

London Borough of Sutton  
**Local Development Framework**

# Sutton Garden Suburb Conservation Area Character Appraisal



Sutton



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Planning, Transport and Highways Service  
Environment and Leisure

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## Background

### Introduction

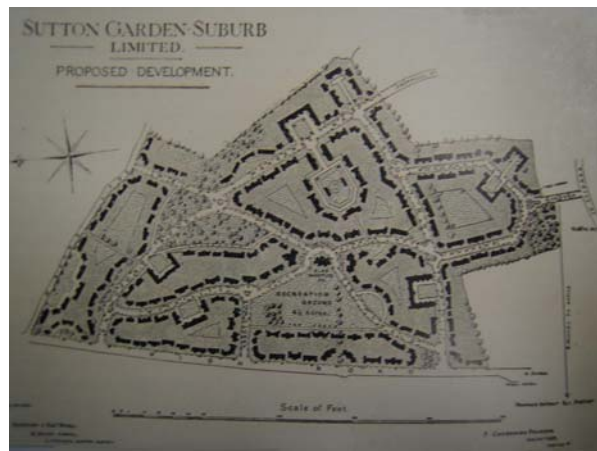
- 1.1 Sutton Garden Suburb Conservation Area, as shown in Plan 1, lies to the east of Rosehill and covers an area of 8.4 hectares. The conservation area was designated in 1989. It is a suburban area to the north of Sutton town centre. To the west, the conservation area comprises terraced and semi-detached housing around small central 'closes' along Aultone Way. To the east a former allotment is enclosed by the rear gardens of detached, semi-detached and terraced houses along Woodend, Greenhill and Aultone Way. A further close is located towards the southern end of Woodend. There are no 'Locally Listed' buildings or Listed Buildings within the conservation area. However, a number of the oldest properties are covered by an Article 4 Direction (see Plan 6), which takes away 'permitted development' rights.
- 1.2 The survey and other research on which this appraisal is based was carried out from mid to end of 2005.
- 1.3 A draft version of this document was published for consultation with
- the local community. Residents were notified in writing of the production of the consultative draft document and a period of 4 weeks was given for receipt of comments, running 18 January 2006 to 15 February 2006. The draft document was available to view at the Council offices at the Civic Centre and Denmark Road as well as the library in Sutton Town Centre. The information was also displayed on the Council's webpage. A public notice was placed in the local paper, the Sutton Guardian before the start of the consultation period informing the public of the consultation arrangements.
- 1.4 The consultation on the draft Character Appraisal resulted in a total of 16 people making 62 representations between them. Of the 62 representations 3 of the comments were in support of the Character Appraisal, 4 comments stressed continued support for the Conservation Area, 3 comments were seeking changes to the draft Character Appraisal and 52 comments suggesting improvements to the area. The 52 changes seeking improvements to the area were considered within the Management Plan. The schedule containing all of the representations received and the Council's response can be viewed on the Council's website at [www.sutton.gov.uk](http://www.sutton.gov.uk).
- 1.5 The Appraisal was formally adopted by Strategy Committee in July 2006 as a material consideration for Development Control purposes.
- 1.6 This Character Appraisal is not intended to be comprehensive and

the omission of any particular building, feature or space should not be taken to apply that it is of no interest.

## The Planning Policy Context

- 1.7 Sutton Garden Suburb is designated as a conservation area under Unitary Development Plan (UDP) Policy BE34 – Conservation Area Designation, Enhancement and Consultation. Development within conservation areas is controlled by Policy BE35 – Development in Conservation Areas. Both of these policies are in accordance with General Policy G/BE2 – Conservation Areas and Areas of Special Local Character.
- 1.8 The advice on the control of conservation areas, including new development, provided in the UDP is inevitably quite general. In this appraisal more detailed analysis can be found, which will be of interest to the owners of buildings and sites within the Sutton Garden Suburb Conservation Area.
- 1.9 An Article 4 Direction for some of the properties in Sutton Garden Suburb Conservation Area was approved by the Secretary of State in January 1992. The Direction removes most permitted development rights on those properties, to retain their architectural integrity and cohesiveness (see Section 11).
- 1.10 This appraisal should also be read in conjunction with national planning policy guidance, Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment. This covers government guidance for conservation areas.

## Origins and the Development of the Settlement



- 1.11 On the Ordnance Survey map of 1865-84 (Plan 2), the area covered by the conservation area is shown as open farmland. Greenshaw Farm and Wood are marked to the north of the area.
- 1.12 On the 1913 Ordnance Survey map (Plan 3), Rosehill Park is shown. The Victorian/Edwardian suburb of Sutton New Town had, following the opening of the Sutton Railway, gradually spread from the north of Sutton, reaching the Angel Hotel, Angel Hill.
- 1.13 Thomas Wall, the wealthy philanthropist, lived at Blythewood, Worcester Road, Sutton, and was already active in the area, having built The Adult Education Centre in Benhill Road. His Adult Education Centre was described at the time as the finest in the country, with a gymnasium, concert hall and library. At the Centre, there had also been lectures given on the model villages of the time, Bourneville, for Cadbury's manufacturing workforce and New Earswick, for Rowntree's workforce. Thomas Wall had a



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sausage factory, which was located in Ealing and was seeking to provide houses for his workforce and friends. Around that time in Ealing, Brentham Garden Estate was being designed and built to the specifications of Raymond Unwin and Barry Parker. The social and aesthetic principles of the Garden City movement, as originally conceived by Ebenezer Howard, were being incorporated into this development. These sought to create a community with the advantages of both the town and the country, improving housing conditions and amenities for working people. Later, Unwin and Parker had close associations with Hampstead Garden Suburb and Letchworth. Frederick Cavendish Pearson had designed a substantial amount of housing in the second stage of the Brentham Garden Estate (between 1907-1913) under the supervision of Unwin and Parker.

- 1.14 Cavendish Pearson was employed by Rose Hill Park Limited to develop an area to the east of Angel and Rose Hills to be known as Rose Hill Garden Suburb. However, the rights to develop the suburb were sold to another company, Sutton Garden Suburb Limited, in 1913. Sutton Garden Suburb Limited maintained the services of Cavendish Pearson. The culmination of the above led to the creation of Sutton Garden Suburb by Thomas Wall. The original Master Plan for the Suburb as envisaged by Cavendish Pearson covered a much larger area, at around ten times the size of the actual area built. His original plans would have provided for 1000 houses, to be built around

greens and woods including a recreation ground and a clubhouse for the members of the Suburb. Cavendish Pearson is known to have lived in two of the houses he designed in Sutton Garden Suburb, at 12 Woodend in 1914-15, and 20 Meadow Close from 1920-63.

- 1.15 The earlier properties were designed in a style that was a revival to the vernacular style, dominant in the Garden City thinking; a domestic architecture that was characteristically simple, integrating buildings with their landscape. A limited palate of materials and techniques were used together in different combinations to create variety.
- 1.16 The first houses to be built in the conservation area were at Oak Close (then named Woodend East Close); Meadow Close, Hawthorne Close and Horseshoe Green were completed after this. Between 1912-1914 seventy-nine houses had been started on site, to Cavendish Pearson's plans and elevations. The houses in Woodend West were started in 1914. In 1915 a further fifty-five houses were under consideration in Greenhill and Aultone Way, with the footings set out already.
- 1.17 However, Sutton Garden Suburb Limited failed to obtain permission from the Local Government Board to borrow further money in the winter of 1914/1915. The Government also intervened and put a stop to all house building in 1915, following the outbreak of the First World War. This curtailed the growth of the Garden Suburb and had implications on its planned development. As recorded in a

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report from Sutton Garden Suburb Limited for the year ending 31<sup>st</sup> December 1918, there were “heavy liabilities in the costs of wages, materials ...100% above pre-war standards”.

