



London Borough of Sutton

Additions to the Local List

Consultation

January 2011



London Borough of Sutton
Local Development Framework

Proposed Additions to the Local List Consultation

Planning, Transport and Highways Service

Environment and Leisure

January 2011

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ONE

Introduction

Background

- 1.1 Sutton has long been regarded as a prosperous and attractive area in which to live. It conveys the image of a leafy well laid-out established 'arcadia', historically being a collection of rural villages. This "village" feel remains within many locations and consequently Cheam, Belmont and Carshalton are still referred to as villages.
- 1.2 Every place has a unique set of characteristics which are often made up of historic buildings, structures and spaces which need preservation and since 1968 (with the designation of Carshalton Village and Wrythe Green Conservation Areas) the Council has focused on the preservation of the special character and appearance of the Borough. In the last 40 years the Council has designated a further 12 Conservation Areas and has identified 22 Areas of Special Local Character.
- 1.3 However, in addition to these wider areas of historic importance there are buildings and structures which are valued as an important part of the historic environment. Indeed, in the recently published Government Planning Policy Statement 5: Planning for the Historic Environment (PPS5), heritage assets are defined as any building, monument, site, place, area or landscape having a degree of significance meriting consideration in planning decisions. Many such buildings are nationally important and therefore have been included on the Statutory List of Buildings of Special Architectural or Historic Interest. There are 176 Statutorily Listed buildings in Sutton. However, there are also buildings and structures which, although not of sufficient quality to warrant statutory listing, are locally significant because of their historic or architectural interest and these have been identified on the Local List. Currently there are 34 buildings within the London Borough of Sutton identified on the Local List¹.
- 1.4 The Statutory List is prepared by the Government, through the Department of Culture, Media and Sport and is based on advice from English Heritage. The Local List is based on an assessment against a set of local criteria (see Appendix 1) based on the definition of what comprise locally important features and is drawn up by the local authority. There are additional town planning controls for buildings or structures on the Statutory List, but these do not apply to the Local List.

¹ 29 were identified in the UDP (of which the Wallington Town Hall has now been nationally listed and Bishopsford House has been removed following its damage by fire and subsequent redevelopment) and 7 were identified through the 2007 review

- 1.5 This document sets out the results of a comprehensive review of possible additions to the Local List and will help to identify the significance of the most important local assets, in accordance with the requirements of PPS5 (Policy HE2)².
- 1.6 All the Borough's currently designated and identified heritage assets are summarised in the Borough Heritage Study (February 2009).

The Nomination and Selection Process

- 1.7 Over the last few years there has been a piecemeal approach towards updating the Local List. In 2007 local residents requested the review of a number of buildings which have subsequently been added to the Local List. In 2008 it was agreed that two additional properties (the Mock Tudor buildings on Ewell Road and the Sun Public house in Carshalton) met the criteria for Local Listing but could not be added to the list as there was no formal consultation. In 2009, through the consultation on the Site Development Policies Development Plan Document (DPD), a number of consultees responded with additional suggestions for the Local List. In view of the ongoing interest, Members' agreed in October 2009³ that a comprehensive review be undertaken of potential buildings and structures across the Borough and, in November 2009 residents and local groups were invited to nominate buildings and structure for inclusion on the Local List and Officers undertook a comprehensive review of the Borough. As a result of this process there have been over 120 nominations covering over 450 buildings and structures (see Appendix 2).
- 1.8 In collaboration with the Heritage Manager and the Borough Archivist and Local Studies Manager all the nominations were assessed against the criteria for inclusion on the List (see Appendix 1 for the full list of criteria). The schedule in Appendix 2 summarises the Planning Advisory Group's views and recommendations in respect of each nomination, and, where appropriate, has identified those buildings which should be shortlisted for consultation and possible inclusion on the List. Those sites shortlisted have been highlighted in Appendix 3 (the proposed additions to the Local List) for ease of reference. Appendix 4 lists the two properties identified in 2008 for consultation purposes.

