAS OF SPECIAL LOCAL CHARACTER

#### ASLC Designated in the UDP (2003)

##### 1. **BEDDINGTON CORNER (12.5 hectares)**

The area is divided into three major residential areas, with a housing estate outside the south-west corner. Throughout the centre and covering most of the area there is a mixture of late Victorian/Edwardian and 1930s dwellings. Along the east side are blocks of flats, which vary in finishes and age, from the early 1960s to the 1980s. To the south are blocks of cottage garden style terraced houses varying in age, style and finishes and with limited street planting. The flats to the east include soft landscape around the buildings.

##### Boundary Review

The boundary of this area is shown on Map 3.1. The 2006 review highlighted that the principle character of the area, which the Council is seeking to protect and enhance, is created by the Victorian terraced housing. To help preserve and define this character, it recommended the removal of the 1930s style semi-detached and terraced houses to the south of the area (shown as Area 1) and the block of flats to the east (shown as Area 2). These boundary amendments would reduce the ASLC from 12.5 hectares to 7.5 hectares.

##### 2. **BEULAH ROAD / CLARENCE ROAD (10 hectares)**

The area comprises mainly late Victorian and Edwardian terraced housing to the west, and semi-detached houses of similar date to the east. Front gardens are small with no provision for off-street parking. Newer dwellings within the area have been designed to complement existing housing. Most of the vegetation is within the front gardens.

##### Boundary Review

The boundary of this area is shown on Map 3.2. The 2006 review recommended the removal of two areas: a single new detached house on the west side of Clarence Road along the boundary (shown as Area 1) and several properties opposite which historic maps show are not part of the same built form as the rest of the road (shown as Area 2). These boundary amendments would reduce the ASLC from 10 hectares to 9.7 hectares.

##### 3. **BLENHEIM GARDENS / ONSLOW GARDENS (16.7 hectares)**

Most of the area is made up of old late Victorian, early Edwardian semi-detached properties. Most have deep front gardens, with mature shrubs. Some include examples of mock Tudor timber detailing. The other major style of development is inter-war housing which are typically pebble-dash rendered. Many roads are lined with mature trees of London Plane and Lime. The majority of gardens include gardens with mature trees, conifers and shrubs.

##### Boundary Review

The boundary of this area is shown on Map 3.3. The 2006 review concluded that the areas predominant Edwardian character has not been affected by new development since its designation in 1998 and that no changes to the ASLC boundary are required.

##### 4. **BUTE ROAD ESTATE (7.8 hectares)**

The majority of the area comprises semi-detached housing to the west with rows of terraced housing to the east. The overall appearance constitutes the impression of a cottage garden style estate. The terraced housing is finished in exposed brick or rendering, interspersed with terraces finished in mock Tudor detailing. Front gardens are generously wide with mature hedging and shrubs. Grass verges are present along each side of most roads. Mature trees line the central roads.

##### Boundary Review

The boundary of this area is shown on Map 3.4. The 2006 review recommended that no changes are made to the ASLC boundary. New extensions to dwellings within the area have been designed to complement the existing character. As with other ASLCs, small alterations under permitted development has affected the success of the ASLC including replacement doors, the use of uPVC in windows, and the addition of satellites dishes on most of the properties.

**5. LONGFELLOW ROAD (4.47 hectares)**

Comprises mainly terraced housing built from the late 1860s, interspersed within newer houses along the east side of the road. To the north there are semi-detached inter-war properties. Although some of the terraced houses have been rendered this does not detract from the character of the area. There is no tree planting along the road and vegetation is limited to that within front gardens.

Boundary Review

The boundary of this area is shown on Map 3.5. The 2006 review recommended the removal of Lincoln Road and the inter-war properties to the north of Longfellow Road from the ASLC (shown as Area 1). This part of the area no longer demonstrates suitable characteristics in its built environment or landscaping and has lost much of its 'special' characteristics. These boundary amendments would reduce the ASLC from 4.47 hectares to 2.5 hectares.

Alterations under permitted development rights have had a significant impact on the area including painting of buildings, the removal of windows and doors; the insertion of uPVC replacements, rendering, infill of porches and pebble dashing which has also occurred inconsistency along the road. In the remaining area, the review recommended that the terraced properties and area is kept up to a high standard and highlights that further infill development would damage the character of the area irreversibly. While this area is one of the oldest in the borough, there would not be enough evidence of its original built environment character left to retain its ASLC status.

**6. NEWTOWN AREA (9.2 hectares)**

An area which largely made up of two storey Victorian terraced housing, the majority of which have small front gardens. Terraced houses fall into two types, those with bay ground floor windows and those finished in a traditional terraced design. Most of the original brick work has been painted or rendered. Houses have maintained their character with most window replacements following the original designs. The only vegetation is small shrubs which have been cultivated within some of the front gardens.

Boundary Review

The boundary of this area is shown on Map 3.6. The 2006 review recommended that no changes are made to the ASLC boundary. Some unsympathetic development has occurred within the industrial estate in the centre of the area. However, the removal of this area, could lead to further development and have an impact on the rest of the ASLC.

**7. PARK ROAD/MELBOURNE ROAD (5.5 hectares)**

This area abuts and is partly incorporated into Wallington District Centre. The area has a rich variety of architectural styles and has examples of good quality Edwardian and Victorian architecture. The area also includes the most concentrated group of Victorian properties in Wallington. In the Park Road area houses are mostly detached whilst in the Melbourne area houses are more semi-detached in nature.

Boundary Review

The boundary of this area is shown on Map 3.7. The 2006 review recommended that no changes are made to the ASLC boundary. No major development or significant change has occurred to suggest de-designation of any part of the ASLC.

**8. PARK HILL ROAD AREA (8.9 hectares)**

Park Hill Road, developed between 1898 and 1913, forms the central spine of this area. Generally the area is characterised by large late Victorian and Edwardian detached and semi-detached well maintained two storey family housing typical of that period and in a variety of styles. Park Hill Road itself contains predominantly semi-detached houses, whilst off Park Hill Road a number of streets, lined with mature trees, are characterised by detached houses of a similar age set in slightly wider plots. Mock Tudor facade treatment and clay tiled roofs, together with mature landscape and well maintained gardens, are common features throughout.

Boundary Review

The boundary of this area is shown on Map 3.8. A boundary review was not undertaken in 2006 as this ASLC had been designated recently, in 2003, using the same designation criteria.

**9. THE RIDGE (29.8 hectares)**

Mainly comprises detached houses around three large open areas comprising the Park, the playing fields and the school. There is some new housing, the most notable being a small estate in the centre of the area. The detached houses are large two storey with timber detailing, hung tiling and white rendering. All properties have large front gardens. Mature specimens of Birch, Sycamore, Poplar and some Pine and Spruce grow along the grass verges. The large front gardens allow for mature shrubs and further ornamental trees giving the area its lush green appearance.

Boundary Review

The boundary of this area is shown on Map 3.9. The 2006 review recommended that no changes are made to the ASLC boundary. There has been no significant change in the character of the built form or landscape. Some infill development has occurred at Gold Crest, a cul-de-sac in the centre of the ASLC. However, the removal of this area could have an impact on the rest of the ASLC.

**10. ST. HELIER ESTATE (47 hectares)**

Although the design and layout of the St. Helier Estate is based on the Parker and Unwin "cottage" architectural style, in the Ebenezer Howard "Garden City" tradition, the Estate has a more formal character, albeit that local materials are used when possible. There are a relatively limited number of house types within the Estate. The basic house is a 2-storey terrace with a low pitched roof. In addition there are houses designed especially to fit into tight corners sites and acute angled road intersections.

The spacious quality of the Area is due to extensive areas of adjacent public open spaces (also designated MOL) and low rise terraces that are not intrusive within the townscape. When the Estate was originally built, it was the Council's intention to provide as large an area as possible for recreation and to enhance the environmental quality of the area. It is therefore predominantly the smaller open spaces within the Estate itself that give the ASLC its special character. These open spaces range from small incidental open spaces to 'village greens' and linear open spaces along the southern side of Bishopsford Road.

Boundary Review

The boundary of this area is shown on Map 3.10. A boundary review was not undertaken in 2006 as this ASLC had been designated recently, in 2003, using the same designation criteria.

**11. ST. JOHNS ROAD AREA (4.7 hectares)**

A Victorian terraced housing area with small front gardens. Most have some form of rendering, although St. Johns Road area has maintained its original brickwork. There are several areas of newer properties most of which are well maintained. There is little or no green space other than in front of the bungalows in St. Johns Road.

Boundary Review

The boundary of this area is shown on Map 3.11. The 2006 review recommended the removal of two areas which do not reflect the built form and layout found elsewhere. Along the northern boundary, some detached, semi-detached and terraced properties on the north side of St Andrews Road (shown as Area 1), and along the southern boundary, an extensive area of new development, a builder's yard and three pairs of plain semi-detached houses (shown as Area 2). These boundary amendments would reduce the ASLC from 4.7 hectares to 2.5 hectares.

**12. SANDY LANE/UPPER ROAD AREA (9.9 hectares)**

The area east of Sandy Lane is largely Victorian terraced houses while the area to the west is Edwardian. There is a small new housing estate located to the north-east corner of the site. To the west side the roads are heavily lined with mature Lime trees and the front gardens have mature shrubs. To the east around Beddington Grove tree planting is sparse and more recent.

Boundary Review

The boundary of this area is shown on Map 3.12. The 2006 review recommended the removal of the new small housing estate located to the north-east corner of the area (shown as Area 1). This area has a different architectural quality and building layout and its removal would help to preserve and define the character of the remaining area. This boundary amendment would reduce the ASLC from 9.9 hectares to 9.6 hectares. The review also notes the quality of the built environment, and that these terraces provide a good indicator against which other areas

could be compared to ensure a consistent approach to the inclusion of Victoria terraces within ASLCs.

**13. SPRINGFIELD ROAD/GROSVENOR ROAD (4.1 hectares)**

The Springfield Road/Grosvenor Road area lies adjacent to Wallington District Centre and consists of a number of residential properties of a similar character. It is a fairly unified area with much historical and architectural interest. The Grosvenor Road area comprises many late Victorian properties and is primarily residential in character.

Boundary Review

The boundary of this area is shown on Map 3.13. The 2006 review recommended that no changes are made to the ASLC boundary. The area contains a number of houses spaced evenly throughout the area, which are historically important and date from the Victorian era. While there have been some flats developed in Clarence Road which harm the character of the area infill development throughout, their removal could impact on the rest of the area. The review also noted that if any of the older houses were developed, the status of the area would need to be reassessed.

**14. VICTORIA ROAD (4.4 hectares)**

An area predominantly comprising Victorian terraces with small walled front gardens. There are also several semi-detached properties and two new blocks of flats and maisonettes along Victoria Road. The majority of the gardens are small but provide some form of planting, with mature trees and shrubs within the curtilage of the semi-detached houses.

Boundary Review

The boundary of this area is shown on Map 3.14. The 2006 review recommended the removal of a new block of flats at 100-104 Carshalton Road to the north-west corner of the area (shown as Area 1). This boundary amendment would reduce the ASLC from 4.4 hectares to 4.3 hectares.

**15. WOODCOTE AVENUE (14.6 hectares)**

A residential area comprising Edwardian/Victorian housing, built in the grounds of Woodcote Hall. The landscape is characterised by large gardens containing mature trees with front boundaries defined by low level walls and mature hedgerows. Properties are spacious giving great separation between houses. Gardens are well maintained to a high standard in both hard and soft landscaping with mature trees and shrubs. The recent extension to the area incorporates similar characteristics of the original area although housing has a wider variety of architectural styles with marginally smaller plot sizes.

Boundary Review

The boundary of this area is shown on Map 3.15. The 2006 review recommended that no changes are made to the ASLC boundary. There has been no infill or major development that would require a change to the existing boundaries.

## **ASLC Designated following the adoption of the UDP**

### **16. QUEEN'S ROAD/ THE CRESCENT**

### **17. KING'S ROAD/BELMONT ROAD AREAS**

The Council adopted two Areas of Special Local Character (ASLC), one at Queen's Road/The Crescent and the other at King's Road/Belmont Road in 2004. The boundaries of these areas are shown on Maps 3.16 and 3.17.

The Belmont area was identified in the Sutton Unitary Development Plan (UDP) as an area to be assessed for designation as an ASLC. The area was assessed against the criteria listed in section 6.187 of the Sutton UDP. The two areas proposed for designation were chosen on the grounds of particular characteristics: Queen's Road/The Crescent was chosen because the Council considered its townscape qualities were of a uniform style and distinctive. The Council considered that the area around King's Road/Belmont Road merited distinction on the grounds of its historic development and style.

The areas were also compared to existing ASLCs in the Borough to ensure consistency in the standard of designations. It was concluded the common townscape qualities of the areas are distinctive from the surrounding area and was compared favourably with other ASLCs designated on a similar basis. The Strategic Planning Strategy Committee Advisory Group (SPSCAG) considered the boundaries of the two proposed areas for purposes of public consultation at its meeting on 30 June 2003 and the Strategy Committee approved the proposed boundaries for public consultation on 13 October 2003.

The public consultation exercise took place between Monday 8 December 2003 and Friday 30 January 2004 (8 weeks). The SPSCAG considered the results of the consultation at its meeting on 23 February 2004. The consultation response indicated a high level of support for the Council's desired aim of designating King's Road/Belmont Road and Queen's Road/The Crescent as ASLCs. The areas were adopted by Strategy Committee through delegated decision notice (Reference DDN List, Del/82/04).

### **18. SUTTON HIGHFIELDS AREA**

The Council adopted an Area of Special Local Character (ASLC) at Mayfield Road/The Ridgway in 2005, known as Sutton Highfields. The boundary of this area is shown on Map 3.18.

The Sutton Highfields area was identified in the Sutton Unitary Development Plan (UDP) as an area to be assessed for designation as an ASLC. The area was assessed against the criteria listed in section 6.187 of the Sutton UDP. The area proposed for designation was chosen on the grounds of its high townscape value and architectural quality, with little infill compared to other roads. The properties also share similar historic background, and many were built by a local builder Mr Windebank.

The areas were also compared to existing ASLCs in the Borough to ensure consistency in the standard of designations. It was concluded the common townscape qualities of the areas are distinctive from the surrounding area and compared favourably with other ASLCs designated on a similar basis. The Strategic Planning Strategy Committee Advisory Group (SPSCAG) considered the boundaries of the proposed area for purposes of public consultation at its meeting on 29 October 2004.

The public consultation exercise took place between Monday 6 December 2004 and Monday 31 January 2005 (8 weeks). The SPSCAG considered the results of the consultation at its meeting on 7 February 2005. The consultation response indicated a high level of support for the Council's desired aim of designating Sutton Highfields as an ASLC. The areas were adopted by Strategy Committee through delegated decision notice (Reference DDN List, Del/14/05).