- 1.18 Prior to the War, tenants of the completed housing rented a “close” cottage and were also encouraged to buy shares in Sutton Garden Suburb Limited. This was in keeping with some of the ideals of Ebenezer Howard, who supported the idea of co-operative housing. The difficulties in the finances of the Suburb meant that the remaining plots envisaged for development were sold off to local builders for as little as £2 per footing. This is visually evident in the different styles of housing in the conservation area, with most of the semi-detached properties and bungalows being built on those plots waiting to be developed before the First World War. The Ordnance Survey map of 1934-35 (Plan 4) shows Cavendish Pearson’s buildings and most of the other plots developed. In addition, tenants were offered their properties at pre-war prices and most of the recreation ground was sold off to a consortium of local people. Cavendish Pearson was later employed by private individuals to design various houses in the Suburb, and other projects in the Borough, more notably was his involvement in St Helier Estate for London County Council.

### **Prevailing or Former Uses Within the Area**

- 1.19 The conservation area was always envisaged as a residential area, with incidental uses, such as a

recreation ground, tennis courts and allotments.

- 1.20 The other use of notable interest, although just outside the conservation area, is the garage on the corner of Aultone Way and Angel Hill. This ‘Locally Listed’ building was used for the storing of the ‘Stop Me and Buy One’ bicycles of his ice cream business.



TWO

## Townscape Appraisal

### Introduction

- 2.1 Due to the differences in the architectural details of the Suburb, it is appropriate to divide the area up into four sub areas, for ease of description (see Plan 5). These are shown as labelled on the plan at the end of this document. However, there are some general characteristics in terms of the layout of the area that are identifiable.
- 2.2 The laying out of the roads and the original plots give the underlying basis of the conservation area, with the pentangular shape of Woodend, Greenhill and Aultone



Way. One unusual feature is the inclusion of two roundabouts on Aultone Way. At the time of planning the layout, roundabouts were rare; the first example in Britain was designed two years before at Sollershot Circus,

Letchworth by Unwin.

- 2.3 There are several closes, or greens, adjoining this road layout. Hedges separate the closes from the road, screening off parked cars and traffic noise, and helping give a sense of seclusion. The housing surrounds the closes on all but one side, but each close has its own character, with particular reference to enclosure by the buildings. The houses were designed to face directly onto the closes with the intention of supervised play for the young children in families. The closes are lined by trees of varying ages around their perimeters, with tarmac paths serving as access to the properties also around the outside.
- 2.4 The area generally has a spacious quality, aided by the distances between building frontages, green spaces and planting, and gaps between buildings. The verges and tree-lined roads are essential to creating the 'Garden Suburb' feel, and soften the visual impact of buildings. Some trees are more mature than others, with replacements being planted where trees have died or been damaged.
- 2.5 There is a mix of houses designed by Cavendish Pearson in the Suburb. There are also some architectural details prevalent which help unite the Article 4 properties. These help bring a pleasing cohesion to the variety of buildings within the conservation area. In the appraisal the architecture of the properties subject to the Article 4 Direction are examined in greater detail, to help point to their particular differences and similarities alike.

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## Sub Area A – Oak Close and Environs

2.6 This area contains a mix of house types including one bungalow, semi-detached and terraced properties. The first properties built in the Suburb were those at Oak Close (originally named Woodend East Close). Differing from other vernacular architecture in the conservation area most properties front either Greenhill or Woodend, with only a small proportion arranged around Oak Close. The wide junction of Woodend and Greenhill accommodates a substantial amount of planting, with an abundance of street trees, a planted island, wide grass verges and coppicing. Both the space and planting helps to relieve the enclosure given by the properties. The changes in direction of both Woodend and Greenhill, towards their southern ends, are accentuated by green 'swathes' of



widened verges with dense coppicing and trees. Most of the properties retain hedges to the front boundary, though some on Greenhill have palisade or closeboard fencing.

2.7 Oak Close is a long rectangular piece of lawn with three mature trees and several younger trees.

The close is screened off from Greenhill by coppicing as opposed to hedging in the other closes. The end terrace properties have a boundary treatment of low walls and shrubs. The flank terraces have mature hedges fronting, which gives a strong, green boundary fitting with the aesthetic of the Suburb. Oak Close has concrete as opposed to 'heritage-style' lamp columns. The building line in the close is not as strong as the semi-detached properties step back from the line of the flanking terraces and end of the terminating terrace. This gives views out of the corners of the close.

2.8 The terminating terrace is similar to that of Meadow Close in its architecture, containing many of the same features. There are projecting half hipped front gables on either ends of the terrace, and a central chimneybreast, which incorporates the central pedestrian



access-way, with tile round arch, through to the rear of the properties. The gables, central and end chimneybreasts and door surrounds are red brick, the rest of the façade is treated with white roughcast render. There are black painted timber surrounds to the first floor windows on the frontage emphasising them, and are linked

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by a black timber rail running along the bottom.

2.9 The two pair of semi-detached properties have projecting front gables, with hipped roofs. Canted bays to first floor level sit under the deep eaves. The bays are hung with red tiles above the ground floor. The projecting front gables have roughcast render, with the rest of the remaining façade left as red brick. Red brick double chimneybreasts create interest on the flanks, contrasting from the white render.

2.10 The flank terraces of Oak Close have front gables, which are angled to address both Greenhill and Oak Close. In certain views, approaching either terrace from the side the appearance of the setting back of the properties is given. Both of the flanks are identical in built form although the balance is upset visually by the application of paint and render to the brickwork of the eastern flank terrace. Fronting onto Greenhill, catslide roofs lend to the design of the entrance to the end properties, creating a porch behind the tile round arch and the ridgeline of the terraces drops down for a section, which gives emphasis to the gables. Chimneystacks are intermittently positioned on or just below the ridgeline. Red 'eyebrows' sit above the windows and sills below.

2.11 The terraces on Greenhill (Nos. 14-18) and on Woodend (Nos. 8-12) resemble the architecture of that in Oak Close, again with catslide roofs with recessed doors, the prominence of the front gables, dropping of the ridgeline and the angling of the building. There is

also a central pedestrian access-way through a tile round arch to reach the rear of the properties. A distinctive feature from that around are the bargeboards on the gables.

2.12 The terrace on Greenhill (Nos. 14-18), like part of Oak Close, has been rendered and painted where originally there would have been just brickwork. The treatment of the facades in this manner detracts from the original intention to contrast the red brick with the render, which would have created interest and emphasis. This is more apparent where the colour of the painted render is different to that of its neighbour. No. 18 has been extended on its flank, beyond the large gable, with a two storey side extension, creating a gable end. Some attempt has been made to match such features as the red 'eyebrows' above the windows, sills and corbels beneath. However, an unfortunate element of the extension is the projecting garage, which fails to be in keeping with the rest of the terrace's architecture.



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2.13 The Woodend terrace (Nos. 8-12 Woodend) retains its original treatment with the render in panels. No. 8 has suffered some alteration with the recessed door under tile arch being bricked up and an open porch extension added. It also has a later addition of quoins to the corner, which do not fit with the building's architectural period.

2.14 In between Oak Close and the Woodend terrace sits a single bungalow (No. 14) which displays little similarity to the surrounding architecture apart from the use of render, red tiles on the hipped roof and 'eyebrows' above the windows, with sills and corbels beneath. The property has been heavily extended to the side with a garage and to the rear; the design of the original building is at least respected by the pitch and style of roof.