Purpose of the Local List

- 1.9 In accordance with government guidance and best practice, the Local List provides clarity for owners, the local community, developers and Planning Officers, so that they are aware of the interest of a building as early as possible in the process of considering proposals to alter or extend a property.

Status of the Local List

- 1.10 This study has been prepared as supporting evidence for the Local Development Framework and as a material consideration for development control purposes.
- 1.11 Government guidance advises that buildings should be Locally Listed through the

² Policy HE2.1 2... "Ipsas should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented." PPS5 can be viewed on the Communities and Local Government website at www.communities.gov.uk. English Heritage's accompanying practice guide, also available on the website, identifies locally important buildings as non-designated heritage assets that can make an important positive contribution to the environment

³ The Planning Advisory Group (Minute 49/09)

development plan process. Whilst this can be through the preparation of a Supplementary Planning Document, it is preferable if the most up-to-date list is included in the Appendix of the Site Development Policies DPD. Accordingly the consultation programme has been devised to co-inside with the preparation of the Site Development Policies DPD.

Consultation

- 1.12** The consultation over proposed additions to the Local List will be carried out for a six week period starting on 5 January 2010. All comments must be received by 5pm on 16 February 2011.
- 1.13** Comments may also be made on those properties which have not been shortlisted for inclusion on the Local List if additional evidence can be supplied which demonstrates how the building meets one or more of the criteria for identification.
- 1.14** Comments should be emailed to ldf@sutton.gov.uk However, if you do not have internet access, comments can be sent to:

*Sally Blomfield
London Borough of Sutton
Strategic Planning
Environment & Leisure
24 Denmark Rd
Carshalton, SM5 2JG*

- 1.15** If you wish to discuss any issues raised in this document council officers will be staffing a heritage exhibition at Sutton Library on Wednesday 19 Jan 2011 between 4.30pm and 6.30pm and on Monday 7 February between 12.00pm and 2.00pm or you may contact Sally Blomfield on 020 8770 6200.



TWO

Implications of Local Listing

What Local Listing Means for an Owner

- 2.1 There are a number of benefits to owning a building or structure which is Locally Listed: as well as the additional kudos of living in such a property and being able to conserve a small slice of local heritage, such properties often have higher property values because of the architectural or historic associations.
- 2.2 It should be stressed that unlike properties which are nationally listed, inclusion on the Local List does not change the existing planning controls that already apply to buildings.
- 2.3 Although there are not the same levels of statutory controls and protection over Locally Listed buildings, owners are advised to carefully consider proposed works to their properties in order to preserve their architectural and historic integrity. Poorly designed alterations not in keeping with the original style can often lead to a reduction in the financial value of the property. Some minor works which may be considered 'harmless' may actually have a significant impact on the character of the property. This is particularly the case with alterations to windows and doors; the use of inappropriate materials (i.e. upvc; clay roofing tiles, render over detailed brick work or which obscures the use of locally traditional materials such as flint); and extensions which are out of character or scale. A summary of key considerations are set out in Table 1 below:

Table 1: Key Considerations When Proposing Alterations to Your Locally Listed Property
<ul style="list-style-type: none">• Owners should seek to preserve the character and appearance of the buildings and should consider the architectural or historic interest of their property when preparing development proposals such as extensions or alterations.
<ul style="list-style-type: none">• Owners should consider repairing rather than replacing windows and doors. If such features need to be replaced careful consideration should be given to the materials and the style and as far as possible there should be a 'like for like' replacement.

<ul style="list-style-type: none"> • Owners should carefully consider the impact or the removal of decorative roof features, chimneys or the replacement of slate with clay tiles as such alterations can have a detrimental impact on the architectural integrity and value of a property.
<ul style="list-style-type: none"> • Owners should design extensions so the character of the property is retained. In particular front porches can completely alter the style of a property and should be carefully designed.
<ul style="list-style-type: none"> • Owners should also consider the setting of the property – front boundary walls, fences and other features and front paths all make a significant contribution to the character of a property, as does the soft landscaping of front and side gardens. As many of the original features should be retained as possible.

