

APPENDIX 2: BUILT ENVIRONMENT

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SCHEDULE 2.1: HISTORIC ENVIRONMENT

Listed Buildings

Street	Name or Description	Grade	Neighbourhood
All Saints Road	All Saints Church	B	Wandle Valley
Ashcombe Road (South Side)	Rear Garden Walls to Nos. 5 to 27 (odd) (Former Boundary Wall to Carshalton Park)	II	Carshalton
Banstead Road South	Clapham Lodge, 13 Bawtrey Close	II	Carshalton
Beeches Avenue	Pillar Box outside No. 56	II	Carshalton
Beeches Avenue	2 Storey, 2 bay house built 1903-4	II	Carshalton Beeches
Bishopford Road	Hill House	II	St. Helier North
The Brandries	Camden House	II	Beddington
The Brandries	Rear Garden Walls to Brandries; Cottage and former Kitchen; Garden Walls and Gate to Camden House	II	Beddington
Bridle Way	Barn, Woodcote Golf Club	II	Coulsdon
Bridle Way	Woodcote Grove House, Woodcote Park	II	Coulsdon
Brighton Road (East Side)	No. 139 (Sutton Lodge)	II	Sutton South
The Broadway (West Side)	Late C15, 2 storeys, gabled	II	Cheam
The Broadway (West Side)	Nos. 45, 47 and 49 to 57 (odd)	II	Cheam
Butter Hill (North East Side)	Elm Cottage	II	Carshalton
Carshalton Road (South East Side)	Sutton Police Station	II	Sutton East
Cheam Common Road	Church of St Philip Church (now demolished unsafe structure)	C	Worcester Park
Cheam Road (North Side)	Trinity Methodist Church and Hall	II	Sutton
Cheam Road	Sutton Baptist Church including the Church Hall and No. 21 (Sutton Baptist Church Sunday School)	II	Sutton
Christchurch Park	Christ Church	C	Sutton South
Church Farm Lane	Boundary Wall and Outbuilding to former West Cheam Manor House	II	Cheam
Church Farm Lane	Church Farmhouse	II	Cheam
Church Hill	Anne Boleyn's or Bullen's Well	II	Carshalton
Church Hill	Madeley Cottage, St Mary's	II	Carshalton
Church Hill	Railings to Madeley Cottage	II	Carshalton
Church Road (East Side)	C13 and later incorporating pre C14 masonry fragments	B	Beddington
Church Road (East Side)	Lychgate at West Entrance to churchyard of St Mary's	II	Beddington
Church Road (East Side)	Churchyard Walls	II	Beddington
Church Road (East Side)	Lamp Standard in churchyard to south-west of Church Tower	II	Beddington
Church Road (East Side)	Beddington Place (whole area)	I/II	Beddington
Church Road (East Side)	Beddington Place (Great Hall only)	I	Beddington
Church Road (East Side)	Beddington Place (2 end wings)	II	Beddington
Church Road (East Side)	Gates and Wrought-Iron Screen at West Entrance to Beddington Place	II	Beddington
Church Road (East Side)	Orangery Wall at Beddington Place	II	Beddington
Church Road (East Side)	Garden Walls at Beddington Place (Carew Manor Special School) to north of Orangery Walls	II	Beddington
Church Road	Boundary Walls to Beddington Place along east side of Church-yard and along Church Lane	II	Beddington
Church Road (East Side)	Pigeon House to north-west of Beddington Place	II*	Beddington

Street	Name or Description	Grade	Neighbourhood
Church Road (East Side)	Wall to south-west of Beddington Park Cottages	II	Beddington
Church Road (Northern End)	East Lodge	II	Beddington
Church Road (South West Side)	Boundary Walls to extension of Churchyard to west of Church Road	II	Beddington
Church Road (South West Side)	Lychgate at entrance to West Churchyard extension	II	Beddington
Church Road	Church of St Dunstan	B	Cheam
Church Road	Remains of Old Church of St Dunstan, now known as The Lumley Chapel	II	Cheam
Church Road	Lychgate in the Churchyard of St Dunstan's	II	Cheam
Church Road	Later C16 early C17 2 storey house	II	Cheam
Croydon Lane	Grotto and Flanking Walls at The Oaks	II	Woodmansterne
Croydon Lane	Former Stables, Billiard Room and Coach House Wings on South and East Sides of the Stable Yard at The Oaks	II	Woodmansterne
Ewell Road (North Side)	Stone Cross and Drinking Fountain	II	Cheam
Ewell Road (South Side)	Nos. 1 to 4 (consec) (Park Cottages)	II	Cheam
Festival Walk	The Old Rectory	II	Carshalton
Guy Road	Brandries Cottage	II	Beddington
Guy Road	Rear Garden Walls to Brandries Cottage and former Kitchen Garden. Walls and Gate to Camden House	II	Beddington
Hackbridge Green	Nos. 9 to 15 (odd) Nos. 19 to 25 (odd)	II	Hackbridge
Hackbridge Road	The Old Red Lion Inn	II	Hackbridge
High Street (North Side)	Road Bridge (Retaining Walls of Embankments of the pond to the west of North Street and its railings)	II	Carshalton
High Street (North Side)	South East Culvert and South and East retaining walls of the pond to the east of North Street	II	Carshalton
High Street (North Side)	The Leoni Bridge (North Retaining Wall of the pond to the east of North Street)	II	Carshalton
High Street (North Side)	No. 1	II	Carshalton
High Street (North Side)	Gates adjoining No. 1 at south west entrance to The Grove	II	Carshalton
High Street (North Side)	Nos. 5 and 7	II	Carshalton
High Street (South Side)	Church of All Saints	B	Carshalton
High Street (South Side)	North Churchyard Wall including former Fire-Engine House at west end	II	Carshalton
High Street (South Side)	East and West Churchyard Walls	II	Carshalton
High Street (South Side)	No. 4	II	Carshalton
High Street (South Side)	No. 6	II	Carshalton
High Street (South Side)	Wall rear of No. 6 connecting Nos. 4 and 6	II	Carshalton
High Street (South Side)	Nos. 16 to 20 (even)	II	Carshalton
High Street (East Side)	Nos. 26 and 28	II	Sutton
High Street (East Side)	Nos. 344 and 346	II	Sutton
High Street (West Side)	Walls set against party wall of Nos. 101-103	II	Sutton
Honeywood Walk	Honeywood Lodge	II	Carshalton
Honeywood Walk	South Boundary Wall to Honeywood Lodge and Gateways	II	Carshalton
Honeywood Walk	Culvert in front of Honeywood Lodge	II	Carshalton
Honeywood Walk	The Gate House	II	Carshalton
Honeywood Walk	Wall to east of the Gate House	II	Carshalton
London Road	Former Lord Nelson Inn (now part of Nurses Home at St Anthony's Hospital)	II	North Cheam
London Road (East Side)	Wallington Bridge	II	Wallington

