



London Borough of Sutton

Wrythe Green Conservation Area

Character Appraisal and Management Plan

June 2021





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One Background



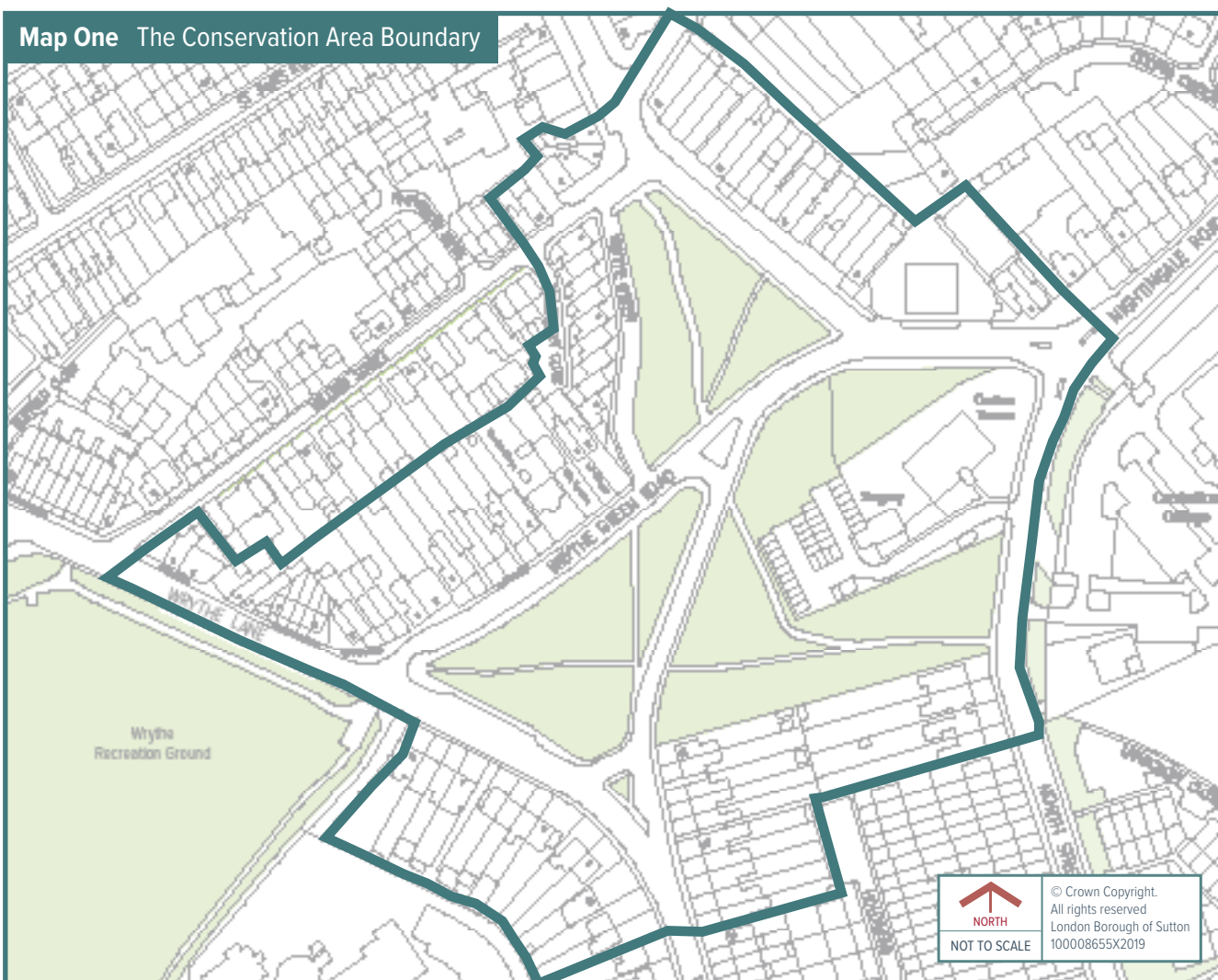
Introduction

History & Extent of the Conservation Area

1.1 Wrythe Green Conservation Area is the second oldest of the 15 Conservation Areas in the London Borough of Sutton, only Carshalton Village is older. Furthermore, as it was designated in 1969 and Conservation Areas only came into being in 1967 with the Civic Amenities Act, it is probably one of the older Conservation Areas in London.

1.2 It is one of the borough's smaller Conservation Areas, covering the three sections of The Green itself and the properties fronting The Green on Wrythe Green Road, Wrythe Green, Green Wrythe Lane as well as Carlton Towers on the Green and a select number of properties on Nightingale Road, North Street, West Street, Wrythe Lane, Kynnersley Close and William Street.

Map One The Conservation Area Boundary



Planning Policy Context

1.3 Conservation Areas are designated and maintained in accordance with the Town and Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990 and further government guidance is contained in the National Planning Policy Framework and the national Planning Practice Guidance. The legislation requires local authorities to protect and enhance areas of special architectural or historical importance through the designation of Conservation Areas and advises local authorities to produce Character Appraisals and Management Plans. These assist when planning applications are decided or when the Council needs to defend its decision at planning appeals.



1.4 Policy 30 of the Sutton Local Plan sets out the Council’s approach to Conservation Areas. It states that the Council will:

(i) expect development within a Conservation Area to conserve and, where practicable, to enhance those elements which contribute to the Conservation Area’s special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. In considering development proposals, consideration will be given to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the Conservation Area.

(ii) not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.

(iii) expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where practicable, enhance those elements which contribute to the Conservation Area’s special character or appearance.

1.5 The policy on the management of development within Conservation Areas within the Local Plan is inevitably quite general. However, this appraisal seeks to analyse the elements of local character which make the Wrythe Green Conservation Area special and it is hoped that the document will be of interest to the owners of buildings within the Conservation Area and local residents, as well as of use to developers and planners. The Management Plan sets out a checklist for the conservation and enhancement of the Conservation Area in terms of planning and development.