2.4 Applications to develop/demolish buildings on the Local List will be subject to additional policy considerations⁴ by which the Council will resist proposals for demolition and seek to safeguard and encourage the preservation and enhancement of the character and appearance of Locally Listed buildings.

2.5 Finally, in order to be able to assess the impact of any development affecting heritage assets (including on Locally Listed properties), government guidance specifies that planning applications must be accompanied by a ‘Statement of Significance’ which should set out the level of significance of the heritage asset and the potential impact of the proposal. The council will not validate planning applications where the extent of the impact of the proposal on the significance of the heritage asset cannot be understood. It is therefore advisable to seek advice from someone with the appropriate level of expertise prior to submitting such planning applications.

⁴ Proposed Policy DM4 – Historic Environment of the Site Development Policies DPD

Criteria for Local Listing

In compiling the Local List it is important that clear and transparent procedures are adopted, in order to give credibility to the List.

Accordingly in Sutton, the council has approved a set of criteria (revised September 2007), which are used to assess the merits of buildings or structures which are considered for inclusion.

These criteria have been prepared in order to try to achieve a common standard for Local List buildings, and to make explicit the basis on which individual buildings or structures have been included on the Local List.

Criteria

The Council has considered whether the building or structure remains substantially unaltered and retains the majority of its original features and additionally whether it complies with one or more of the following criteria:

1. is of historical interest by local, economic or social significance, well known historical events, people or designers; *(To be included under this category the building must be associated with a locally famous person or connected to a locally significant historic, economic or social event or be considered to be an important part of the fabric of the community.)*
2. is of architectural interest by a locally significant architect or a good example of local construction techniques, materials or design.
3. is of local community interest;
4. is important to the setting of nearby buildings and open spaces;
5. is important in relation to the townscape view;
6. has group value *(This category applies to those building which individually may not merit inclusion on the Local List but which collectively, for example, represent a notable example of architectural style or which make a significant contribution towards the character and identity of an area.)*

Schedule of Nominations with Recommendations

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
1	<p>Nos 1-5 & 2-12 Cornwall Road, Cheam</p> <p>This is an Edwardian period group of houses, built in similar and co-ordinated styles.</p>	9	<p>Nos 1-5 Sutton West</p> <p>Nos 2-12 Sutton South, Cheam and Belmont</p>	Belmont	No	No	1 – 5 on the east side of the road and 2 – 12 on the west between Mulgrave Road and Worcester Road. Edwardian detached houses in exceptionally good condition – no plastic windows or cement roof tiles. Much good period detail including porches, crest tiles, finials etc. Of particular significance because it is the whole section of the road.	Yes (ii) and (vi)
2	St. John's Church, Belmont	1	Sutton South, Cheam and Belmont	Belmont	Adjacent to Queen's Road ASLC	No	Church identified in Pevsner, who noted the architects were Greenaway and Newberry. Original work on the church stopped in 1916 and only completed in 1966 with the completion of the west wall. The cost of the additional work was £19,000 and was paid for entirely by donation. The wall itself includes the stained glass window and stonework from St Paul's Church, St Leonards-on-sea which was being demolished. The Sutton and	Yes (i), (ii) & (iii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							Cheam Society gave the church a design award in 1992 for internal architectural work undertaken by architects Denis Grandon-Gill.	
3	Air raid shelter, 12 Dorset Road, Belmont (situated in back garden)	1	Sutton South, Cheam and Belmont	Belmont	No	No	Access to site not possible.	Whilst photos requested none provided and therefore lack of evidence to progress this nomination.
4	Nos. 1 & 3 Station Road, Belmont	2	Sutton South, Cheam and Belmont	Belmont	Adjacent to Queen's Road ASLC	No	This appears to have been a block of three viz 1, 3 and 5 as 3 has a nice door surround which was once shared with 5. However the latter has been rebuilt using LBC bricks. The remaining two have nice brick details. There is an oriel window on the ground floor of 1 and the window frame has survived next to it but the rest UPVC. Dormers have been inserted and the roof replaced. Overall much altered.	No Too architecturally altered and does not meet other criteria.
5	Nos. 12-18 Station Road, Belmont (No. 20 is also part of the parade)	4	Sutton South, Cheam and Belmont	Belmont	Adjacent to Queen's Road ASLC	No	Edwardian or very late Victorian shops. Red brick fronts with wide shallow arches over the shop fronts. Bays on the first floor and large dormers above. The front of 18 and 20 has been	No The development of the parade of shops has some local historical significance, however no more so