2.15 Nos. 6-12 Greenhill are more conventional in their architecture, fronting directly onto the street. Either end has a hipped roof projection and double-height canted bays with tiling to the first floor, as does the central double gable. A central alleyway, with round brick arch, provides pedestrian access to the rear of the terrace. The projecting elements of the frontage were originally rendered, contrasting with the red brick but render on one property has encroached onto the recessed frontage and has uncharacteristic pargetting. This, and a porch extension which has been added, interferes with the uniformity of the terrace, all be it less interesting than the other examples of the vernacular-style architecture.

2.16 Next to this terrace is a pair of semi-detached properties (Nos. 2 & 4) which follow the same styling, with central double gable, red brick and render but have a projecting dual aspect corner bay instead of the canted bay to front gable. A flat-roofed, two storey extension has been added to one of the pair which fails to match the architectural style of the property. The entrances are again round arches with doors recessed forming a porch.

2.17 Nos. 16-22 Woodend has one central projecting gable, with hipped ends to the roofs. The large chimneystacks protrude through hips at either end, punctuating the end of the terrace. Two windows on the first floor, either side of the sweeping central gable, have the appearance of half dormers. These break the eaves line, to reduce the horizontality of the building, as do the tiled canted bays. Below windows there is a rowlock course and sub-sill



beneath this. The two of the front doors are recessed behind round arches but the other two, which would have originally been recessed under segmented

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arches, herringbone brick fill and timber beam beneath have been infilled to form enclosed porches. This infill reduces the visual interest and depth to the properties façade.

- 2.18 Nos. 24-30 Woodend has similarities to the adjacent terrace in that it has a sweeping central double gable but this has a different shape and has painted render at first floor level. Unlike the neighbouring terrace, the recesses set into the frontage remain and this creates a jetty-like effect beneath the gables. Immediately adjacent either side is a double height canted bay. A projecting bay window emerges from the each corner of the main façade, again with characteristic red tiling at first floor level. Other windows have a rowlock course and sub-sill beneath. The roof is hipped but has no chimneystacks emerging, with the chimneystacks adding interest to the ridgeline instead.

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## Sub Area B – Meadow and Hawthorne Close

2.19 Most of the properties in Hawthorn Close and Meadow Close are contained within three terraces around a square piece of green, but Meadow Close has two pairs of semi-detached properties. Both closes are square, lined by small trees, and a tarmac path around the outside. Hedging along Aultone Way terminates both of the closes. Meadow Close also has tall mature trees fronting onto Aultone Way. Hawthorn Close has a denser feel, although the buildings are the same heights, mainly because it has a less expansive green. Both closes look onto each other, being open-ended.

2.20 The properties in Meadow Close lack a strong boundary treatment (apart from the semi-detached properties), with many having just a few shrubs and a low fence or wall. Hawthorn Close has a more successful separation of public and private space, with hedging to the front of all of the properties. Concrete bollards prevent vehicular access to both greens. The closes have name signs (but most make no reference to Sutton Garden Suburb) and a mixture of concrete and heritage-style lamp columns.

2.21 There are some similarities in the architecture between the two closes, as with the other vernacular architecture in the conservation area. However, the two pairs of semi-detached properties bare less resemblance. One of the main characteristics of the terraces is the juxtaposition of the exposed brickwork and white

rendered brickwork. All but two ends of the terraces are gabled ended; in Meadow Close the flank terraces have one hipped end each, which



face towards Aultone Way, with emphatic chimneybreasts. Brick walls with segmental archways join the end and flank terraces.



Also, both have front gables projecting forward with contrasting surface treatments to that of the main façade. Shared details include corbels beneath the sills of the windows.

2.22 The flank terraces of Meadow Close display full tiling to the double front gables, at first floor level. They also jetty over a canted bay at ground floor, showing exposed beams. The entrances to the properties are mainly on the canted bay. There are also black timber surrounds to the first floor windows on the main



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frontage, complemented by the white roughcast render.

2.23 The end terrace has a central gable, which is rendered and painted white with a diamond motif. This also has a central alleyway, with round brick arch, incorporated for pedestrian access to the rear of the terrace. The two smaller double gables to each side also have canted bays with jetty, and tiling at first floor up to window height, with red diamond motif on the render above. However, one property has lost its tiling and is entirely treated with white roughcast render. The application of roughcast render to the ground floor of the main frontage also helps upset the rhythm of the terrace when viewed from the close.

2.24 The semi-detached properties



have two projecting front gables, which are half-hipped, and have hipped sides to the roof. The front gables have double-height canted bay windows and the chimneybreasts are prominent on the sides of the properties. The entrances on the main façade have been extended with porches but are not obtrusive due to the recess in the frontage of the properties. Originally, the properties had brickwork

contrasting with render applied only to the recessed façade, the bays and chimneybreasts.

2.25 Hawthorn Close has a more interesting shape than Meadow Close, with the flank terraces angled towards Aultone Way also. These frontages 'float' beyond the turn of the corner, with an appealing stepping down of the ridgeline. The end terrace has a stepping down and up of eaves, and the façade is alternated between red brick or white painted render panels. The windows have 'eyebrows' over, sills and corbels beneath. These three terraces also have front gables; the end terrace has a larger central one, which is half-hipped. The two flank terrace facades are almost



completely rendered and painted white, with only the front gables showing red brick. The eastern of the flank terraces has been extended to the side but this respects the original designs of the architecture with a set back from the frontage, a gable end and catslide roof to the rear.

2.26 The terminating terrace's fenestration appears scattered although it is still symmetrical and the front gable has a central alleyway, with round tile arch, incorporated for pedestrian access to the rear of the terrace.

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## Sub Area C – Horse Shoe Green

2.27 This part of the conservation area has a slightly different built form to that of the other vernacular architecture, being built slightly later, with semi-detached properties spaced evenly around a horseshoe shape green. The arrangement of the properties, size of green, spacing between buildings and the type of properties (semi-detached) make this the least enclosed of all the greens in the conservation area. There is no sense of enclosure given by properties across the other side of Aultone Way. An established hedge, with some trees adjacent, fronts onto to Aultone Way separating Horse Shoe Green from the road. The green is lined around the outside by trees, mostly immature.

2.28 All but one of the properties has hedging as a front boundary. Front garden parking is limited to the end properties, which have a direct access onto Aultone Way. Concrete bollards prevent vehicular access to the green. There are a mix of lamp columns in the green, 'heritage-style' and concrete. The green has a name sign but does not refer to Sutton Garden Suburb.

2.29 The three middle pairs of properties in Horse Shoe Green have half-hipped gambrel roofs (Nos. 5 to 10), with the others having conventional gambrel roofs. Nos. 1 & 2 and 13 & 14 would have both had two bays (ground and first floors), whereas the rest of the properties have four bays (two each property). However, No.1 has been extended to the side, and an extra bay

added, without being obvious to the observer; appropriate materials and design have been thoughtfully used. Nos.1 & 2 and



13 & 14 both have entrances on the front elevation whereas the other properties have entrances to the side. Nos. 9 to 14 were re-erected in 1947 to the same specification as the originals. This was possibly due to bomb damage from the Second World War.

2.30 Most of the properties with side entrances have been extended to the side with porches. These have been set back considerably from the frontage and therefore do not have a great impact on the appearance of the buildings.

2.31 The darkened red tiling of the gambrel roofs and the roughcast white painted render appears dominant in the elevation of each property and helps bring unity to any differences. The pairs of semis around the green either have one or two chimneystacks, corresponding to the type of roof that they have, but some have been removed eroding the symmetry of the pairs. The chimneystacks have white render and red drip moulding. The properties in this area differ from the other vernacular architecture in the estate because they have no exposed brickwork.