Two Historical Context

Pre-Development



Wrythe Green c 1870

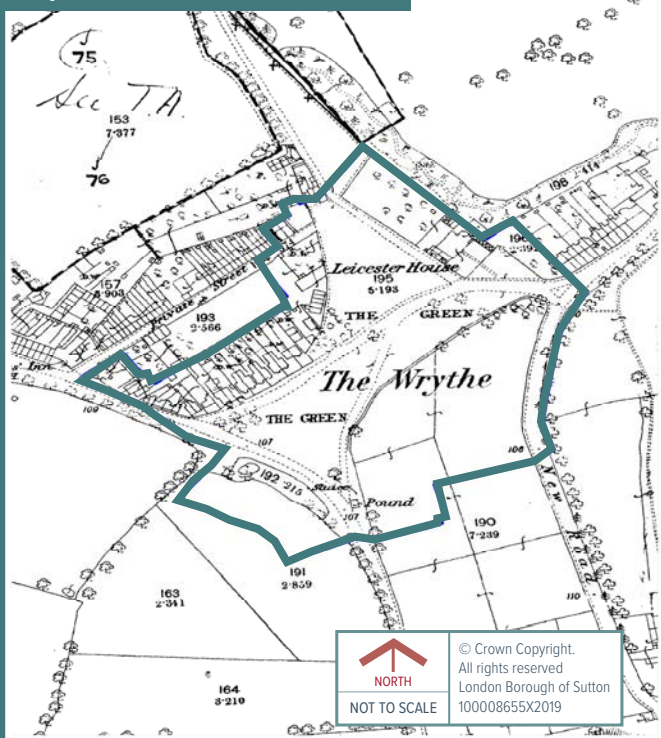
2.1 The word "Wrythe" is thought to derive from the Old English word "rithe", meaning a stream or brook. A brook ran along the current Brookfield Avenue and then along Wrythe Lane to a pond on the south side of The Green. A further brook ran eastwards, largely what is now Nightingale Road, from this pond and emptied into the River Wandle at the Hack Bridge. In the 16th Century, the area was known as "Stoney Rye".

2.2 For many years, the only significance of the area was that it was the junction of a number of roads:

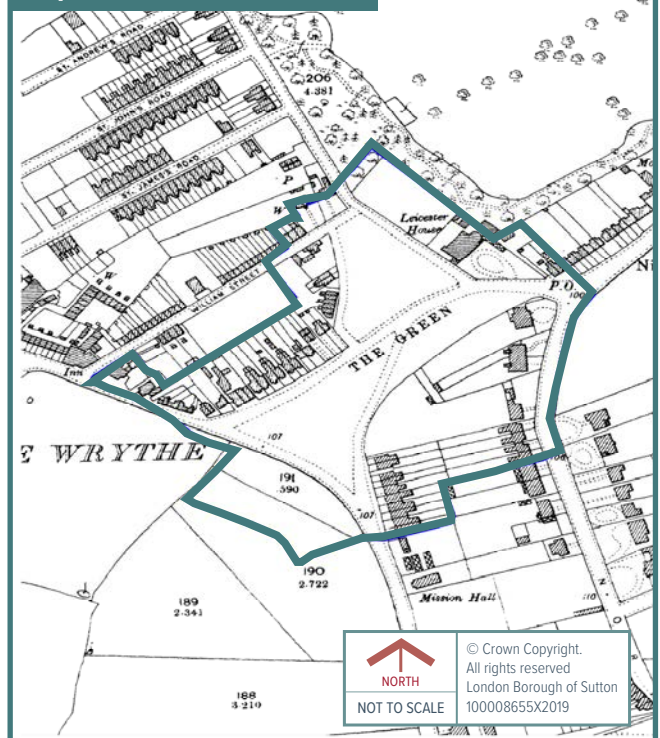
- (i) A now non-existent road from Westmead Corner to Wrythe Green by the recreation ground and Carshalton Athletic stadium;
- (ii) Wrythe Lane, previously known as Spartelmy Green Lane, Sparkman's Green Lane, Sparkmore Green Lane or Morden Lane, continuing into West Street;
- (iii) Green Wrythe Lane, previously known as Can(n)ons Sheephouse, Sheephawes Lane, Shaw Lane or Lower Rye Lane, continuing into North Street;
- iv) the road to Hackbridge, now known as Nightingale Road.

It has been suggested that The Green may have dictated the layout of the road junction, whereas in most other cases, the road junction would dictate the open space.

Map Two 1865-1884



Map Three 1895-1897





Strawberry Pickers at The Wrythe

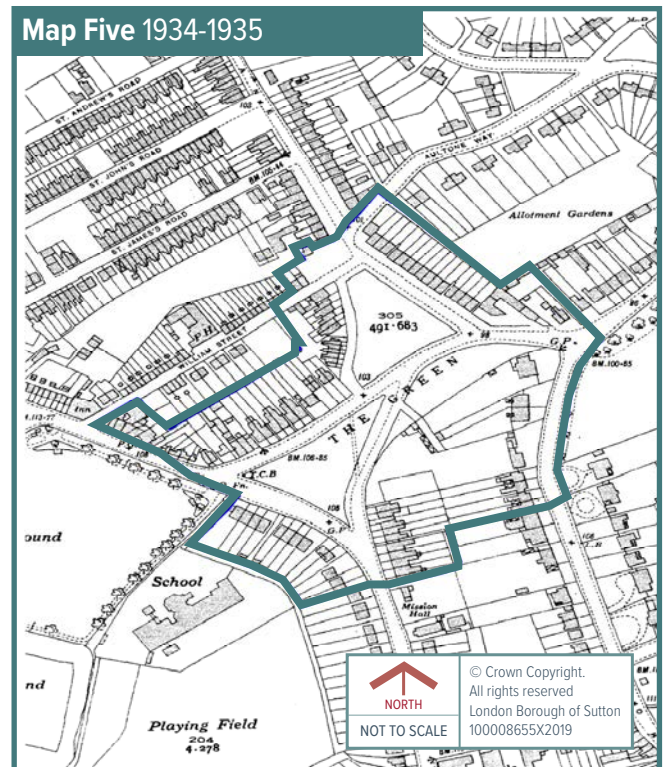
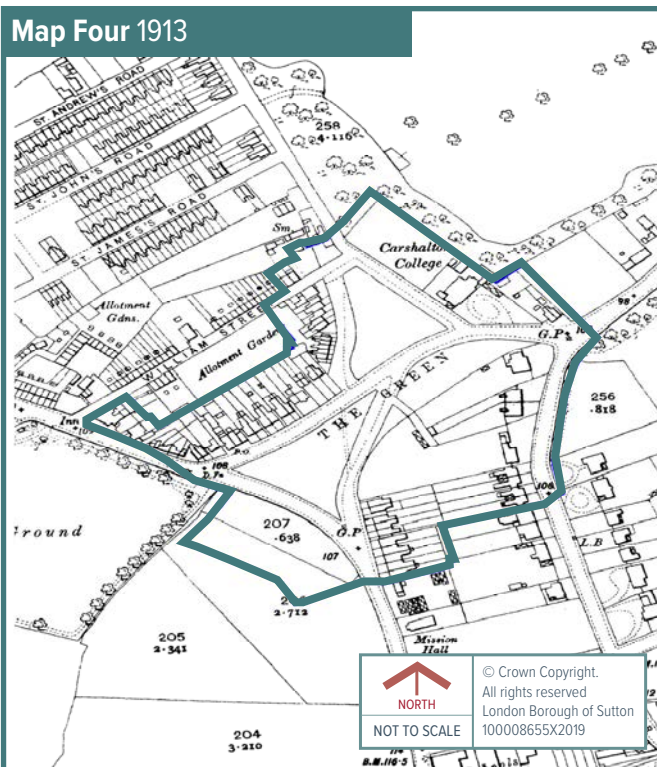
2.3 Until the end of the 18th Century, there was very little development in Wrythe Green. The area was classified as a “waste” of the Manor of Carshalton and so was land that could be used for the common benefit and building was forbidden except in special circumstances. For example, in 1646, Adam Etherton, was allowed to keep his cottage “built on the Waste called Stone Rye” during his lifetime but, when he died, it was seized and demolished. There appears to have been no development during most of the 18th Century and the whole area surrounding The Green was used as farmland.