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							rendered. Plastic windows on dormer of 12. Roofs have been altered - mostly cement tiles.	than the other local centres elsewhere in this Borough. Furthermore any historical significance is outweighed by the lack of any architectural cohesiveness left in the parade.
6	Belmont Within the ally way opposite to the Hyundai Garage in Belmont lies an old out building.	1	Sutton South, Cheam and Belmont	Belmont	In the Kings Road ASLC	No	Outbuildings of yellow stock brick but lacking any special merit apart from the possible connection with Folly Farm. A careful comparison of various 19 th century maps suggests that this building is not in quite the right position to be part of Folly Farm	No No local historical significance as not part of Folly Farm.
7	Nos. 75 & 90 The Gallop, 81 Chiltern Road and Church with adjacent buildings, South Sutton	4	Sutton South, Cheam and Belmont	Belmont	In the former South Sutton SPA	No	This is a group of flint built buildings. Group also includes 77 The Gallop. These are a very distinctive group of flint with brick dressings. Tile hung bays on 75 and 77. Date from the 20s or 30s buildings. In good order.	Yes (ii) & (vi)
8	Bowmont House Clifton Avenue,	1	Sutton South,	Belmont	No	No	Small stable/industrial block with hayloft over. Brick with	Yes (i) & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
	Sutton		Cheam and Belmont				<p>segmental headed windows and original mullions. This sort of structure must once have been common however now becoming uncommon.</p> <p>Historic OS sheets show that this structure first appears in 1913 although there is a structure on this plot as early as 1865-1884 it does not appear to be the same.</p>	
9	<p>16-26 Cotswold Road, Sutton This is a run of six Late Victorian or Edwardian dwellings built in a similar uniform style and which still retain many original decorative features.</p>	6	Sutton South, Cheam and Belmont	Belmont	No	No	<p>Late Victorian or Edwardian (shown on OS of 1913 but not on 1897 OS). Red brick at the front – side yellow with red strings. Roof cresting is still in place. 16 has cement tiles – the rest slate or imitation slate. Windows have semi classical capitals with a curious little pointed cut into the head. A couple of porches have been glazed over. Little in the way of replacement windows. In good condition and well preserved.</p>	Yes (ii) & (vi)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
10	Nos. 9-69 Egmont Road, Sutton This substantial run of predominately original houses reflects the early 20th century pattern of street development in the south of Sutton.	41	Sutton South, Cheam and Belmont	Belmont	No	Yes – adjacent to the SRQ boundary for Sutton Town Centre and piecemeal development has taken place along the road.	Occupy much of the north side of Egmont Road. Varied Edwardian houses which are nice and hold together as a group. However none are individually particularly distinctive. The south side of the central part of the road is also Edwardian. One of the Borough's better Edwardian Roads.	No Because of the number of properties involved it would be more appropriate to consider designation as an ASLC.
11	19-29 Langley Park Road, Sutton Terrace of late Victorian Houses.	6	Sutton South, Cheam and Belmont	South Sutton	No	Yes – inside the SRQ boundary.	Much of the original character appears to have been lost. No 25 has a heritage plaque as H G Wells lived here for a very short period of time when his marriage was coming to an end.	No Too altered. HG Wells significance only applies to one unit and this is already recognised through a heritage plaque.
12	241-243 and 245-247 Brighton Road, Sutton. Houses from the late Victorian/Edwardian era.	4	Sutton South, Cheam and Belmont	Belmont	No	No	241-243 are a pair. Flint built with brick dressings. Whilst 241 has retained the unusual flint and brick frontage, the door is not original and a cement tile roof has replaced the slate and crestings. 243 has been rendered/pebbledashed, has got replacement windows and doors. However, the roof is still state and tile cresting has survived. Whilst flint buildings have rarity value in the borough the pair has	Yes 241-243 (i) No 245-247 Buildings not architecturally distinctive enough and too altered to merit Local Listing.