Street	Name or Description	Grade	Neighbourhood
London Road (West Side)	No. 258	II	Wallington
London Road (West Side)	No. 282	II	Wallington
London Road (West Side)	No. 284 (Wandle Bank)	II	Wallington
London Road (West Side)	Culvert at South West end of Ornamental Pond at corner of Butter Hill and London Road	II	Wallington
Malden Road (South West Side)	No. 1 (Whitehall)	II*	Cheam
Malden Road (South West Side)	No. 3 (Nonsuch Cottage)	II*	Cheam
Malden Road (South West Side)	North Boundary Wall to No. 1 (Whitehall) and No. 3 (Nonsuch Cottage)	II*	Cheam
Malden Road (South West Side)	Nos. 5 to 9 (odd)	II	Cheam
Malden Road (South West Side)	Underground Room to rear of No. 5	II	Cheam
Malden Road (South West Side)	No. 15 (The Rectory)	II	Cheam
Manor Road (North East Side)	Church of the Holy Trinity	C	Wallington
Manor Road (South West Side)	Duke's Head Public House	II	Wallington
Manor Road (South West Side)	Nos. 8 and 10, No. 12 (Dolphin Cottage) No. 14, No. 16 (St James Cottage) Garden Walls and Piers to Nos. 8 to 16 (even)	II	Wallington
Manor Road (South West Side)	No. 32	II	Wallington
Manor Road (South West Side)	No. 36	II	Wallington
Manor Road (South West Side)	Nos. 38 and 40, No. 40A	II	Wallington
Middleton Road	Riverside	II	Mitcham
Mill Green Road	No. 40, No. 44, No. 48, Nos. 42 and 46	II	Mitcham
Mill Lane (South East Side)	Water Wheel in grounds of The Grove	II	Carshalton
Milton Road	Church of St Michael	C	Wallington
Nightingale Road	Nos. 1 and 3	II	Carshalton
North Street (West Side)	No. 21 (North Lodge)	II	Carshalton
Onslow Avenue	Front Garden Walls to Nos. 3 and 5 (Craig House), No. 7 (Trewarren), No. 9 (High Trees), No. 11 (Merrow), No. 13 (Lynwood), Nos. 15 and 17 (Wood Lodge), Green Gap, Driftwood, Wychwood, South Garden Wall to Wychwood.	II	Cheam
Orchard Hill	Nos. 1A and 2A	II	Carshalton
Orchard Hill	No. 5A	II	Carshalton
Park Hill (West Side)	No. 19	II	Carshalton
Park Hill (West Side)	Nos. 25 and 27	II	Carshalton
Park Lane (South Side)	No. 3	II	Cheam
Park Lane (South Side)	No. 5	II	Cheam
Park Lane (South Side)	No. 7 (Anne's Cottage), No. 9 (Oak Cottage), No. 11 (Little Haven)	II	Cheam
Park Lane (South Side)	Nos. 13 and 15	II	Cheam
Park Lane (South Side)	Nos. 17 and 19	II	Cheam
Park Lane (South Side)	Nos. 21 to 25 (odd)	II	Cheam
Park Lane (West Side)	Lodge to Cheam Park	II	Cheam
Park Road (South Side)	Nos. 3 and 5	II	Cheam
Park Road (South Side)	No. 17 (Old Red Lion Inn)	II	Cheam
Park Road (East Side)	No. 38 (Cheam Cottage)	II	Cheam
Park Road (East Side)	South Garden Wall to No. 38 (Cheam Cottage)	II	Cheam
Plough Lane	Nos. 57 and 59, Nos. 61 and 61A (Formerly listed as No. 61)	II	Beddington
Pound Street (South Side)	The Greyhound Inn	II	Carshalton
Pound Street (South East Side)	Part of No. 37	II	Carshalton
Pound Street (North West Side)	Ruskin Stone at the junction of West Street and Pound Street	II	Carshalton
Pound Street (North West Side)	C19 cast iron pump	II	Carshalton