The Workhouse

2.4 The development of Wrythe Green begins in 1790 when the Beynon family provided money to the parish to build a new workhouse, which was completed in 1792. It was called Leicester House and was considered so elegant that it was questioned whether it really would be a workhouse. It stood on the east side of The Green on the area now occupied by the shops and petrol station and workhouse inmates were set tasks such as digging for flints or gravel on Wrythe Green itself. The workhouse closed and was sold in 1843. It then became a hospital, a convalescent home, a hospice and then Carshalton College until its demolition in the 1930s.

Residential Development

2.5 Residential development began roughly at the same time as the closure of the workhouse and local improvements in drainage. Labourers cottages were built in William Street, St James Road, St John’s Road and St Andrew’s Road but they were not of a high standard and, in 1854, 24 cottages were condemned for having privies which were “full, owing to land springs that flowed into them”. Matters were made worse when the Carshalton Gas Company built its installation in the mid-19th century. Firstly the company dammed the stream, then made it stagnant and finally polluted it. Carshalton Urban District Council filled in the brook and pond shortly after the Lord of the Manor left in 1896 when he sold the land to the Council.





Nightingale Road c 1870

2.6 Development around The Green continued and Wrythe Green became home to three pubs: The Cricketers, The Rose Inn and The Cottage of Content. At the other end of the social scale, Wrythe Mission Church was established opposite the gasworks, which later became St Andrew's Church and is now St Andrew's Court.

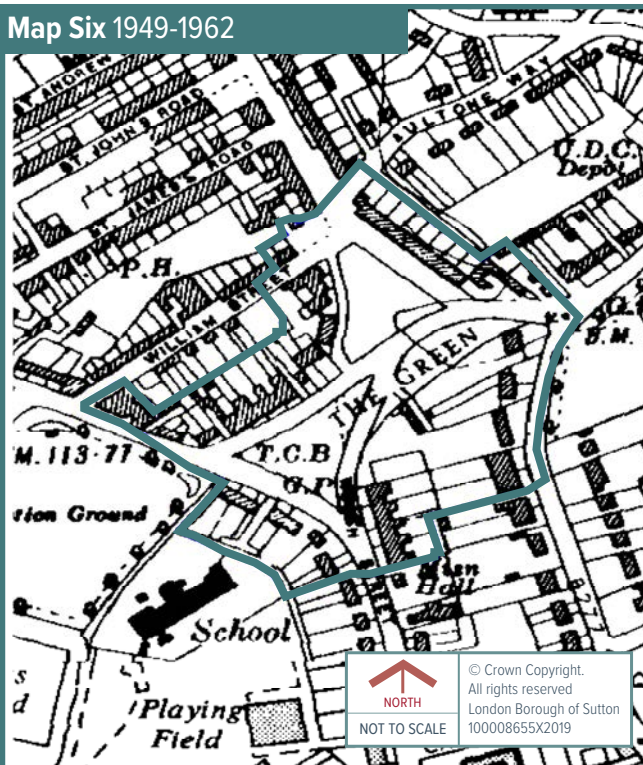
2.7 In the very late 19th century, when the gasworks ceased to manufacture gas, the area began to improve. A legacy from Alfred Taylor, a local philanthropist, was used to acquire part of Short's Farm for the recreation ground. The larger houses on Wrythe Green Road were developed and there was development on the south-eastern part of The Green and housing was being built on North Street and West Street.

20th Century Developments

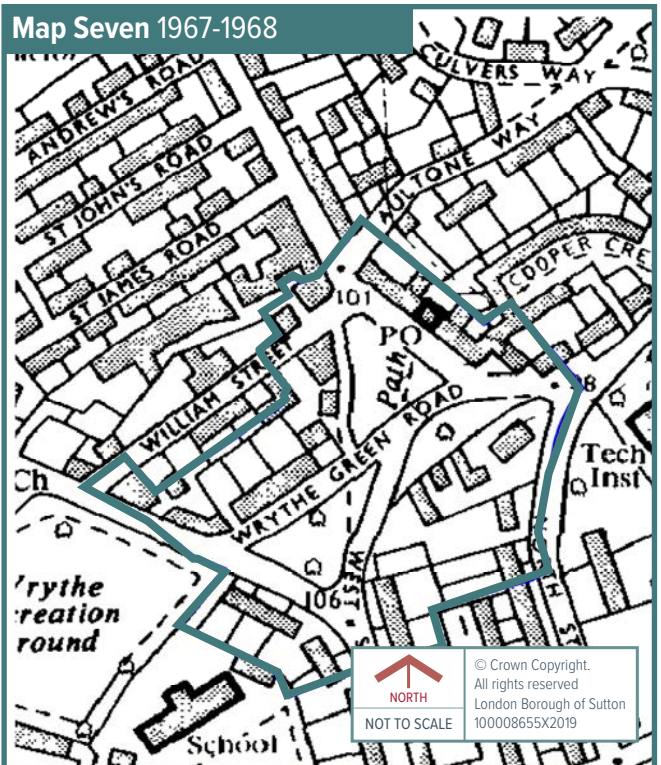
2.8 By 1913, Carshalton College had a brief existence on the Leicester House site but by 1935, shops had replaced Carshalton College on the eastern side of The Green and the whole of North Street and West Street had been developed for housing. The 1956 map shows that a garage was situated on the current petrol station site, there were tennis courts on The Green, a surgery where Carlton Towers now is and Carshalton Technical Institute was occupying the same site as the current Carshalton College.

2.9 Carlton Towers itself replaced three houses, one being the surgery, in the mid-60s, while Kynnersley Close, 12 terraced houses which back onto Wrythe Green was built in the mid-70s and replaced Lawn Cottages and Alexandra Cottages. The late 1970s also saw the demolition of two listed cottages, Littlecot and Ferncot, on Wrythe Green Road and their replacement by Little Ferncote, which has a replica facade.

