



London Borough of Sutton

Park Hill Road Area of Special Local Character (ASLC) Character Appraisal

December 2020





London Borough of Sutton

Park Hill Road Area of Special Local Character (ASLC)

Character Appraisal and Management Plan

October 2020

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One Background

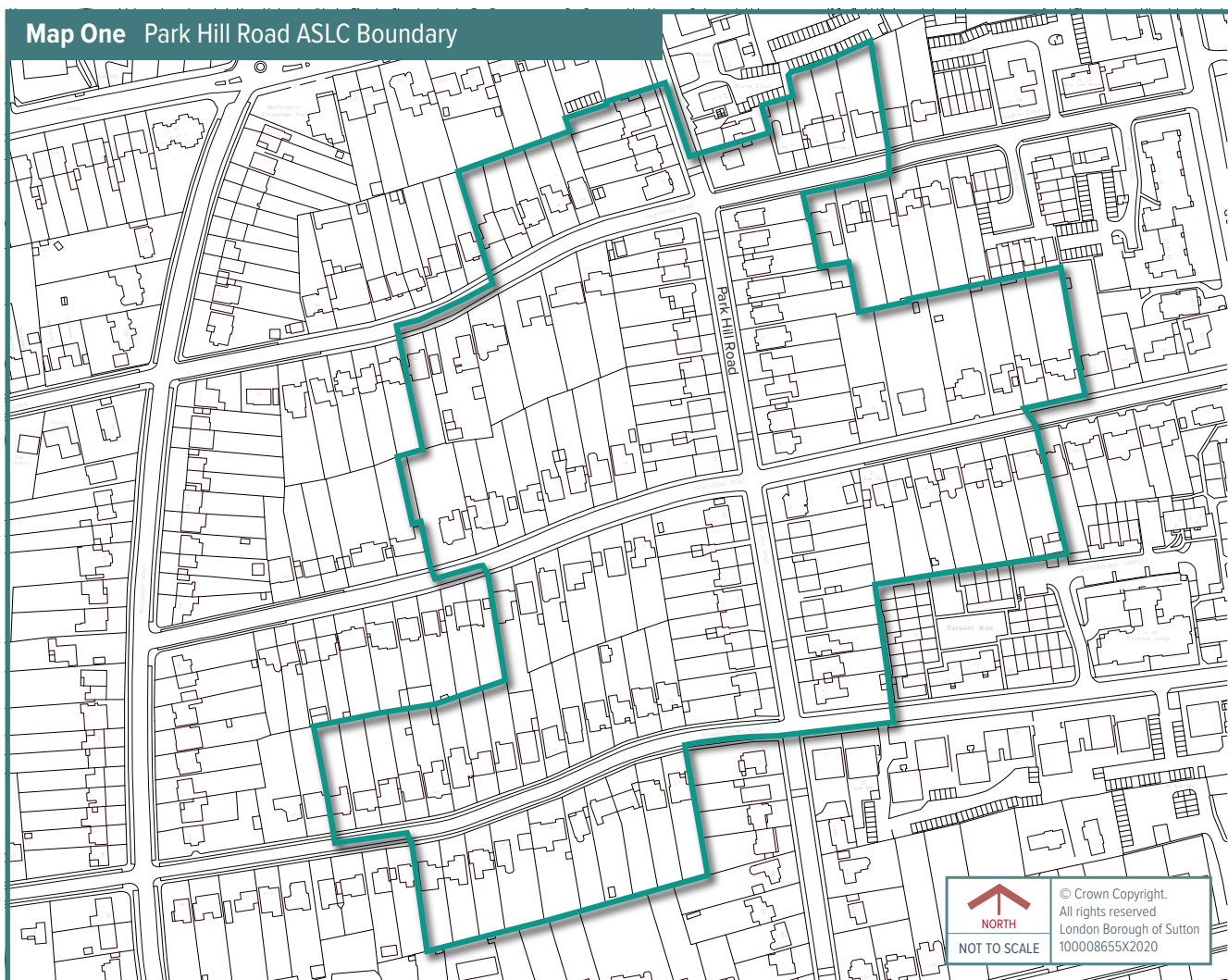


Introduction

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

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

1.3 Park Hill Road, together with Hawthorn Road, Heathdene Road and Brambledown Road is a designated ASLC in South Wallington (See Map 1). The area is almost exclusively residential and is characterised by large Edwardian detached and semi-detached family houses that are typical of the period.





What is an Area of Special Local Character?

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

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



1.6 Often the character of the area can be quite subtle, and houses may appear to be an eclectic mix of different architectural styles. ASLCs are not necessarily rows of identical houses. In the case of the Park Hill Road ASLC this is one of the key features of the area - their individuality is their great charm. However, there is an Edwardian 'Arts & Crafts' design theme that runs through many of the houses and it is this that makes the area special.

Purpose of the Character Appraisal

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

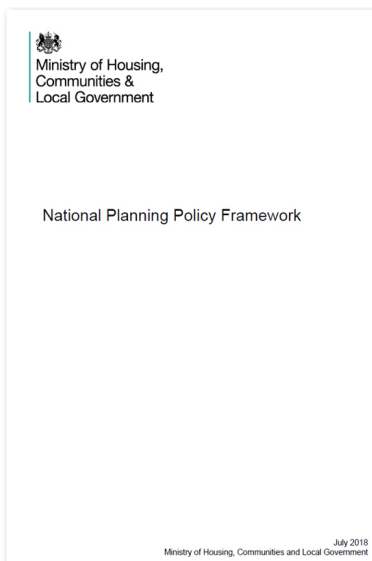


1.8 The Character Appraisal explains the planning policy context for the ASLC, describes the local history and why its character is special. To assist the decision-making process for future developments, the Character Appraisal also identifies the key issues facing the proposed ASLC and proposes design guidelines that would help to address these issues.

1.9 These 'Design Guidelines' will be taken into account by the council when deciding whether to grant planning permission for a development within the proposed ASLC.



Two Planning Policy Context



National Planning Policy

2.1 The National Planning Policy Framework (NPPF) requires local planning authorities to set out in its local plan a positive strategy for the conservation and enjoyment of the historic environment. It also states that the effect of an application on heritage assets should be taken into account in determining a planning application.

2.2 Paragraph 184 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.3 Paragraph 185 (c) states the desirability of new developments making a positive contribution to local character and distinctiveness. Paragraph 185 (d) states opportunities to draw on the contribution made by the historic environment to the character of a place.



Regional Planning Policy

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

2.5 The following policies in the London Plan 2016 are relevant to the Park Hill Road ASLC:

- Policy HC1 'Heritage, conservation and growth'
- Policy D1 'London's form, character and capacity for growth'
- Policy D3 'Optimising site capacity through the design-led approach'
- Policy D4 'Delivering good design'
- Policy D5 'Inclusive Design'
- Policy G6 'Biodiversity and access to nature'
- Policy GG3 'Creating a healthy city'

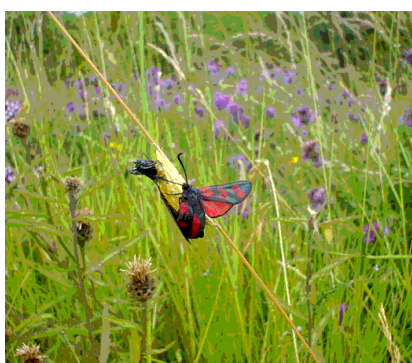


Sutton Local Plan 2016-2031



Local Planning Policy

2.6 The Sutton Local Plan recognises the importance of locally distinctive places and sets out objectives and policies to preserve and enhance those areas of the borough that have a special local character. Strategic Objective 6 of the Local Plan aims to ensure growth is respectful of the suburban character and historic assets and places within the borough, promoting or reinforcing local distinctiveness. In addition, Strategic Objective 22 aims to conserve and enhance the borough's historic places and heritage assets, including their settings, and address heritage at risk as part of a positive strategy for the historic environment.