Street	Name or Description	Grade	Neighbourhood
Pound Street (North West Side)	Boundary Walls to Carshalton House along Pound Street and Shorts Road	II	Carshalton
Pound Street (North West Side)	Gate Piers and Gates at Carshalton House	II	Carshalton
Pound Street (North West Side)	Chapel at St Philomena's Convent	II	Carshalton
Pound Street (North West Side)	Carshalton House 1691 - 1713	II*	Carshalton
Pound Street (North West Side)	Hermitage or Grotto at Carshalton House	II*	Carshalton
Pound Street (North West Side)	Water Pavilion at Carshalton House	II	Carshalton
Queen Marys Avenue	Church of the Good Shepherd Carshalton on the Hill	II	Carshalton Beeches
Ruskin Road	Grotto in Carshalton Park	II	Carshalton
St Barnabas Road	Church of St Barnabas	C	Carshalton North
St Nicholas Road (Way)	Church of St Nicholas	C	Sutton
St Nicholas Road (Way)	Gibson Mausoleum in St Nicholas' Churchyard	II	Sutton
Shotfield	Section of Surrey Iron Railway in the grounds of Wallington library	II	Wallington
Springclose Lane	Church Farmhouse (Nurses' Home)	II	Cheam
The Square (East Side)	No. 6	II	Carshalton
The Square (The Orangery) (East Side)	2-storey building early to mid C18	II	Carshalton
The Square (West Side)	Carshalton Public Library	II	Carshalton
Strawberry Lane	Strawberry Lane Baptist Church	II	Carshalton
Warren Avenue (North Side)	Wall on North Side of Warren Avenue	II	Cheam
Warren Avenue (South Side)	North West Garden Wall to Devonshire House	II	Cheam
West Street (West Side)	Boundary Wall to Carshalton House	II	Carshalton
West Street (West Side)	Water Pavilion at Carshalton House	II*	Carshalton
West Street (West Side)	No. 3	II	Carshalton
West Street (West Side)	Nos. 7 to 11 (odd)	II	Carshalton
West Street (West Side)	No. 15	II	Carshalton
West Street (West Side)	Nelson House	II	Carshalton
West Street (East Side)	No. 2	II	Carshalton
West Street (East Side)	No. 4	II	Carshalton
West Street (East Side)	Nos. 6 and 8	II	Carshalton
West Street (East Side)	Nos. 10A and 10	II	Carshalton
West Street (East Side)	No. 12	II	Carshalton
West Street (East Side)	Nos. 20 to 24 (even)	II	Carshalton
West Street (East Side)	No. 42	II	Carshalton
West Street (East Side)	No. 70	II	Carshalton
West Street (East Side)	Nos. 72 to 78 (even)	II	Carshalton
West Street (East Side)	No. 80 (The Rose Cottage)	II	Carshalton
West Street Lane (North Side)	No. 25	II	Carshalton
West Street Lane (South Side)	Part of northern boundary wall of The Lodge, to the East of No. 16	II	Carshalton
Westcroft Road (North West Side)	No. 37 (Parkfields)	II	Carshalton
Westcroft Road (North West Side)	Piers, Wall and Railings to the original Parkfields	II	Carshalton
Westcroft Road (North West Side)	South West Boundary Wall of No. 33	II	Carshalton
Westcroft Road (North West Side)	Westcroft Farm Cottage, Westcroft Cottage	II	Carshalton
Westcroft Road (North West Side)	Westcroft	II	Carshalton
Westcroft Road (South East Side)	Westcroft	II	Carshalton
Westcroft Road (South East Side)	Pier incorporating Boundary Stone and Wall to rear	II	Carshalton
Westcroft Road (South East Side)	No. 38 (Bramblehaw End)	II	Carshalton
Westcroft Road (Sth East Side)	No. 40 (Bramblehaw Cottage)	II	Carshalton
Wilbury Avenue	Garden walls in front of Nos. 2 to 16 (even) and rear garden walls to No. 18	II	Cheam

Street	Name or Description	Grade	Neighbourhood
Woodcote Avenue	Woodcote Hall	II	Wallington
Woodstock Road	South Garden Wall to No. 32	II	Carshalton
Wrights Row	Nos. 3 to 9 (odd)	II	Wallington
Wrythe Green Road	Nos. 1 and 2	II	Carshalton
Wrythe Green Road (North West Side)	Bedford Cottage, Woodcote House	II	Carshalton
Wrythe Green Road (North West Side)	Littlecot, Ferncot	II	Carshalton
Carshalton House (St Philomena's School)	Carshalton House largely rebuilt 1718-21	II	Sutton

Notes

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

Locally Listed Buildings

Property	Neighbourhood	Listing Criteria
Thomas Wall Garage, Angel Hill	Sutton	(i)
The Old School House, Avenue Road	Belmont	(v)
Canon Bridges Bridge, Beddington Park	Beddington	(iv)
Stone and Flint Bridge, Beddington Park	Beddington	(iv)
Sutton Adult Education Centre, Benhill Avenue	Sutton	(i)
Bishopsford House, Poulter Park, Bishopsford Road	Morden	(i)(iv)
Mount Pleasant Cottages, Bridges Lane	Beddington	(i)(iv)
The Wandle Flour Mill, Bridle Path	Beddington	(i)(v)
The Chilterns, Brighton Road	Sutton	(v)
Stowford, 95 Brighton Road	Sutton	(i)(iii)(v)
185 Carshalton Road	Sutton	(i)(v)
St. Christopher's Catholic Church, Dallas Road	Cheam	(i)(iii)
St. Albans Church, Gander Green Lane	Cheam	(iii)(v)
Bridge and Rockery Smee's Garden, Grange Park	Wallington	(i)(iii)(v)
The Red House, 86 Grange Road	Sutton	(i)(ii)
The Grove, Grove Park	Carshalton	(iv)
The Nest, Grove Park	Carshalton	(iv)
Barclays Bank, 43 High Street	Sutton	(v)
The Parochial Rooms, Malden Road	Cheam	(ii)(iii)(v)
Ansells Snuff Mill, Mill Lane	Carshalton	(i)(iii)
Carshalton Railway Station, North Street	Carshalton	(i)
Sewer Vent Pipes	Various around Borough	(v)
Well Cottage, 41 Plough Lane	Purley	(i)
Dell Cottages, 37-38 Rectory Lane	Wallington	(i)
Alexandra Villa, "The Bottle House", William Road	Sutton	(iii)(v)
Wallington Town Hall, 120 Woodcote Road	Wallington	(v)
Russetings, Worcester Road	Sutton	(i)(iii)(v)
The Gas Showrooms, "The Gasienda", Woodcote Road	Wallington	(iv)
Collingwood School, 3 Springfield Road	Wallington	(i)