Map Six 1949-1962



Map Seven 1967-1968





King's Parade, Wrythe Lane, 1969

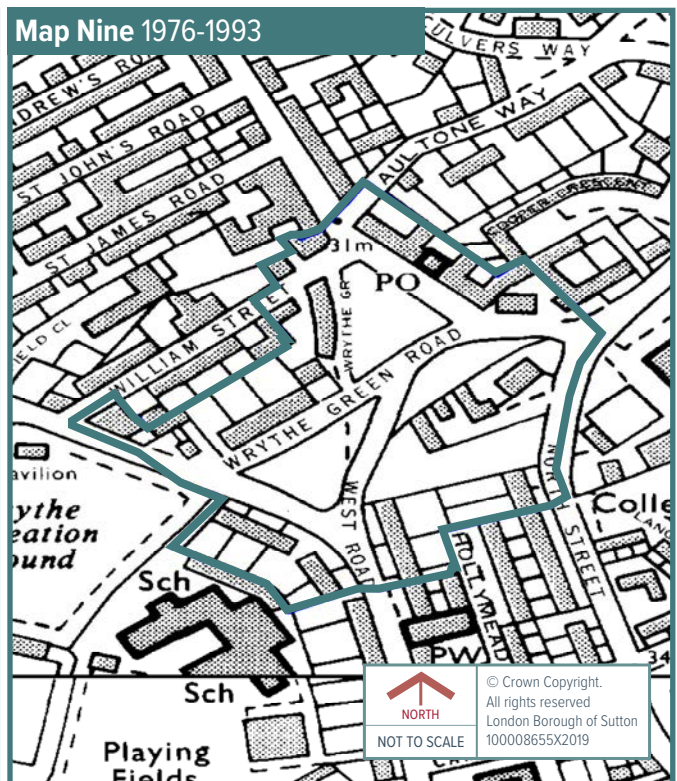
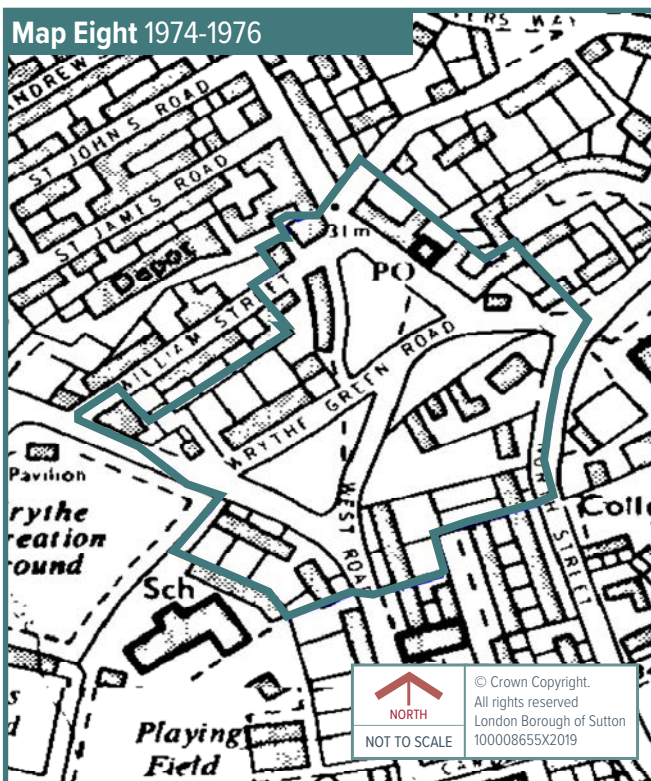
Archaeology

2.10 The Wrythe Green Conservation Area lies within one archaeological priority area (APA): Wandle Gravels. Within this APA, it is possible that evidence of late prehistoric communities may be found, especially in the form of extensive and regular field boundaries, which have been found across the gravel terraces of the Wandle Valley. The field boundaries are occasionally associated with small, unenclosed domestic sites. These field systems reveal prehistoric land division and can still be seen in modern-day social and territorial division.

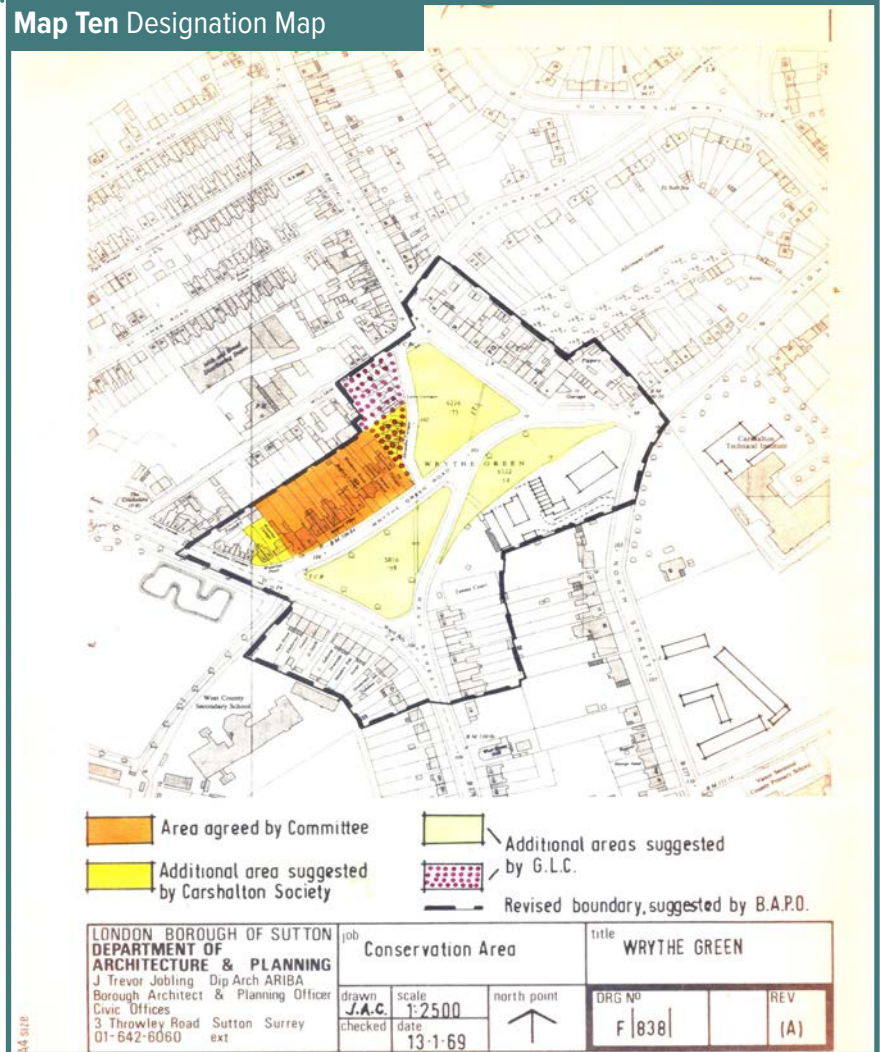
2.11 There have been two notable finds within the vicinity of the Conservation Area, both on William Street in 1991:

- Cobbled surfaces associated with a linear feature thought to be Roman and a possible construction cut for a timber building
- Slag - waste iron ore

The historical sources include "An Illustrated Directory of Old Carshalton" by A E Jones (1973) and "The Book of Carshalton: At the Source of the Wandle" based on talks by Michael Wilks edited by Stella Wilks & Gordon Rookledge (2002)



Three Character Appraisal



Overall Character

3.1 Despite the unpromising start for Wrythe Green, namely a road junction in marshland with a workhouse, the area has evolved into a very pleasant part of the borough. The overall character is of a restful, green oasis acting as a respite from the surrounding built environment and traffic. It has something of a villagey feel with low-rise development looking out onto The Green, which is bounded by low chain fencing or hedging and has some very fine trees.



