

London Borough of Sutton

# Wallington Green Conservation Area Character Appraisal



Sutton



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# **Wallington Green Conservation Area Character Appraisal**

Planning, Transport and Highways Service

Environment and Leisure

January 2007



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ONE

## Background

### Introduction

- 1.1 Wallington Green Conservation Area, as shown in Plan 1, covers an area of 3.5 hectares, to the north of Wallington district centre and east of Carshalton district centre. The conservation area was designated in 1971 and comprises of a mix of residential, commercial, light industrial and recreational uses. There are detached, semi-detached and terraced residential properties in the Conservation Area. There are also several statutory Listed Buildings in the conservation area (see Plan 2), all of which are Grade II.
- 1.2 The survey and other research on which this appraisal is based was carried out towards the end of 2005 and early 2006.
- 1.3 Consultation on the Character Appraisal took place over a period of four weeks from 12 September to the 10 October in 2006.
- 1.4 Leaflets were distributed to all residents and businesses within the Wallington Green Conservation Area. A public notice, advertising the details of the consultation was also placed in the Sutton Guardian. An article

detailing the consultation arrangements was also placed in the Council's Borough wide magazine, Sutton Scene, inviting people to put forwards their comments. The consultation document was placed in Wallington and Sutton Library and at the Council Offices at Denmark Road and Civic Offices in Sutton. All publicised information was also made available on the Council's website.

- 1.5 A total of 40 representations were received from 3 respondents during the consultation period. Of the comments received 2 were in support of the document, 35 raise objections and 3 raise matters that do not relate to the Character Appraisal. 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).
- 1.6 The Appraisal was formally adopted by Strategy Committee in January 2007 as a material consideration for Development Control purposes.
- 1.7 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

- 1.8 Wallington Green 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

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- 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.
- 1.9 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 Wallington Green Conservation Area.
- 1.10 Some buildings in the conservation area are Grade II Listed Buildings (see Plan 2). Therefore UDP Policies BE23 – Protection and Preservation of Listed Buildings, BE24 – Change of Use of Listed Buildings, BE25 – Alterations and Extensions to Listed Buildings, BE26 – Control over Development within the Setting of a Listed Building and BE27 – Level of Detail required for Listed Building Consent Applications, apply to these properties.
- 1.11 The area covered by Wallington Green Conservation Area is also designated as Archaeological Priority Area 10 – Wallington, under the UDP. Therefore policies BE40 – Archaeological Field Evaluations, BE41 – Preservations of Remains, policy BE42 – Archaeological Agreements and BE43 – Investigation of Archaeological Sites seek to protect any archaeology in this area. These policies are in accordance with General Policy G/BE3 – Historic and Archaeological Heritage.
- 1.12 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 and Listed Buildings.
- 1.13 This document will be regarded as supporting information for the Council’s emerging Local Development Framework.
- Origins and the Development of the Settlement**
- 1.14 Wallington has ancient origins, as suggested by a number of archaeological excavations in the area which have provided evidence for Mesolithic, Neolithic, Bronze Age, Roman and Saxon settlement. The origins of the place-name may refer to Celtic Occupants (walh) of a farm (tun), as recognised by the incoming Saxons in the mid first Millenium AD. At about the same time Wallington also gave its name to the ‘hundred’ – an administrative sub-division of several parishes within Surrey. The Domesday Book, compiled in 1086, records Wallington as a Royal estate (the only land in the area to be owned by the King), with 11 plough teams: a large number for the period. However, the land of the medieval hamlet of Wallington was actually split between the parish of Beddington and Carshalton. It only became a parish in 1867 with the consecration of Holy Trinity Church.
- 1.15 The industrial centre of the hamlet of Wallington was originally along the River Wandle. There were



medieval buildings along both sides of London Road on the site of the present Elms Residential Estate and on Quinton Close (formally the site of the Manor House, itself rebuilt in the 17<sup>th</sup> and 18<sup>th</sup> Centuries). In fact there were several significant buildings in the area including the Old Manor House, on Manor Road North, whose lands also lay opposite Wallington Green to the south, the Elms, on the site of Elms Pond, and the Brewery on London Road.



- 1.16 Wallington Green itself was referred to as 'The Bowling Green' in the early 18<sup>th</sup> Century and appears roughly in its present form on Rocque's map of Surrey c1760, with a cluster of buildings (including the Bowling Green House) on the site of the present Dukes Head.
- 1.17 A manorial estate map of 1771 shows well-defined hedge boundaries of the Green aligned as today with an entrance to a road into the common fields, now leading to Wrights Row. The road pattern spreading out from the cross roads is first shown on a map of c 1630 (the Arundel Map): in the 18<sup>th</sup> Century Manor Road South was originally called 'The Hollow Way' which extended into the common field strip system to the south of the Hamlet.
- 1.18 During the 19<sup>th</sup> Century, the Green was crossed by paths and tracks. One track, from the north east to south west, was an extension to Wrights Row and allowed access to the Barn and garden door of Loraine House, situated to the west. This track existed into the 20<sup>th</sup> Century and is now a pedestrian path.

- 1.19 In the 18<sup>th</sup> Century the lands in the Hamlet of Wallington were divided between three major landowners: James Scawen, William Bridges and Sir John Stanley.
- 1.20 The Wallington Green Conservation Area covers the Green itself and a substantial area of land to the south, west and east. After the Public House the first developments in the area took place in about 1790 when local landowner Sir John Stanley sold some of his lands south of the Green. Much of this development survives although some of it has been modernised.
- 1.21 The tythe map of Wallington, dated 1838 and produced by Messers Crawter, shows this development, with terraces of houses attached to the Public House (Osborns Row) along Wrights Row and along the west side of the Hollow Way. Many of these houses were built for people working locally and were constructed by speculative builders. Some of the houses in Osborns Row had shop fronts added to them to cater for the increasing local population about 1840-67. However, the Ordnance Survey map of 1865-7 shows that little had changed in the intervening 25 years.
- 1.22 The surviving red-brick terrace in Wrights Row was one of these

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developments, funded by Major Wright. He also built Loraine House in about 1790. This was a large brick and stucco mansion occupied from 1800 by the Loraine family. Tall walls once enclosed the house and garden but only those to the west and south of the present block of flats survive today.