Notes

Criteria

- Historical interest by local, economic or social significance, well known historical events, people or designers.
- Fine example of work by local architects or builders of esteem.
- Local community interest.
- Important to setting of nearby buildings and open spaces.

5. Important in relation to the townscape view.

Historic Parks and Gardens

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conservation Areas

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

The area has several notable listed buildings and high quality housing which benefits from the nearby Park Lane. The housing is concentrated along the southern boundary and is laid out into several generic groups incorporating interesting arrangements of houses, communal grass areas, alternating walks and courtyard areas with mature trees within front gardens and additional planting areas.
- 2. BEDDINGTON VILLAGE (designated 1993) 10 hectares**

This area has a rich heritage with considerable historic and architectural value constituting terrace cottages from the 1800s, concentrated along the western side of Richmond Road, portraying idyllic scenes. The condition of the terraces are reasonable with front gardens of varied style. Most have low walls and shrub planting. South of the River Wandle is old Forge House, a block of flats built around the 1960s. Bridge Path Road runs along the south boundary with two styles of housing. To the south side are 1930s semi-detached houses with painted pebbledash rendering and tiled porches, with deep front gardens, to the north are terraced houses with small front gardens. Soft landscaping is limited within the area, the only mature tree belts is along the south-west section of the River Wandle and the cubic open space area to the south-east.
- 3. CAREW MANOR (designated 1977) 15 hectares**

The area is small and predominately comprises the historic Carew Manor. The area holds numerous listed buildings including St. Mary's' Church, The Lychgate at the west entrance to the churchyard, the Pigeon House, The East Lodge and The Great Hall.
- 4. CARSHALTON PARK (designated 1993) 14 hectares**

The historic Carshalton Park forms the centre of this area (see also previous Section in this Appendix). A residential area forms the southern boundary and comprises detached and semi-detached housing. The houses in Park Close all have painted rendered finishes, some with timber detailing to the apex of the roofs. The majority of the houses in Ashcombe Road were built around the 1930s all of which have large sized front gardens used for off-street parking. Mature shrubs give some privacy to the properties. Mature planting within the properties and on broad verges complements and provides unity with the Park.
- 5. CARSHALTON VILLAGE (designated 1968) 43 hectares**

A large conservation area which primarily encompasses open parkland of historic significance, particularly the grounds of St. Philomenas and The Grove. There is a mixture of housing, varying in style and size. There is a high standard of design and infill development with evidence of careful control, with sensitively designed refurbishments of existing properties (e.g. The Orangery, a listed building dating back to 1768). The majority of the built fabric of the area maintains its original character.
- 6. CHEAM VILLAGE (designated 1970) 29 hectares**

A large proportion of this relatively large conservation area comprises open parkland of historic significance, namely Cheam Park. The residential properties vary across the area, including small flats over shops to large semi-detached houses near the Park. There is a diversity of styles and ages with many notable listed properties, including the gabled Whitehall and the old rubble stone Church of St. Dunstons. Many of the buildings in this historic area date back to the 17th Century, especially in Morden Road. The core shopping area has a historic character and the majority of the shops are decorated with timber detailing and leaded-light windows which give the area its distinctly Tudor appearance. Recent office developments have been designed in-keeping with this style and scale. The residential areas between the Park and The Broadway have a quiet and intimate feel, which is helped by traffic management measures. New housing has been built to conform to the existing scale.
- 7. CHURCH LANE (designated 1993) 1.5 hectares**

A narrow cul-de-sac comprising a new housing estate to the North, Carew Manor to the west and Sherwood Park School on the southern edge. Properties along the north side comprise mixed semi and detached housing. Terraced housing on higher ground runs along the south side of the roads with small front gardens. The new terraced houses is

built at three stories with the top floor accommodation integrated into the pitch of the roof. At the end of Church Lane is Orchard Walk where the buildings are of no special importance although this area has historic and archaeological significance. Church Lane has retained its character with typical late Victorian and Edwardian buildings which give an intimate impression.