Sub Areas

3.2 Map 10 shows the Council's 1969 proposals for the Wrythe Green Conservation Area. It shows the Council committee initially suggested a relatively modest run of buildings, the Greater London Council suggested further buildings and the open space, while the Carshalton Society, which had protected The Green from building under the Commons Registration Act in the 1960s, suggested a few more buildings. In the end, the 1969 designation was significantly larger and followed the dashed black line.

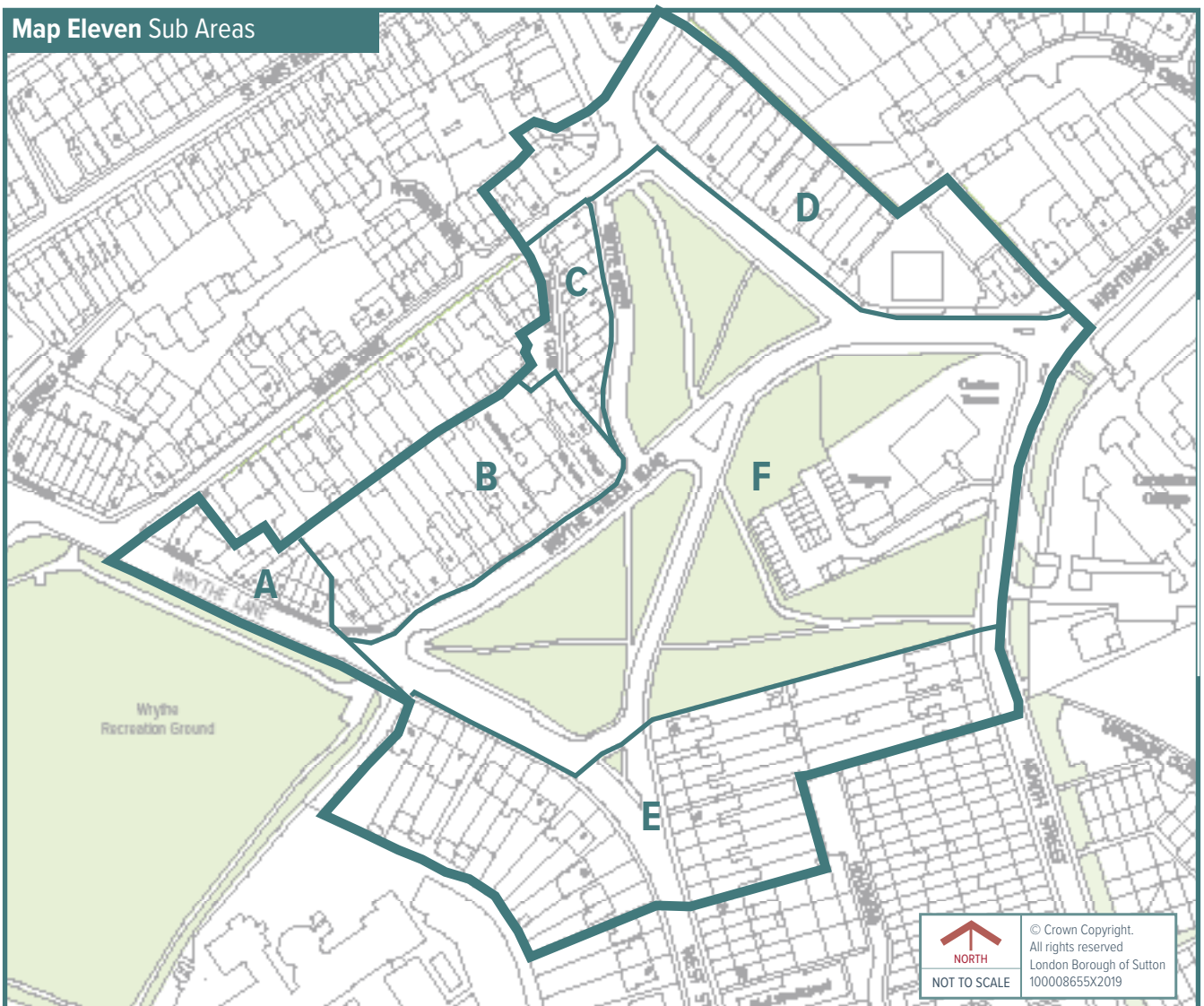
3.3 In 1995, there was a review and some minor extensions to the original designation, with the following included in the Conservation Area:

- 1 and 2 Green Wrythe Lane;
- 2-6 and 14-18 William Street;
- 61-67 North Street; and
- Kings Parade and what was then called the Culvers Sports Club but is now Keystone House, 7 and 8 Kings Parade.

3.4 When looking at the character of the Conservation Area today, it is no coincidence that the area divides quite neatly into sub-areas which are similar to the component parts which were identified at its original designation and its extension.

Sub area A	The Shops and Cottages of Wrythe Lane
Sub area B	Wrythe Green Road
Sub area C	Wrythe Green/Kynnerseley Close
Sub area D	The Shops of William Street, Wrythe Lane & Nightingale Road
Sub area E	The Villas of Wrythe Lane, West Street & North Street
Sub area F	The Green & Carlton Towers

Map Eleven Sub Areas



Sub Area A

The Shops & Cottages of Wrythe Lane



Cumberland Court (no 3)

3.5 This area comprises Kings Parade, where Nos 1-3 are single storey shops and flats with a pleasant setback pediment with a columned central pediment with a filled-in oeil-de-boeuf (bull's eye) and finial. This first floor is the remaining facade of the former Rose Inn. No 5 (Cumberland House) is an attractive three-storey block with attractive brick lintels. No 6 (Keystone House) is a rather cute infill while Nos 7 and 8 are less attractive infills. The redeveloped Waterloo Cottages are of their day.