2.7 The Local Plan sets out a number of policies to help deliver these objectives and support areas with a special local character:

- **Policy 7 'Housing Density'** states that the Council will permit new dwellings and conversions of existing properties provided the density is suitable to the local character, taking into account the characteristics of Conservation Areas, ASLCs and the Suburban Heartlands. Developments in such areas should maintain and seek to enhance the quality of the borough's environment ensuring all new development respects the positive features of Sutton's character, reinforcing local distinctiveness and a sense of identity.

- **Policy 9 'Housing Sizes and Standards'** states that the Council will only allow new development if sufficient living space and amenity space is provided. These requirements are further outlined in SPD14 and these should be exceeded where possible. Furthermore, Policy 9 sets out that the Council will only grant planning permission for development where the proposal meets the Mayor's minimum internal space standards.

- **Policy 10 'Loss of Housing and Conversions'** seeks to resist the loss of residential accommodation. The broad intention of this policy is to preserve the existing stock of family housing, particularly in the areas outside Areas of Potential Intensification (API). It is considered that the strategic aims of this policy are relevant to redevelopment of existing housing as well as conversions. Parts of the Park Hill Road ASLC lie within an API, and as such it is important that the requirements of the ASLC are still maintained within the API.

- **Policy 21 'Health and Wellbeing'**. The reason people choose to live in this ASLC, raise their families and remain here in later life is the amenity that is afforded by a large single-family house set in a large plot. A generous space between houses provides the amenity of peace and quiet to unwind and recuperate from the mental stresses imposed by daily life and promotes a suitable environment for teenagers to concentrate on their studies. Large rear gardens in the ASLC brings many benefits. They provide a safe environment in which children can play, a place for residents to enjoy plants and the wildlife the garden attracts. It is somewhere to entertain family and friends. The garden filters pollution and replenishes oxygen, providing a healthy environment not only for the residents but also providing benefit to the whole neighbourhood. The abundance of large trees that flourish in the roads and gardens contribute towards carbon reduction. Later in life gardening itself provides a reason for physical activity and a source of satisfaction. The green and leafy street scene provides an uplifting welcome to all residents, guests and the whole neighbourhood.

- **Policy 26 'Biodiversity'** states the Council will protect and enhance sites of importance for nature conservation, green corridors and biodiversity. It should be noted that houses both within and surrounding the ASLC do not have the amenity of large public green spaces near to them. These were never planned because the houses themselves were set in large spacious plots. These spacious plots compensate for this lack of amenity to a certain degree. Therefore, it is important that the large private gardens should be retained with no developments encroaching onto these green spaces. At present there is an abundance of wildlife in the area which should be kept and enhanced.



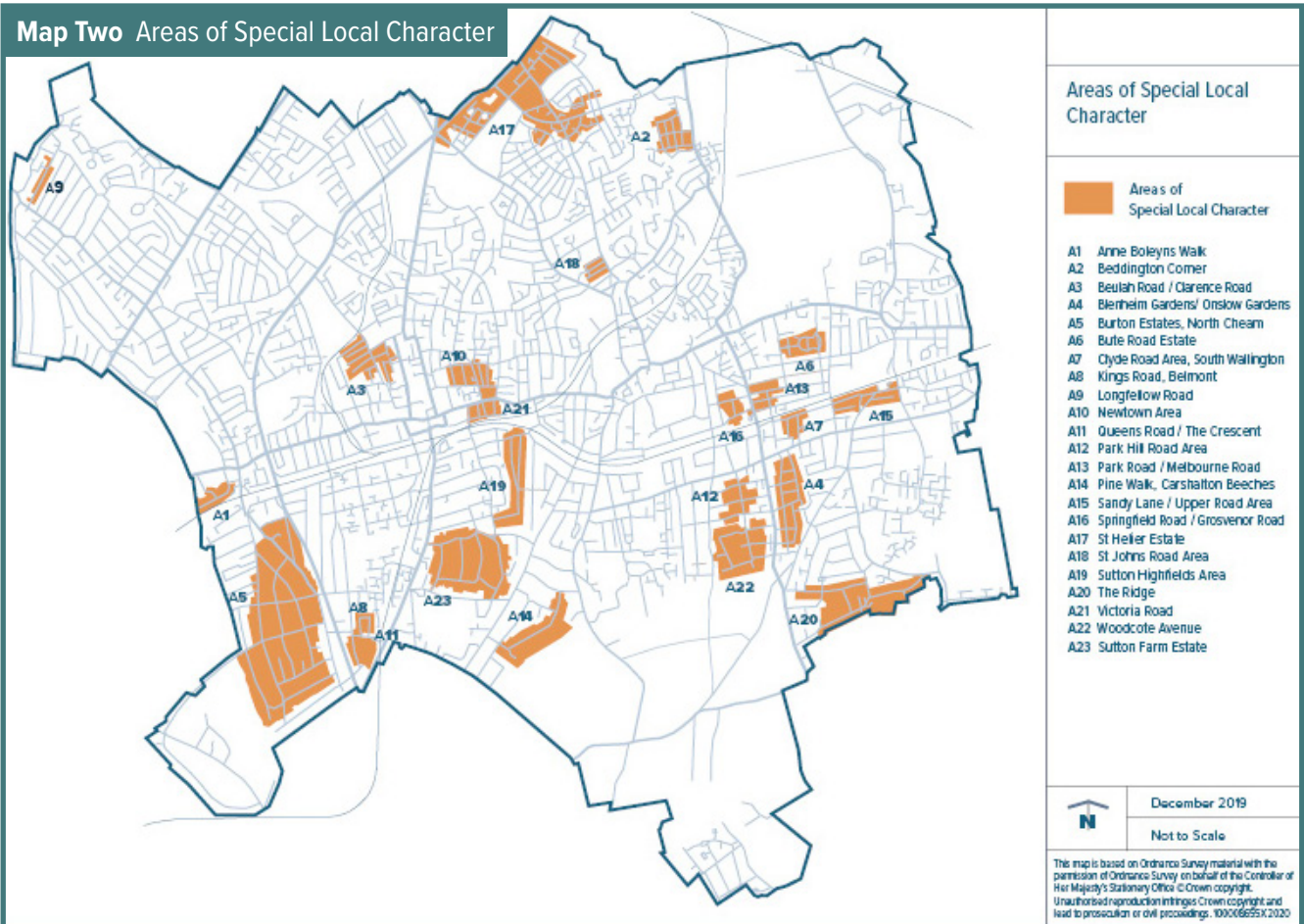
● **Policy 28 'Character and Design'** states that planning permission will be granted for a new development, provided it is attractive and designed to the highest standard, respects the local context and responds to local character, is of a suitable scale, massing and height, makes a positive contribution to the public realm, and responds to the natural features of the site. It also states that the Council will grant planning permission for developments which make a positive contribution to the street frontage, streetscene and or public realm, such as using railings and low walls where appropriate and responds to natural features and retains trees, hedges and other landscape features and spaces of amenity value, where possible.