- 1.23 To the south of the Dukes Head is Whitehall Place (then Oxden's Place), a three-house terrace built in about 1792, and 'The Rookery', of a similar date which consisted of sixteen smaller properties in two terraces with allotments to the east. To their east the 1838 map shows an 11-house terrace along the Hollow Way built c. 1792-4. This still exists but was converted in the 1840s into five larger higher-class properties and given an extensive classical-style face-lift along the Manor Road frontage.
- 1.24 Following the arrival of the railway in 1847 and a redistribution of land-ownership in the common fields by Enclosure in 1853, suburban growth began in Wallington as elsewhere in London. The Ordinance Survey map of 1865/66 (Plan 3) shows little development by then but the lands on the Conservation Areas east side were soon to be covered with suburban villas. Nathaniel Bridges was responsible for these

buildings and for Holy Trinity Church.

- 1.25 To the south west of the Conservation Area lay Wallington Lodge, a house in extensive grounds first built in 1833 for Robert Loraine. Lavender, Mint and Bernard Roads were built on its site in 1907/8 (Plan 5). Between the wars the farming/market garden lands surrounding the Conservation Area was also covered with housing, including the sites and grounds of both Manor Houses to the north. Much of this had occurred before 1935 (Plan 6).
- 1.26 The western terrace in Wrights Row, Osborns Row and Loraine House were all damaged beyond repair in the Second World War, and demolished. The sites of the two terraces have been recently developed while the present Loraine House (a large block of flats apparently designed by Robert Atkinson and Partners) was built on the site in 1949/50. The Girl Guide Association bought the old garden of Loraine House and their present hall was built there in 1955.

### Archaeology

- 1.27 Specific to the conservation area, excavations on the site of the terrace on Wright's Row have found chalk and brick foundations, eluding to earlier structural activity than that known in the 18<sup>th</sup> century. These foundations were separated by a layer of silt, which indicated the possibility of hiatus between phases. An earlier posthole was also discovered below these foundations.

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1.28 The importance of the area in archaeological terms is shown by the designation of Archaeological Priority Area 10 – Wallington. The entire conservation area is covered by the designation and appropriate UDP policies.

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

1.29 Apart from the Green, the conservation area largely appeared to be used as farmland but its gradual development brought other uses, many of which still survive today including the local commercial centre of Wallington Green.

1.30 It is thought that Wallington Green assumed its present form by the mid 18<sup>th</sup> century. The Green has long been a focus for recreation. On Derby Days in the early 1900's, people and stall-vendors used to congregate on the Green, in conjunction with the convenient location of the Dukes Head.

1.31 The Dukes Head has stood on the same site for over two hundred years, and has been owned by Youngs Brewery (formerly Young & Bainbridge) since 1857. The establishment no longer caters for travellers by the means of horse. Its stables and position at the crossroads would imply that this type of business used to be particularly important.

1.32 'Ede's' appear to have had premises in Danbury Terrace as early as the late 1800's, offering removals and storage services. This company has expanded somewhat and are now nationwide, but also have large premises in Hackbridge.

1.33 Danbury Mews was constructed for stabling, workshops and slaughterhouses. There are still small light industrial uses in these buildings but some buildings have been converted into offices.

1.34 Victorian outbuildings, stables and a yard also exist behind 32 Manor Road. This was formerly owned by the Cannon brothers and used by a blacksmith. These buildings appear to still be in a light industrial use.

1.35 The allotments adjacent to Whitehall Place used to have two eight-cottage terraces, and associated long cultivated strips to the east. Therefore this area of land has had a similar use since this time.



TWO

Dukes Head; the plots of five terraced houses amalgamated into one. The extension building returns a respectful frontage to the Green.

## Townscape Appraisal

### Introduction

- 2.1 Due to the differences in the architecture, it is appropriate to divide the area up into four sub areas, for ease of description. These are shown as labelled on Plan 7 at the end of this document. However, there are some general characteristics of the area that are identifiable.
- 2.2 The conservation area is varied in its built form, mainly due to the development of the area over time. For example, there is a noticeable difference between the east and west sides of Manor Road, in terms of density, scale, style of development and sense of enclosure given to spaces.
- 2.3 It is interesting that the area to the south of the Green was originally much denser than it is now. Small dwellings have been lost over time and not been redeveloped. This has had an impact on the sense of enclosure. Wright's Row is an example of this.
- 2.4 However, some sites have been redeveloped with different style, such as the extension to the

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## Sub Area A – Wallington Green

- 2.5 The centrepiece of the conservation area is the Green. It is generally well kept, with rustic low timber post and chain boundary. Its boundary treatment complements its history.
- 2.6 The World War II war memorial is visually prominent on the Green and from Acre Lane. The area around the base of the war memorial contains seating and uses a respectful stone surface. Dark grey engineering bricks edge the stone slabs.
- 2.7 The tarmac paths from either corner of the Green cross in the middle. Mature trees surround the Green on all sides. To the eastern side of the Green stands an old sign for the Dukes Head.
- 2.8 Around the Green there are heritage-style lamps, on both Acre Lane and Manor Road giving recognition of the conservation area and history of the area.
- 2.9 Although the Green is prettified by the brightly coloured flowerbeds and mature trees surrounding, the noise created by the heavy traffic on both Acre Lane and Manor Road is a major distraction. Both are arterial routes and the noise and pollution detracts from the pleasant environs of the Green.



- 2.10 The listed Dukes Head Hotel (see Listed Buildings Full Descriptions, page 24), formerly the Dukes Head Inn, has fronted onto the Green since the 18<sup>th</sup> century. There have been alterations and additions to the building, but it retains its dignity, with recessed irregular windows, stucco with long and short quoins to the corner, slate roof and wooden sash windows. The building was extended to the west in 1998 on the site of a five house terrace and joined by the shared entrance. The extension is sensitive, using many of the original buildings details, although the entrance canopy is out of character.
- 2.11 Beyond the Dukes Head Hotel and car park is its stables block. Its gable backs onto the pavement of Manor Road, with a sole sash window facing out. It has long since ceased its original use. Although hidden by vegetation, the southern side of the building is inscribed with the words 'Dukes Head Livery and Bait Stables' (bait was a term for the feeding of horses).
- 2.12 The current Loraine House was built in the late 1940's/early 1950's. Robert Atkinson and Partners, the same architects who designed Wallington Town Hall and Wallington Library, designed it. It is a simplistic and understated building though contains many details that help give it a personality in the conservation area. Revealed Crittal windows with white painted concrete surrounds, curved stair towers and projecting balconies give depth and interest. The building does not impose immediately onto the Green, with mature trees

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screening most of the building, at least in summer months. The building's principal frontage is onto Acre Lane. The details, particularly it's windows, are important in retaining the building's character, and success in the conservation area.