3.6 On the other side of the road, at the entrance to the recreation ground, there is a Locally Listed drinking fountain. There was originally a horse trough and gas lamp beside the fountain. It is believed that the drinking fountain was a gift to the area from the family of John Peter Gassiot, whose family lived at The Culvers on the Culvers Estate, Hackbridge, and the money donated for the fountain was from the proceeds of the estate when it was dissolved. Gassiot was a prominent wine merchant who also worked in research with electrical pioneer Michael Faraday. However, it could be possible that the fountain is a gift from the Gurney family. Samuel Gurney MP was a previous owner of The Culvers and also founded the Metropolitan Drinking Fountains Association. Either way, the association handed over the gift for the fountain from an anonymous donor. The fountain is quite a good example of the Victorian Gothic Revival style with a plinth and pierced parapet and retains its finial. It has recently undergone restoration work.



Drinking Fountain

Strengths	Weaknesses
Recreation Ground	Waterloo Cottages
Locally Listed Water Fountain	Front Garden Bin Storage
1-6 Kings Parade	



Wrythe Recreation Ground

Sub Area B Wrythe Green Road

3.7 This is the nucleus of the Conservation Area and contains a number of attractive properties. Nos 2 and 1 Waterloo Place are two fine, mid-Victorian semi-detached properties with a hipped roof. Nos 1b and 1c are a mid-2000s take on the neighbouring properties, with No 1c being called Foundry Cottage, recalling the foundry which was to the rear of these properties and had its main access on William Street and secondary accesses where Nos 6 and 7 Kings Parade now are and where these cottages now stand.

3.8 Nos 1 (The Emperor's Kitchen) and 2 (Wrythe Green Newsagents) Wrythe Green Road are two fine shopfronts with many of their original features retained. Both the buildings are nationally listed, but the newsagents is the eye-catching building as it has had a first-floor conservatory added with gothic-style windows and clustered columns. The next three semi-detached properties are Nos 1-6 Bedford Villas but they are not uniform in style: Nos 1 and 2 have bay front windows, Nos 3 and 4 are more Georgian in style and hence more "Villa-like", while Nos 5-6 are a rare uneven pair of semi-detached properties.

3.9 Woodcote House (previously known as Bedford Cottage) is another listed building but in the weatherboard style, with a herringbone twist, seen so often in nearby Carshalton Village Conservation Area. It formerly had an elaborate weather vane which is now in the Victoria and Albert Museum. According to local folklore, the building was originally the old Rosehill toll house but was moved on rollers down Wrythe Lane to its current position.

3.10 The next weatherboard house is set back from the road and is now called Little Ferncote and is a listed building. It was originally two properties called Littlecot and Ferncot and which were timber-framed, clapperboard houses. However, in the process of converting the cottages into one, they all but fell down. The facade is now a replica of the original and it is brick-built behind and so it is questionable whether it should retain its national listing. It has an attractive roofed entrance to the property which helps give the area, as a whole, a "villagey" feel. The remaining two properties in this sub area are Ivy Cottages, an attractive pair of semi-detached properties with a hipped roof.



Nos 2 and 1 Waterloo Place



Nos 1b and 1c Waterloo Place



Bedford Villas

Strengths	Weaknesses
Listed building: 1-2 Wrythe Green Road	Little Ferncote (history rather current form)
1-6 Bedford Villas	
Listed building: Woodcote House	
1-2 Ivy Cottages	
Maintenance of many attractive front boundary treatments, such as a low wall with picket fencing on a number of properties	
Eclectic mix of properties, which creates a "villagey" feel	
Encloses The Green well	



No 1 (The Emperor's Kitchen) and No 2 (Wrythe Green Newsagents)



Little Ferncote



Well-maintained picket fencing along Wrythe Green Road



Kynnersley Close

Sub Area C

Wrythe Green/Kynnersley Close

3.11 The terraced housing currently fronting Wrythe Green was built in the early 1970s and reflect the prevailing style of the time. It also created the road behind the terraces: Kynnersley Close. They replaced two sets of cottages, Lawn Cottages and Alexandra Cottages, which were built in the mid- to late-Victorian period.

Strengths

Encloses The Green well

Weaknesses

Architecture of the terrace has not stood the test of time well

Sub Area D The Shops of William Street, Green Wrythe Lane and Nightingale Road



William Street



No 1 Wrythe Green Lane



Green Wrythe Lane Shops



Green Wrythe Lane

3.12 Sub Area D is the principal commercial area of the Conservation Area, although it does include three terraced houses, Nos 14-18 William Street, which reflects the industrial/working past of the area. At the corner of William Street and Green Wrythe Lane, No 1 Green Wrythe Lane and Nos 2-8 William Street, there is a typical post-World War II shopping parade which is typical of suburbia. On the other side of Green Wrythe Lane, there is an eclectic mix of shops, sometimes with residential accommodation above.

3.13 Nos 30-36 Green Wrythe Lane comprise an inter-war block of shops and flats above, which are in the prevailing style of the area. Nos 14-28 and Nos 6-12 are also now shops with flats above but have the appearance of having been or having been intended to be small houses and cottages, in particular Nos 20-22, which have swept gables and indeed No 22 is a house. Behind the shops on Green Wrythe Lane, the wall of the former workhouse can still be found.

3.14 The BP Petrol Station is on a site which has a long-standing garage use, dating from at least 1974. The petrol station in its current form was developed in the early 2000s. The final properties in this sub area are 1-3 Nightingale Road and are nationally listed. They are a pair of shops dating from the Victorian period. Both properties are examples of good shopfronts, comprising four elliptical-headed windows with narrow pilasters and transoms roughly two-thirds up the windows.

Strengths	Weaknesses
Eclectic mix of commercial properties, which creates a "village" feel	Some poor quality shopfronts
Listed building: 1-3 Nightingale Road	Some properties not in good repair
Encloses The Green well	Petrol station lacks character



Nos 1 and 3 Nightingale Road

Sub Area E The Villas of Wrythe Lane, West Street and North Street



No 1a Wrythe Lane

3.15 Nos 117-121 West Street and Nos 1-9a Wrythe Lane form the south-western boundary of the Conservation Area. The West Street properties comprise two pairs of setback suburban semi-detached properties with some their Arts and Crafts detailing intact. The Wrythe Lane section comprises two large and imposing Mock-Tudor semi-detached properties and two sets of four semi-detached, inter-war properties in a typical suburban style. Both sets feature double-fronted bay windows and a smaller bay window on the first floor. They all originally had small, open porches but all but two of the properties have glazed in the porches.



Nos 130-134 (Elm Villas) West Street

3.16 Nos 120-138 West Street form part of the southern boundary of the Conservation Area and are opposite Nos 117-121 West Street and Nos 1-9a Wrythe Lane. They are considerably older than the properties opposite and date from the late-Victorian period. Nos 136-138 are a pair of semi-detached houses and are square in form with a hipped roof and therefore similar to the properties on the northern side of the Conservation Area. Nos 130-134, named Elm Villas, is a terrace of (unusually) three properties, which retain many Victorian features such as decorative brickwork above the windows and porch arch. Nos 128-120 are plainer Victorian properties and much of the brickwork has been lost through rendering and pebbledash. These properties, however, do have interesting wrought-iron boards on the first-floor overhang and the overhang is supported by Arts and Crafts barley twist columns.