● **Policy 30 'Heritage'** states great weight will be given to conservation of Sutton's heritage assets. For ASLCs this states the Council will:

(i) expect development within an Area of Special Local Character conserves and, where appropriate, enhances those elements which contribute to the Area of Special Local Character's particular character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form;

(ii) expect development outside an Area of Special Local Character but which would affect an Area of Special Local Character to conserve and, where appropriate, enhance those elements which contribute to the Area of Special Local Character's particular character or appearance.





- **Policy 32 'Flood Risk and Sustainable Drainage'** states that proposed developments should avoid or minimise all sources of flood risk to people and property. This is relevant for ensuring frontages are not paved over and encouraging rear gardens not to be built on and not over-paved. These measures will help reduce the risk of surface water flooding.
- **Policy 33 -'Climate Change Adaptation'** states developments should minimise vulnerability of people and property and be fully adapted and resilient to the future impacts of climate change, including reducing flood risk, minimising overheating and contributions to urban heat island effect, conserving water resources, maximising green spaces, conserving and enhancing the range and ecological variability of existing wildlife habitats and species to avoid losing biodiversity. This is relevant to ensure the large private gardens are kept and not built on, particularly as there is a lack of public green spaces in the ASLC.
- **Policy 34 'Environmental Protection'** includes the requirement for all developments to seek to contribute towards the achievement of national air quality objectives as far as possible and support the objectives of the council's Air Quality Action Plan. The large gardens and associated trees and lawns within the ASLC provide a filter for pollution by absorbing carbon dioxide and replenishing oxygen. Increasing the number of houses by building on garden land will increase the nitrogen dioxide emissions. This is relevant to ensure the large gardens are kept and not built on and so not diminish the available green space in the ASLC. This is particularly important as the Park Hill Road ASLC is bordered by Woodcote Road and Stanley Park Road that have been identified as having high levels of pollution.

2.8 The Council's Supplementary Planning Document 4 (SPD4) 'Design of Residential Extensions', contains a wide range of guidance regarding extensions to residential dwellings within the Borough including: the character and streetscene; overlooking and shadowing; daylight and sunlight measures; the design of windows and doors; material and architectural details; amenity space; planting; contemporary design and common forms of extensions. Whilst SPD4 generally relates to proposals for residential extensions, it provides a useful set of guidelines against which other forms of residential development can be assessed, and it sets out that developments should not result in a significant loss of privacy to main habitable rooms of nearby properties or gardens or patio areas.

2.9 The Council's Urban Design SPD14 'Creating Locally Distinctive Places' seeks to ensure that development respects the positive features that contribute to the character and appearance of an area, which includes, amongst other features, boundary treatments and materials. As such, development will be expected to respect the local character, by ensuring that the scale of development is appropriate and having regard to the existing characteristics of an area.

2.10 In addition, SPD14 sets out that infill development, must respect the existing character of the area in terms of scale, form, height and massing, should respect the existing symmetry of the existing dwellings in the locality and particularly within the streetscene, and should respect the existing amenity space by reducing overlooking and should not result in a loss of outlook.



How are ASLCs assessed?

2.11 When designating an ASLC it is important that clear and transparent procedures are adopted. Accordingly, the Council uses seven criteria, set out below, which are used to assess the merit of potential locations which are considered for designation or when reviewing the boundaries of existing areas. These criteria have been prepared in order to try to achieve a common standard for ASLCs and to make explicit the basis on which areas have been identified. All ASLCs, including Park Hill Road when it was originally designated, are assessed against the criteria in Table 1.

Table 1: ASLC Assessment Criteria

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

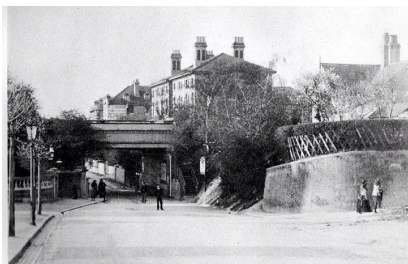
2.12 Park Hill Road was developed between 1900 and 1913 and forms the central spine of this ASLC. It is characterised by large Edwardian detached and semi-detached, well maintained, two and three storey family dwellings, typical of that period and in a variety of styles. The roads off Park Hill Road are also lined with mature trees and characterised by detached and semi-detached houses set in slightly wider plots, constructed also during the Edwardian period and the following early inter-war years. Mock Tudor upper facades and clay tiled roofs, together with mature, well maintained large gardens, are common features throughout.

2.13 The ASLC is listed in the Sutton Local Plan (adopted in 2018) and shown in Map 2 above. The houses that form the present ASLC are as follows:

- Park Hill Road - Numbers 2 to 54 and 3 to 43
- Hawthorn Road - Numbers 12 to 24 and 5 to 25
- Heathdene Road - Numbers 4 to 30 and 7 to 31
- Brambledown Road - Numbers 26 to 54 and 29 to 49

2.14 The possibility of extending the area of the ASLC, to include other houses in the above roads, is being evaluated.

Three Historical Context



Wallington Station 1902



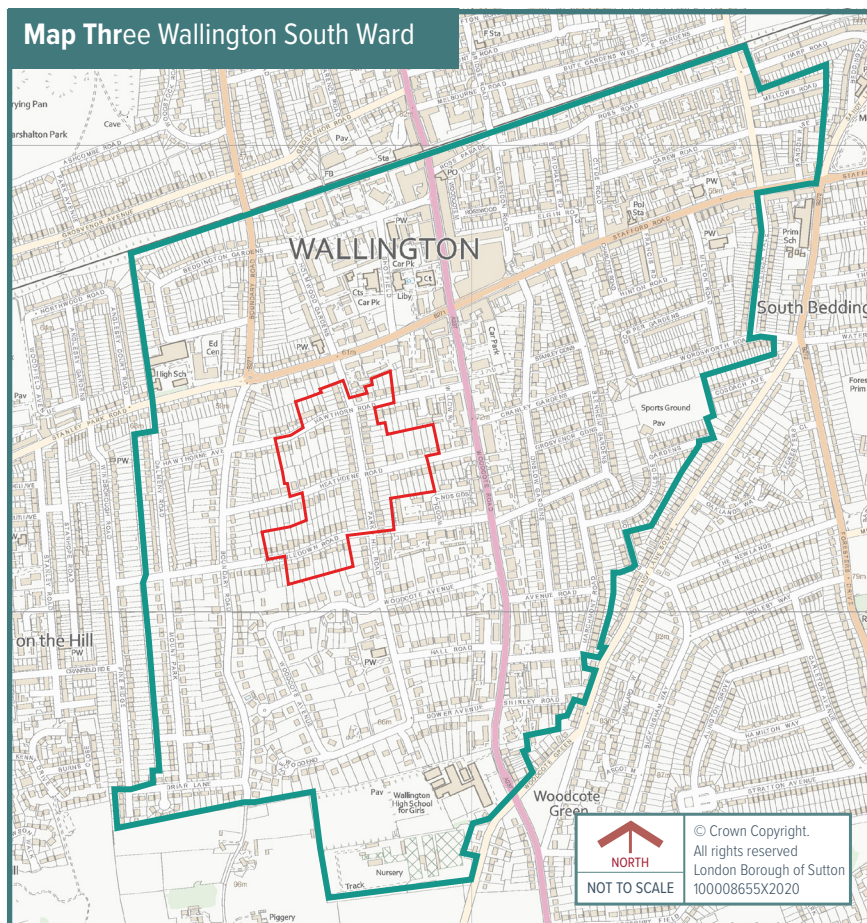
Carshalton Station (later renamed Wallington Station), 1868