- 2.13 The rear wall of the Loraine House property still survives as does the 18<sup>th</sup> Century Garden House with blocked arches. However, currently neither of these structures is listed.
- 2.14 The Guide Hall immediately adjacent to Loraine House is clearly visible from the Green but unfortunately uninspiring in its architecture and materials. The main section is a tall single storey, to provide 'air-space' to the hall, but each end annex drops down. Its varying height and PVCu windows do not relate well to surrounding buildings. A swathe of tarmac towards the front does not soften its appearance.





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## Sub Area B – Wright’s Row and Whitehall Place

2.15 Following Wright’s Row up the slight incline towards the western boundary of the conservation area, there are three blocks of residential properties. On the western side of Wright’s Row, there are four newer properties in a terrace. Where eight properties originally existed on this side, only two of the original properties remain. Six properties were cleared after bomb damage and a modern terrace of four was erected in 1993. Prior to this, the site was a garden.

2.16 The design of the newer properties does not respect the older properties in Wright’s Row, although they do not over compete with the terrace opposite. The newer properties have projecting gables, render and brick façades and the frontage is dominated by car parking. Though, at least the original building line is restored to some degree. The original properties in Wright’s Row, 3-9, are listed (Plan 2). These have short front gardens, flat red brick facades, and details such as a dentil course beneath the eaves and sash windows. Climbing plants help give the properties their cottagey appearance. A pair of yellow brick early Victorian Houses still exist at the Southern end of the terrace.



2.17 A notable feature in Wright’s Row is the flint and brick wall on its eastern side which both matches the materials used in the terraces and enlivens the street with texture and colour. The small, dark block paving also helps give the area a historic feel, with a resemblance to a cobbled street. Bollards prevent vehicular access to Wright’s Row from the Green, making a pedestrian-friendly space.

2.18 Whitehall Place, an unmade road at the end of Wright’s Row, passes the allotments and leads to three late 18<sup>th</sup> Century terraced properties and beyond to the garages of those properties fronting Manor Road. The terrace on Whitehall Place maintains much of its dignity, with sash windows, slate roof and tall chimneys. The allotment gardens, once occupied by ‘the Rookery’, are in active use, provide a pleasant and relatively quiet area that appears to contain much wildlife. To the rear of those properties that front Manor Road is an attractive flint and brick wall, similar in design to that on Wright’s Row. The houses of Mint and Bernard Roads back onto the allotments.



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## Sub Area C – Danbury Terrace, Mews and Surrounding Buildings

2.19 Rounding the corner of Croydon Road and Manor Road is a dark red brick two storey 1930's parade, with retail and similar uses at ground floor and residential above. The parapet is intermittently broken by gables and a discrete square corner feature, with a clock-face embedded into it.



2.20 Most original shopfronts have been lost to aluminium or other replacements. No. 377 appears have its original shopfront, with faience and angled return to a recessed entrance. The treatment of the shopfronts is bold, brash and out of character with the relatively simple building. There is a plethora of projecting illuminated box signs and small canopies, particularly on Croydon Road, which adversely impact on the

character of the building and gateway to the conservation area. Most of the shop unit frontages are small, apart from the large, amalgamated corner unit and keep a rhythm along the frontage.



2.21 No. 377-379 has its original first floor windows, with metal frames and lattice leadwork. Although some try to replicate the leadwork, most others are PVCu with clear glazing, lacking the appropriateness to the building.

2.22 From Manor Road, the road starts a slight incline. The height of the buildings also steps up. Immediately adjacent to the shopping parade is Greenview House, a modern infill office development built in the late 1980's, which is three and a half storeys in height, with a triple-gabled front. The frontage to the building is screened behind some low-level planters with shrubs, temporarily ending the shopping function. The building looks out of place; it's brick looks noticeably modern and already outdated at the same time. Neither do the floor levels respect that of the adjacent building, being lower. However, the red brick banding and rounded arches above some of the windows make some reference to the parade further along Manor Road.



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2.23 Beyond, No. 7 & 9 Manor is a building two and a half storeys in height, with a 2 span roof and resulting double gables. This building has been extended out at ground floor for retail space. It was originally considerably set back from Manor Road. As a result it re-establishes the shopping frontage, which continues on past. The building bears a resemblance, in its use of brick detailing, to the semi-detached properties beyond Danbury Terrace.

2.24 Danbury Terrace (infact two terraces of properties) is a grand two and a half storeys in height, and uses a mixture of tall projecting gables and half dormers to break to the eaves line. The buildings show polychrome brickwork, with banding and windows surrounds. Some of the gables and half dormers retain finials and inverted finials, and most have decorative bargeboards. Retail frontages at ground floor are small and keep a rhythm along Manor Road. Most shop fronts are aluminium or other non-traditional materials.

2.25 Long cellars still exist under some of these retail units and extend under the pavement to the roadway.

2.26 The final properties (Danbury Villas) within the conservation area on the eastern side of Manor Road would have been identical to No. 7 & 9 Manor Road, only without the ground floor extension. Again, set back from the roadside, it has similar detailing to the Terrace but its residential nature is signified by front gardens and canted bay windows. Unfortunately, one half

of the semi-detached property has been altered, with render covering over the brickwork and the tall windows shortened. This weakens the proportions and detracts from the vertical emphasis, particularly as it's opposite half is untouched.



2.27 Behind the Terrace sits Danbury Mews. Access is gained via a vehicle-width cobbled road which opens out on the backyards and gardens of the commercial properties and residences. The Mews consists of a terrace of buildings two storeys in height with small gables, forming a uniform roofline. As Danbury Terrace the buildings are polychrome brick, at least in part, and weather-boarded at first floor level. All have bargeboards and a few have finials. The Mews appear to be in workshop and office uses and have been rebuilt to some extent.

2.28 Danbury Terrace, Mews and Villas were built as one project in about 1868-1870 by Henry Clarke, the builder for Nathaniel Bridges.