## Recommended ASLCs

### 19. ANNE BOLEYN'S WALK, CHEAM (2007)

It is recommended that the Anne Boleyn's Walk area be designated as an ASLC. The boundary of this area is shown on Map 3.19.

The Anne Boleyn's Walk area was identified in the Sutton Unitary Development Plan (UDP) as an area to be assessed for designation as an ASLC. The area was assessed against the criteria listed in section 6.187 of the Sutton UDP. The area proposed for designation was identified on the grounds of its high townscape value and architectural quality with consistent mock-Tudor architecture and construction detail/materials (tile hanging, magpie work and painted timbers), with few extensions or incursions. The area has a typical inter-war suburban form and represents a cohesive example of the historic development and expansion of Cheam district centre. The front gardens to the properties also share a consistent landscape quality and style.

It was concluded that the architectural quality of the buildings, townscape value of the group of buildings, and contribution of incidental features such as wall fences and hedges which provide its distinctive special local character and that it compares favourably with other ASLCs designated on a similar basis.

The Strategic Planning Group agreed to identify an Area of Special Local Character at Anne Boleyn's Walk at its meeting on 27 June 2007, subject to officer's investigating the inclusion of a small number of houses on the west side of Queen's Acre, at the entrance to Anne Boleyn's Walk. It has been agreed that a number of properties on Queens Acre share the same characteristics as those properties in Anne B's Walk and should therefore be included in any ASLC. Public consultation on the proposed designation of the area as an ASLC will take place as part of the consultation on the Site Development Policies DPD.

### 20. BURTON ESTATES, SOUTH CHEAM (2007)

It is recommended that the Burton Estates area be designated as an ASLC. The boundary of this area is shown on Map 3.20.

The Burton Estates forms part of the South Cheam Special Policy Area as designated in the 2003 UDP. The area was assessed against the criteria for ASLC designation listed in section 6.187 of the Sutton UDP. The area is recommended for designation on the grounds of its historic importance and on the architectural qualities of the buildings and associated landscape, which make it one of the best examples of inter-war suburbia.

Cheam was a village until the end of the WWI. There was little Victorian or Edwardian development reflecting large individual landholdings, principally the Northey Estate. The inter-war period saw the break up of the Estate due to finances. Noted local builder Andrew Burton built 3 estates: the Northey Estate (Golfside), Cheam Warren Estate (The Avenue) and Cheam Downs Estate (Holland Avenue, York Road, Cornwall Road and Burdon Road). The former hare warren wall is a Grade II Listed Building/Structure from the 18th century rather than Tudor although it may be on older foundations. The area was once renowned for hunting and horse racing and this is one of the last surviving features.

It was concluded that the historical importance and architectural qualities of the buildings and associated landscape provides its distinctive special local character that should be preserved and enhanced through its designation as an ASLC.

The Strategic Planning Group considered the boundaries of the proposed area for purposes of inclusion in the Local Development Framework at its meeting on 27 June 2007. Public consultation on the proposed designation of the area as an ASLC will take place as part of the consultation on the Site Development Policies DPD.

## **21. PINE WALK, CARSHALTON BEECHES (2007)**

It is recommended that the Pine Walk area be designated as an ASLC. The boundary of this area is shown on Map 3.21.

The Pine Walk area was identified as a potential ASLC through the 2007 character appraisal of the inter-war suburban areas of the Borough. The area was assessed against the criteria listed in section 6.187 of the Sutton UDP. The area is proposed for designation particularly on the grounds of its unique landscape characteristics although its overall character and high townscape make an important contribution

The area contains the only example of this kind of road layout in the borough and the landscape setting is of exceptional quality. The spacious layout of the development allows views into, and frames, the northern boundary of the Green Belt. Historic maps show that the area formed part of another Warren and a field called The Gallop.

It was concluded that the landscape characteristics and the urban pattern which is thereby preserved contribute towards a distinctive and special local character.

The Strategic Planning Group considered the boundaries of the proposed area for purposes of inclusion in the Local Development Framework at its meeting on 27 June 2007. Public consultation on the proposed designation of the area as an ASLC will take place as part of the consultation on the Site Development Policies DPD.

## **22. CLYDE ROAD AREA, SOUTH WALLINGTON (2008)**

It is recommended that the Clyde Road area be designated as an ASLC. The boundary of this area is shown on Map 3.22.

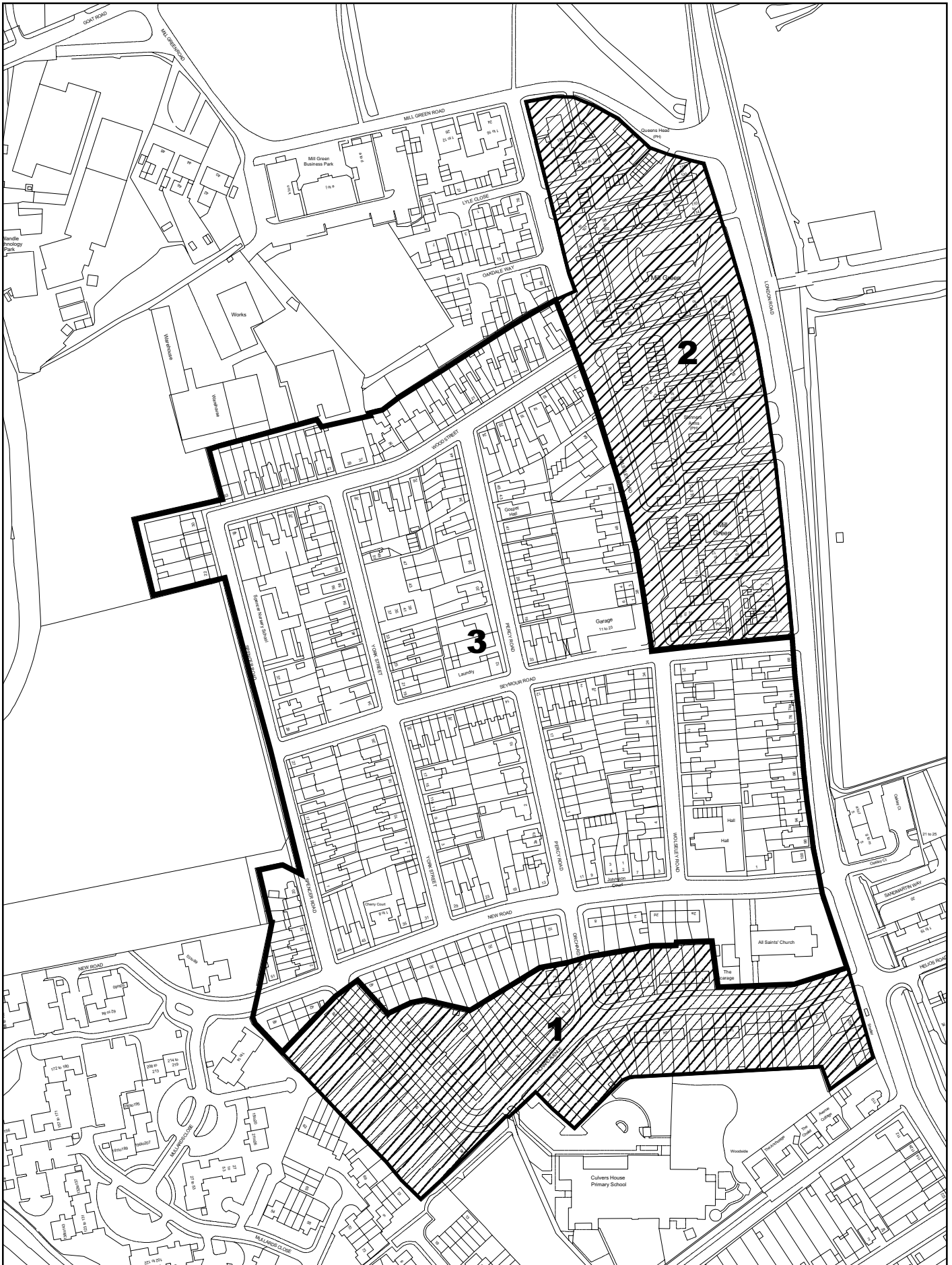
The Clyde Road area was identified as a potential ASLC as a result of a request from a local resident to assess the Victorian houses around Hinton Road and Clyde Road in South Wallington. The area was assessed against the criteria for ASLC designation listed in section 6.187 of the Sutton UDP. The Clyde Road area is proposed for designation on the grounds of its architectural cohesiveness and well-landscaped nature.

The area was built by a local architect (Hinton) on two field plots either side of Mill Lane (now Stafford Road). The area consists of a mix of housing sizes but the predominant form is semi-detached. The eastern half of Ross Road and all of Carew Road, once large detached and semi-detached properties, now comprise a 1970s estate of small two storey terraces built around courtyard gardens interspersed with garaging blocks and a number of blocks of four storey flats. The courtyard estate properties have no architectural detailing and shallow pitches; the flats have some white painted timber detailing. These houses clearly do not form a cohesive part of the Victorian estate and the garaging blocks in particular create a negative feature on the street scene.

Other significant and intrusive development in the area results from a number of blocks of flats some of which are a significant height, particularly the block on the corner of Clyde Road and Ross Road which is five storeys above parking and a block on Ross Road/Clarendon Road which is seven storeys.

However a number of roads stand out in terms of their architectural cohesiveness and well-landscaped nature, particularly St Michael's Road and Clyde Road. The fine Victorian detailing is clear and whilst St Michael's Road stands out because the houses are alike, Clyde Road stands out because of the range of Victorian and some later Arts and Crafts styles. Whilst there has been some encroachment of parking into front gardens, this has been managed more sympathetically than elsewhere on the estate with a proportion of gardens having been retained.

Whilst the architecture of Hinton Road and St Michael's Road is the same, unfortunately the quality of the townscape of Hinton Road has been eroded as a result of the loss of many of the front gardens to off street parking and loss of the original architectural detailing i.e. through the use of upvc.



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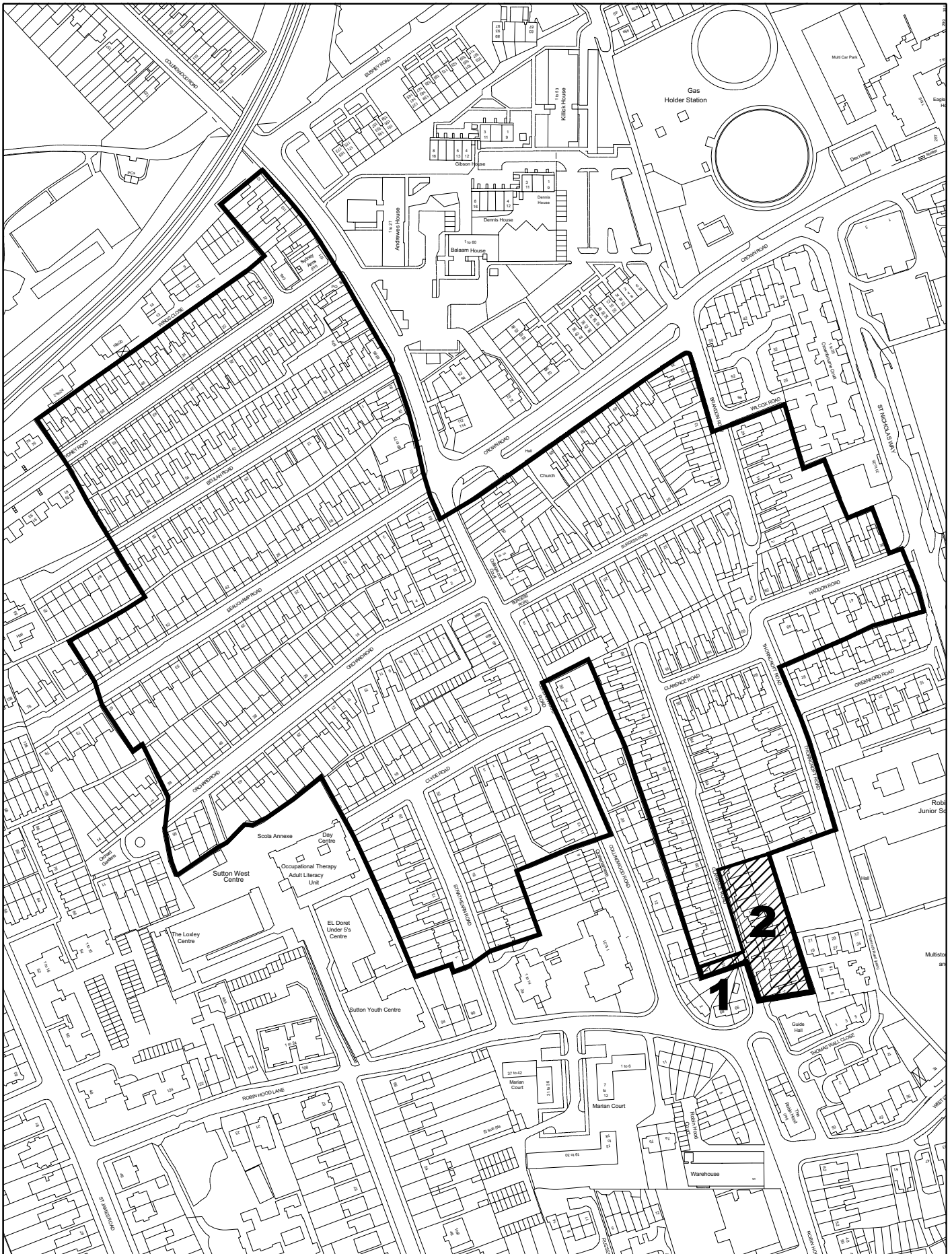


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**Map 3.1 - Beddington Corner Area of Special Local Character**