Development of Wallington

3.1 The London Borough of Sutton, of which Wallington is a part of, used to be a collection of rural villages, and the ‘village feel’ remains in many parts of the Borough today. The quality of the historic environment is reflected in the number of high quality heritage areas designated as Conservation Areas and ASLCs. Today there are still extensive areas of low-density housing, particularly around south Wallington, much of which was built in the inter war period. The Park Hill Road ASLC is located in the Wallington South ward (Map 3).

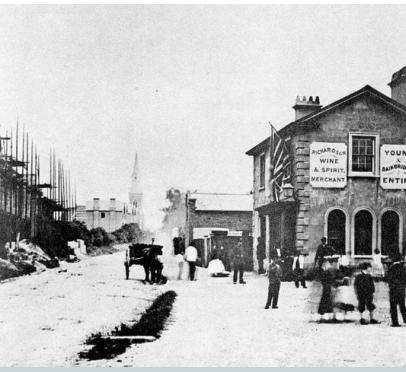
3.2 In the early 19th century Wallington was a small hamlet within Beddington Parish. There were several large older houses to the north of Wallington Green (junction of Croydon Road and Manor Road), including the Manor House and the Old Manor House. To the south of the Green was an area of late 18th century developments that may have housed people working in the mills and textile works along the River Wandle.

3.3 Wallington acquired a railway station in 1847, originally called Carshalton station it was renamed as Wallington in 1868. Nathaniel Bridges, owner of the manor and land, started developing the area for housing. He laid out a number of roads to the north of the station, which were lined with large Victorian brick gothic villas.





Wallington High Street c.1930



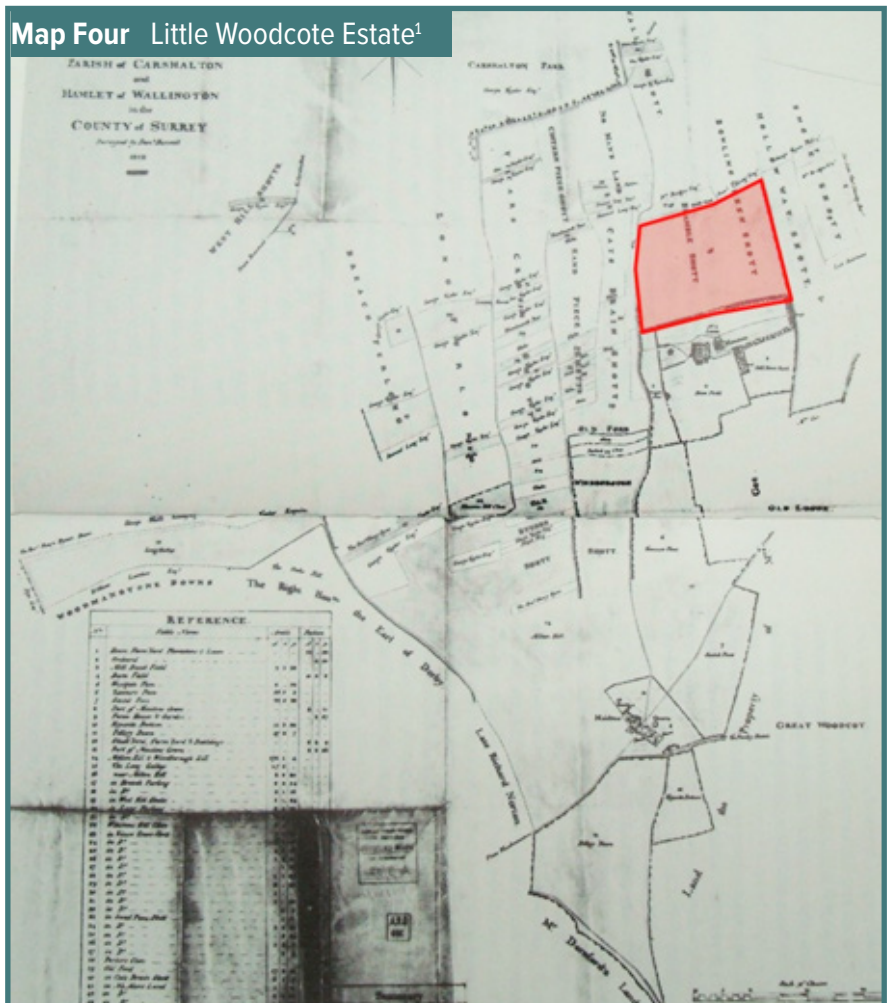
Wallington Green c.1870

3.4 Development to the south of the railway extended to Stafford Road. Bridges used leases to strictly control the appearance of the houses, of which the design had to be approved by his architect. As a result of the railway and increased housing development, a new parish was created and Holy Trinity Church erected. In the early 20th century development spread southwards from Stafford Road and Stanley Park Road with many good examples of Edwardian houses. This includes the Park Hill Road ASLC.

3.5 There has been significant redevelopment of the Victorian and Edwardian middle-class houses since the 1930s which has led to a mixed character of much of the area to the north of this ASLC. However, the Edwardian detached houses and groups of semi-detached houses have survived in the Park Hill Road area.

3.6 South Wallington is a predominantly Edwardian suburb, the area was once part of the Little Woodcote Estate, which is now best known for the area that contains the small holdings built after the first world war for returning soldiers. The extent of the Little Woodcote Estate in 1818 is shown in Map 4. The ASLC lies in what was the Bramble Shott and Bowling Green Shott outlined in red, both owned by the Imperial Property Investment Company Ltd.

3.7 A 'shott' was a block of arable land consisting of a number of selions, running in the same direction and having at either end a headland on which the plough-team could turn. A 'selion' was the basic unit of ploughing in the common arable fields, the field being marked off into parallel widths called 'lands', of 22 yards or less.



¹ Cunningham, M. (1989). The Story of Little Woodcote and Woodcote Hall. Sutton: Heritage in Sutton Leisure



The Dukes Head, Wallington



Wallington High Street, 1908

² Cunningham, M. (1989). The Story of Little Woodcote and Woodcote Hall. Sutton: Heritage in Sutton Leisure Services

3.8 In 1898 a portion of the Little Woodcote Estate auctioned by the Imperial Property Investment Company Ltd (see Map 5). This includes Park Hill Road, Hawthorn Road, Heathdene Road and Brambledown Road. They had offices on the corner of Stanley Park Road and Woodcote Road. The plots were offered for “houses of good accommodation, situated on high ground in the midst of charming walks and drives, which was exceptionally dry and healthy”.