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## Sub Area D – Manor Road

2.29 On the opposite side of Manor Road, there is a mix of properties: terraced, detached and semi-detached. All but one of the properties are well set-back from the road and the earliest dates back to the late 18<sup>th</sup> Century. The properties have an elevated position, with steep steps up to their long front gardens. This contrasts with the sense of enclosure created by later-built Danbury Terrace. The properties are largely equidistant between the front and rear boundaries.

2.30 The first terrace (Manor Terrace) includes listed properties 8 and 10 Manor Road, and 12-16 (evens). These properties date from the 18<sup>th</sup> century appear to have been modernised in the early 19<sup>th</sup> Century. The five properties are known to have been originally eleven. It is believed Mr William Juggins, a cheesemonger and owner of the properties at the time, was responsible for the remodelling of these properties in the mid 19<sup>th</sup> century. They may have originally had a plain brick frontage, later stuccoed and embellished with porches. All the properties are two storeys. Proud chimneys are on the front and rear roof slopes. The slate roofs have steep pitches and other details include a string course, cornice and parapet. Atop the parapet are ball finials, which reflect those found on the piers of the front boundary wall, which runs the length of this set of properties.

2.31 Nos. 18 and 20 Manor Road step up in height, with three storeys, and have more in common architecturally with the properties

opposite, dating from 1840-1865. They have raised entrances at first floor level, on the projecting tall, thin gables. The main buildings are relatively untouched although 20 Manor Road is spoiled by the creation of a car park to the front of the property, and unsympathetic staircase and boundary treatment. No.18 retains its lawn. Features include stuccoed architraves to windows, and pilasters with capitals to the front entrances. Stucco is applied to the ground floor and double-height bays.

2.32 Jutting out from the building line is No. 32 Manor Road, called 'Ivy Bank', which has an interesting 2-span gabled roof. Its frontage has two sets of full-length wooden shutters to the ground floor windows. Unfortunately its pretty wooden trelliswork veranda, also to the front, has a dilapidated roof. Again, the property is treated with stucco.



2.33 An access, once known as Cawley's Hill leads off Manor Road to some small, old and a more modern outbuilding and a yard, behind No.32. This access would have also led to Ashdown Cottages, which were further to the west and have since been demolished. A path (Public Right of Way No.104) through to

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Whitehall Place still exists, past the cleared site.

- 2.34 34 Manor Road ('Fernbank') appears to have been renovated, with uncharacteristic canted bays. It abuts No. 36 and is taller than its neighbour but does not look out of place due to its stucco treatment.
- 2.35 36 Manor Road ('The Firs') has a different appearance, with weatherboard cladding and some stucco, low eaves, hipped roof and central chimneystack. It has a more cottagey appearance.
- 2.36 38, 40 and 40a Manor Road, originally two properties, have hipped slate roofs. One half of the original pair (40 and 40a) is stuccoed and the other half has a brown brick front. In No. 38 the brushed red brick flat arches above the windows can still be admired. Both properties have central porches but No. 38's has elegant trelliswork and its proportions complement the building.



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## The Surrounds and the Boundary

2.37 Surrounding the conservation area a number of more modern flat developments have been built on plots that would have originally housed detached Victorian brick gothic villas.

2.38 One such development is Alcester Court. On the eastern side of Manor Road, Alcester Court is beyond the southern boundary of the conservation area. Occupying a corner site with Alcester Road, it is a part of a larger flat complex along Alcester Road. There is no particular architectural merit in this bland 4 storey 1960's development. It is set back from Manor Road, which at least helps relieve its height, but does not follow the building line set by the buildings to the north.



2.39 Further to the south, on the opposite side of Manor Road, is a former petrol station and, east of this, a five-storey residential slab block, built in the 1960's. The former petrol station site is now used as a tool hire centre and is dilapidated and untidy in appearance, with construction fencing and skips positioned in the forecourt. The slab block is unattractive and out of scale with the surrounding built form, though it does not impose greatly on Manor Road because its considerable distance from it.

2.40 To the west of the conservation area lays a residential area including Lodge Road, Mint Road, Bernard Road and Lavender Road. Most of the properties in these roads were constructed in the early 1900's (on the site of Wallington Lodge), although there is an older Victorian Terrace on the west side of Bernard Road and some later infill in Lavender Close and Road. These roads are typified by terraced housing, with red brick to the ground floor and render applied to the upper level, some with front gables. There is no detailing to these properties, or any special architectural merit. Both Lodge Road and Mint Road are terminated by the rears of the properties which front onto Manor Road.



2.41 To the north-east/west of the Conservation Area, across Acre Lane, the area contains mainly semi-detached housing from the inter-war period on the site of two Manor Houses. Most feature front gables with magpie work, bargeboards, hipped roofs and render as is seen throughout the area. Some have double sweeping gables and others with conventional front gables.

2.42 To the immediate east along Croydon Road is Harcourt Lodge, a three-storey block of flats.

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Although not of any special architectural interest, the building surrounds an attractive landscaped courtyard fronting onto Acre Lane, and was built in the 1930's. Most flats have replaced the original Crittal windows but the modern replacements resemble them. Other features of the building include full height tiled canted bays and corner stairwells protruding above the eaves with parapets.

It was built by architects Robert Atkinson and Partners who also built Wallington Town Hall, Library and possibly Wallington Fire Station.



- 2.43 To the south of this building, on Harcourt Road, is Coniston Court. This is a more modern flatted development, built on the site of a number of Victorian properties.
- 2.44 As reasoned above, those newer, lower quality or indistinctive developments make for an easily recognisable boundary. The conservation area retains the historic core of Wallington Green and includes the best of the architecture and history in the area in an appropriate boundary.
- 2.45 The existing Loraine House, which was built on the site of the former Loraine House, is recent history when considering most other buildings in the conservation area. However, it has the benefit of being an integral part of the historical development of the conservation area and holds some charm in terms of it's architecture.





## Three

### The Next Steps

- 3.1 A Management Plan for the conservation area will be developed from the findings of, and consultation responses to the Character Appraisal. This will form 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.
- 3.2 The draft Management Plan will also be subject to consultation, in the area. The Council will consider comments received and produce a final document for approval.
- 3.3 Once produced the adopted Management Plan should be read in conjunction with the Character Appraisal and will be a material consideration when determining planning applications.