Proposed deletion to the ASLC boundary




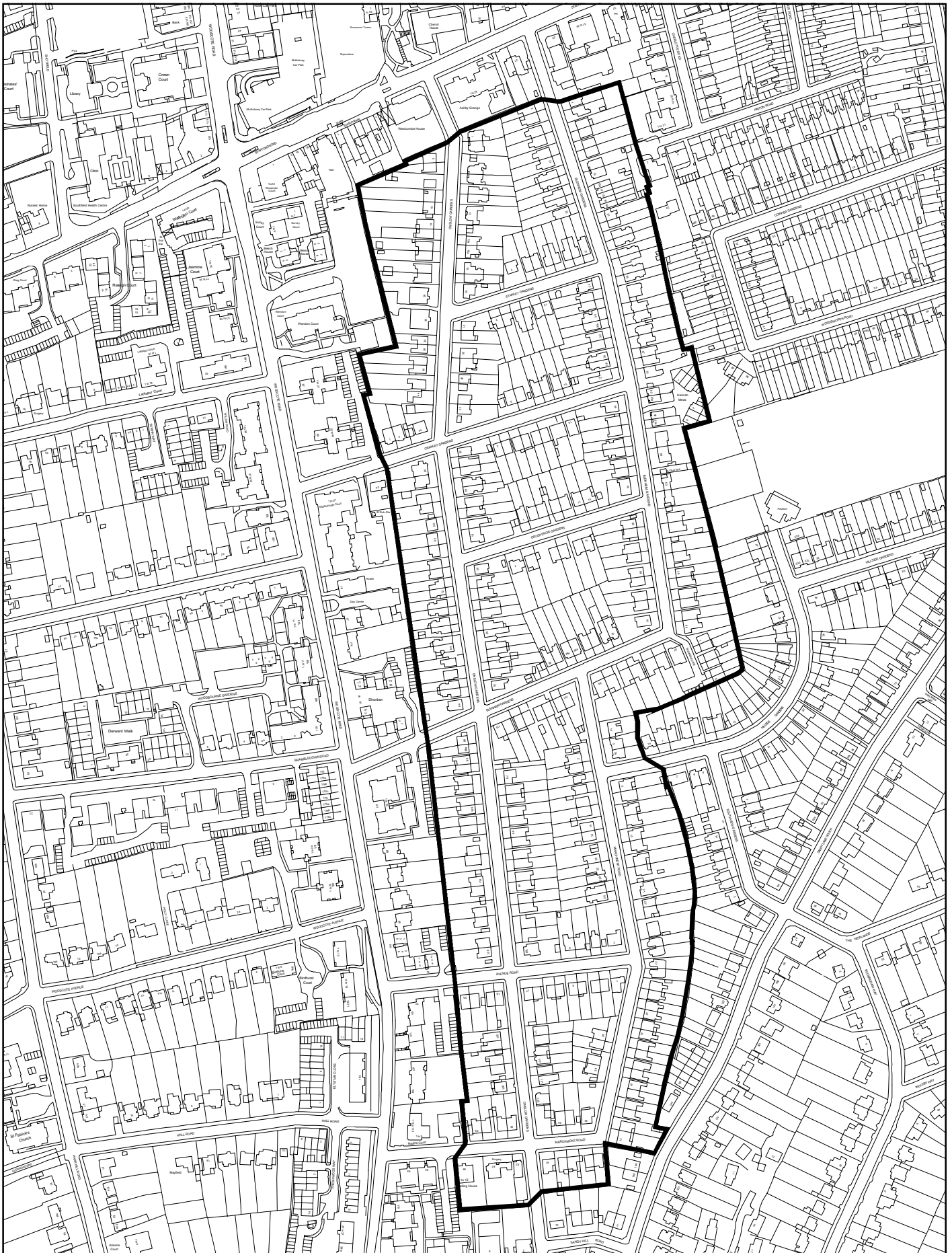
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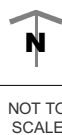
**Map 3.2**  
 Beulach Road / Clarence Road  
 Area of Special Local Character  
 Proposed deletion to the ASLC boundary



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**Map 3.3 -**  
**Blenheim Gdns/Onslow Gdns**  
**Area of Special Local Character**



**Map 3.4 - Bute Road Estate  
Area of Special Local Character**



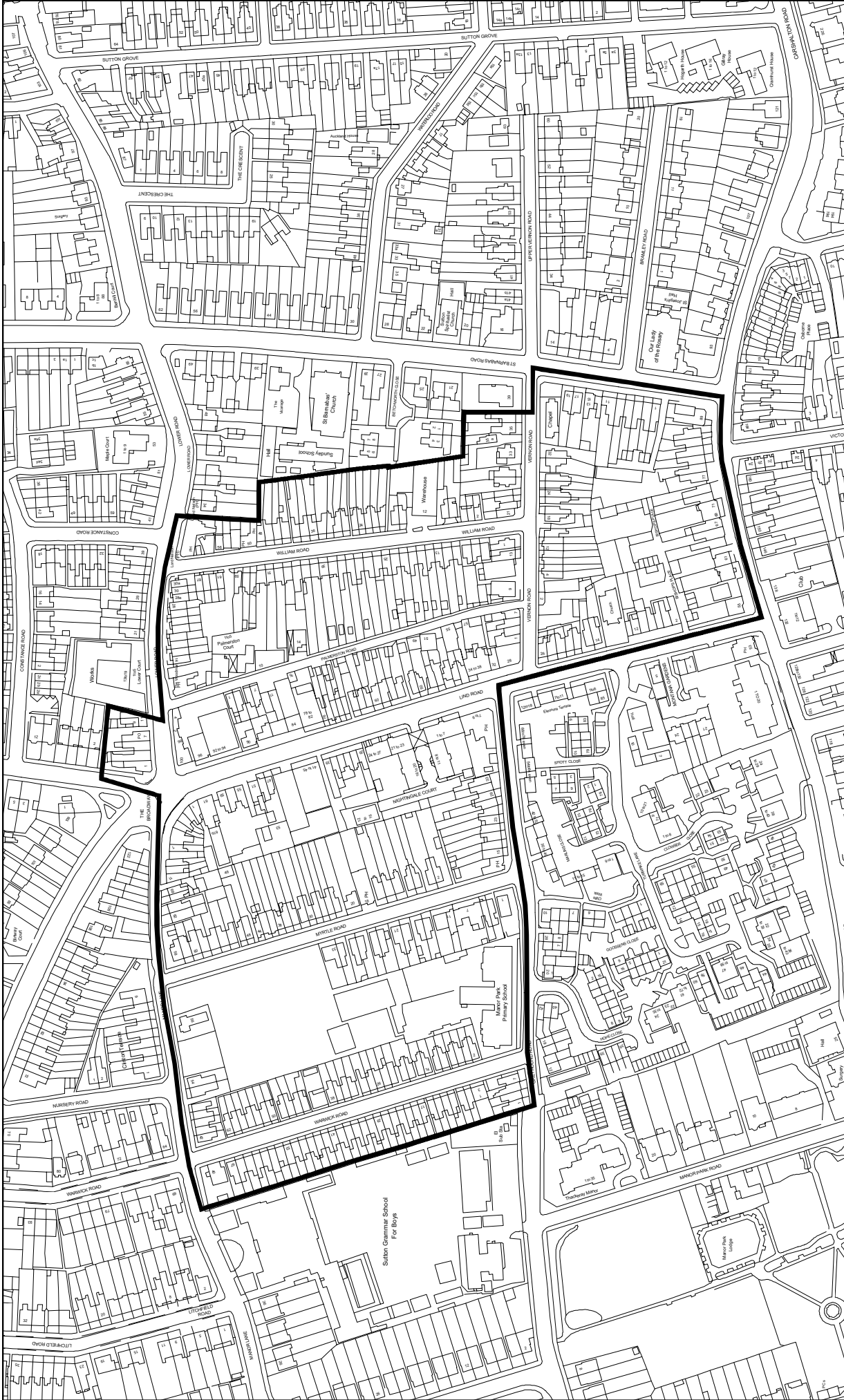
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### Map 3.6 - Newtown Area Area of Special Local Character



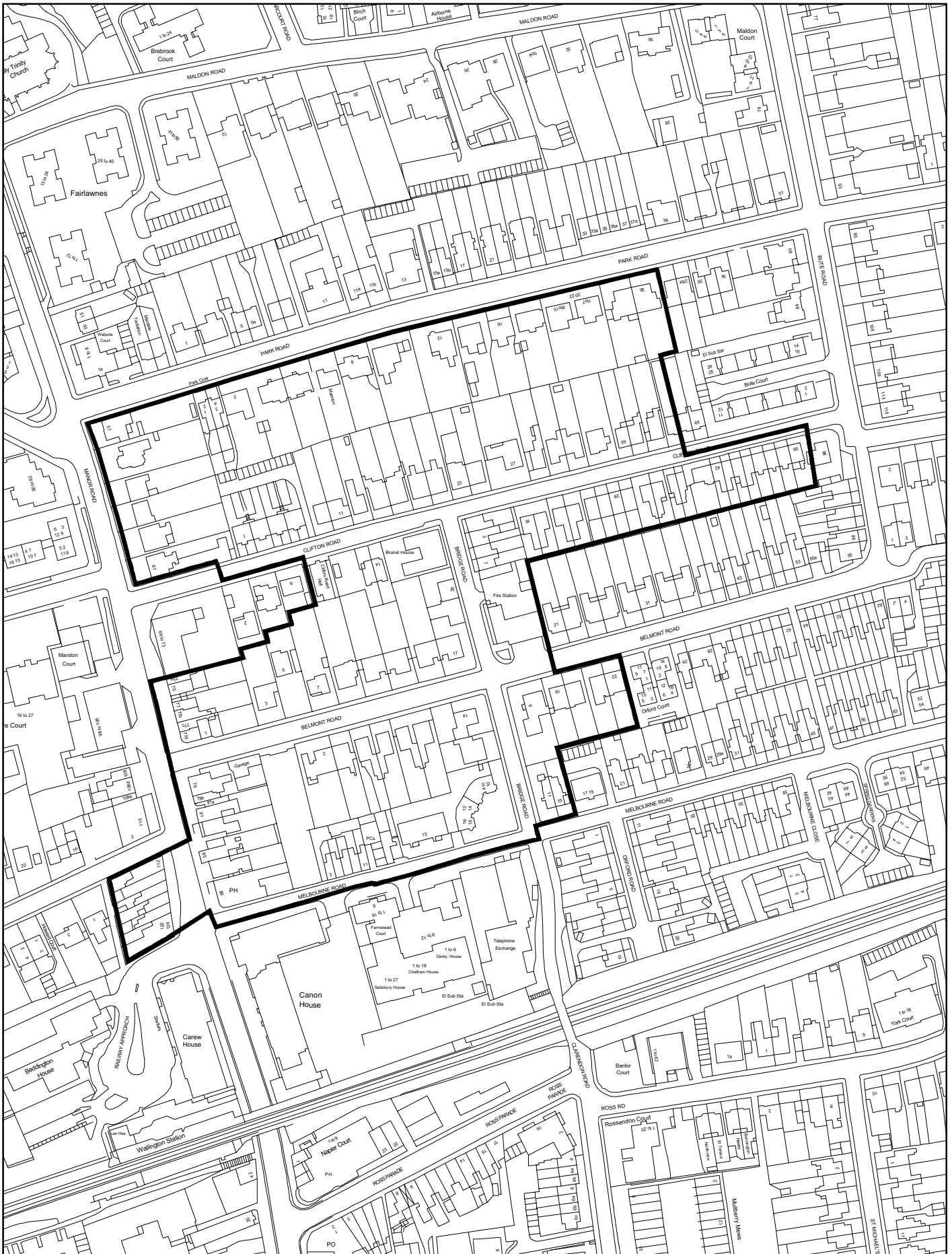
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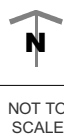




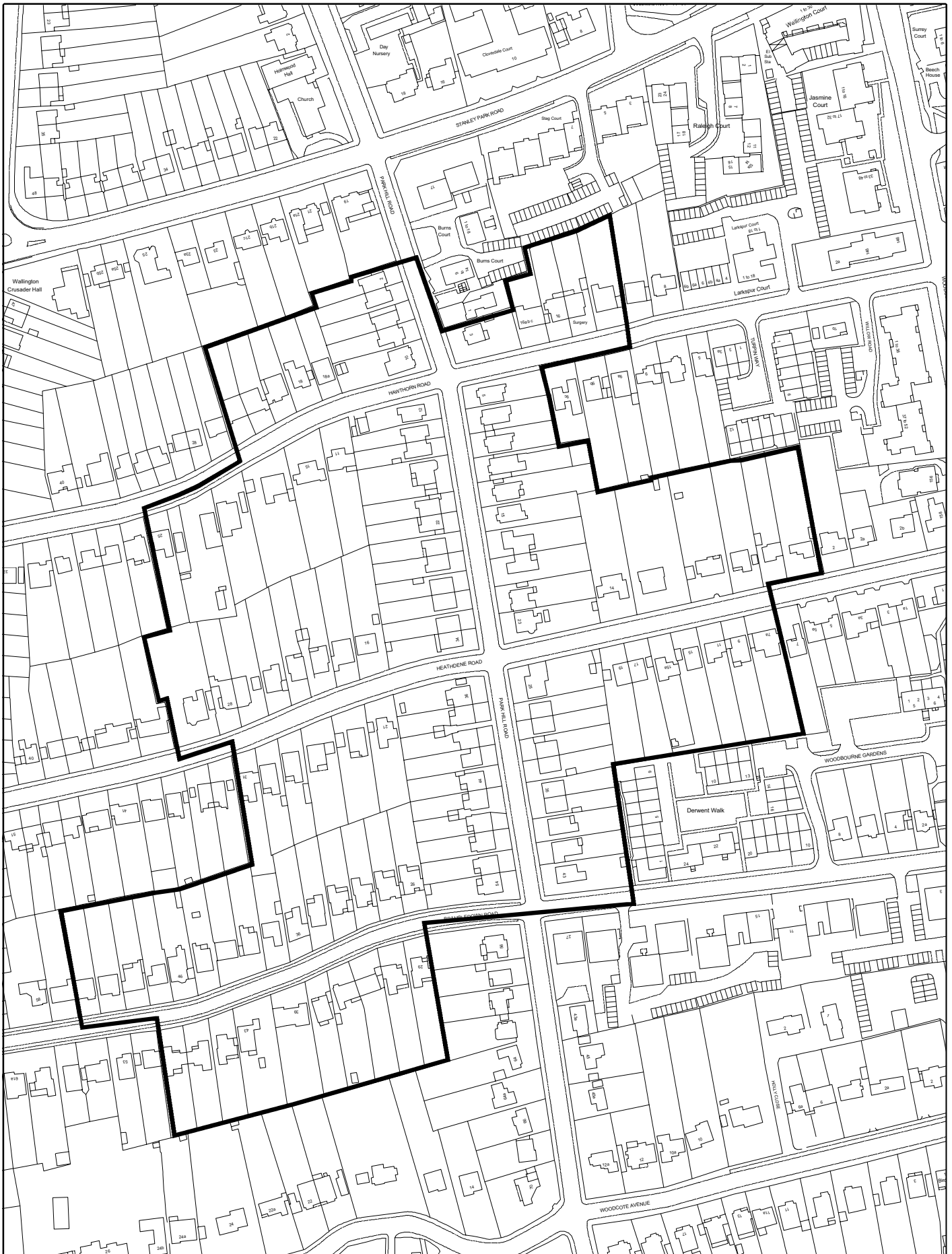
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**Map 3.7**  
**Park Road/Melbourne Road**  
**Area of Special Local Character**

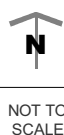


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**Map 3.8 - Park Hill Road  
 Area of Special Local Character**