- 8. GROVE AVENUE (designated 1992) 1.4 hectares**
A small conservation area, situated adjacent to the Landseer Road Conservation Area. The area portrays a distinct continuity of architectural style, with all buildings in the same style finished identically in brick with rendering in natural finish to the first floors. The area has an interesting character with houses dating from around the 1930s. The area has maintained its original character due to the strict control over housing development and environmental improvements.
- 9. HOLY TRINITY (designated 1997) 1.4 hectares**
A comparatively new conservation area centred around the listed Holy Trinity Church and its grounds. There are numerous outstanding buildings, predominately Victorian which are either listed or have been nominated for local listing. The other properties in the area compliment and provide an appropriate backdrop to the church.
- 10. LANDSEER ROAD (designated 1993) 9 hectares**
A relatively small Conservation Area, comprising some 138 properties, between Sutton and Cheam Village. The houses are predominantly large detached Victorian Villa properties. The grandeur of the original Victorian houses is a significant feature of the area, surrounded by mature trees and grass verges.
- 11. PARK HILL (designated 1993) 2 hectares**
This area is dominated by large detached and semi-detached, quality-build Victorian houses. There is great diversity of design and finish to the properties. Mature trees run along the pavement on the east side, while mature evergreens encroach over the road from private gardens. This combination of foliage gives Park Hill its attractive identity.
- 12. SUTTON GARDEN SUBURB (designated 1993) 8.5 hectares**
Comprises a variety terraced and semi-detached houses around small central greens. The residential areas are provided with a generosity of space along the roads, which is predominately utilised by wide grass verges with the planting of mature trees and old shrubs. The quality of the area lies not only with the layout of the gardens and green spaces, but also the high quality of its 'cottage style' architecture. The houses are designed in the vernacular revival style, typical of the garden city movement.
- 13. WALLINGTON GREEN (designated 1971) 3.5 hectares**
The area, which has a long history dating back to Roman times, consists of a mixture of residential, retail and light industrial uses. The listed Dukes Head public house provides a focal point for the area, in addition to the row of cottages on Wrights' Row and Whitehall Place. The area comprises a diversity of architectural styles. The residential terraced houses along Manor Road have a distinctive unity of character. Most of the retail outlets along Manor Road still retain their original timber frontages.
- 14. WRYTHE GREEN (designated 1968) 5 hectares**
The general impression of this area is its five small village greens, reflected by the style and scale of domestic and retail uses which surround the greens. Woodcote House overlooks the area on the north, south and west boundaries. The area focuses strongly around the old buildings along Wrythe Green Road and The Greens. The roads are in an exposed aggregate texture, with block edging. Street lighting is uniformed and comprises of pointed metal conservation style column types. The timber posts and chains which surround the three greens gives the area unity.



Map 2.1

Conservation Area

Beddington Park





Map 2.2

Conservation Area

Beddington Village



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Map 2.3

Conservation Area

Carew Manor



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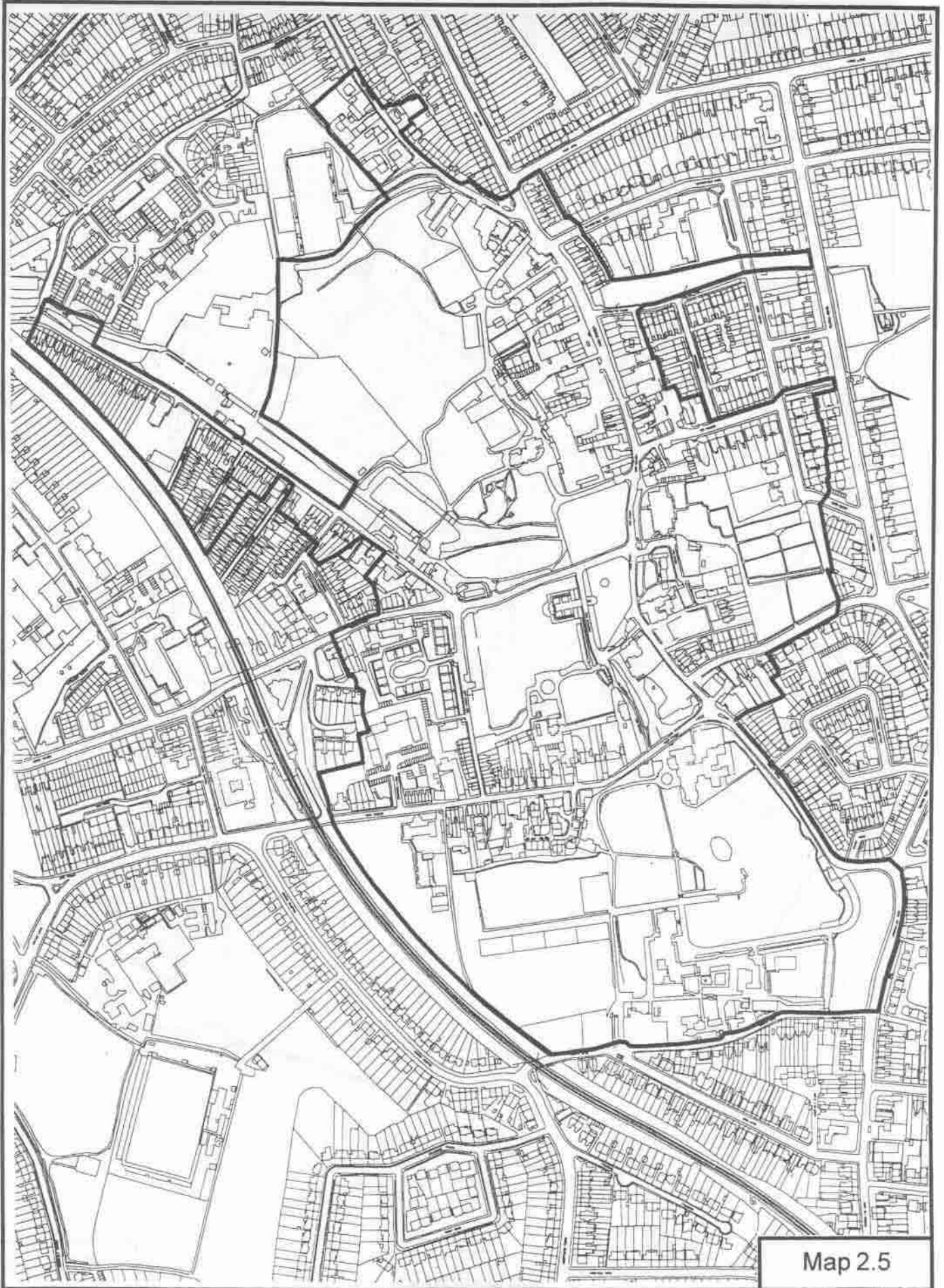
Map 2.4