# Plan 1

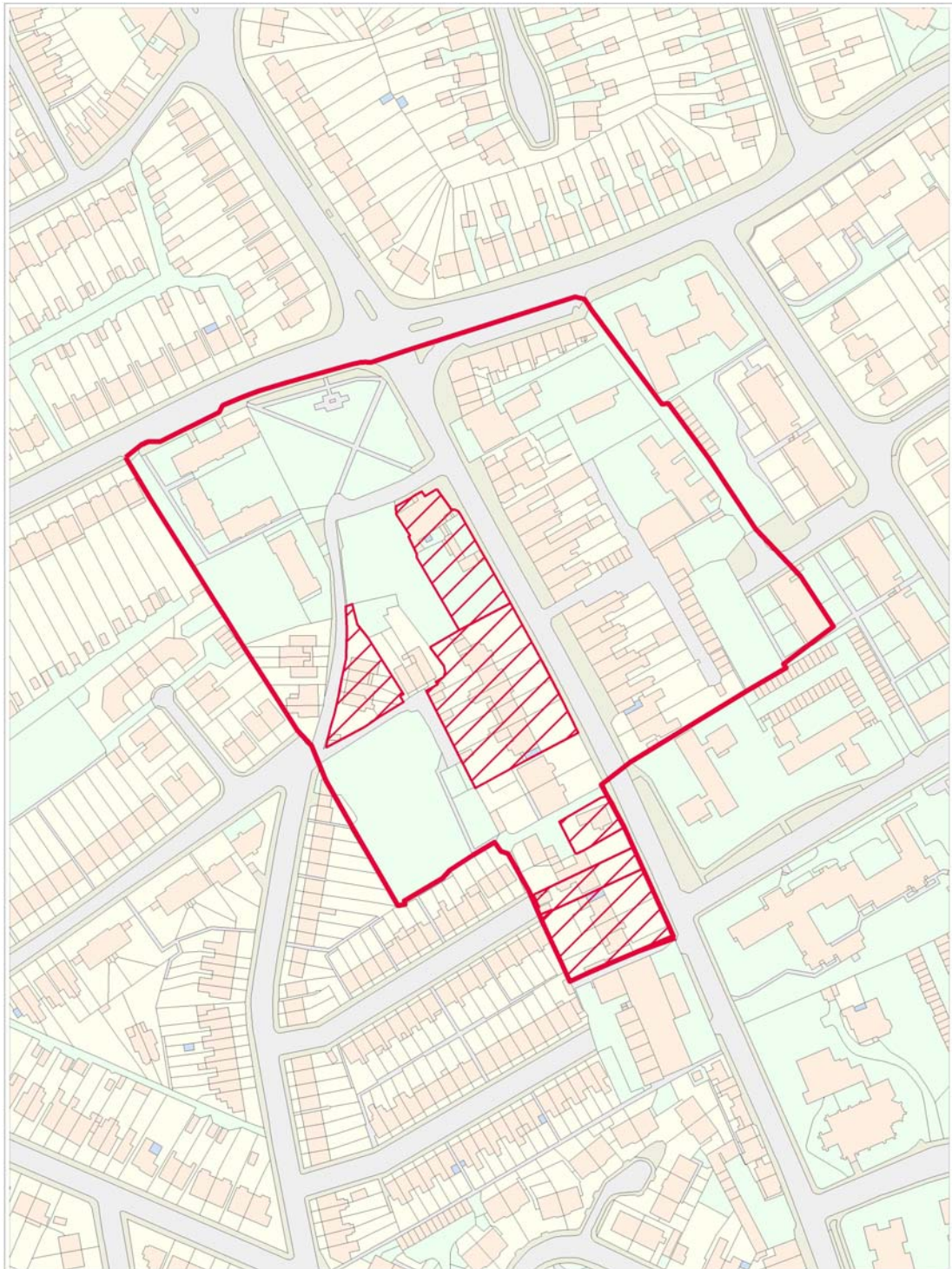
## The Conservation Area Boundary



<p><b>London Borough of Sutton</b>          Strategic Director of Environment &amp; Leisure          Tom Jeffrey          24 Denmark Road          Carshalton, Surrey          SMS 2JG          Switchboard: 0208 770 5000          Direct Line: 0208 770 6311          Contact Name: Iain Bailey</p>		<p><b>COPYRIGHT NOTICE</b>          This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office          © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings          London Borough of Sutton 100008655X</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><b>Job</b></td> <td colspan="2" style="text-align: center;"><b>title</b></td> </tr> <tr> <td colspan="2" style="text-align: center;">Wallington Green</td> <td colspan="2" style="text-align: center;">The Boundary</td> </tr> <tr> <td style="font-size: x-small;">drawn</td> <td style="font-size: x-small;">scale</td> <td rowspan="2" style="text-align: center; vertical-align: middle;">DRG No. Plan 1</td> <td rowspan="2" style="font-size: x-small;">REV.</td> </tr> <tr> <td style="font-size: x-small;">checked</td> <td style="font-size: x-small;">date</td> </tr> <tr> <td></td> <td style="text-align: center;">1:2000</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">7/2/2006</td> <td></td> <td></td> </tr> </table>	<b>Job</b>		<b>title</b>		Wallington Green		The Boundary		drawn	scale	DRG No. Plan 1	REV.	checked	date		1:2000				7/2/2006		
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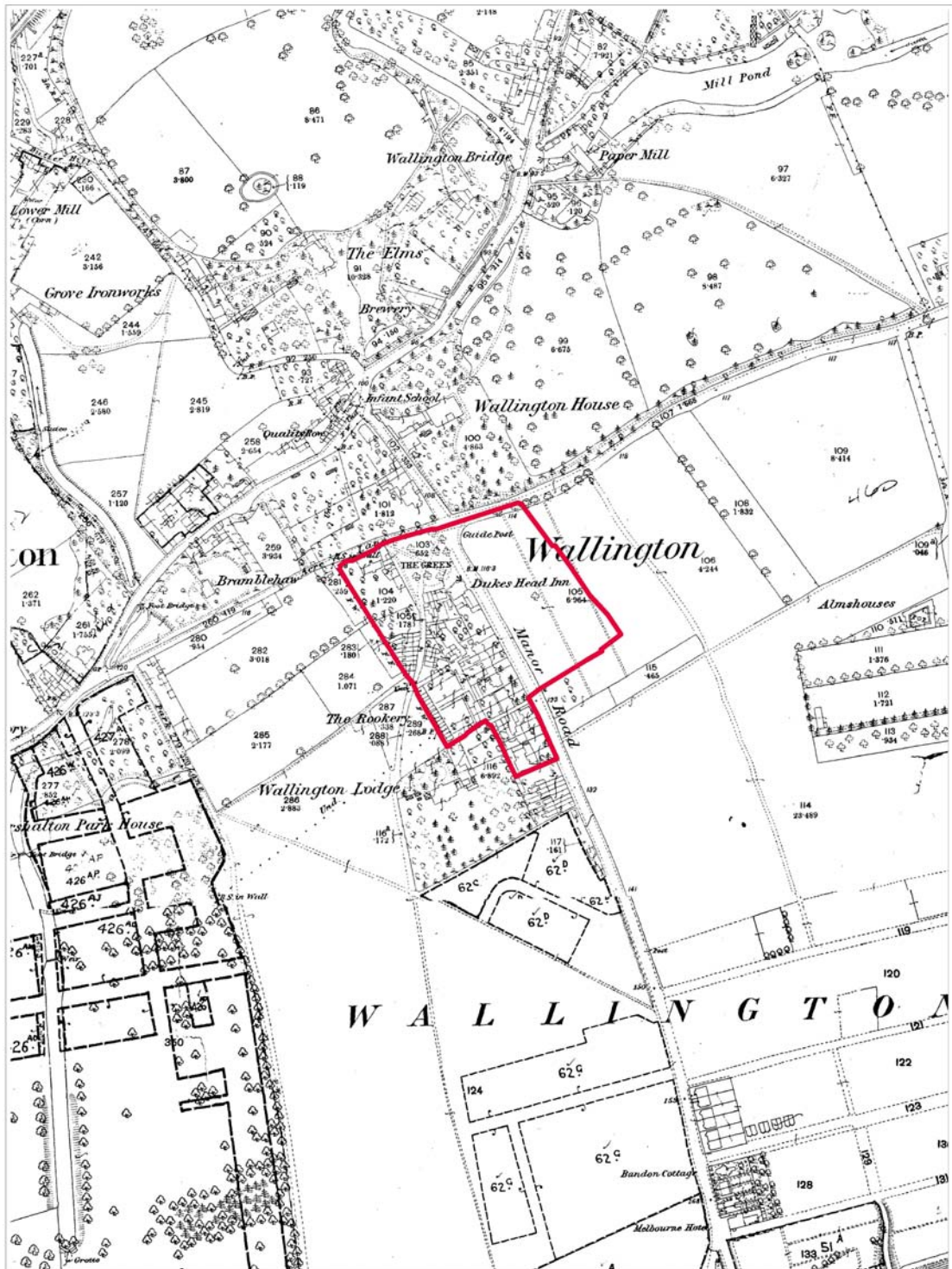
# Plan 2 Listed Buildings