Wrought iron detailing

3.17 Nos 61-67 North Street are two pairs of late-Victorian, semi-detached houses linked by an unusual 1½ storey side return. As with many of the other more notable properties in the Conservation Area, they are square in proportion with a hipped roof and have attractive dentilled cornices (below the roof) and are in yellow brick, which is relatively rare in the London Borough of Sutton. Unfortunately, the roofs of the bay windows have lost their uniformity across the four properties.



Nos 61-67 North Street

Strengths

Some good examples of late Victorian and inter-war suburbia

136-138 West Street

130-134 (Elm Villas) West Street

61-67 North Street

Very few extensions so the original building form is still visible

Some properties still display original design features

Weaknesses

Loss of original detailing on properties

Loss of front garden boundary treatments

Sub Area F The Green & Carlton Towers



The War Memorial



Mulberry Tree



Old Pear Tree



The Green with Carlton Towers in the distance

3.18 Although not built development, The Green is integral to the character of the Conservation Area. There are three parts to The Green. The south-western part of The Green is a triangle of largely formal planting. A hedge separates this part of The Green from Wrythe Lane and there are three seemingly strategically planted sycamores forming a triangle at the Wrythe Lane/Wrythe Green Road junction. At the Wrythe Green Road/West Street junction, there is a mature oak tree but it is not seen at its best due to the dense planting around it.

3.19 The northern part of The Green features the recently installed war memorial commemorating “The Men of the Wrythe” and a nearby information board explains the history. This part of The Green also features a fine example of a sewer ventilation column. The tree species are varied with ashes, a clump of silver birches, a rowan and some horse chestnuts, which may have to be replaced in the near future as they have contracted canker.

3.20 The eastern part of The Green includes the eight-storey tower block of Carlton Towers. Although it may seem that Carlton Towers, the adjacent dental surgery and parking are encroachments on The Green, in fact, this part of The Green has been developed since late Victorian times. The site of Carlton Towers and the adjacent development was the site of Nos 71-75 North Street and their gardens encroached far more into The Green than Carlton Towers does today. Furthermore, there was also a No 69 North Street so the whole of the North Street-side of this part of The Green was fronted by residential properties. No 69 was pulled down around the same time as Carlton Towers was built and the area given over to create more open space.

3.21 However, the remnants of No 69’s garden can be seen in the tree species as it seems to have been something of an orchard. Where No 69 once stood, there are some very old pear trees, over 60 years old, a mulberry tree and a walnut tree. To complement these historic trees, in autumn 2019, additional young fruit trees were planted in this area. The rest of the tree species in this part of The Green are not so impressive, particularly the conifer planting around Carlton Towers. Judging from the age of the conifers, it is likely that they date from when Carlton Towers was built and presumably were planted to screen the development. However, they look totally out of place amongst many of the native species on the rest of The Green. Within the conifers, however, there are some pollarded limes, which themselves can create a quite effective screen. As the conifers are ageing, the management company of Carlton Towers may wish to consider their replacement with pollarded limes.

Strengths

Attractive open space

Some mature trees

Historic memorial

Listed sewer ventilation column

Weaknesses

Some diseased trees

Conifers screening Carlton Towers



London's Greenest Road Junction?



Sewer Ventilation Column



The Grove of Silver Birches

Carshalton's

Sewer Ventilation Columns

The northern part of The Green includes a fine example of a Carshalton Urban District Council Sewer Ventilation Column, also known as 'Drain Pressure Release Pipes', 'Stink Pipes' or 'Stench Pipes'. The Carshalton ones were designed by the notable sanitation engineer Baldwin Latham (1836-1917), and produced by W Macfarlane & Co of Glasgow, a prestigious Victorian ironworks renowned for producing decorative and ornate ironwork. The pipes are extremely tall with an ornate top fixture comprising a large arrow, a globe with four trumpet-like funnels and a spike spire piercing a crown. The height and funnels were to ensure the gas disperses efficiently so as not to inconvenience local residents. It is not known what purpose the arrow has, whether to indicate the direction of sewer flow or act as a weather vane to indicate wind direction. The Sewer Ventilation Columns have been added to the National Heritage List for England because of their architectural and historic interest and for their group value with 28 columns remaining in the area including this column on The Green.

The Heroes of The Wrythe

The Cricketers Public House, which was located just outside the Conservation Area and is now Cricketers Terrace on Wrythe Lane, was popular with local men and was run by the landlord Frederick Bird. Bird was a very successful recruiter for World War I and had a board mounted on the wall of the pub with the words "For the heroes of the Wrythe". Many, however, never returned from the conflict. In 1919, Bird organised a public subscription for a cross of remembrance for the 45 local men who lost their lives. The cross was originally located in the St Andrew's churchyard on Wrythe Lane but moved to All Saints' Churchyard in Carshalton when the St Andrew's mission was demolished.

Four Conservation Area Boundary



4.1 Paragraph 68 of Historic England’s Advice Note ‘Conservation Area Appraisal, Designation and Management’ requires local authorities, when undertaking character appraisals, to consider whether the Conservation Area boundary needs amending. In the case of the Wrythe Green Conservation Area, there are a number of areas which contribute more weakly to the character of the conservation area than others, Waterloo Cottages and the terrace fronting Wrythe Green are two examples. However, the intrinsic character of the Conservation Area is built development surrounding parkland which is criss-crossed by an elaborate road network and to lose any part of the surrounding development would detract from the sense of enclosure it provides to the open space. Therefore, it is considered that, while there are weaker elements within the Conservation Area, on balance, for the sake of this sense of enclosure, it is better to leave the current boundary of the Conservation Area unchanged.