Conservation Area

Carshalton Park



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Map 2.5

Conservation Area

Carshalton Village



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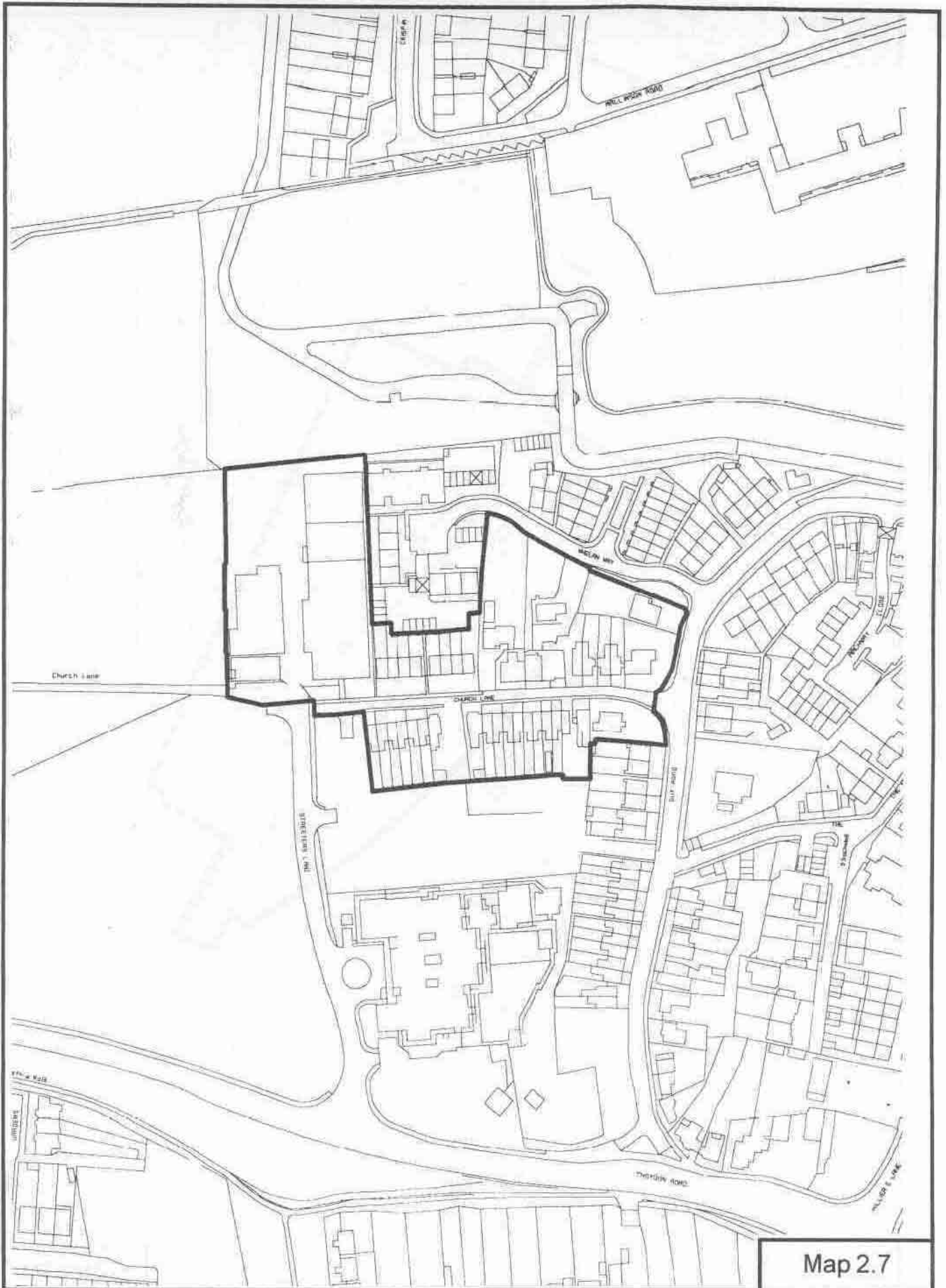
Map 2.6