3.9 One of the main landowners in the early 1900s was the Scottish Provident Institution (now Royal London). They were the original mortgagees of the Little Woodcote Estate but in 1886 became owners, including the Woodcote Hall, when the mortgages were not repaid by the agreed date. They sold off plots of land in the estate’s northern section for new housing developments to recoup some of their lost finances.

3.10 Surrey County Council purchased Little Woodcote farm in the very south of the borough of Wallington in August 1919. They initially purchased 317 acres of land from the Scottish Provident Institution. It still retains its rural character and forms part of Sutton’s Green Belt.

Early Development of Park Hill Road Area

3.11 In the early 1800s there were no roads and developments in what is now part of South Wallington. The ASLC area is located within the Bramble and Bowling Green Shotts outlined in red in Map 6 (page 15).

3.12 The mansion to the south of the Bramble and Bowling Green Shotts is Woodcote Hall. The east boundary would become Woodcote Road, the west boundary would become Boundary Road, the north boundary would become Stanley Park Road and the south boundary Brambledown Road.

Map Five Plots of Land for Auction in the ASLC (1898)²





Listed Buildings on Manor Road



Woodcote Hall, adjacent to the ASLC

Map Six Park Hill Road Area 1818



3.13 In 1870's there were few roads and few developments in what is now part of South Wallington. The 'major' roads were Hollow Road and New Road which later became Woodcote Road and Stanley Park Road. To the north of New Road are the Wallington fields and to the south is Woodcote Lodge which later became Woodcote Hall. The ASLC area is located south of the New Road and west of Hollow Road (see Map 7).

Map Seven Park Hill Road Area 1871





Little Woodcote Farmhouse, 1961

3.14 By the mid-1890s the ‘major’ roads had been renamed Woodcote Road and Stanley Park Road. Woodcote Hall lies to the south of the Park Hill Road ASLC in what is now the Woodcote Avenue ASLC. Roads to the east of Woodcote Road; Blenheim Road, Onslow Gardens and Cranley Gardens, all within the Onslow Gardens ASLC, had started to be outlined but nothing to the west of Woodcote Road. Houses were built along the Woodcote Road, near to Stanley Park Road.

Map Eight Park Hill Road Area 1894



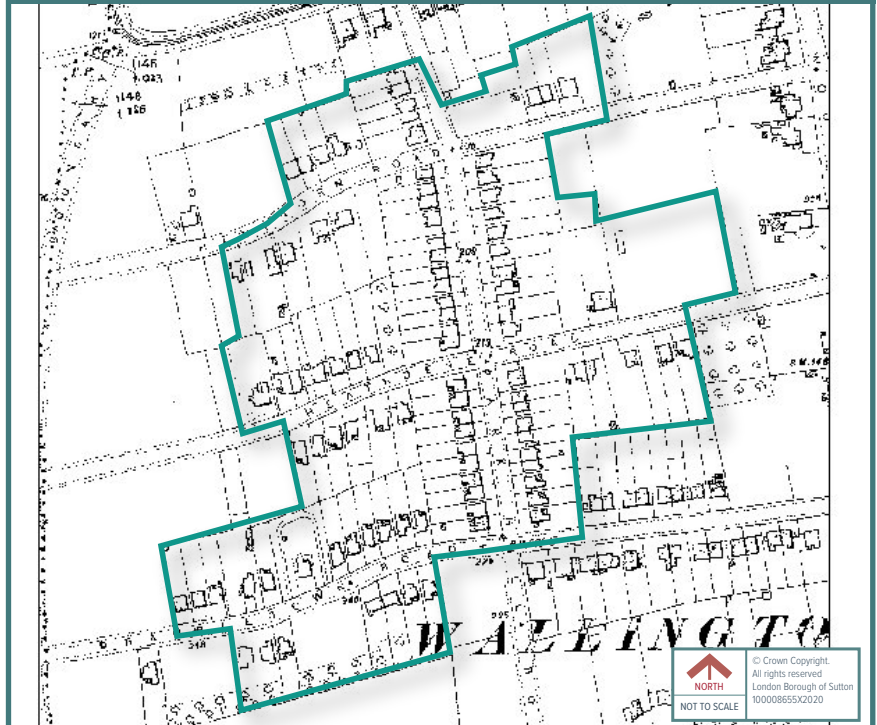
3.15 Between the mid-1890s and 1900 Park Hill Road was created. Hawthorn Rd, Heathdene Rd and Brambledown Rd were partially laid out west of Woodcote Road, up to Park Hill Road. The roads to the west of Park Hill Road in Map 8 had not yet been laid out. Houses had started to be built to the east of Woodcote Road along Onslow Gardens.

Map Nine Park Hill Road Area 1900



3.16 Between 1900 and 1910 Hawthorn Rd, Heathdene Rd and Brambledown Rd were extended to a track which later became Boundary Road as shown in Map 10. Houses were built along Park Hill Road and some built along the Hawthorn, Heathdene and Brambledown side roads. These Edwardian properties are within the ASLC and remain to this day.

Map Ten Park Hill Road Area 1913



3.17 The inter war years of the 1920s and 1930s saw the remainder of the side roads covered by the Park Hill Road ASLC, as shown in Map 11, being developed with the exception of the sections of Hawthorn Road East and the east end of Heathdene Road near the Woodcote Road, where there was still an orchard.

Map Eleven Park Hill Road Area 1934





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12 Heathdene Road, 2018



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Aerial view of 12 Heathdene Road

3.18 In the post WWII years, much of the remainder of Park Hill Road ASLC housing was completed, as shown in Map 12, except along a section of Heathdene Road near to Woodcote Road end. These houses were built between 1957 and 1964. These post war semi-detached and detached houses were still built with relatively large plots and gaps between houses to match the existing character of the roads.

Residents in the Park Hill Road ASLC

3.19 Some notable people who lived within the ASLC are as follows: Number 12 Heathdene Road, (“Dunedin”) was built in 1902 and an exceptionally large house with an imposing presence, set in a particularly large plot. Ernest Phillips, a civil servant in the war department during the First World War and who was awarded an OBE for his war work, lived there for 24 years from 1926 to 1950.

3.20 The next owner was Reverend Irvonwy Morgan M.A., B.D., Ph.D. and his wife Florence. They raised 2 children. Doctor Morgan lived there for 32 years until his death in 1982 and Florence continued to live there for a grand total of 67 years until her death in 2017, aged 100. He was a Methodist Minister, historian, poet and renowned preacher with at least 7 published books. In 1967 he was the president of the Methodist Conference, effectively the Methodist equivalence of the Archbishop of Canterbury.

Map Twelve Park Hill Road Area 1956




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Planning History and Building Typology of the Park Hill Road ASLC



Architect drawing for a house in Heathdene Road, 1926³



The house in Heathdene Road as it is today

3.21 Most of South Wallington was built before the first Town and Country Planning Act (1948), therefore development was largely controlled by covenants imposed on the land parcels sold. It is these covenants that helped shape the character of the area that the original landowner (Scottish Provident Institution) was determined to establish. Typical original restrictive covenants in this ASLC are:

- Building line 30 feet from front boundary
- Only detached or semi-detached private dwelling houses to be built of not less than £600 if detached and £550 if semi-detached
- No wall or fence shall exceed 4 feet in height in front of the building line and 5 feet in height elsewhere
- No manufacturing trade or business of any kind in any building so to be erected upon any part of the parcel of land, but will use such building for private dwelling-house only

3.22 These established qualitative and quantitative criteria, such as the value of the house, frontage, distance from road and use. The effect of these criteria was to have an impact on the layout and hence character of parts of South Wallington which still exists today.