<p><b>London Borough of Sutton</b> Strategic Director of Environment &amp; Leisure Tom Jeffrey 24 Denmark Road Carshalton, Surrey SM5 2JG Switchboard: 0208 770 5000 Direct Line: 0208 770 6311 Contact Name: Iain Bailey</p>		<p><b>COPYRIGHT NOTICE</b> This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Sutton 100008955X</p>	<p>Job <b>Wallington Green</b></p>	<p>title <b>Listed Buildings</b></p>	
		drawn	scale <b>1:2000</b>	DRG No. <b>Plan 2</b>	REV.
		checked	date <b>14/2/2006</b>		



# Plan 3 Ordinance Survey Map 1865 – 1884



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# Plan 4

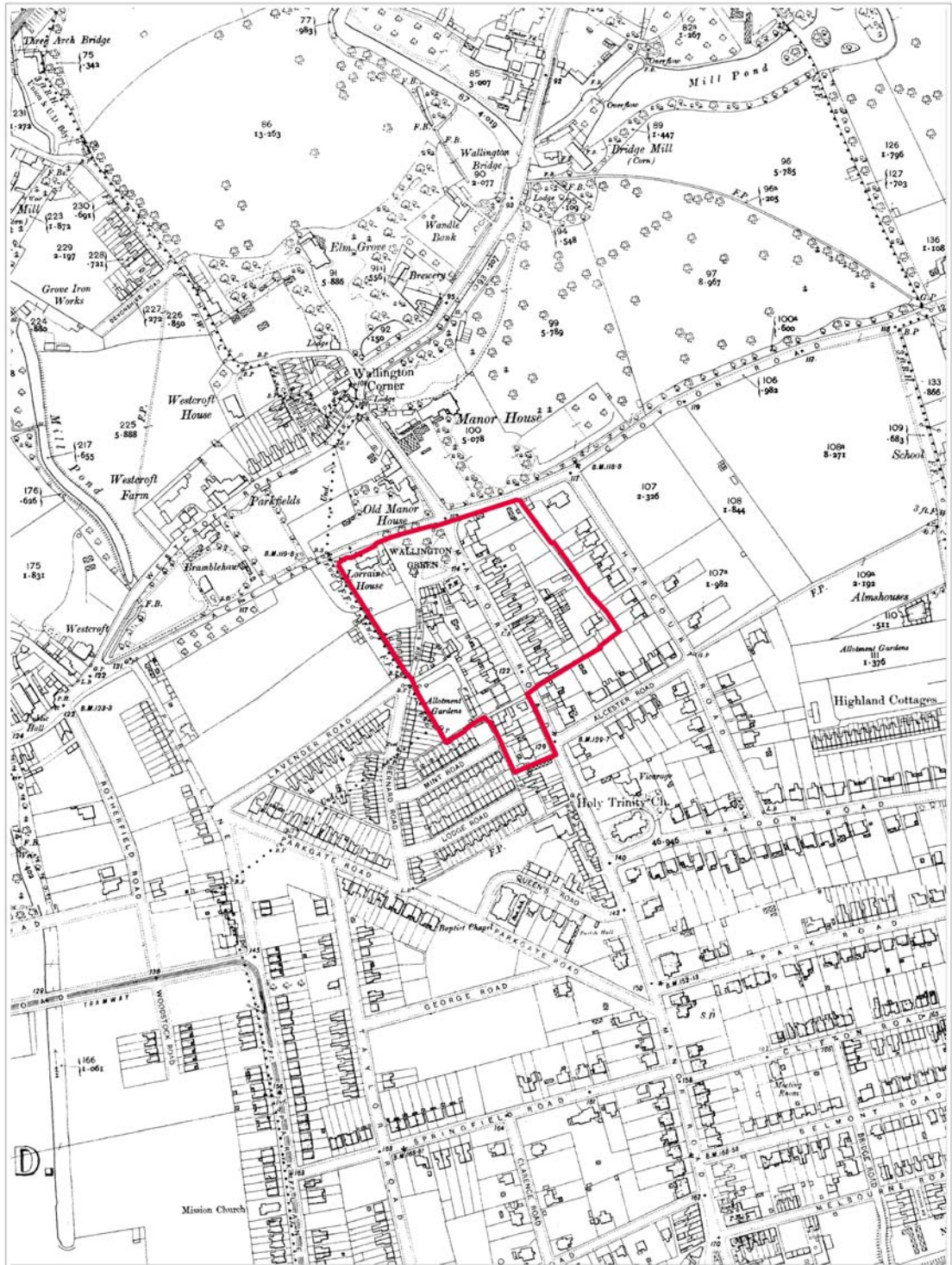
## Ordinance Survey Map 1895 – 1897



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		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">drawn</td> <td style="width: 25%;">scale <b>1:5000</b></td> <td style="width: 25%;">DRG No. <b>Plan 4</b></td> <td style="width: 25%;">REV.