### 3.9 - The Ridge Area of Special Local Character

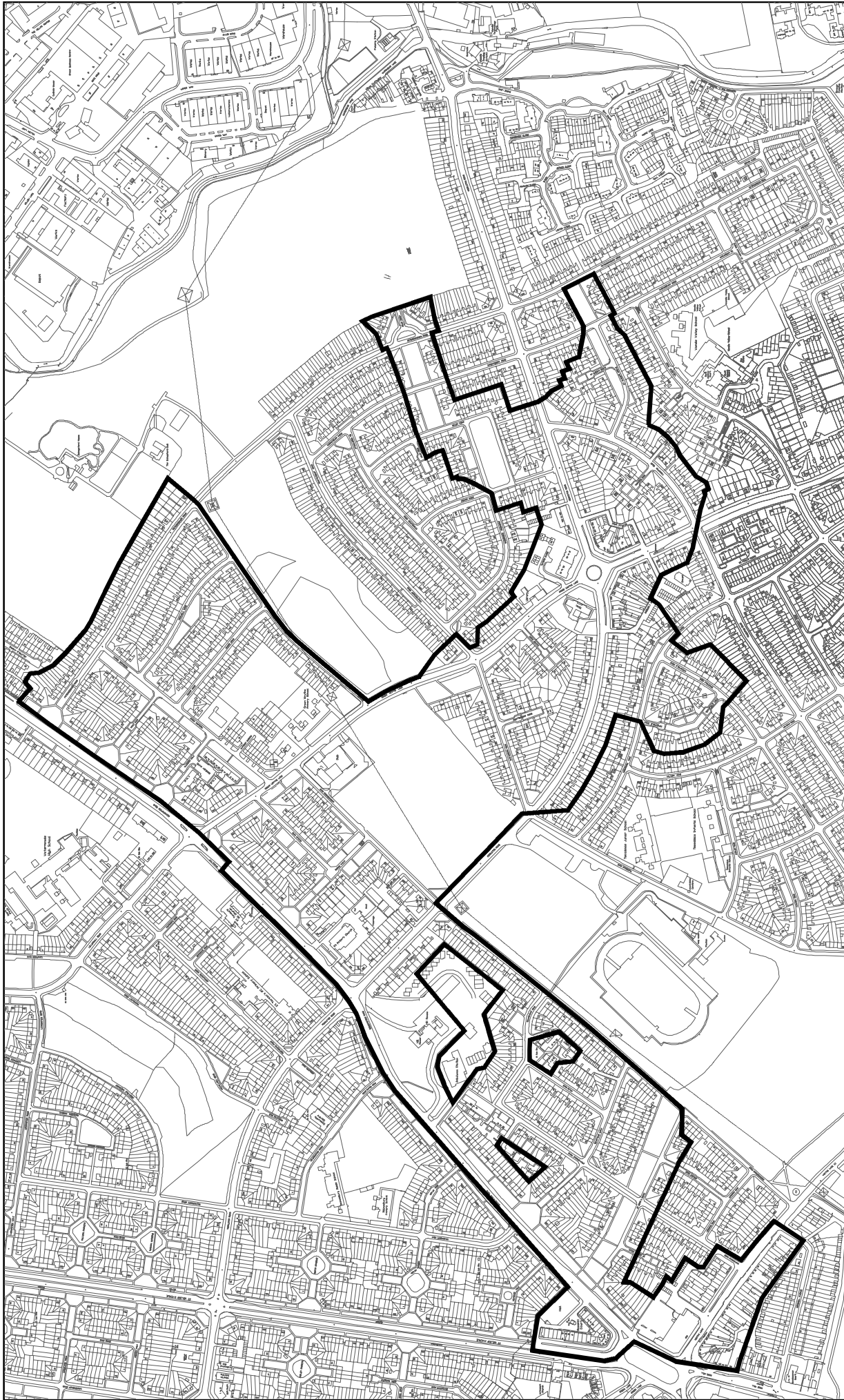


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**Map 3.10 - St Helier**  
**Area of Special Local Character**



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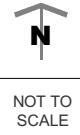
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**Map 3.11 - St John's Road  
 Area of Special Local Character**

 Proposed deletion to the ASLC boundary



**Map 3.12 - Sandy Lane / Upper Road  
Area of Special Local Character**

 Proposed deletion to the ASLC boundary

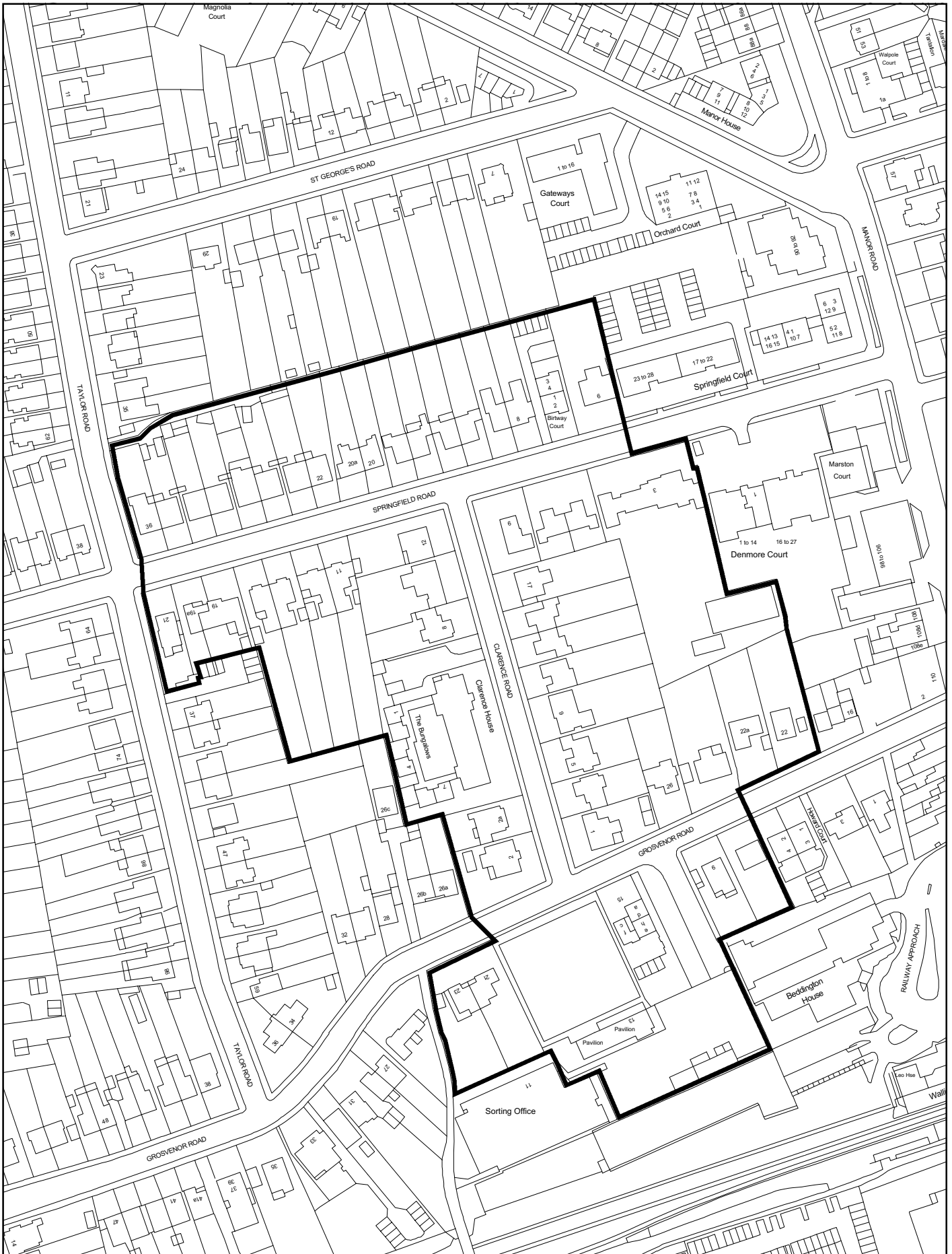


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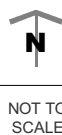
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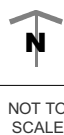
**Map 3.13 - Springfield Rd  
 / Grosvenor Rd  
 Area of Special Local Character**



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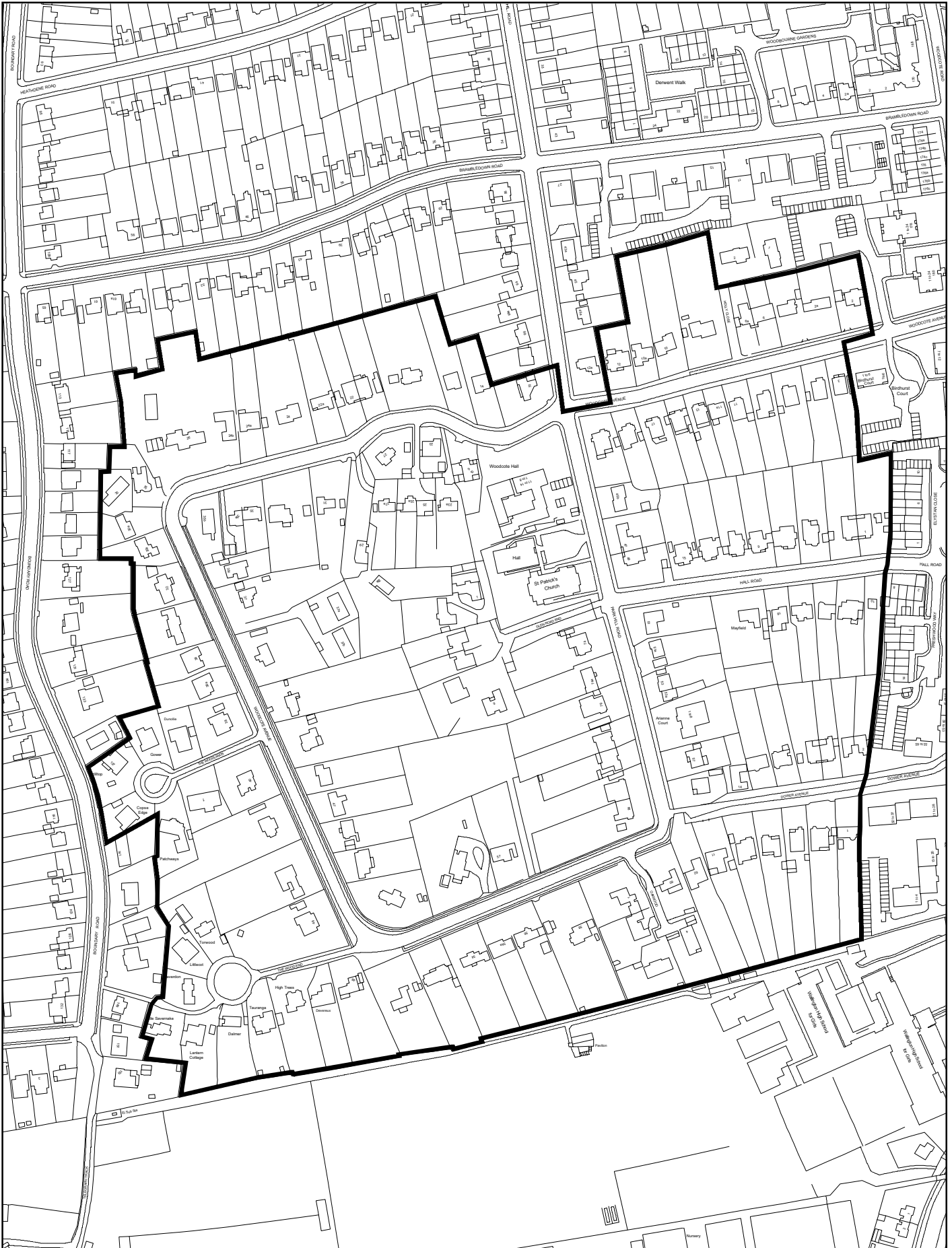


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**Map 3.14 - Victoria Road  
 Area of Special Local Character**

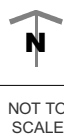




**London Borough of Sutton**  
 Environment & Leisure  
 24 Denmark Road  
 Carshalton  
 SM5 2JG



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**Map 3.15 - Woodcote Avenue  
 Area of Special Local Character**

## Appendix 4

### LISTED BUILDINGS

Street	Name or Description	Grade	Neighbourhood
All Saints Road	All Saints Church	B	Wandle Valley
Ashcombe Road (South Side)	Rear Garden Walls to Nos. 5 to 27 (odd) (Former Boundary Wall to Carshalton Park)	II	Carshalton
Banstead Road South	Clapham Lodge	II	Carshalton
Beeches Avenue	Pillar Box outside No. 56	II	Carshalton
Beeches Avenue	No. 40	II	Carshalton Beeches
Bishopford Road	Hill House	II	St. Helier North
Bishopford Road	Mecca Bingo (also known As: Gaumont Cinema)	II	Sutton
The Brandries	Camden House	II	Beddington
The Brandries (Listed under GUY ROAD)	Rear Garden Walls to Brandries Cottage and former Kitchen Garden Walls and Gate to Camden House	II	Beddington
Bridle Way	Barn, Woodcote Golf Club	II	Coulsdon
Bridle Way	Woodcote Grove House, Woodcote Park	II	Coulsdon
Brighton Road (East Side)	No. 139 (Sutton Lodge)	II	Sutton South
The Broadway (West Side)	No. 17 (The Old Cottage)	II	Cheam
The Broadway (West Side)	Nos. 45, 47 and 49 to 57 (odd)	II	Cheam
Butter Hill (North East Side)	Elm Cottage	II	Carshalton
Carshalton Road (South East Side)	Sutton Police Station	II	Sutton East
Cheam Common Road	Church of St Philip (Church now demolished unsafe structure)	C	Worcester Park
Cheam Road (North Side)	Trinity Methodist Church and Hall	II	Sutton
Cheam Road	Sutton Baptist Church including the Church Hall and No. 21 (Sutton Baptist Church Sunday School)	II	Sutton
Christchurch Park	Christ Church	C	Sutton South
Church Farm Lane	Boundary Wall and Outbuilding to former West Cheam Manor House	II	Cheam
Church Farm Lane	Church Farmhouse	II	Cheam
Church Hill	Anne Boleyn's or Bullen's Well	II	Carshalton
Church Hill	Madeley Cottage, St Mary's	II	Carshalton
Church Hill	Railings to Madeley Cottage	II	Carshalton
Church Road (East Side)	Parish Church of St Mary the Virgin	B	Beddington
Church Road (East Side)	Lychgate at West Entrance to churchyard of St Mary's	II	Beddington
Church Road (East Side)	Churchyard Walls	II	Beddington
Church Road (East Side)	Lamp Standard in churchyard to south-west of Church Tower	II	Beddington
Church Road (East Side)	Beddington Place (Carew Manor)	NG	Beddington
Church Road (East Side)	Beddington Place (Great Hall only)	I	Beddington
Church Road (East Side)	Beddington Place (2 end wings)	II	Beddington
Church Road (East Side)	Gates and Wrought-Iron Screen at West Entrance to Beddington Place	II	Beddington
Church Road (East Side)	Orangery Wall at Beddington Place	II	Beddington
Church Road (East Side)	Garden Walls at Beddington Place (Carew Manor Special School) to north of Orangery Walls	II	Beddington
Church Road (East Side)	Boundary Walls to Beddington Place along east side of Churchyard and along Church Lane	II	Beddington
Church Road (East Side)	Pigeon House to north-west of Beddington Place	II*	Beddington