3.23 The main external characteristics of the Edwardian properties are as follows:

- Houses with a uniform building line
- Hipped and gable, red tiled roofs
- Red brickwork
- Rough or pebble-dash rendering
- Porches with wooden frames and turned spindles
- Gables above the bay bedroom windows, some with ornate carving
- Mock-Tudor cladding and timbers at the top of the house

3.24 Each parcel of land had its own parameters and was divided into lots for sale to purchasers, quite often builders, who then built their houses in a similar Arts and Crafts style but using their own designs.

3.25 The Park Hill Road ASLC style has many recognisable features including tile-hung facades, and porches in an Edwardian Arts and Crafts Style and fine examples of 1920s mock Tudor. It is these features that make the Park Hill Road ASLC distinctive in comparison with some of the surrounding suburban houses.

3.26 The attraction of the area today is the consistency of quality, style and space throughout with limited 'blight'. The demolition of the large houses along Brambledown Road (east) and construction of flats and closely spaced houses in the 1970s, are of a different design. This gives this part of Brambledown Road a contrasting character and, as such, it does not form part of the ASLC.

³ The Builder Magazine, October 15, 1926. The drawing was provided at the time by Messrs Boddy, F.R.I.B.A, and Dempster, A.R.I.B.A Architects

Four Issues facing the ASLC



Identified Issues for Park Hill Road ASLC

4.1 A number of specific issues facing the Park Hill Road ASLC have been identified in the preparation of this Character Appraisal, including:

- New large developments out of keeping with the traditional building to plot ratio new developments, changing the character of the area
- Demolition of single-family dwellings to build high density flatted developments
- Building on back-garden land
- Parts of the ASLC are within an Area of Potential Intesification (API), as defined on the Local Plan Policies Map.

Concerns of Local Residents

4.2 Concerns expressed by local residents, about what they see may affect or even destroy the character of the area, include the following:

- General look and feel – inappropriate design not in keeping with the character of the area
- Side extensions closing the gap between neighbouring properties
- Over-bearing flank extensions on corner plot developments
- Front dormer windows
- Major roof extensions, including unsympathetic roof dormers
- Over-looking and over-shadowing at the rear
- Over-height and intrusive front walls and railings
- Paving over the front garden
- Demolition of houses to build higher density characterless flats
- Subdivision of houses to flats without planning permission, which could become lawful after a 4-year period
- Conversion of houses to HMOs

4.2 The design guidelines that are set out in the next section of this document are intended to address these concerns, where possible.

Five Design Guidelines for the ASLC



Design Guidelines

5.1 Design guidelines have been established, not to restrict development, but to give advice and guidance to householders and their architects as to how they can improve their homes while still retaining the character and associated amenity of the area. Guidance and controls are in place to ensure that the cumulative effects of redevelopments do not damage the character and amenity of the established Park Hill Road ASLC area.



Key Objectives

5.2 The following objectives have been developed for the Park Hill Road ASLC:

- Guide development that is sympathetic to the character and appearance of this part of the South Wallington area
- Protect the history, character and quality of the local environment
- Support local distinctiveness in a common style that contributes positively to the street scene
- Preserve and enhance the style of the houses
- Ensure the palette of materials used is properly defined and preserved
- Maintain the 'low' density housing and openness within the area
- Maintain the large private garden spaces





Principal Design Characteristics

5.3 The development within the Park Hill Road ASLC is predominantly of Edwardian housing, drawing broadly on the architectural style and detailing of the Arts and Crafts movement, which is typical of suburban development of the 1900s to 1920s, albeit to a higher and more distinguished standard than that generally seen.

5.4 The key design characteristics can be summarised as:

- Architectural features that adhere to Edwardian and the Arts and Crafts style. The basic elements of the local architectural style are the use of red brick and rendered elevations, red clay tiled hipped roofs, and subsidiary projecting gables and bays.
- Houses that are appropriate to their setting and in particular their relationship to its neighbours and the local streetscene. In this regard, it is essential to ensure that the spacious nature of the area is maintained and houses are not overly extended so as to lose the “gaps” between them. This also applies to any infill development.
- Front garden landscaping and front boundary treatments to also reinforce the high quality suburban character of the area.





5.5 These are elaborated on in the following sections with examples of good and bad practice, and precedents that are within the Park Hill Road ASLC. Key considerations when proposing alterations to a property:

- Preserving the character and appearance of the house and considering the architectural or historic interest of the property when undertaking development such as extensions or alterations.
- Considering repairing rather than replacing windows and doors. If such features need to be replaced careful consideration should be given to the materials and the style and as far as possible there should be a 'like for like' replacement.
- Considering the impact of the removal of decorative roof features, chimneys or the replacement of clay with slate tiles, as such alterations can have a detrimental impact on the architectural integrity and value of the property.
- Design extensions so the character of the property is retained. In particular the addition of front porches and side extensions on corner plots can completely alter the style of a property and should be carefully designed.
- Considering the setting of the property - front boundary walls, fences and other features and front paths all make a significant contribution to the character of a property, as does the soft landscaping of front and side gardens. As many of the original features should be retained as possible.

Design Guideline 1 - General Built Form

5.6 Across the ASLC there is a broad range of design and a variety of individual styles, however it still retains coherent building forms and street patterns. Houses that are uniform in design would be out of character

5.7 However, while there is a great variety in appearance, these varied designs all utilise the basic Arts and Crafts elements. Most Park Hill Road ASLC houses are asymmetrical and display a combination of features on their frontage. These are used to create interesting facades. A flat front elevation

Figure 1 - The design approach here, a flat elevation with a regular array of windows, would not be in keeping with the character of the Park Hill Road ASLC. Please note, properties shown in below examples are not located within Sutton.



Figure 1 - Elevations



5.8 Some of the finer points of detail are described below, but in summary a typical house in the Park Hill Road ASLC exhibits one or more of the following design features (as set out on the images on this page):

- a hipped or gable roof
- subsidiary side extensions with lower roof forms and frontal set backs
- subsidiary projecting gables
- angular, rectangular or semi-circular bays, sometimes full height but can be ground floor only
- where full height, bays can be capped with a hipped roof that overhangs the bay and which may be supported on brackets
- Red brick and/or rendered walls

5.9 The pictures on this page show a range of houses within the ASLC that demonstrate many of the detailed design features described in the following design guidelines. Bungalows are not generally characteristic of the area, although there are some in each road of the ASLC.

Design Guideline 1 - General Style

Conserve and enhance the established character of the area and in particular:

- (i) Retain the established building line.
- (ii) Maintain the two-storey building heights.
- (iii) Ensure roof pitch profiles compliment the surrounding properties.
- (iv) Ensure front elevations capture the distinctive features of the area, namely front gables and bays.

Design Guideline 2 - Retention of Spacious Character and Gaps

Examples of corner plots with side extensions that have been built close to the boundary. Whilst these may be appropriate in their own setting, examples of this type would have a negative impact on the character of the ASLC (see below). Please note, properties shown in below examples are not located within Sutton.