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## Sub Area D – Aultone Way, Greenhill and Woodend

2.32 This area has a mix of styles and type of properties. However, they were built on the original footings laid out for the Garden Suburb and therefore are part of the historical development of the estate. Cavendish Pearson envisaged this area as including a mix semi-detached and short terraces, in the same vernacular architecture as those built in the other sub areas. There is a predominance of bungalows throughout the area, with semi-detached properties filling the remainder of the plots. The development of this area by different builders with their own standard designs means that there is no one particular style of architecture, although there are several properties designed by Cavendish Pearson scattered throughout the sub area. There are a few plots which have experienced more modern infill, which does not help unity. This sub area is considered neutral in terms of its contribution to the conservation area, mainly because of Cavendish Pearson's individual designs scattered throughout.



2.33 The former allotments at the rear of the properties are accessed by a track at the southern end of

Greenhill. Garages to the properties on Greenhill and Woodend front onto the track. The former allotments are unused and overgrown. This use was an integral part of the activities available in the Suburb, along with its previous use as a recreation ground. The open space is clearly shown as an intention on the original plan for the Suburb.

2.34 Woodend and Greenhill are terminated on Aultone Way by roundabouts containing trees and other planting. The upper of Aultone Way gives views onto the greenery of Sutton Common, with the slope rising gently from Angel Hill.



2.35 Both Woodend and Greenhill are parallel to the contours of the hill, running east/west across the conservation area. This appears to have had an effect on where bungalows and semis have been built. The bungalows are on the eastern side of each road in a slightly elevated position, with the vast majority of two-storey semis being on the downside. This ensures that the two-storey semis do not dominate over the street and also gives more direct light to the bungalows. Again, front

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garden parking is prevalent but screening with planting is more successful in Greenhill.

2.36 Several of the semi-detached properties on Woodend show mock-Tudor detailing, such as magpie-work (black timber boarding), barge-boards on the eaves, and jetties over the ground floor elevation with black-painted timber beams. However, two pairs of semis were designed by Cavendish Pearson in a similar vernacular style.

2.37 Nos. 17 & 19 retain the recessed doorways under round tile arches and prominent double front gables. The double height canted bays to the front are treated with roughcast, as are the side bays. Nos. 21-23 have double aspect tiled corner bays and discrete dormer windows to front. They also have distinctive circular casements, and use roughcast and red brick.

2.38 Nos. 21 & 23 appear to retain original doors and windows. Nos. 17 & 19 have had replacement windows, albeit in a style that attempts to match the originals. 19 Woodend also has a large two storey garage building which fails to respect the original building. Although it is set back from the road it still imposes on the building from the public realm.

2.39 The bungalows on the eastern side of Woodend are all similar in design, most retaining a veranda to part of the frontage. Most still have the attractive original wooden supports and brackets to the canopy although a couple have been replaced with masonry and one has infill, extending the

property forward. Timber and stone cladding has been applied to some facades also, over the original roughcast render. The bungalows have low front garden walls, creating an openness to the properties, but this is



compromised by the dominance of cars to the front gardens. There are few trees in the front gardens of properties but a mix of small street trees.

2.40 Nos. 1 & 3 Greenhill, also designed by Cavendish Pearson, is designed in the vernacular, with herringbone brickwork contrasting with white roughcast render, painted Tudor-style timbers to the front gables, and a gambrel-style tile-hung facade jettied over the ground floor. However, most of Greenhill does not have any architectural unity, with different styles of bungalow, semi-detached and two storey detached properties. There are large two storey side extensions to some of the semi-detached properties, which create a 'terracing' effect to the street. Most of the facades are treated with either pebbledashing or a smooth render. Many of the properties have hedging to the front but with low front walls also.

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- 2.41 The corner properties at the junction of Aultone Way address the corner by their plan layout and benefit from the elevated position. The three new properties on the south-western corner make some concession to the vernacular architecture by having projecting front gables, similar roof pitches and use red brick and render as key materials.
- 2.42 With only its southern side included in the conservation area, Aultone Way, has a line of bungalows gently stepping up the incline. Most are almost identical to those in Woodend, with verandas to the front. Most also retain the original wooden supports to the verandas.

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## The Surrounds and the Boundary

2.43 Surrounding the conservation area is a mix of typical 1930s interwar housing and newer infill developments. To the north of Aultone Way, much of the area is taken up by a more recent infill development named Kendal Gardens. The cul-de-sac consists of detached properties joined by integral garages. The properties are weather-boarded in part and have oriel bay windows. The only concessions they make to the adjacent conservation area are the design of their PVCu windows, which look as though they are multi-paned, reflecting the character of the original windows. The properties have no particular features of interest but at least have a sense of uniformity.

2.44 Elsewhere along the north and east of Aultone Way the properties are mainly semi-detached



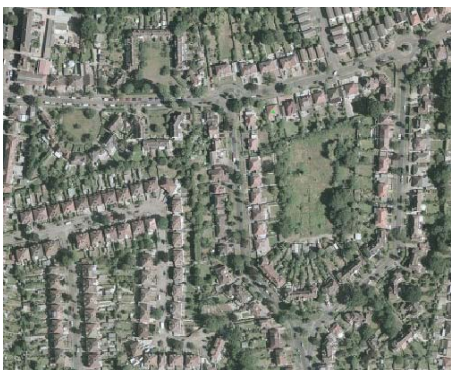
although there are some bungalows too. The semi-detached often have tile-hung double height bay windows, but have no distinguishing features from housing elsewhere in the Borough. The bungalows are individually designed, some with details similar to those bungalows in the conservation area.

2.45 To the southern end of Woodend, again there are semi-detached



properties, a bungalow and more recent infill, displaying the same qualities and lack of distinguishing interest to the above.

2.46 The boundary of the conservation area, as originally designated, was made on the basis of the plots that were laid out as originally envisaged for the Garden Suburb. Therefore the boundary was drawn for reasons of historic interest associated with this. For this reason, it is considered that the boundary of the conservation area should remain as originally designated.



## THREE

# The Article 4 Direction

3.1 The Article 4 Direction removes 'permitted development' rights on certain properties in the conservation area (see Plan 6) to retain their architectural integrity and cohesiveness. Essentially, the permitted development rights that are removed by the existing Article 4 Direction are:

- the replacement of any external window or door of a dwellinghouse;
- the application of render or pebbledashing to the exterior of a dwellinghouse;
- the extension of a dwellinghouse;
- the extension or alteration of a dwellinghouse, to the roof;
- the change of roofing materials of a dwellinghouse;
- the construction of a porch outside any external door of a dwellinghouse;
- the installation, alteration or replacement of satellite antennae on or within the property of a dwellinghouse;
- the erection, maintenance, improvement or alteration of a gate, wall or other means of enclosure; and
- the painting of the exterior of any building or work.

3.2 As it appears there is no individual record of properties and their features when the Article 4 Direction was made, it has not been possible to assess the extent of the changes prior to the Direction. However, a later survey in 1995 showed a large amount of alteration to windows of properties subject to the Article 4 Direction. All of the properties have been surveyed for the extent of the changes that exist at the moment to assist in the future, but this is limited to the changes that have impacted on the character and appearance of the conservation area. This is essentially what can be seen from the public realm.

### Windows

3.3 There are widespread changes to windows but the original windows are visible for every house type. The original windows are of painted softwood timber construction, with top-hung upper and side-hung lower casements, some with multiple panes and corresponding glazing bars,



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depending on the size of the window. The original painted softwood windows have lasted for many years and are an important architectural detail of the appearance of the Suburb, helping retain the character and appearance of these properties.

3.4 Some of the properties have had alterations or timber replacements, which omit the multiple panes. Some have been replaced with PVCu or metal windows, which try to replicate the originals, with varying success. However, the attempts to replicate the originals suggest some general understanding and willingness to retain this particular feature at least. Alterations to windows have a significant effect on the appearance of not just the property, but groups of properties, and the conservation area as a whole.