Street	Name or Description	Grade	Neighbourhood
Church Road (East Side)	Wall to south-west of Beddington Park Cottages	II	Beddington
Church Road (Northern End)	East Lodge	II	Beddington
Church Road (South West Side)	Boundary Walls to extension of Churchyard to west of Church Road	II	Beddington
Church Road (South West Side)	Lychgate at entrance to West Churchyard extension	II	Beddington
Church Road	Church of St Dunstan	B	Cheam
Church Road (east, off)	The Tomb of Fleetwood Dormer d. 1736 in Churchyard of Church of St. Dunstans	II	Cheam
Church Road (east, off)	The Tomb of William Farmer c1815 in Churchyard of Church of St. Dunstans	II	Cheam
Church Road (east, off)	The Tomb of Christian and Henry Neale d. 1675 and Eliza Dutton d. 1687 in Churchyard of Church of St. Dunstans	II	Cheam
Church Road (east, off)	The Tomb of Daniel Sanxay d. 1739 in Churchyard of Church of St. Dunstans	II	Cheam
Church Road	Remains of Old Church of St Dunstan, now known as The Lumley Chapel	II*	Cheam
Church Road	Lychgate in the Churchyard of St Dunstan's	II	Cheam
Church Road	Nos. 1 and 2	II	Cheam
Croydon Lane	Grotto and Flanking Walls at The Oaks	II	Woodmansterne
Croydon Lane	Former Stables, Billiard Room and Coach House Wings on South and East Sides of the Stable Yard at The Oaks	II	Woodmansterne
Ewell Road (North Side)	Stone Cross and Drinking Fountain	II	Cheam
Ewell Road (South Side)	Park Cottages Nos. 1 to 4 (consec)	II	Cheam
Festival Walk	The Old Rectory	II	Carshalton
Guy Road	Brandries Cottage	II	Beddington
Guy Road	Rear Garden Walls to Brandries Cottage and former Kitchen Garden Walls and Gate to Camden House	II	Beddington
Hackbridge Green	Nos. 9 to 15 (odd) Nos. 19 to 25 (odd)	II	Hackbridge
Hackbridge Road	The Old Red Lion Inn	II	Hackbridge
High Street (North Side)	Road Bridge. - Retaining Walls of Embankments of the pond to the west of North Street and its railings	II	Carshalton
High Street (North Side)	South East Culvert and South and East retaining walls of the pond to the east of North Street	II	Carshalton
High Street (North Side)	The Leoni Bridge. North Retaining Wall of the pond to the east of North Street	II	Carshalton
High Street (North Side)	No. 1	II	Carshalton
High Street (North Side)	Gates adjoining No. 1 at south west entrance to The Grove	II	Carshalton
High Street (North Side)	Nos. 5 and 7	II	Carshalton
High Street (South Side)	Church of All Saints	II*	Carshalton
High Street (South Side)	North Churchyard Wall including former Fire-Engine House at west end	II	Carshalton
High Street (South Side)	East and West Churchyard Walls	II	Carshalton
High Street (South Side)	No. 4	II	Carshalton
High Street (South Side)	No. 6	II	Carshalton
High Street (South Side)	Wall to rear of No. 6 connecting Nos. 4 and 6	II	Carshalton
High Street (South Side)	Nos. 16 to 20 (even)	II	Carshalton
High Street (East Side)	Nos. 26 and 28	II	Sutton
High Street (East Side)	Nos. 344 and 346	II	Sutton
High Street (West Side)	Walls set against party wall of Nos. 101-103	II	Sutton
Honeywood Walk	Honeywood Lodge	II	Carshalton

Street	Name or Description	Grade	Neighbourhood
Honeywood Walk	South Boundary Wall to Honeywood Lodge and Gateways	II	Carshalton
Honeywood Walk	Culvert in front of Honeywood Lodge	II	Carshalton
Honeywood Walk	The Gate House	II	Carshalton
Honeywood Walk	Wall to east of the Gate House	II	Carshalton
London Road	Former Lord Nelson Inn (now part of Nurses Home at St Anthony's Hospital)	II	North Cheam
London Road	Wallington Bridge	II	Wallington
London Road (West Side)	No. 258	II	Wallington
London Road (West Side)	No. 282	II	Wallington
London Road (West Side)	No. 284 (Wandle Bank)	II	Wallington
London Road (West Side)	Culvert at South West end of Ornamental Pond at corner of Butter Hill and London Road	II	Wallington
Malden Road (South West Side)	No. 1 (Whitehall)	II*	Cheam
Malden Road (South West Side)	No. 3 (Nonsuch Cottage)	II	Cheam
Malden Road (South West Side)	North Boundary Wall to No. 1 (Whitehall) and No. 3 (Nonsuch Cottage)	II*	Cheam
Malden Road (South West Side)	Nos. 5 to 9 (odd)	II	Cheam
Malden Road (South West Side)	Underground Room to rear of No. 5	II	Cheam
Malden Road (South West Side)	No. 15 (The Rectory)	II	Cheam
Manor Road (North East Side)	Church of the Holy Trinity	C	Wallington
Manor Road (South West Side)	Duke's Head Public House	II	Wallington
Manor Road (South West Side)	Nos. 8 and 10, No. 12 (Dolphin Cottage) No. 14, No. 16 (St James Cottage) Garden Walls and Piers to Nos. 8 to 16 (even)	II	Wallington
Manor Road (South West Side)	No. 32	II	Wallington
Manor Road (South West Side)	No. 36	II	Wallington
Manor Road (South West Side)	Nos. 38, 40 and 40A	II	Wallington
Middleton Road	Riverside	II	Mitcham
Mill Green Road	No. 40, No. 44, No. 48, (Nos. 42 and 46)	II	Mitcham
Mill Lane (South East Side)	Water Wheel in grounds of The Grove	II	Carshalton
Milton Road	Church of St Michael	C	Wallington
Nightingale Road	Nos. 1 and 3	II	Carshalton
Northey Avenue	St Andrew United Reform Church	II	Cheam
North Street (West Side)	No. 21 (North Lodge)	II	Carshalton
Onslow Avenue	Front Garden Walls to Nos. 3 and 5 (Craig House), No. 7 (Trewarren), No. 9 (High Trees), No. 11 (Marrow), No. 13 (Lynwood), Nos. 15 and 17 (Wood Lodge), Green Gap, Driftwood, Wychwood, South Garden Wall to Wychwood.	II	Cheam
Orchard Hill	Nos. 1A and 2A	II	Carshalton
Orchard Hill	No. 5A	II	Carshalton
Park Hill (West Side)	No. 19	II	Carshalton
Park Hill (West Side)	Nos. 25 and 27	II	Carshalton
Park Lane (South Side)	No. 3	II	Cheam
Park Lane (South Side)	No. 5	II	Cheam
Park Lane (South Side)	No. 7 (Anne's Cottage), No. 9 (Oak Cottage), No. 11 (Little Haven)	II	Cheam
Park Lane (South Side)	Nos. 13 and 15	II	Cheam
Park Lane (South Side)	Nos. 17 and 19	II	Cheam
Park Lane (South Side)	Nos. 21 to 25 (odd)	II	Cheam
Park Lane (West Side)	Lodge to Cheam Park	II	Cheam
Park Road (South Side)	Nos. 3 and 5	II	Cheam
Park Road (South Side)	No. 17 (Old Red Lion Inn)	II	Cheam
Park Road (East Side)	No. 38 (Cheam Cottage)	II	Cheam
Park Road (East Side)	South Garden Wall to No. 38 (Cheam Cottage)	II	Cheam

Street	Name or Description	Grade	Neighbourhood
Plough Lane	Nos. 57 and 59, Nos. 61 and 61A (Formerly listed as No. 61)	II	Beddington
Pound Street (South Side)	The Greyhound Inn	II	Carshalton
Pound Street (South East Side)	Part of No. 37	II	Carshalton
Pound Street (North West Side)	Ruskin Stone at the junction of West Street and Pound Street	II	Carshalton
Pound Street (North West Side)	Pump and Trough	II	Carshalton
Pound Street (North West Side)	Boundary Wall to Carshalton House along Pound Street and Shorts Road	II	Carshalton
Pound Street (North West Side)	Gate Piers and Gates at Carshalton House	II	Carshalton
Pound Street (North West Side)	Chapel at St Philomena's Convent	II	Carshalton
Pound Street (North West Side)	Carshalton House	II*	Carshalton
Pound Street (North West Side)	Hermitage or Grotto at Carshalton House	II*	Carshalton
Pound Street (North West Side) (Listed under WEST STREET)	Water Pavilion at Carshalton House (Also see West Street (West side), Carshalton)	II*	Carshalton
Queen Marys Avenue	Church of the Good Shepherd	II	Carshalton Beeches
Ruskin Road	Grotto in Carshalton Park	II	Carshalton
St Barnabas Road	Church of St Barnabas	C	Carshalton North
St Nicholas Road (Way)	Church of St Nicholas	II	Sutton
St Nicholas Road (Way)	Gibson Mausoleum in St Nicholas' Churchyard	II	Sutton
Shotfield	Section of Surrey Iron Railway in the grounds of Wallington library	II	Wallington
Springclose Lane	Church Farmhouse (Nurses' Home)	II	Cheam
The Square (East Side)	No. 6	II	Carshalton
The Square (The Orangery) (East Side)	Premises of South-Eastern Electricity Board	II	Carshalton
The Square (West Side)	Carshalton Public Library	II	Carshalton
Strawberry Lane	Strawberry Lane Baptist Church	II	Carshalton
Warren Avenue (North Side)	Wall on North Side of Warren Avenue	II	Cheam
Warren Avenue (South Side)	North West Garden Wall to Devonshire House	II	Cheam
West Street (West Side)	Boundary Wall to Carshalton House	II	Carshalton
West Street (West Side)	Water Pavilion at Carshalton House	II*	Carshalton
West Street (West Side)	No. 3	II	Carshalton
West Street (West Side)	Nos. 7 to 11 (odd)	II	Carshalton
West Street (West Side)	No. 15	II	Carshalton
West Street (West Side)	Nelson House	II	Carshalton
West Street (East Side)	No. 2	II	Carshalton
West Street (East Side)	No. 4	II	Carshalton
West Street (East Side)	Nos. 6 and 8	II	Carshalton
West Street (East Side)	Nos. 10A and 10	II	Carshalton
West Street (East Side)	No. 12	II	Carshalton
West Street (East Side)	Nos. 20 to 24 (even)	II	Carshalton
West Street (East Side)	No. 42	II	Carshalton
West Street (East Side)	No. 70	II	Carshalton
West Street (East Side)	Nos. 72 to 78 (even)	II	Carshalton
West Street (East Side)	No. 80 (The Rose Cottage)	II	Carshalton
West Street Lane (North Side)	No. 25	II	Carshalton
West Street Lane (South Side)	Part of northern boundary wall of The Lodge, to the East of No. 16	II	Carshalton
Westcroft Road (North West Side)	No. 37 (Parkfields)	II	Carshalton
Westcroft Road (North West Side)	Piers, Wall and Railings to the original Parkfields	II	Carshalton
Westcroft Road (North West Side)	South West Boundary Wall of No. 33	II	Carshalton
Westcroft Road (North West Side)	Westcroft Farm Cottage, Westcroft Cottage	II	Carshalton

Street	Name or Description	Grade	Neighbourhood
Westcroft Road (North West Side)	Westcroft	II	Carshalton
Westcroft Road (South East Side)	Pier incorporating Boundary Stone and Wall to rear	II	Carshalton
Westcroft Road (South East Side)	No. 38 (Bramblehaw End)	II	Carshalton
Westcroft Road (Sth East Side)	No. 40 (Bramblehaw Cottage)	II	Carshalton
Wilbury Avenue	Garden walls in front of Nos. 2 to 16 (even) and rear garden wall to No. 18	II	Cheam
Woodcote Avenue	Wallington Town Hall	II	Wallington
Woodcote Avenue	Woodcote Hall	II	Wallington
Woodcote Road	No. 120	II	Wallington
Woodstock Road	South Garden Wall to No. 32	II	Carshalton
Wrights Row	Nos. 3 to 9 (odd)	II	Wallington
Wrythe Green Road	Nos. 1 and 2	II	Carshalton
Wrythe Green Road (North West Side)	Bedford Cottage, Woodcote House	II	Carshalton
Wrythe Green Road (North West Side)	Littlecot, Ferncot	II	Carshalton

**Notes**

1. **Grade I** = Buildings of outstanding interest.
2. **Grade II** = Buildings of special interest, which warrant every effort being made to preserve them (some particularly important buildings in Grade II are classified as Grade II\*).
3. **(A)(B)(C)** = Pre-1977 listing categories for Anglican churches.

## Appendix 5.1

### LOCALLY LISTED BUILDINGS

Property	Neighbourhood	Listing Criteria
Thomas Wall Garage, Angel Hill	Sutton	(i)
The Old School House, Avenue Road	Belmont	(v)
Canon Bridges Bridge, Beddington Park	Beddington	(iv)
Stone and Flint Bridge, Beddington Park	Beddington	(iv)
Sutton Adult Education Centre, Benhill Avenue	Sutton	(i)
Bishopsford House, Poulter Park, Bishopsford Road	Morden	(i)(iv)
Mount Pleasant Cottages, Bridges Lane	Beddington	(i)(iv)
The Wandle Flour Mill, Bridle Path	Beddington	(i)(v)
The Chilterns, Brighton Road	Sutton	(v)
Stowford, 95 Brighton Road	Sutton	(i)(iii)(v)
185 Carshalton Road	Sutton	(i)(v)
St. Christopher's Catholic Church, Dallas Road	Cheam	(i)(iii)
St. Albans Church, Gander Green Lane	Cheam	(iii)(v)
Bridge and Rockery Smee's Garden, Grange Park	Wallington	(i)(iii)(v)
The Red House, 86 Grange Road	Sutton	(i)(ii)
The Grove, Grove Park	Carshalton	(iv)
The Nest, Grove Park	Carshalton	(iv)
Barclays Bank, 43 High Street	Sutton	(v)
The Parochial Rooms, Malden Road	Cheam	(ii)(iii)(v)
Ansells Snuff Mill, Mill Lane	Carshalton	(i)(iii)
Carshalton Railway Station, North Street	Carshalton	(i)
Sewer Vent Pipes	Various around Borough	(v)
Well Cottage, 41 Plough Lane	Purley	(i)
Dell Cottages, 37-38 Rectory Lane	Wallington	(i)
Alexandra Villa, "The Bottle House", William Road	Sutton	(iii)(v)
Russetings, Worcester Road	Sutton	(i)(iii)(v)
The Gas Showrooms, "The Gasienda", Woodcote Road	Wallington	(iv)
Collingwood School, 3 Springfield Road	Wallington	(i)
Loraine House	Wallington	(1)(2)
Mock Tudor Designed Buildings, The Broadway	Cheam	(1)(2)(6)
The Mill House, Bridges Lane	Beddington	(1)(3)(6)
Mill Lane School	Carshalton	(1)(3)
Wall, 36A-38 North Street	Carshalton	(1)(2)(5)
Wall, opposite 1-5 Westcroft Road	Wallington	(1)(2)
Wallington Police Station	Wallington	(1)(3)
<i>Mock Tudor, Old Express Dairy*</i>	<i>Cheam</i>	<i>(1)(2)(6)</i>
<i>The Sun, Public House*</i>	<i>Carshalton</i>	<i>(2)(5)</i>

\* Buildings proposed to be added to list as part of Site Development Policies consultation

#### **Notes**

##### Criteria - 2003 Unitary Development Plan

- i. Historical interest by local, economic or social significance, well known historical events, people or designers.
- ii. Fine example of work by local architects or builders of esteem.
- iii. Local community interest.
- iv. Important to setting of nearby buildings and open spaces.
- v. Important in relation to the townscape view.