5.10 As originally laid out the houses were set in relatively spacious plots with reasonable gaps. In many instances hipped roofs maximised the separation between the houses at the upper level. The front gardens had low level separation from the pavement. The roads have tree lined verges, some with grass.

5.11 All of the houses have substantial rear gardens to provide ample private open amenity space. As a consequence, when laying out the area, no provision was made for public amenity space. The area is recognised as being deficient in public open spaces. Any loss of this private amenity space through back garden land development is strongly discouraged.

5.12 The plot widths vary across the ASLC but are generally between 10-15 metres with some up to 20 metres. Sub-division of plots is strongly discouraged.

5.13 When extending to the side, it is acceptable to build near to the boundary at a ground floor level, although the extension should be set back from the front elevation. If building a first-floor extension, then the first-floor element must be set back from the front elevation of the main house and there must be a significant gap at the narrowest point between the first-floor side elevation and that of the neighbouring property. This is essential to maintain the “open” aspect of the area. Flat roofs are strongly discouraged.

5.14 The minimum size of this gap will vary according to the overall width of the plot. The actual dimension will depend on the individual case, taking into account the pattern of existing gaps, as shown in Figure 2 (page 26) in the street scene and any relevant planning history. The depth of front gardens should observe the established depth for the relevant road and maintain the existing building line.

5.15 All original houses in the ASLC have a good separation from the properties to the rear and this should be maintained as shown in Figure 3 (page 26). Back garden development, whether by gaining access through an existing or created gap in the streetscene or by using the return frontage of a corner plot, is strongly discouraged and is counter to the NPPF, the London Plan and the Sutton Local Plan.

5.16 Design and layout for a corner plot should make sure it relates to both sides as frontages. It is essential that the flank elevation does not overpower its streetscene by building too high or too close to the side boundary, such as shown in the images on this page.

5.17 While it is common for single storey garages to be built to the flank boundary, this is not ideal. Building over an existing garage or single storey side extension which is close to the flank boundary of a corner plot is strongly discouraged. Any first floor extension on a corner property should respect the building line in the side road.

Design Guideline 2 - Spacious Character

New development should:

- (i) Respect the original spacious plot layouts
- (ii) Conserve and enhance the local streetscene.
- (iii) Protect the amenity of occupiers and those occupying nearby properties

New Development should not:

- (iv) Lead to the sub-division of plots
- (v) Lead to back-garden land developments
- (vi) Create a 'terrace effect' in terms of reduced separation distances between properties and rooflines

Figure 2 -An examples of the gaps between the residential properties along Park Hill Road

Figure 3 - Example of backgarden providing private amenity space



Design Guideline 3 - Palette of Materials



5.18 Characteristic materials for the front elevation are red brick, some at ground floor level only, white or render finish or Mock Tudor style features at a first-floor level. There are some examples of the use of yellow stock brick, but this is not preferred.

5.19 All Tile hung first floor elevations or bays with tiles to match the main roof can also be found across the ASLC. Timber or stone cladding is not characteristic of the area. Roof tiles should match the existing or as near as possible. Original roof tiles were hand-made red clay tiles.

5.20 Materials in other colours such as grey slate, black or green roof tiles are not characteristics of the area and are strongly discouraged.



Design Guideline 3 - Palette of Materials

New development, including alterations and extensions, should respect, and where appropriate replicate, the predominate materials of the ASLC, namely red bricks, render, mock-Tudor detailing and red clay rooftiles.



Design Guideline 4 - Window Styles

5.21 Across the ASLC there is a combination of sash and casement windows. Many of the houses have sash windows as typified by Edwardian designs. Some have been replaced with uPVC casement windows.

5.22 Leaded and stained-glass windows feature in some of the houses. Where they are replaced with modern double-glazed equivalents the original design or similar should be replicated, where possible. However, large expanses of plain glass are not characteristic and should not be installed.

5.23 Stone lintels, sills and mullions are also characteristic of the area. There are examples of brick mullions and a combination of brick and stone mullions.

5.24 Examples of window styles can be found on this page.

Design Guideline 4 - Windows Styles

The replacement or addition of windows should:

- (i) Respect the existing window proportions
- (ii) Retain and where appropriate introduce stone lintels, sills and mullions
- (iii) Retain or where appropriate, introduce decorative glass panels





Design Guideline 5 - Architectural Detailing

5.25 Architectural detailing is quite distinctive within the ASLC and it follows either red brick, white render or mock Tudor style with black woodwork.

5.26 If not mock Tudor or tile hung, front elevations are usually red brick at a ground floor level with render above. Use of render is either traditional roughcast or pebbledash.

5.27 Innovative designs for single family dwellings may be considered if they are of an outstanding quality that is sympathetic to the original design

5.28 Design Guideline 6 sets out other detailing around roofs that should also be considered, including brackets on eaves, ornate fascia boards and ridge tiles.



Design Guideline 5 - Architectural Detailing

Architectural appearance and detailing must be as close to and reflect period features of original properties on the street to maintain a cohesive visual appearance. New development, including extensions and alterations, should retain, and where appropriate, introduce, the typical detailing in the Park Hill Road ASLC, namely:

- (i) Red bricks; or
- (ii) Mock-Tudor with white or cream rough-cast render; or
- (iii) Tile-hanging bays; or
- (iv) Porches or verandas; or
- (v) Gables

Consideration should also be given to roof detailing set out in Design Guideline 6.



Design Guideline 6 - Roofs and Dormers

5.29 The roof form and profile have a major impact on the character of the area. New developments or incremental changes such as unsympathetic dormer windows, removal of chimneys, poor detailing for eaves and excessive use of solar panels (especially where visible from the street) can potentially harm the visual quality and character of the area as a whole.

5.30 Front gables above first floor bay windows are characteristic of the area, adding interest to the front elevation. Gabled ends to the sides of the main roof are discouraged as they have the effect of closing the gap with the adjacent properties (or over-powering the streetscene for corner plots).

5.31 Dormer windows in a front roof slope are not characteristic of the Park Hill Road ASLC and are not supported.

5.32 Dormer windows at a second-floor level on rear elevations are acceptable but are not encouraged if they are clearly visible from the public realm (e.g. corner plots). When refurbishing, replacing or extending the roof, existing chimneys should be retained. Care must be taken when installing solar panels on a roof slope particularly when they would be visible from the street. Skylights may be set within the roof slope.

5.33 Detailing that appears on eaves, roofs and guttering should be preserved and, where possible, reduced if it has been lost. Development proposals should replicate these features.

Design Guideline 6 - Roofs and Dormers

Redevelopment involving roofs, including extensions, should respect the original roof profile and form.

Detailing on eaves and guttering should be conserved and, where appropriate, enhanced along all elevations, namely:

- (i) brackets supporting wide eaves over canted or bowed bay
- (ii) boxed or open soffits with exposed joist ends soffits or closed soffits with dentil moulding
- (iii) Ornate carved fascia boards
- (iv) Finials
- (v) Ridge Tiles

Figure 4



Figure 4 - An example of an unsympathetic dormer extension. Whilst dormer extensions are permitted development, care should be taken to ensure it is in keeping with the character of the ASLC. This example is from outside LB Sutton.