Conservation Area

Cheam Village



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Map 2.7

Conservation Area

Church Lane



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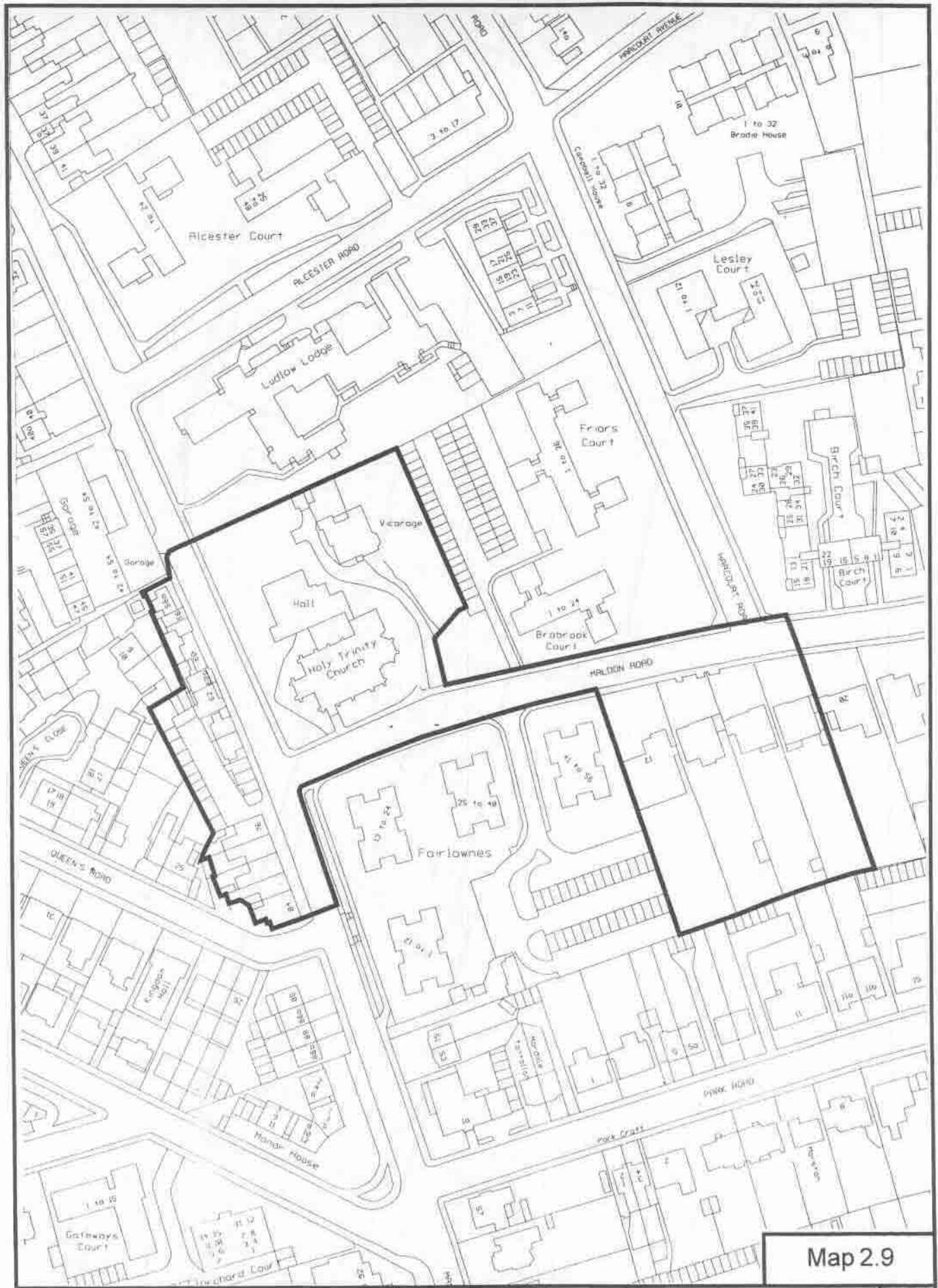
Conservation Area

Grove Avenue

Map 2.8



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Map 2.9

Conservation Area

Holy Trinity



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Map 2.10

Conservation Area

Landseer Road



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Map 2.10

Conservation Area

Landseer Road



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Map 2.11

Conservation Area

Park Hill



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Map 2.12

Conservation Area

Sutton Garden Suburb



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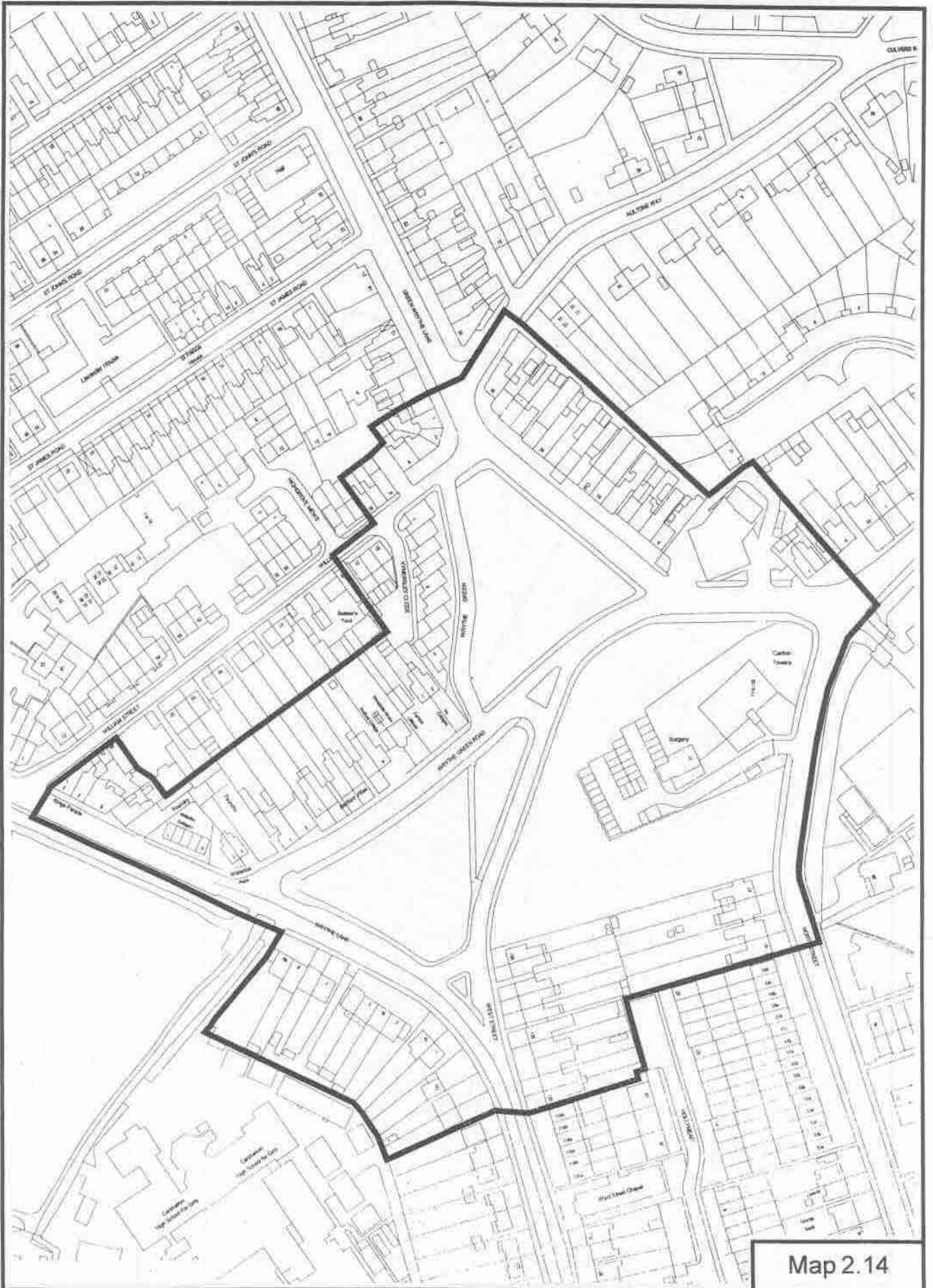
Map 2.13