</td> </tr> <tr> <td>checked</td> <td>date 10/2/2006</td> <td></td> <td></td> </tr> </table>		drawn	scale <b>1:5000</b>	DRG No. <b>Plan 4</b>	REV.	checked	date 10/2/2006			
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checked	date 10/2/2006											



# Plan 5 Ordinance Survey Map 1913

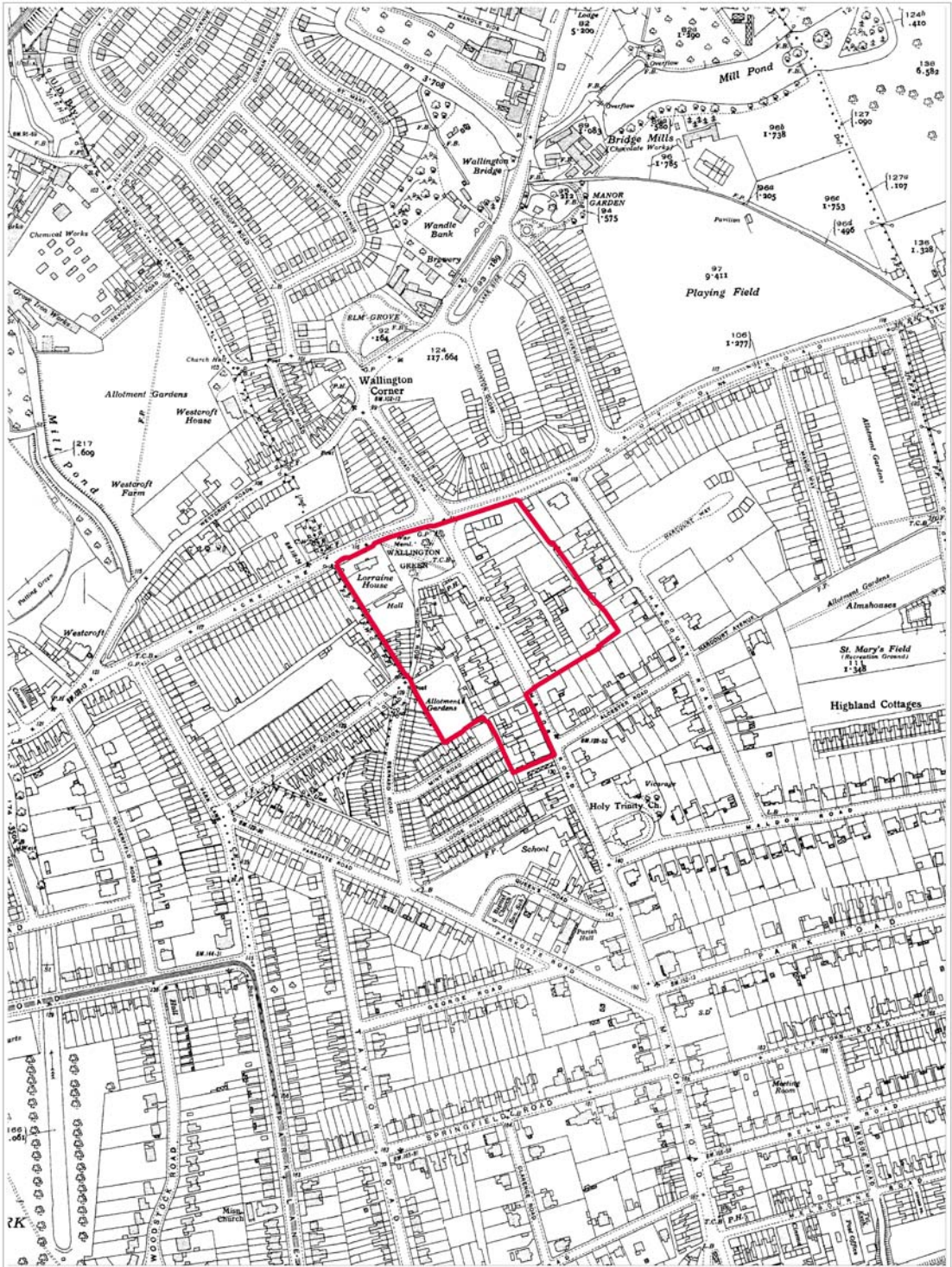


<p>London Borough of Sutton Strategic Director of Environment &amp; Leisure Tom Jeffrey 24 Denmark Road Carshalton, Surrey SM5 2JG Switchboard: 0208 770 5000 Direct Line: 0208 770 6311 Contact Name: Iain Bailey</p>		<p><b>COPYRIGHT NOTICE</b> This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Sutton 100008655X</p>	<p>Job <b>Wallington Green</b></p> <p>drawn scale <b>1:5000</b></p> <p>checked date <b>10/2/2006</b></p>	<p>title <b>OS Map - 1913</b></p> <p>DRG No. <b>Plan 5</b></p> <p>REV.</p>
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# Plan 6