##### Criteria – 2007 Review

1. Historical interest by local, economic or social significance, well known historical events, people of designers.
2. Architectural interest by a locally significant architect or a good example of local construction techniques, materials or design.
3. Local community interest.
4. Important to the setting of nearby buildings and open spaces.
5. Important in relation to the townscape view.
6. Group value.

## Appendix 5.2

### ASSESSMENT OF LOCALLY LISTED BUILDINGS

#### Proposed Additions to the Local List

##### Mock Tudor Buildings, Old Express Dairy

###### Description and History

The dairy was developed by United Dairies and opened in 1930. It consisted of two ranges, at right angles to the road. The eastern range consisted of a long two-storey brick mock Tudor building with timber decoration on the upper floor. The road end of the western range was similar to the eastern one but further back the buildings were of more industrial character. A large open shed spanned the gap between the south end of the two ranges furthest from the road. The site has recently been redeveloped as housing preserving the best part of the mock Tudor structure. The proposed boundary for listing is shown on Map 5.1.

###### Discussion

The dairy was evidently designed with some care to complement the other quality mock Tudor buildings in Cheam and is worth preserving as a key part of the landscape of the inter war suburban village. It is recommended for local listing for the following reasons:

- Criteria 1 – Part of the Interwar redevelopment of Cheam in mock Tudor style which defined much of the character of the present village.
- Criteria 2 – Fine example of the mock Tudor style adapted to a commercial building. Mock Tudor is an important style in the local area.
- Criteria 6 – This is one of a group of fine mock Tudor buildings which define the character of a large part of Cheam village.

##### The Sun, Public House, Carshalton

###### Description and History

The Sun public house stands in a prominent position on the Corner of North Street and Mill Lane. The main structure is three story and of yellow stock brick. It is decorated with red brick string courses and the arched window heads are of alternating red and yellow brick. There are carved stone decorations on the corners at the wall head and also around the door and the associated windows. An original inscription on shows that it was originally the Sun Hotel. The proposed boundary for listing is shown on Map 5.2.

###### Discussion

This is one of the finest pieces of Victorian brick gothic buildings in the Borough and one of the most attractive Victorian public houses / hotels. The style was once very common locally but is now becoming rare. The Sun is one of the best surviving examples and it is in a very prominent position. It is recommended for local listing for the following reasons:

- Criteria 2 – This is a very fine example of the local Victorian brick gothic, a style once very common but becoming rarer as large houses are demolished.
- Criteria 5 – Occupies and commands a key position at the corner of North Street and Mill Lane in the Carshalton Conservation Area.

#### Recent Additions to the Local List (2007)

##### Mock-Tudor shops, The Broadway, Cheam

East side 12-22 The Broadway

West side 2 Ewell Road, 1-15 The Broadway and 21-25 The Broadway

###### Description

This group consists of three blocks of fine mock Tudor shops in the Broadway, together with the bank and shop units in the north-west corner of the junction of The Broadway and Ewell Road. Numbers 12-22 and 5-15 The Broadway consist of two blocks of six mock-Tudor style shop units of exceptional quality. The upper floors have timber studding filled with herringbone brickwork and a red tile roof above. Each block has six shallow first floor bay windows with a gable above decorated with a carved barge board. The quality and decoration of the work is exceptionally good for shops of the period. The bricks are thin in imitation of Tudor ones, the windows are leaded and the carving is quite elaborate.



Some of the shop fronts have been modernised but others are well preserved.

The corner between The Broadway and Ewell Road consists of a bank set across the angle of the junction with the side of 5 The Broadway to the right and the side of 1 Ewell Road to the left producing a symmetrical design which was clearly the original concept. The Bank is mock Georgian. The ground floor has three roundheaded window openings in the centre with decorated doors to the left and right. The three window heads are filled with a fan like design. The upper storey has five windows, the centre one being rather wider than the rest.

Numbers 21-25 The Broadway consists of a block of three shops each with two floors of residential accommodation above. The centre of the block projects forward at first and second floor level and has a large gable above giving a focus to the front of the building. The blocks to left and right have a semi dormer window. The main structure is brick although the upper parts are 'timber frame' filled with white painted rendering. The original shop front has survived in the centre but those to the left and right have been altered. Both brickwork and woodwork are of fine quality.

Numbers 5-15 and 21-25 The Broadway are separated by the Old Cottage, a grade II listed building of medieval date, which was moved to the site in 1922. The boundary of the area locally listed is shown on Map 5.3.

### History

The Broadway was created in about 1922 by widening the southern end of Malden Road and demolishing the old houses and cottages which stood along it. The only survivor was the Old Cottage which was salvaged and moved to a new location. The development was the work of the Onyx Property Investment Company. The initial work seems to have been quite rapid as the bank and shops forming 5-15 and 21-25 The Broadway all appear on a photograph dated 1927. The architect may have been AC Burlingham, who is known to have worked for Onyx. Burlingham designed the house Woodways, 46 Abbotswood, Guildford which was grade II listed in 1998. Numbers 21-25 The Broadway appear to have been later. They first appear in Piles Directory in 1932 when the central shop – of which the front still survives – was occupied by J. Sainsbury Ltd.

### Discussion

This group of shops are some of the finest inter war mock Tudor in the London Borough of Sutton. They belong to a crucial point in Cheam's history when the area was being suburbanised and the old village was turned in a local shopping centre. The criteria met for listing are:

- Criteria 1 – These are the best buildings from the 1920s redevelopment of Cheam which totally transformed the village and produced its present character.
- Criteria 2 – They are exceptionally fine examples of interwar mock Tudor which is a major style in the local area.
- Criteria 6 – They form a group with the other interwar buildings in Cheam.

### **Lorraine House, Wallington**

#### Description

In the south-west corner of land belonging to the Guide Association is a brick built store/shed. Rectangular, measuring approx 3.5m x 3m (longest axis E-W) with later modifications (modern roof) it incorporates a previously existing west wall (part of boundary wall of whole site).

The original brickwork survives to height of at least 3m at the south wall. The north wall is 1.72m high. Features include visible north and east walls rendered and scored for ashlar (this post-dating block openings). The north wall has two unequal pilasters (at east end wraps around onto east wall), later door opening to full height, high window to west (west jamb possibly original). The east wall is abutted by south wall of garden, has pilaster. Vermiculated keystone, of artificial stone, is set central to the east wall, at 1.5m above ground. Remains of blocked roundheaded opening (approx 1.5m wide) are visible internally and repeated on the north wall (keystone destroyed by later door). Other internal features include a blocked opening high up in the south wall.

The west boundary wall along the site boundary of the Guide Hall site and in part along the side boundary of Acre Lane is from around 1788 or earlier so should also be listed. The boundary of the area locally listed is shown on Map 5.4.

### History

Lorraine House was built soon after 1788, when the land was sold to Major Wright. In addition to some speculative building (i.e. the cottages in Wrights Row) he built Lorraine House, which he sold in November 1799 to George Loraine. The Deeds specify that, with the house Loraine obtained *the*

*garden, forecourt or courtyard, Summer house, Greenhouse, Stable and Barn hereunto belonging as the same is or are now enclosed with a brick wall.* (Title deeds, Guide Association). A structure on the site is visible on Wallington Tithe map (1849).

#### Discussion

The dating and function of the building depends on the brickwork and the artificial stone keystone. If the preliminary identification of the artificial material as manufactured by the firm Coade is correct, a date before 1820 is most likely, as the company virtually ceased at that time. Their first works are dated c1770.

The fact that the south wall of the building forms part of the south boundary of the garden suggests against speculative development, and that the rest of that wall butts up against it, suggests a date at the very beginning of Wrights involvement, when he subdivided his land into the two plots he desired. Andrew Skelton suggests that the building is most likely to date from this early period, and with such decoration it may be the summer house mentioned in 1799. It is the only surviving feature (with the adjoining west boundary wall) from the late 18th century Loraine House estate. The criteria met for listing are:

- Criteria 1 – In the mid-19<sup>th</sup> century Wallington Green was dominated by a group of large country houses of which there are very few surviving fragments. This structure was part of the garden of one of them. It is therefore a significant link with old Wallington.
- Criteria 2 – It incorporates elements which are likely to be of Code stone. Code was a well known maker of artificial stone in decades around 1800.

#### **The Mill House**

Bridges Lane, Beddington

##### Description and History

It is thought that at the time the original flour mill was rebuilt as a snuff mill circa 1780-83, the adjoining mill house was probably erected. It is of typical 18th Century style, and was once weatherboarded, but in later years it has been refronted and modernized. Though for centuries it has been occupied as a private house, it serves today as an office building. The boundary of the area locally listed is shown on Map 5.5.

#### Discussion

The mill has been refaced and roofed but it is one of only three 18<sup>th</sup> century mill buildings in the borough and rare survival from the golden age of Wandle industry when the mills and industries along the river were at the cutting edge of the industrial revolution. The criteria met for listing are:

- Criteria 1 – This is one of the few remaining buildings which was directly connected with the Wandle mills which were a major part of the local economy from about 1650 to 1850.
- Criteria 3 – There has been a great deal of local interest in the Wandle over many years.
- Criteria 6 – They form a group with the 19th century Mill building (locally listed), Mount Pleasant Cottages (locally listed), the old wall on the south side of Bridges Lane.

#### **Mill Lane School House, Carshalton**

##### Description and History

The sales particulars for the estate of William Foster Reynolds, Esq in 1842 show the existence of the School House in Mill Lane, but no earlier records have yet been found. The Peatling Papers say the following about the school: *'The land upon which the Infant School in Paper Mill Lane is built was conveyed by the widow of William Foster Reynolds and Foster Reynolds to the Trustees of the Infant School.'* It appears that the school was enlarged and the house which adjoins the school was erected after 1867. The boundary of the area locally listed is shown on Map 5.6.

#### Discussion

The school house is considered to be an important part of the history of Carshalton. This is the earliest school building in the Borough to survive with anything like its original appearance. The criteria met for listing are:

- Criteria 1 – This is the earliest school building in the borough to retain its external appearance.
- Criteria 3 – There is strong community interest in Carshalton as a historic place and this is an element of that landscape.

## **North Street Wall, Carshalton**

Located between numbers 36A and 38 North Street (east side).

### Description

Red brick wall, terminating in square pier on roadside standing about 2.1m high (27 courses) at roadside, rising to approximately 3.0m high (42 courses), probably with later capping in places (not clearly visible). Length, at least to the same depth as number 36A. The boundary of the area locally listed is shown on Map 5.7.

### History

The Old Manor House Estate, known as Longs House, is a long-established estate within the parish of Carshalton, probably one of the oldest manorial survivals. This estate was situated in the area bounded by North Street, Nightingale Lane, Strawberry Lane, and Mill Lane, and covered all that area apart from The Old Barn Field, which belonged to the Byne family.

This wall formed part of the southern boundary of that field. To its south lay the walled gardens of the Manor House, as depicted on a map of 1788/90 (Sutton Archives Acc 641). After purchasing the field in 1793, the whole estate was sold in 1823, and the frontage along North Street was developed for housing before about 1849.<sup>1</sup>

### Discussion

The historical evidence suggests that this wall was built in the 18th century, dividing the two properties. It is unlikely to have been built after 1793. It is the only surviving structure from the Old Manor House estate, and thus is an important survival. The criteria met for listing are:

- Criteria 1 – This is a remaining fragment of the boundary of Samuel Long's House which was once Carshalton's Manor House.
- Criteria 2 – The red brick construction is typical of the area in the 18th century.
- Criteria 5 – Old walls – generally of red brick – are central to the landscape and character of Carshalton. They are one of things that make the landscape different from other local places and therefore special.

## **Westcroft Road Wall, Carshalton**

Wall along the south side of Westcroft Road, opposite numbers 1-5 Westcroft Road.

### Description

This boundary wall is divided from another wall (a listed structure), which includes a pier with parish marker dated 1792 by a driveway serving the developments in Manor Road, Acre Lane and Westcroft Road.

This pier and the boundary wall have in their lower parts similar brickwork - a dark purple/red brick with much cinder inclusions, set in Flemish bond (18/19 courses maximum) within a hard white gritty mortar. The boundary wall has no offset/plinth, but bows slightly inwards (south) from the base. There are the remains of two further piers or pilasters. At the extreme eastern end a single course of brickwork curves around into Manor Road North. The boundary of the area locally listed is shown on Map 5.8.

### History

Both surviving walls form the north-western boundary of the Old Manor House, which lay until the early 1930s along Manor Road North (see 1867 OS map). In 1840 the land enclosed by these walls was recorded by the tithe surveyor as garden (1849 Wallington Tithe, plot 422) belonging to Elizabeth Francis Spencer, a descendant of Rowland Fry who had purchased the Old Manor House estate in 1762.

Very little is known about the property. Early in the 20th century HV Molesworth Roberts, who called the house the "Late Georgian" said *All that was visible was about 1800-1820*<sup>2</sup>. In his article for the Wallington and Carshalton Times entitled *The Old makes way for the New*, he noted *a stone in the wall in Acre Lane bears the date 1790, probably twenty years after the mansion was erected*.<sup>3</sup>

---

<sup>1</sup> Duncan Hawkins; Andrew Skelton Samuel Long's House, a lost Carshalton mansion, *London Archaeologist* 10, (no 8 Spring 2004), 204-13

<sup>2</sup> Molesworth Roberts, H V, *The Story of Wallington and its Parish Church* (1937), 11, and Index to papers, no. 23.

<sup>3</sup> Molesworth Roberts, H V, undated article loose in BCWAS papers (at Wallington Library), *Wallington, General History*, item 405.