Heritage Assets (Listed, Locally Listed and Unlisted Buildings or Structures of Merit)

- 1-2 Wrythe Green Road (Listed - L170)
- 1-6 Bedford Villas, Wrythe Green Road (Unlisted Buildings of Merit)
- Bedford Cottage/Woodcote House (Listed - L171)
- Ferncot/Littlecot (Listed - L172)
- 1-2 Ivy Cottages (Unlisted Buildings of Merit)
- 1-3 Nightingale Road (Listed - L97)
- Sewer Ventilation Column, The Green (Listed - L212)
- Drinking Fountain (Locally Listed - LL93)
- 136-138 West Street (Unlisted Buildings of Merit)
- 130-134 (Elm Villas) West Street (Unlisted Buildings of Merit)
- 61-67 North Street (Unlisted Buildings of Merit)



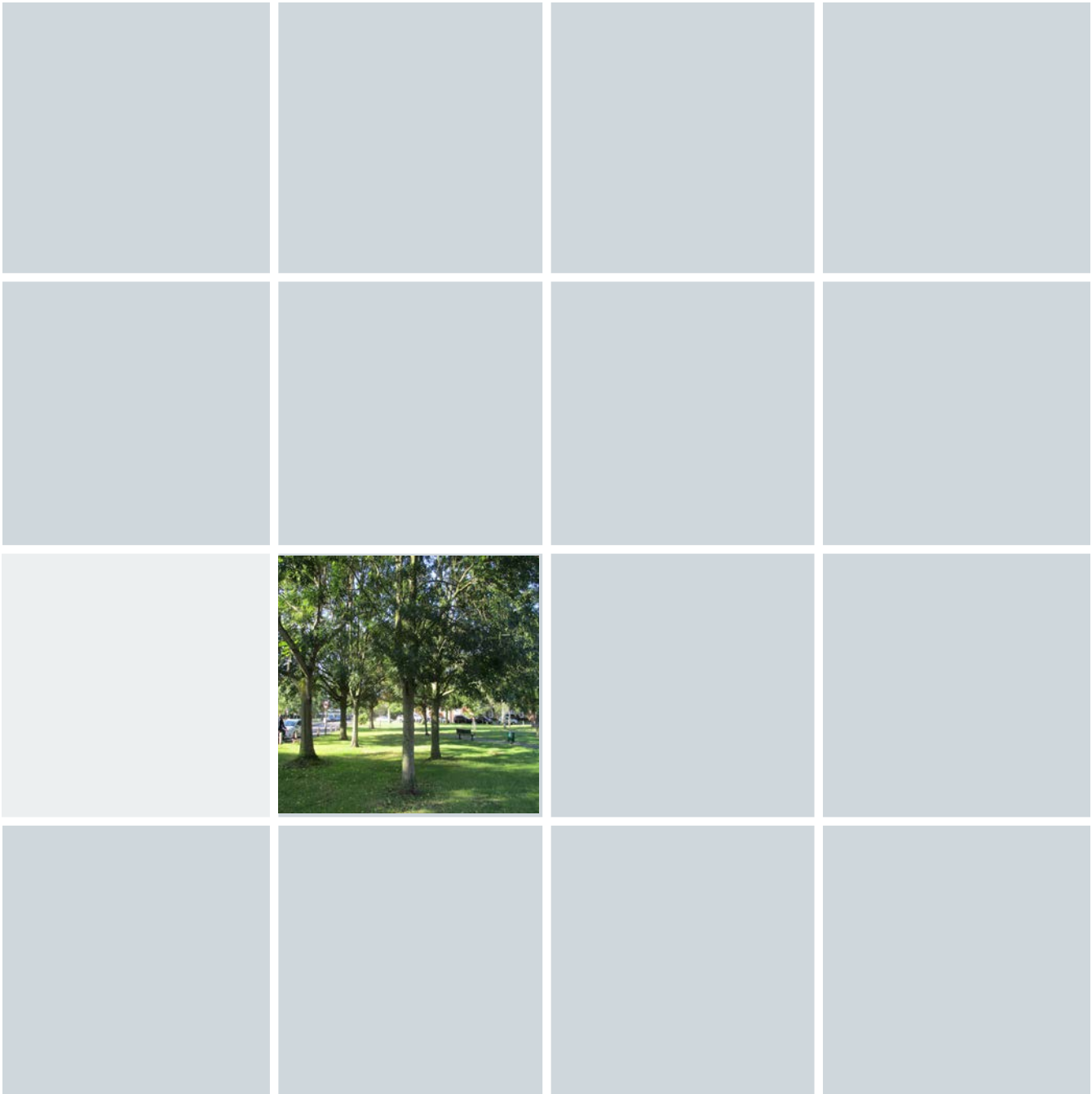
Five Development Management Checklist



5.1 For the borough’s larger Conservation Areas, the Council has produced planning guidelines to manage development in the Conservation Areas. These have included site-specific and general guidelines to ensure that character is conserved and enhanced. However, in the case of the borough’s smaller Conservation Areas, the Council is publishing a checklist for all those involved in development to highlight what is necessary to consider when formulating a planning application or when a planning application is being decided. The Wrythe Green Conservation Area Management Checklist is set out below. A “No” answer to any question means the development is inappropriate.

Development Management Checklist	
HERITAGE ASSETS (Listed, Locally Listed and Unlisted Buildings/Structures of Merit)	
Does the development...	
1	Conserve, and preferably enhance, the significance of the heritage asset
2	Conserve, and preferably enhance, the setting of the heritage asset
3	Conserve, and preferably enhance, the setting of a nearby heritage asset
RESIDENTIAL EXTENSIONS AND ALTERATIONS	
Is/Does the development...	
4	Subservient to the existing building or structure in terms of height, scale and massing
5	Respect the existing building or structure in terms of materials
6	Harmonious with the existing building or structure, especially with regard to roof development
7	Harmonious with the character of the sub area
NEW RESIDENTIAL DEVELOPMENT	
Is/Does the development...	
8	Of a height, scale and design that is in character with the sub area
9	Enhance those elements which contribute to the strengths of the sub area
10	Have appropriate architectural detailing and materials that are characteristic of the sub area
11	Respond to natural features
12	Retain trees, hedges and other landscape features
13	Designed so that car parking does not dominate
COMMERCIAL DEVELOPMENT	
Is/Does the development...	
14	Retain or reinstate the original features of the front facade
15	Ensure the front facade is well proportioned with the fascia not dominating
16	Provide a reasonable level of transparency into the development
17	Respect the existing structure and the character of the sub-area in terms of materials

Development Management Checklist	
18	Have security devices which have a minimal impact on the character of the building
19	Have illuminated signs which are well-integrated and do not have a negative impact on road users, residential properties, the streetscene or the character of the area
20	Without freestanding advertisement signs
21	Have appropriate outdoor space which does not obstruct movement on the street
BUILDING HEIGHTS	
Is the development...	
22	Of two to three-storeys unless it is a replacement for Carlton Towers, in which case the replacement building will need to respect the storey heights set out in the Local Plan
THE GREEN	
There should be no development on The Green	
23	Public access should never be reduced
24	The open character must be retained
25	The existing trees or hedges should be retained unless they are dead or imminently dangerous
26	Additional/replacement trees should be of a species appropriate to the character and history of the area and the soil type (eg London Plane, Copper Beech or Beech) and complement existing trees and hedges
27	Additional/replacement trees should not “crowd out” existing trees both in terms of growing potential and visual attractiveness
28	The ageing conifers around Carlton Towers should be replaced by native trees, which are appropriate to the Conservation Area and provide an effective screen



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