## Ordinance Survey Map 1934 - 1935

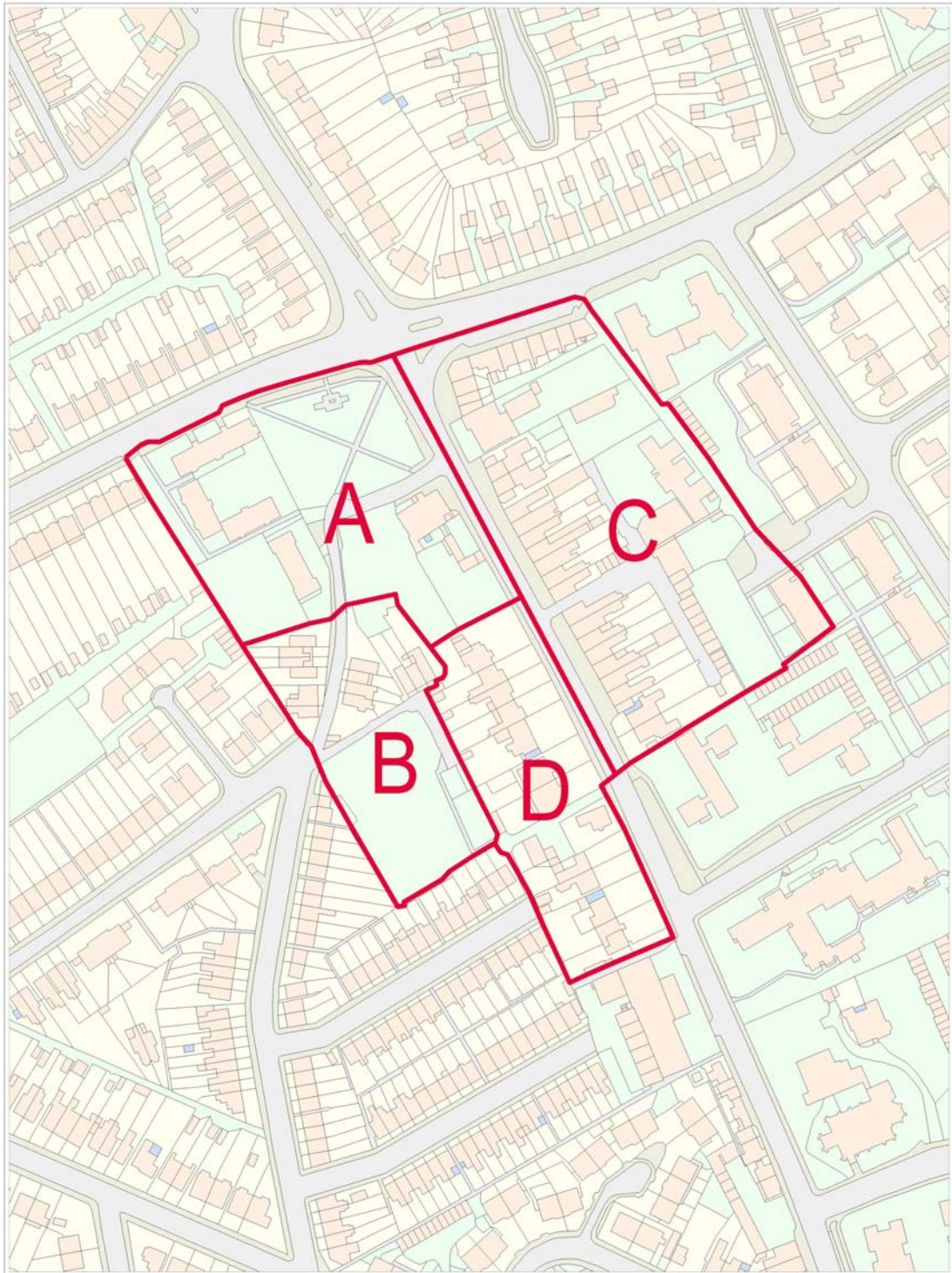


<p>London Borough of Sutton Strategic Director of Environment &amp; Leisure Tom Jeffrey 24 Denmark Road Carshalton, Surrey SMS 2/G Switchboard: 0208 770 5000 Direct Line: 0208 770 6311 Contact Name: Iain Bailey</p>		<p><b>COPYRIGHT NOTICE</b> This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Sutton 100008955X</p>	<p>Job <b>Wallington Green</b></p> <p>drawn scale <b>1:5000</b></p> <p>checked date 10/2/2006</p>	<p>title <b>OS Map - 1934-35</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRG No. <b>Plan 6</b></td> <td style="width: 50%;">REV.</td> </tr> </table>	DRG No. <b>Plan 6</b>	REV.
DRG No. <b>Plan 6</b>	REV.					



# Plan 7

## Conservation Area Sub Areas



<p><b>London Borough of Sutton</b>          Strategic Director of Environment &amp; Leisure          Tom Jeffrey          24 Denmark Road          Carshalton, Surrey          SM5 2JG          Switchboard: 0208 770 5000          Direct Line: 0208 770 8311          Contact Name: Iain Bailey</p>		<p><b>COPYRIGHT NOTICE</b>          This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office.          © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.          London Borough of Sutton 10000855X</p>	<p><b>Job</b>          Wallington Green</p>	<p><b>title</b>          Sub Areas</p>											
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">drawn</td> <td style="width: 50%;">scale</td> </tr> <tr> <td></td> <td style="text-align: center;">1:2000</td> </tr> <tr> <td>checked</td> <td>date</td> </tr> <tr> <td></td> <td style="text-align: center;">14/2/2006</td> </tr> </table>	drawn	scale		1:2000	checked	date		14/2/2006	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">DRG No.</td> <td style="width: 20%;">REV.</td> </tr> <tr> <td style="text-align: center;">Plan 7</td> <td></td> </tr> </table>	DRG No.	REV.	Plan 7	
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Plan 7															

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## Sources of Further Information

For more information about Wallington Green 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 and Listed Buildings, contact:

### English Heritage

1 Waterhouse Square,  
138-142 Holborn,  
London  
EC1N 2ST

Tel: 020 7973 3000

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

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- Cherry, B & Pevsner, N – Buildings of England, London South, 1983  
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Perry, J G & Skelton, A C – Excavation Report on The Duke's Head, Wallington Green, 1997  
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Tucker, S – 2-12 Wright's Row, Wallington: An Archaeological Investigation, 1993  
Watch On Wallington – Conservation Area Proposals for Wallington North, 1994

## STRATEGIC PLANNING

# Wallington Green Conservation Area Character Appraisal

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**Darren Richards** EXECUTIVE HEAD  
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Environment and Leisure  
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Carshalton SM5 2JG

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