### Discussion

Dating the walls is difficult, and can only be made tentatively. It is obvious that the listed Wall pre-dates the boundary wall under discussion. In form and brick type, a date in the later 18th century or early 19th century for the latter seems very probable. This ties in with Molesworth Roberts observations. The importance of the wall is not necessarily its date, but that it is the only surviving fragment of the boundary wall to the Old Manor House, and that it forms with the frontages to the north and the complete sewage vent pipe a pleasing scene along this part of Westcroft Road. The criteria met for listing are:

- Criteria 1 – This was the boundary wall of Wallington Old Manor house and is therefore a survival form the group of large houses which dominated the area around Wallington Green.
- Criteria 2 – The construction and brick are typical of the area in the late 18th and early 19th century.

### **Wallington Police Station**

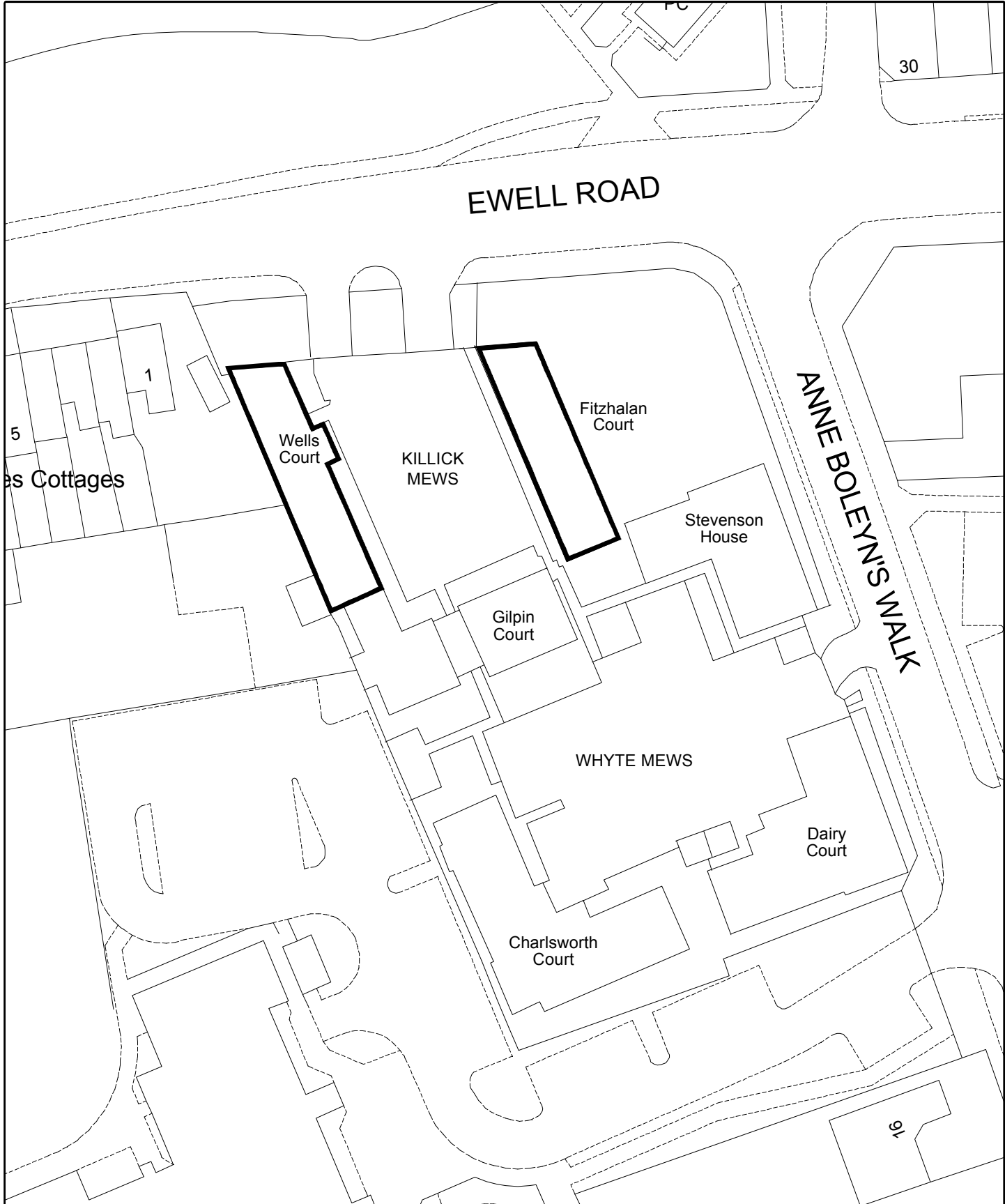
#### Description and History

This is a reasonably attractive early 20<sup>th</sup> century building of red brick with darker brick corners and Portland stone dressing around the door and bay windows. The boundary of the area locally listed is shown on Map 5.9.

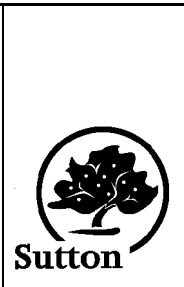
#### Discussion

The Wallington Police Station is considered to be of significant merit to the local community. The criteria met for listing are:

- Criteria 1 – Opened May 1915 – it was a product of Wallington's rapid suburban development and was one of the things marking its emergence as significant local suburban centre. The building has a simple elegance and, in effect, comes from the end of the Edwardian era.
- Criteria 3 – This is one of Wallington's key public buildings.



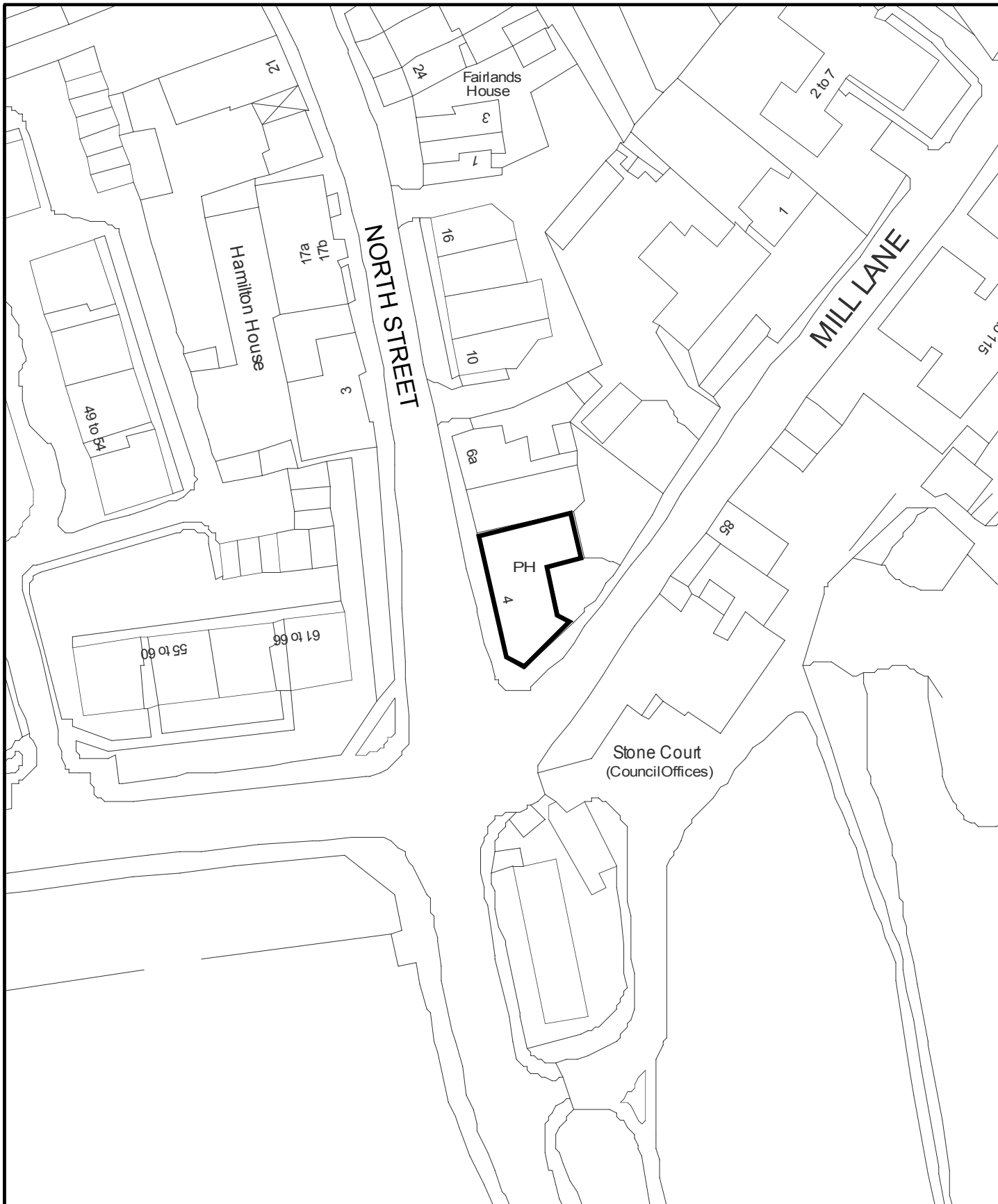
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 Environment and Leisure  
 24 Denmark Road  
 Carshalton  
 SM5 2JG



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<b>Proposed Locally listed buildings / structures</b>		Drawn	Scale
		Checked	Date
		Not to scale	

<b>Map 5.1</b>	
<b>Mock - Tudor, Old Express Dairy Ewell Road, Cheam</b>	
Drawing No.	
Revision	



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**Proposed locally listed buildings / structures**

Drawn	Scale Not to scale
Checked	Date

**Map 5.2 - The Sun  
 PH North Street  
 Carshalton**

Drawing No.
Revision



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 Carshalton  
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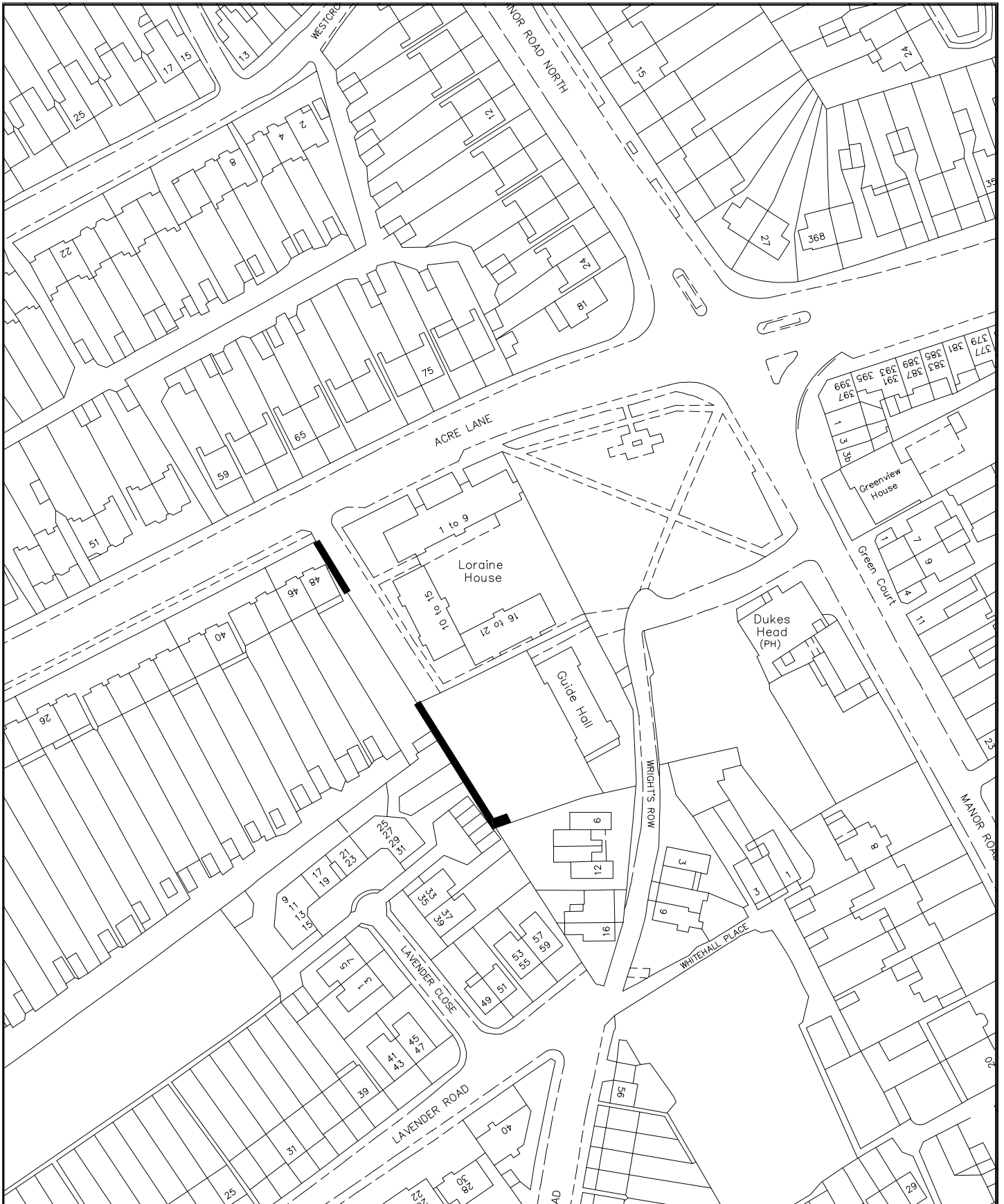
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**New locally listed buildings / structures**

Drawn	Scale <b>1:1250</b>
Checked	Date

**Map 5.3 Mock - Tudor, Cheam**

Drawing No.
Revision



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**New locally listed buildings / structures**