3.5 Timber windows are aesthetically more desirable in buildings of this period but it is understood that maintenance and insulation issues of timber windows make these less appealing to owner/occupiers. Timber windows, with proper maintenance, last longer and retain the original aesthetics of a building. Appropriate insulation of timber windows can be achieved by other means, such as insulation strips and internal glazing. However, in the long term, PVCu needs replacement and this presents the opportunity to return the windows to a match of the original design.

3.6 Some owners/occupiers will choose to keep the original timber windows because of their aesthetics and reflection on the

appearance and value of the property. However, some PVCu windows in the Article 4 properties do not overly compromise the original aesthetics. The more successful PVCu windows closely match those original windows and help retain the integrity and cohesiveness of the properties in the Article 4 Direction. In replacements, leaded panes, internal glazing bars, and inappropriate frame or pane dimensions do not achieve a suitable match.

### Doors

3.7 There are examples throughout the conservation area of original doors to the properties. They too have an important function in retaining the original appearance of the properties. Both wooden, PVCu and aluminium replacement doors are visible amongst the Article 4 properties. There are two main designs, with the original doors having a 'cottagey' feel. Designs are simple, with the lower section being form of timber planks and the upper third divided into small panes. Most of the replacement doors are modern 'period' styled doors. The



simplicity of design of the original doors is the beauty, and the



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design complements other aspects of the architecture. Arched and leaded fanlights, bottle glass and motifs, and solid doors detract from appearance of the property, groups of properties and conservation area as a whole.

- 3.8 Ease of maintenance, used as an argument for replacement PVCu



windows, is considered to be less convincing in relation to doors, as they are easily accessible on the ground floors and can be insulated with similar ease.

### Render and pebbledashing

- 3.9 Some of the exterior brickwork on the Article 4 Direction has been subject to rendering, which removes the contrast between the red brick and render and disrupts the originally intended uniformity in these contrasts. Particularly across the closes, the building surface treatments were designed to 'reflect' each other. Elsewhere, the red brick and render panels were intended to alternate and differentiate between facades. Smooth stucco-like render, which has been used on some properties, does not fit with the aesthetic intentions of the properties.

### Roofs

- 3.10 The materials used in the roofs of the properties appear to be original. There appears to have been care taken to match the roof and ridge tiles, in size, colour and technique.
- 3.11 There are few visible extensions to roofs. Roof and ridge lines, sometimes of some complexity, remain unaltered to pleasing effect. Although, where two storey side extensions have been built there has there been change. This form of extension is limited to only a few instances and these largely respect existing roof forms.
- 3.12 Chimneys are integral in the design of the properties, giving vertical emphasis and punctuating gables and ridgelines. They are often detailed with similar treatments to that of the main facades, with render contrasting with red brickwork and corbels. Chimneystacks and pots have been removed in the past but most survive and are an integral part of the design of any property.

### Porches

- 3.13 Original porches, apart from those formed by a recessed door, are largely absent from the Article 4 properties. Porches, as they are interpreted today, do not appear to be part of the architectural language for the properties. However, there are some remaining examples of canopies above entrance doors.
- 3.14 There are a few examples of porch extensions and infill of recessed doors which detracts from the visual interest and uniformity of a

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property and groups of properties, particularly when they form part of a terrace. The removal of these would be beneficial to the appearance of the conservation area. Where there are side entrances on properties small side extensions have not damaged the appearance of the property. Pitched roofs and large set-backs from the frontage help make these less obtrusive.

### **Satellite dishes/antennae**

- 3.15 There are few intrusions of satellite dishes or antennae on the elevations, which helps maintain the character and appearance of the properties. If antennae are proposed they should be kept off principal elevations.

### **Gates, fences, walls or other means of enclosure**

- 3.16 The predominant boundary treatment for the Article 4 properties is a front hedge though some properties have low, red brick front boundary walls and/or shrubbery. Others have picket or closeboard fences. The predominance of hedges combines with the other greenery to give the particularly 'leafy' feel to the area. Where hedges have already been lost, replanting should be considered first. Replacement walls and fences should respect the existing materials of the dwelling.

### **Exterior painting**

- 3.17 Originally, most of the timber windows appear to have had the frame painted a dark colour with the casement painted white. This is still visible in all but a few

properties, but with PVCu this is impossible to achieve correctly. Clearly prevalent, plain 'bright white' windows do not harm the appearance of the properties in the Article 4 Direction.

- 3.18 Doors would have originally been painted colours fashionable at the time of building, such as dark greens and blues. Garish colours would look out of place.
- 3.19 The hand-made bricks used throughout the properties in the Article 4 Direction have a deep red colour and the firing has given a darker appearance to some. Painting would damage to the brickwork by not allowing the brick to 'breathe'. Painting would also be damaging to the aesthetic of the properties.
- 3.20 The roughcast rendering panels on many of the properties have now mostly been painted white. It is unclear as to whether the rendering would have originally been painted, with both unpainted and painted roughcast render seen in other examples of vernacular architecture elsewhere. In the absence of this information and the prevalence of white-painted roughcast in the properties, white seems appropriate. Some render has been painted different colours such as creams and pastel peaches. This is not in keeping with the original styling of the properties and creates divisions of colour, where properties both have part ownership of the same panel.
- 3.21 Painting of boundary walls or fences on the Article 4 properties could harm the appearance of the properties.



## FOUR

### The Next Steps

#### **The Management Plan**

- 4.1 A Management Plan for the conservation area has been developed from the findings of, and consultation responses to the Character Appraisal. This forms a mid to long-term strategy for preserving and enhancing the conservation area, addressing the issues, recommending actions and identifying any further or detailed work needed for implementation.
- 4.2 The Character Appraisal and the Management Plan should be read in conjunction and are material considerations when determining a planning application.

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## Sources of Further Information

For more information about Sutton Garden Suburb Conservation Area, please contact:

### London Borough of Sutton

24 Denmark Road  
Carshalton  
Surrey SM5 2JG

Tel: 020 8770 5000

[www.sutton.gov.uk](http://www.sutton.gov.uk)

For further information relating to conservation areas, contact:

### English Heritage

1 Waterhouse Square,  
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EC1N 2ST

Tel: 020 7973 3000

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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## STRATEGIC PLANNING

# Sutton Garden Suburb Conservation Area

## Character Appraisal

If you or someone you know needs a translation of any part of this document, or you need any of the information in large print, braille or on audiotape, please tick the box or boxes required, complete the form and detach.

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Arabic

যদি আপনার, অথবা আপনার পরিচিত কোন লোকের, এই দলিলটির কোন অংশের অনুবাদের দরকার হয়, তাহলে যে ভাষায় অনুবাদের দরকার সেই ভাষার পাশের খালি ঘরে টিক চিহ্ন দিন এবং নিচের ফর্মটি পূরণ করুন। এই ব্যাপারে আরো তথ্য বা খবরাখবরের জন্য 020 8770 5000 নম্বরে ফোন করুন।

Bengali

જો તમને, અથવા તમે જાણતા હોય તેવી કોઈ વ્યક્તિને આ દસ્તાવેજના કોઈ પણ ભાગના તરજુમાની જરૂર હોય તો, કૃપા કરી જોઈતી ભાષાના બોક્ષમાં નિશાની કરી અને નીચેનું ફોર્મ પૂરું કરો. વધારે માહિતી માટે 020 8770 5000 ઉપર ફોન કરો.