Conservation Area

Wallington Green



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Map 2.14

Conservation Area

Wrythe Green



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Areas of Special Local Character

- 1. BEDDINGTON CORNER (12.5 hectares)**
The area is divided into three major residential areas, with a new housing estate outside the south-west corner. Throughout the centre and covering most of the area there is a mixture of late Victorian and 1930s dwellings. Along the east side are blocks of flats, which vary in finishes and age, from the early 1960s to the 1980s. To the south are blocks of cottage garden style terraced houses varying in age, style and finishes and with limited street planting. The flats to the east include soft landscape around the buildings.
- 2. BLENHEIM GARDENS / ONSLOW GARDENS (16.7 hectares)**
Most of the area is made up of old late Victorian, early Edwardian semi-detached properties. Most have deep front gardens, with mature shrubs. Some include examples of mock Tudor timber detailing. The other major style of development is inter-war housing which are typically pebble-dash rendered. Many roads are lined with mature trees of London Plane and Lime. The majority of gardens include gardens with mature trees, conifers and shrubs.
- 3. BUTE ROAD ESTATE (7.8 hectares)**
The majority of the area comprises semi-detached housing to the west with rows of terraced housing to the east. The overall appearance constitutes the impression of a cottage garden style estate. The terraced housing is finished in exposed brick or rendering, interspersed with terraces finished in mock Tudor detailing. Front gardens are generously wide with mature hedging and shrubs. Grass verges are present along each side of most roads. Mature trees line the central roads.
- 4. BEULAH ROAD / CLARANCE ROAD (10 hectares)**
The area comprises mainly late Victorian terraced housing to the west, and semi-detached early Edwardian houses to the east. Front gardens are small with no provision for off-street parking. Newer dwellings within the area have been designed to complement existing housing. Most of the vegetation is within the front gardens.
- 5. LONGFELLOW ROAD (4.47 hectares)**
Comprises mainly terraced housing built around the 1860s, interspersed within newer houses along the east side of the road. To the north there are semi-detached inter-war properties. Although some of the terraced houses have been rendered this does not detract from the character of the area. There is no tree planting along the road and vegetation is limited to that within front gardens.
- 6. NEWTOWN AREA (9.2 hectares)**
An area which largely made up of two storey Victorian terraced housing, the majority of which have small front gardens. Terraced houses fall into two types, those with bay ground floor windows and those finished in a traditional terraced design. Most of the original brick work has been painted or rendered. Houses have maintained their character with most window replacements following the original designs. The only vegetation is small shrubs which have been cultivated within some of the front gardens.
- 7. PARK ROAD/MELBOURNE ROAD (5.5 hectares)**
This area abuts and is partly incorporated into Wallington District Centre. The area has a rich variety of architectural styles and has examples of good quality Edwardian and Victorian architecture. The area also includes the most concentrated group of Victorian properties in Wallington. In the Park Road area houses are mostly detached whilst in the Melbourne area houses are more semi-detached in nature.
- 8. THE RIDGE (29.8 hectares)**
Mainly comprises detached houses around three large open areas comprising the Park, the playing fields and the school. There is some new housing, the most notable being a small estate in the centre of the area. The detached houses are large two storey with timber detailing, hung tiling and white rendering. All properties have large front gardens. Mature specimens of Birch, Sycamore, Poplar and some Pine and Spruce grow along the grass verges. The large front gardens allow for mature shrubs and further ornamental trees giving the area its lush green appearance.

9. ST. HELIER ESTATE (47 hectares)

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

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

10. ST. JOHNS ROAD AREA (4.7 hectares)

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

11. SANDY LANE/UPPER ROAD AREA (9.9 hectares)

This area comprises of large terraced Victorian/Edwardian houses which abut a small new housing estate located to the north-east corner of the site. To the west side the roads are heavily lined with mature Lime trees and the front gardens have mature shrubs. To the east around Beddington Grove tree planting is sparse and more recent.

12. SPRINGFIELD ROAD/GROSVENOR ROAD (4.1 hectares)

The Springfield Road/Grosvenor Road area lies adjacent to Wallington District Centre and consists of a number of residential properties of a similar character. It is a fairly unified area with much historical and architectural interest. The area also benefits from having a number of individual buildings which are currently being considered for Local Listing. The Grosvenor Road area comprises many late Victorian properties and is primarily residential in character.

13. VICTORIA ROAD (4.4 hectares)

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

14. WOODCOTE AVENUE (14.6 hectares)

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

15. PARK HILL ROAD AREA (8.9 hectares)

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