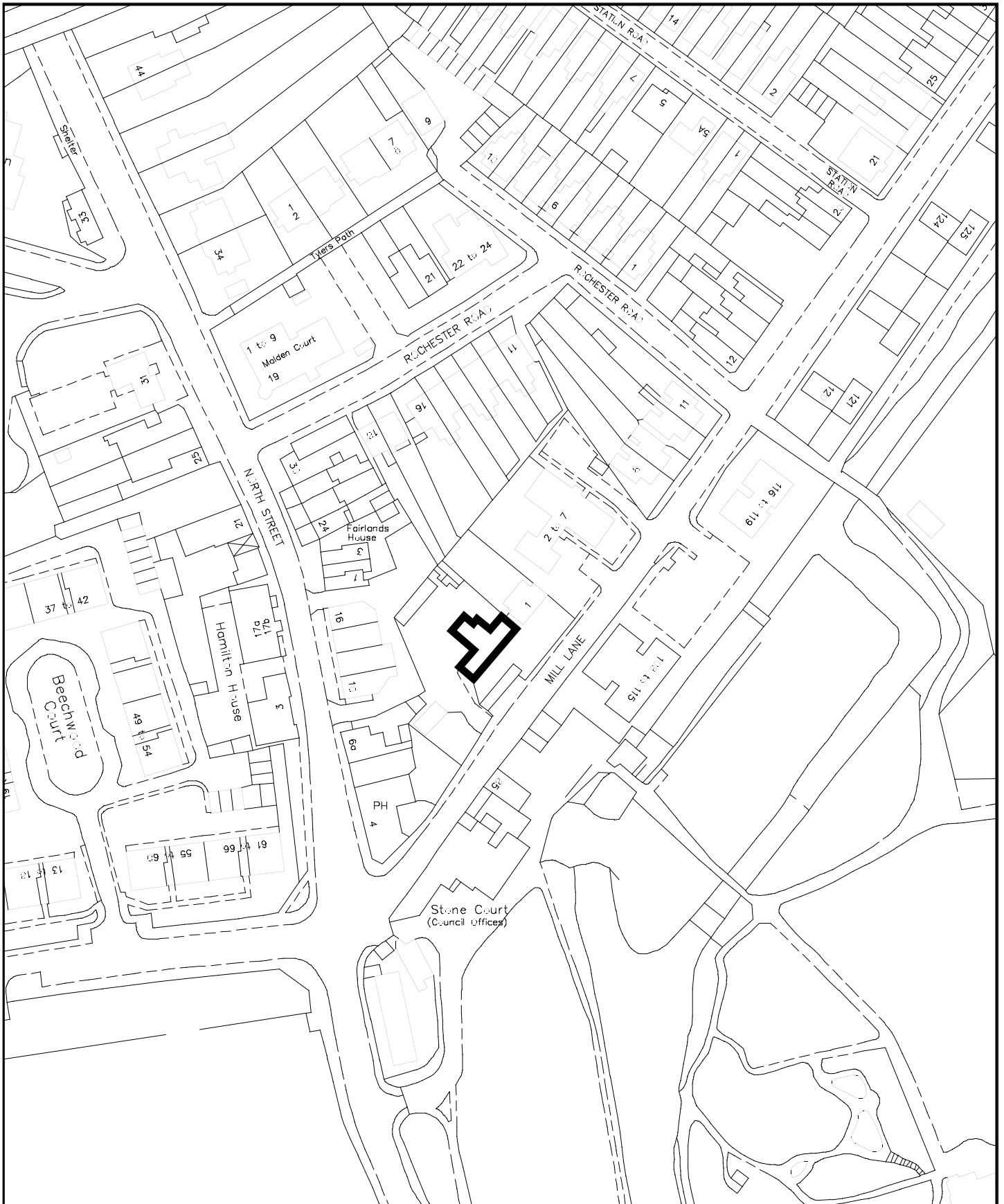
Drawn	Scale 1:1250
Checked	Date

**Map 5.4 - Loraine House, Wallington**

Drawing No.
Revision







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**New locally listed buildings / structures**

Drawn	Scale
Checked	Date

**Map 5.6 - Mill Lane School House, Carshalton**

Drawing No.
Revision



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**New locally listed buildings / structures**

Drawn	Scale 1:1250
Checked	Date March 2007

**Map 5.7 - North, Street Wall Carshalton**

Drawing No.
Revision



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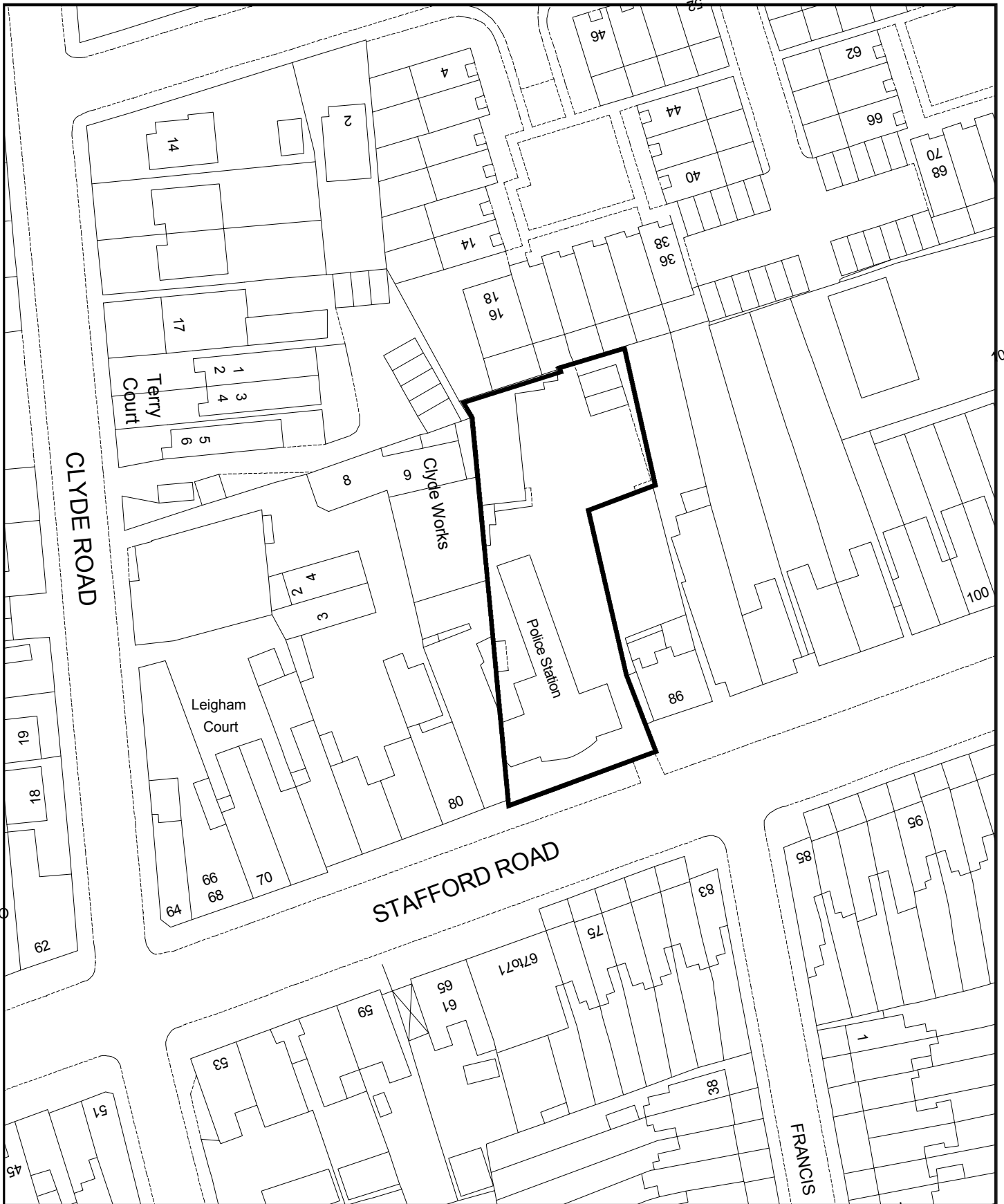
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**New locally listed buildings / structures**

Drawn	Scale 1:1250
Checked	Date

**Map 5.8 - Westcroft, Rd Wall, Wallington**

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Revision



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**New locally listed buildings / structures**

Drawn	Scale Not to scale
Checked	Date December 2008

**Map 5.9 - Wallington Police Station**

Drawing No.
Revision

## Appendix 6

### HISTORIC PARKS AND GARDENS

#### 1. ST. PHILOMENA'S SCHOOL (CARSHALTON HOUSE GARDENS) GRADE II (11 Hectares)

The grounds of St. Philomena's School are an important early example of the landscape style with an avenue drive placed off-centre from the house, naturalistic lake and ornamental buildings. The grounds are enclosed by walls built in the late 17th Century/ early 18th Century although their layout has been significantly modified. The Lake was created in the late 18th Century although it is now dry. There is a grotto at the southern tip of the lake made before 1721 and an ancient yew tree. Within the boundary walls and beside the lake there are winding paths with lawns and scattered mature trees.

#### 2. BEDDINGTON PARK AND THE GRANGE (60.8 Hectares)

Beddington Park was originally part of the deer park attached to Carew Manor which survived as a deer park until the Estate was sold in 1859. Later, the canal-like lake was filled in and the avenue of trees was replaced. There was planting in this period including the round spinneys. Most of the older trees in the park date from this time. A kidney-shaped pond in the centre of the park was created and several buildings were also erected.

The Grange was created into an elaborate garden in the 1860s and although has been altered since, the stone bridge, adjacent rockery and many trees date from this time. In 1935 the gardens were acquired by the Council and turned into a public park.

Beddington Park and The Grange are characterised by specimen parkland trees, ornamental water courses and associated bridges, well maintained pedestrian access and recreational facilities, panoramic views and heritage features.

#### 3. CARSHALTON PARK (9.2 Hectares)

The earliest features in the park are sweet chestnut pollards which were planted before the end of the 17th Century and are among the oldest trees in the Borough. In the early 18th Century work started on a magnificent garden of which some parts still exist. These include: the grotto and grotto canal, the core of which dates from the 1720s, the Frying Pan which was a circular depression which probably originated as a garden feature and the Hog Pit. The original function of the Hog Pit is unknown but it was probably reshaped to create an amphitheatre.

The landscape quality of Carshalton Park is evident from the many mature specimen trees, including several ancient Sweet Chestnut, and a fenced children's play area which blends well with the use of trees and shrubs.

#### 4. GROVE PARK (7.9 Hectares)

Grove Park was part of the gardens of a house called Stone Court. The layout of the river, the Leonora Bridge and a few trees survive from this period. After Stone Court was demolished the land east of the river became a separate estate. Later the Grove garden was remodelled and a lawn was created between the house and the river. The strip of ground between the lawn and the pond was turned into a shrubbery. The area to the north of the lawn was planted with evergreen oaks and yews. This planting structure has survived to provide the landscape framework of the eastern half of the modern ornamental park.

The Grove is probably the best remaining mid-19th Century garden in the Borough. Noteworthy features include attractive buildings within and adjacent to the park, many fine trees and the River Wandle which flows over weirs in the park and is traversed by the stunning white stone 'Leonora Bridge'.

#### 5. OAKS PARK (33.5 Hectares)

Oaks Park was created for the 12th Earl of Derby in 1788. The walled kitchen garden still exists on the north side of Croydon Lane opposite Oaks Farm. The lawns, scattered trees and the remains of the greenhouse in the south-west corner of the park date from the 19th Century. The tree-lined avenue which runs from the Woodmansterne Road gate (now used as a car park) was added between 1868 and 1895.

Although damaged in the 1987 storms, Oaks Park still displays distinct characteristics such as a walled ornamental garden, formal entrance lawn, woodland walks, nature areas and mature trees.

## Appendix 7

### SCHEDULED ANCIENT MONUMENTS

1. Roman Villa, east of Beddington Park
2. Dovecote, Beddington Park
3. Milestone, Sutton High Street
4. Milestone, 135 Cheam Road, Cheam
5. Milestone, Brighton Road, Sutton
6. Late Bronze Age enclosure, former Queen Mary's Hospital grounds, Carshalton Beeches

### ARCHAEOLOGICAL PRIORITY AREAS

#### Upper Paleolithic / Mesolithic Communities

1. **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.
2. **WANDLE ALLUVIUM (APA2)**  
Early post-glacial remains have been found in peat exposed along the Wandle Valley including at Carshalton and the former Wandle Valley Hospital Site.

#### Late Prehistoric Communities

3. **QUEEN MARY'S HOSPITAL (APA3, SAM93)**  
Late Bronze Age enclosure on outlier of Thanet Sand on dip slope of chalk downs near Carshalton. This is one of the largest known Late Bronze Age circular enclosures in south-east England and is a Scheduled Ancient Monument. Evidence exists that its importance extended beyond a mere domestic site. Nearby is an early Iron Age settlement.
4. **WANDLE GRAVELS (APA4)**  
Extensive and regular field boundaries have been encountered across the gravel terraces filling the Wandle Valley, which are occasionally associated with small unenclosed domestic sites. These field systems reveal prehistoric land division and provide an insight into contemporary social and territorial organisation.

#### Late Iron Age, Roman and Early Anglo-Saxon Communities

5. **BEDDINGTON ROMAN VILLA (APA5)**  
A succession of buildings from the late Iron Age and Roman period have been found, suggesting occupation until about AD400. Earliest structures include at least one roundhouse and a post-built aisled barn.
6. **BANDON HILL ROMAN CEMETERY (APA6)**  
The modern cemetery coincides with a Roman cemetery. Cremation burials have been discovered during excavation for recent internments.
7. **BEDDINGTON ANGLO-SAXON CEMETERY (APA7)**  
A mixed rite cemetery has been located about 350 metres south of the Beddington Villa between the Roman villa and cemetery. Inhumation and cremations reveal an extensive cemetery used for interment between the 5th and 7th Centuries. Associated burial goods include spears, shields and jewellery.
8. **STANE STREET (APA8)**  
Roman Stane Street was part of the arterial system and connected London with the Sussex coast. This is an early cultural topographic feature, which is still in use today as the A24 road and forms part of the Borough boundary.

**9. MERE BANK (APA9)**

Despite the widespread impact of recent development some sections of Mere Bank survive as an earthwork defining the historic division between Sutton and Croydon and is still the local administrative boundary. It has been suggested that this is the line of the Roman road connecting London with Brighton. It has probably been an important landmark since the Anglo-Saxon period.

## **Medieval and Later Historic Communities**

**10. WALLINGTON (APA10)**

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

**11. BEDDINGTON (APA11)**

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

**12. CARSHALTON (APA12)**

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

**13. SUTTON (APA13)**

The place name refers to an Anglo-Saxon 'southern farmstead' and was held by Chertsea Abbey from the 7th or 8th Century. St. Nicholas Church was probably founded in the early medieval period. In 1537 the estate passed from Chertsea Abbey to Nicholas Carew of Beddington, but subsequently changed hands frequently. There may also have been a sub-manor known as Hall in the late middle ages.

**14. 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 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.

**15. WOODCOTE (APA15)**

The medieval village at Woodcote was part of the Beddington estate established on the Downland plateau. By the 16th Century. The village had been abandoned. Surviving historic farm estates might prove important residual aspects of this abandoned settlement.



## **Post-Medieval Water-Powered Industry**

### **16. WANDLE MILLS (APA16)**

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

## **Historic Estates, Parks and Gardens - the Suburban Legacy**

### **17. CAREW MANOR AND BEDDINGTON PARK (APA17)**

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

### **18. CARSHALTON HOUSE (ST. PHILOMENA) AND GARDENS (APA18)**

The existing mansion was built in 1696 on what is probably the site of one of Carshalton's early manor houses. Some evidence of earlier buildings has been found during the construction of classrooms for St. Philomena's School, which now occupies the house. The grounds were laid out by Sir John Fellows between 1716 and 1720.

### **19. MASCAL (CARSHALTON PARK HOUSE) AND CARSHALTON PARK (APA19)**

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

### **20. STONE COURT AND THE GROVE (APA20)**

The Grove was constructed between 1820-1840 on the site of the medieval Stone Court. Remains of the 18th Century gardens are likely to occur along with the extensive 19th Century gardens which included heated glasshouses, a fernery, a brick-built water cress bed and a mushroom house.

### **21. THE GRANGE, WALLINGTON (APA21)**

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