Gujerati

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Planning, Transport and Highways

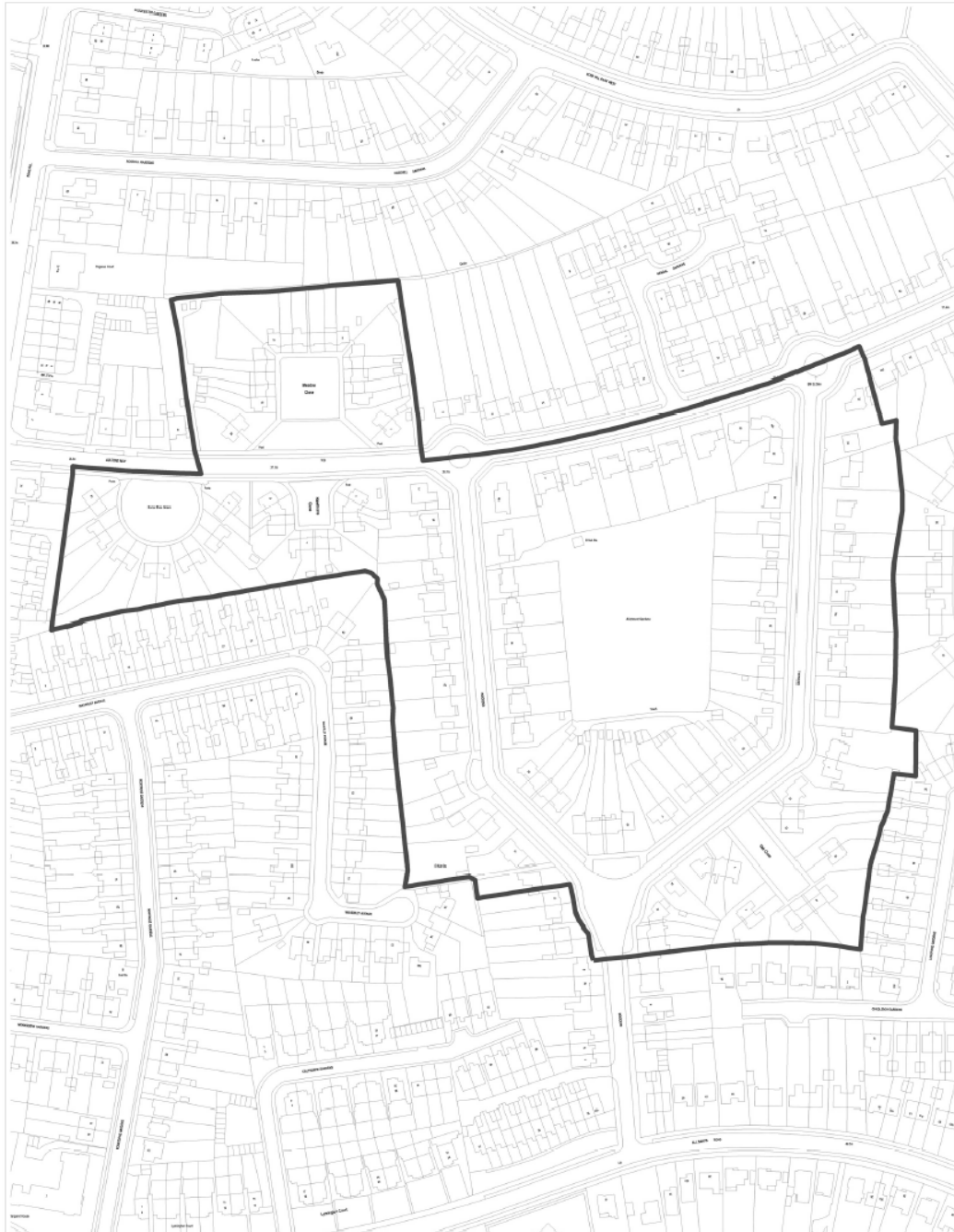
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June 2006

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# Plan 1

## The Conservation Area Boundary



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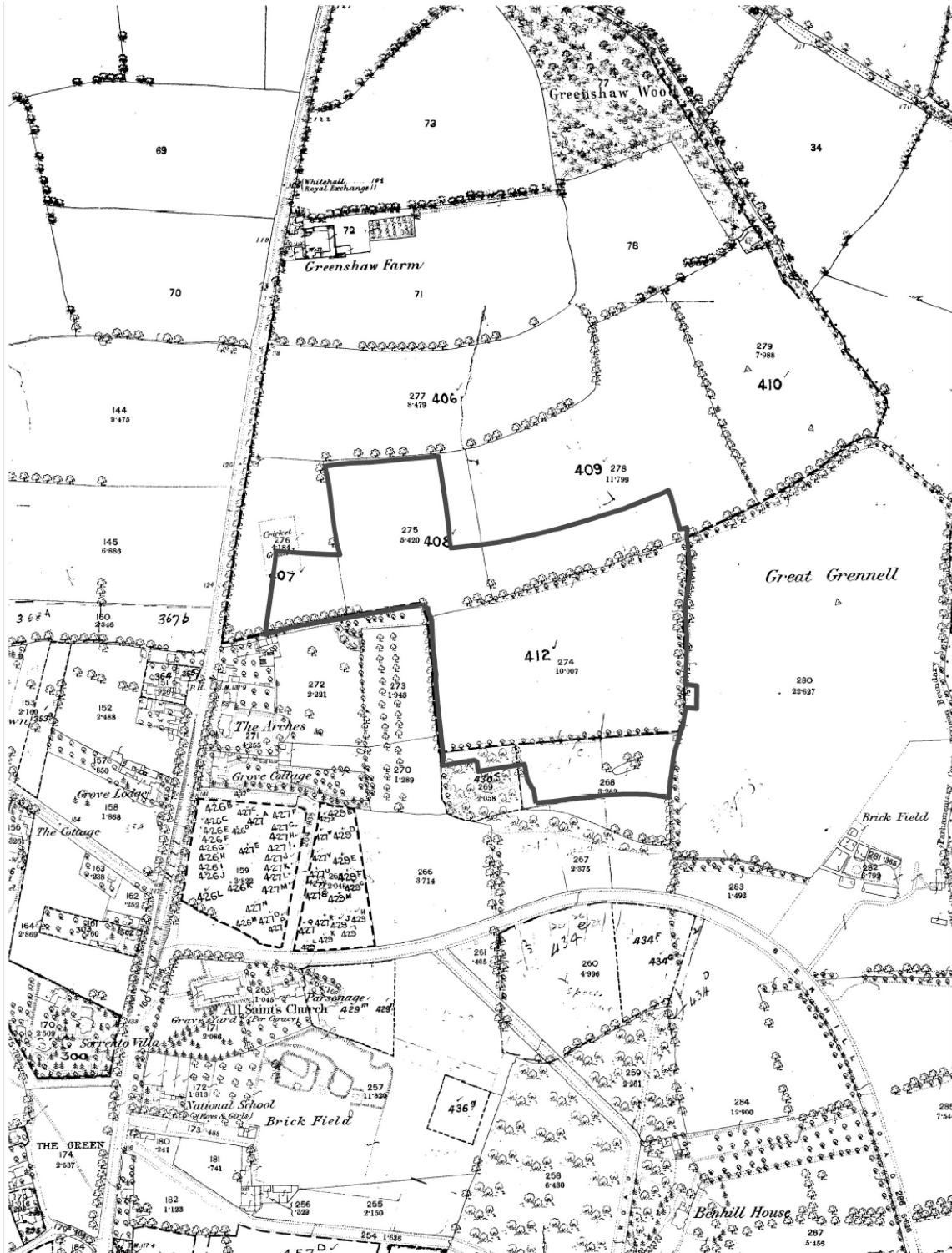
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# Plan 2