Figure 5 - Examples of carved fascia boards, finials and ridge tiles in the Park Hill Road ASLC.

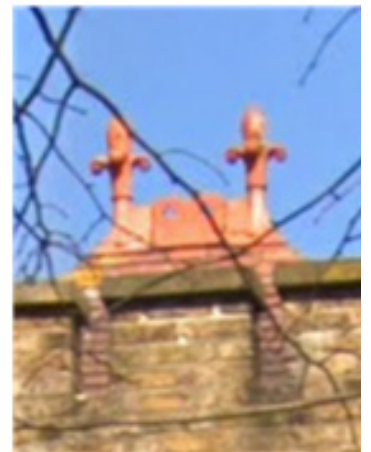


Figure 6 - Examples of bracket support in the Park Hill Road ASLC



Design Guideline 7 - Porches and Doors



5.34 Many of the properties within the ASLC have porches with pitched roofs, including wooden fretwork, or verandas. Front doors are typically of half glazed wooden construction, many with stained glass. Porches are not typically enclosed.

5.35 Classical style porches with columns, large covered areas and excessive use of glazing or uPVC for doors are not normal features of the ASLC and should be discouraged. Examples of characteristic porches and doors can be found on this page.

Design Guideline 7 - Porches and Doors

When adding or replacing porches, the new development should respect the existing character of the dwelling. In general, new porches may be:

- (i) Canopies with supporting wooden or brick brackets; or
- (ii) Columns with pitched or gabled roofs

Front doors should be in a timber finish with detailing, including small glass panels or stained-glass features.



Design Guideline 8 - Landscaping, Front Walls and Gates

5.36 The general character of the area is one of high quality suburbia. Generally, the houses have low retaining walls, with many still retaining front gardens that have not be paved for off-street parking.

5.37 Where the need for enclosure is a requirement, front boundary walls and gates should not exceed the height allowed under permitted development rights.

5.38 Substantial front boundary structures including high railings are discouraged as they are not characteristic of the area. Hedging or other landscape treatment should be provided immediately inside the front boundary to minimise the visual impact of railings.

Figure 7 - Sympathetic front landscaping (top) within the ASLC

Figure 8 - Before and After. Soft landscaped front garden entirely replaced with hard standing (bottom). This design approach would not be appropriate with the ASLC. This example is from outside LB Sutton.

Design Guideline 8 - Landscaping, Front Walls and Gates

- i) New front boundary walls should respect the existing street character. Front boundary walls should be no more than 1 metre in height (excluding piers) unless there are exceptional circumstances.
- ii) Paving of front gardens should be minimised. Any paving that is required should be of a permeable or porous material.



Streetscene

5.39 The roads are relatively straight and wide with verges planted with mature trees and some with grass verges. Front gardens are also relatively wide.

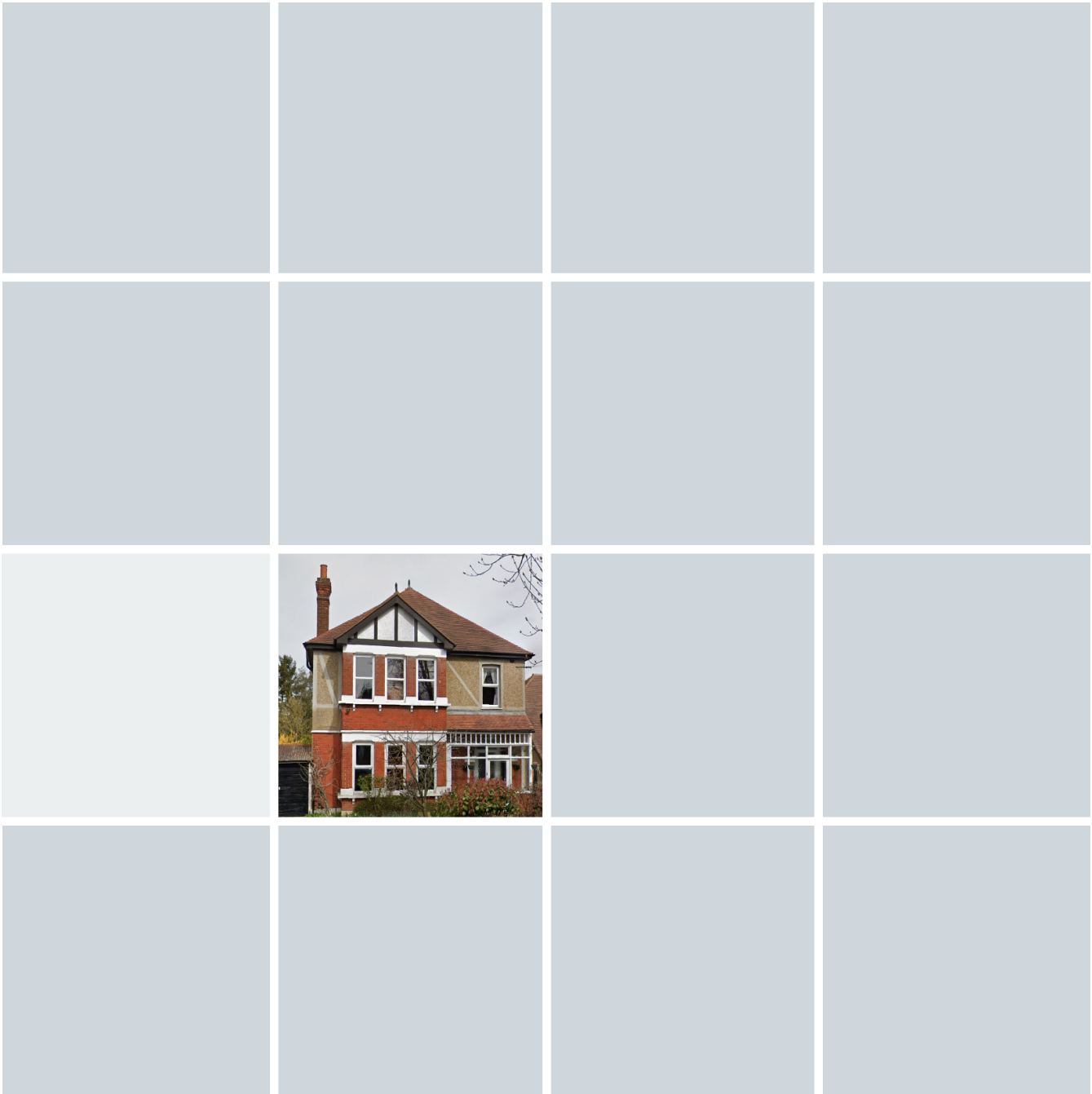
5.40 Tree planting on public highways should be encouraged where missing from tree pits.

5.41 As previously mentioned, corner plots should recognise the effect of inappropriate development on the street scene, such as high flank walls on side extensions and loft dormer conversions.

5.42 Because all houses have significant off-street parking there is little on-street resident parking in the ASLC. However, due to the proximity to Wallington station there is significant non-resident parking during normal working hours, which can cause problems when exiting/entering the individual property.

Figure 9 - Examples of tree-lined grass verged road in the ASLC





Simon Latham Interim Director of
Housing, Planning and Regeneration

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

December 2020

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