## Ordnance Survey Map 1865-84



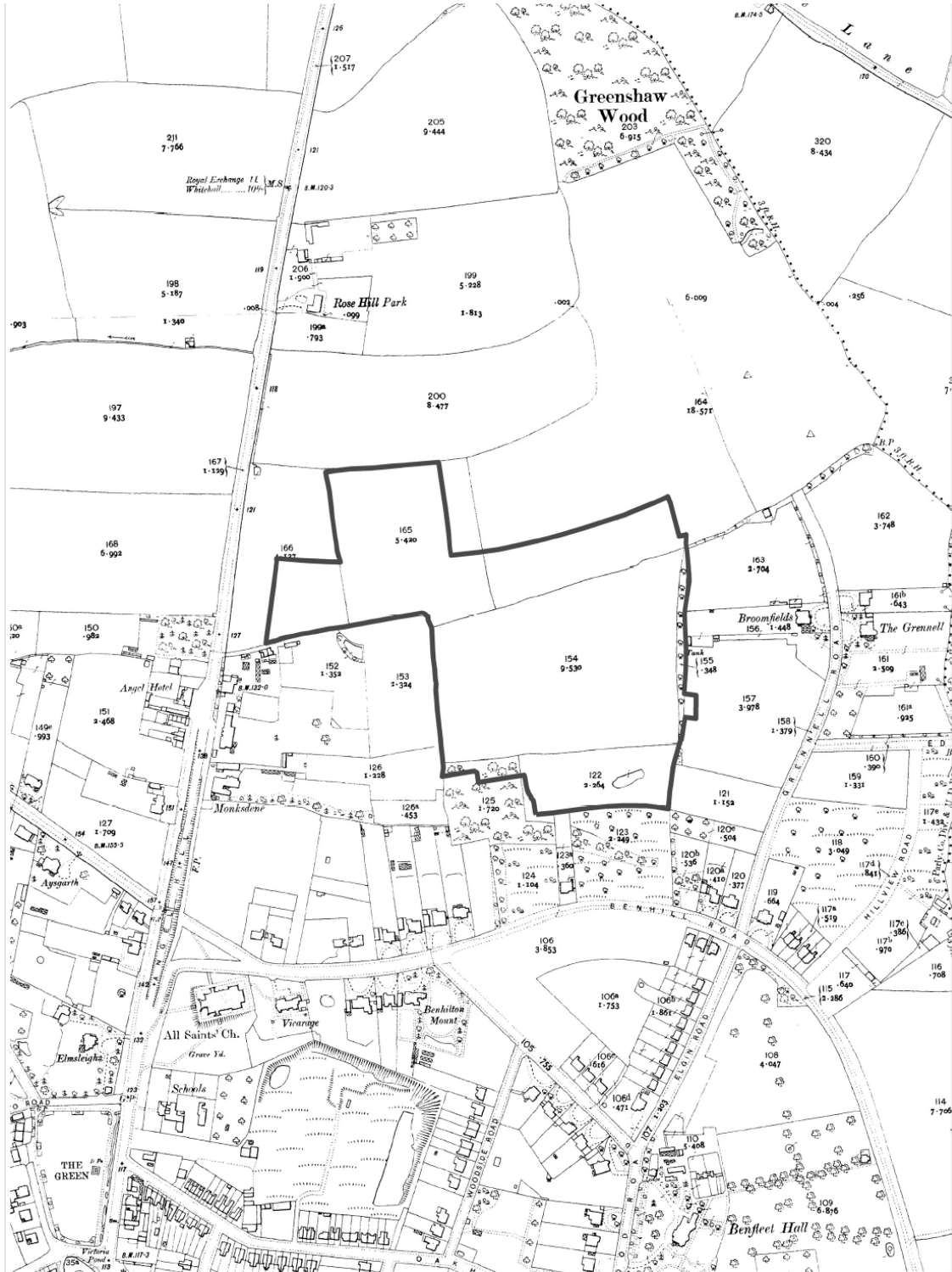
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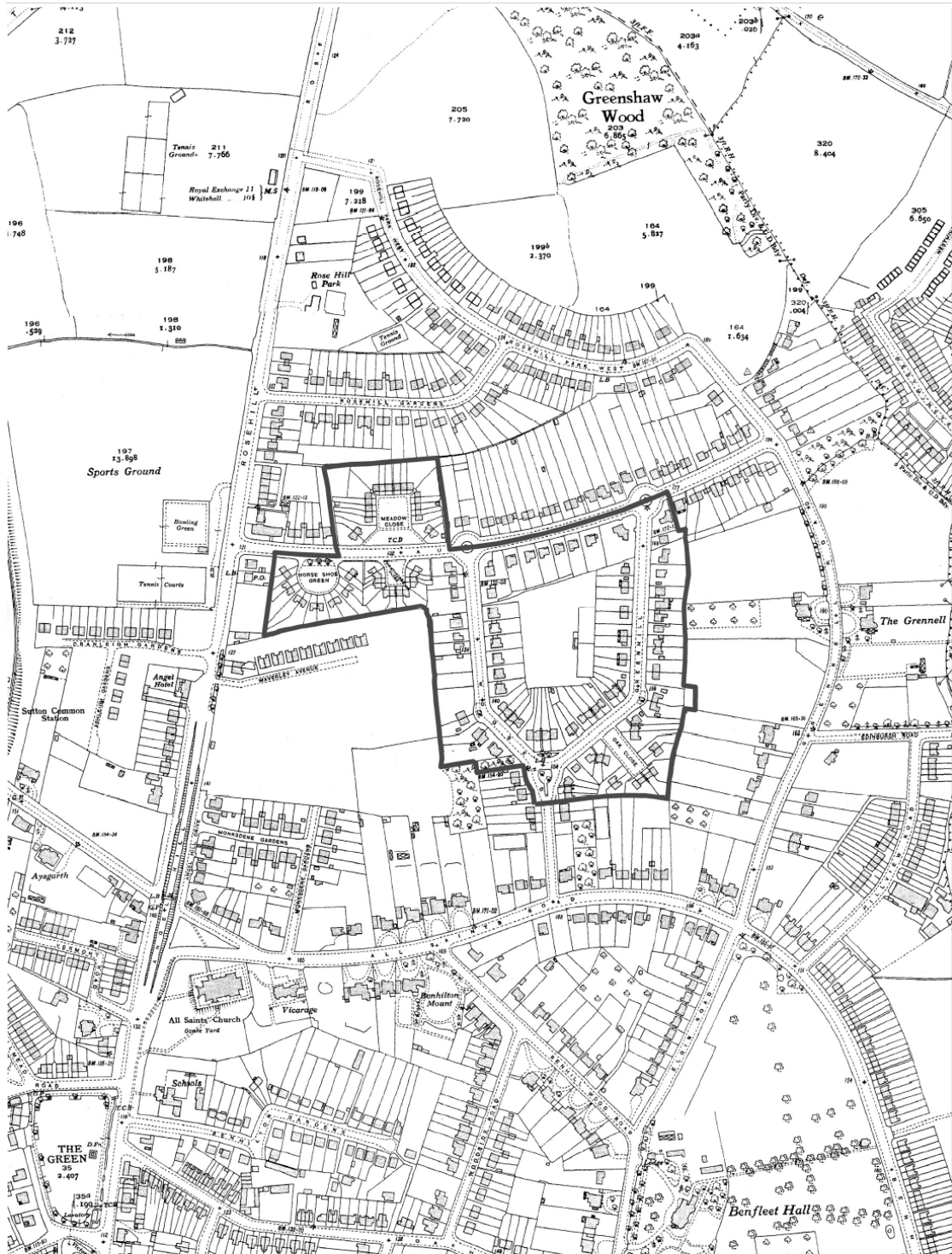
# Plan 3 Ordnance Survey Map 1913



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# Plan 4

## Ordnance Survey Map 1934-35



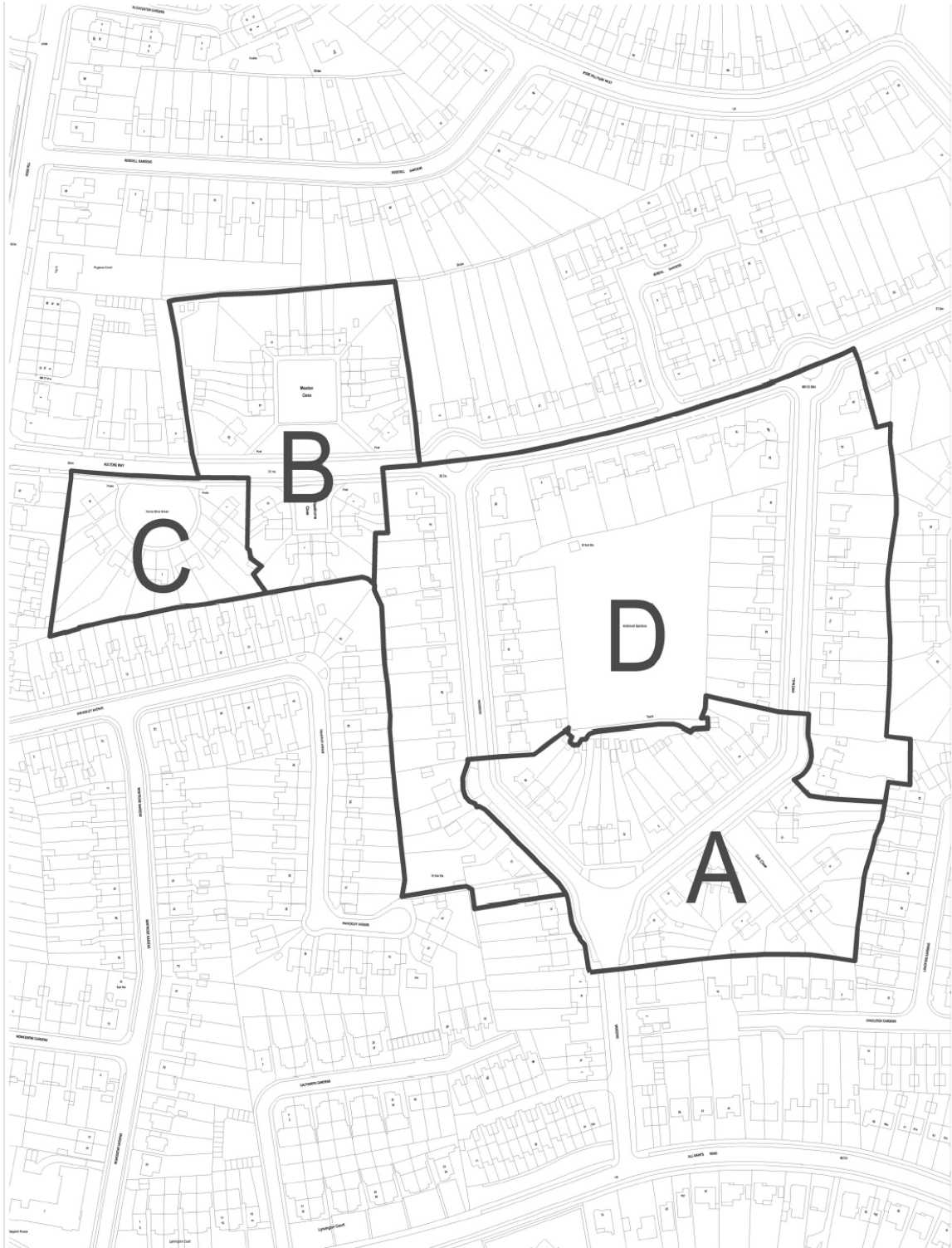
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# Plan 5 Conservation Area Sub Areas



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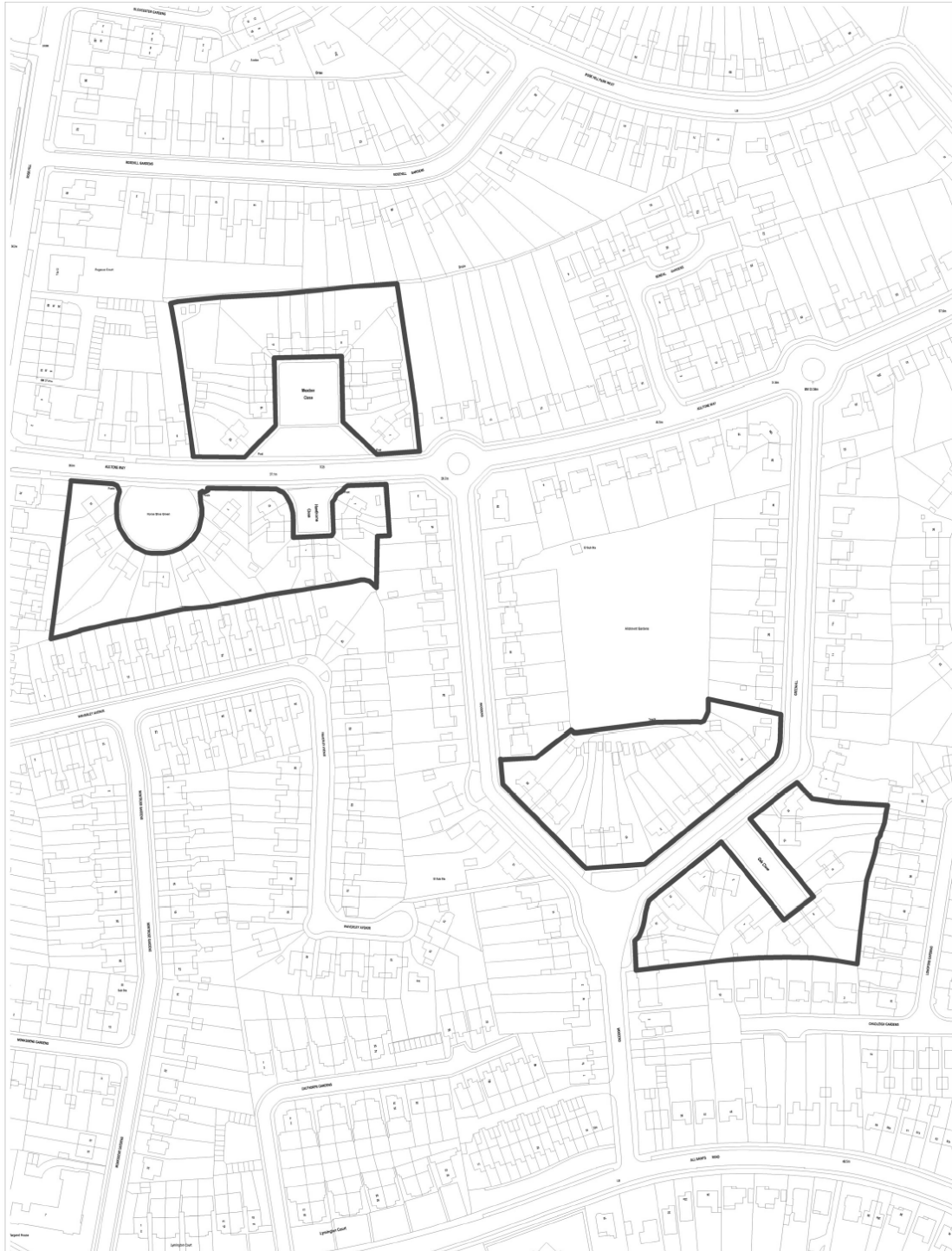


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# Plan 6

## Properties covered by the Article 4 Direction



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