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							<p>been significantly devalued by the work to 243. 241-243 built in 1870 and owned for decades by the Gibbons family (prominent family in the Belmont area).</p> <p>245-247 another semi detached pair in a totally different style. Red brick bays at ground and first floor. Yellows stock first floor with red dressings. 245 has got slate roof with terracotta crestings and finials. 247 has replacement roof. Windows and doors replaced – plastic on 245, inappropriate looking aluminium on 247. 245-247 not architecturally distinctive enough and too much altered to list.</p>	
13	<p>Sutton Hospital Site, Cotswold Road, Belmont.</p> <p>Victorian Church/buildings plus the original Victorian accommodation teaching and workshop blocks for the original Metropolitan School.</p>	9	Sutton South, Cheam and Belmont	Belmont	No	Yes – site identified in SDP DPD as an allocation. PCT intention to redevelop the site.	<p>These buildings started their life as the girls part of the South Metropolitan District School which was operated by an inner London Poor Law union. The South Met Schools were the largest institution in Victorian Sutton and is of significant historical value to the Borough. The girls school complex was built in 1882-3, cost £92,306 and was intended to accommodate 400 girls</p>	<p>Yes (i), (ii), (iii) and (vi)</p> <p>However only 5 of the nine nominated buildings proposed.</p>

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							(however by 1898 it housed up to 649 girls). The main children's accommodation comprised 6 two-storey h-shaped blocks, 4 of which still survive. The fifth building being nominated is the L-shaped block at the north-west of the site which was originally intended as a probationary ward for new arrivals but by the 1890s had been converted for use as the school's infirmary. This is the last surviving collection of Victorian institutional buildings in the Borough and therefore has rarity value.	
14	Cotswold Road, Belmont. Victorian Pillar Box set into the entrance pillar to Sutton Hospital.	1	Sutton South, Cheam and Belmont	Belmont	No	Yes – site identified in SDP DPD as an allocation. PCT intention to redevelop.	Old Victorian box with initials VR and a crown at the top. Included in the front wall of the former South Metropolitan District School for Girls built in 1882/3 (see nomination Ref:13). The Letter Box Society advises that this is the smallest of the three types of Victorian Wall Boxes, only manufactured between 1882 and 1885 and usually located in rural areas or	Yes (i) & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							where the quantity of post was limited. There are only about 500 surviving examples in the UK and no others locally.	
15	No 35 Chiltern Road, Sutton.	1	Sutton South, Cheam and Belmont	Belmont	No	No	Large late 1930s detached house which is different from the rest of the road and clearly individually designed. Has a green tile roof which is unusual in the local area but which is typical of the 'Hollywood Moderne' style. No alterations (crittall windows and shutters still present and in good condition).	Yes (ii)
16	Nos. 2-8 (The Old Bank-Rush) High Street Sutton.	4	Sutton	Sutton Central				This is included in the nomination for No. 90 and is therefore a duplication.
16a	Nos. 84 & 86 (Millets & Game) High Street, Sutton	2	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP.	The upper floors of this building are very ornate. Red brick with stone string courses and stone bays at first and second floors. Unfortunately the stone dressings of Millets have been painted white reducing the overall cohesiveness of the property. There are 4 arched	Yes (ii) NB relates to upper floors only

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							windows in each of the bays instead of the sashes prevalent elsewhere on Sutton's Victorian High Street.	
17	The building currently occupied by Coral Bookmakers, (on corner of Sutton High Street and Grove Road)	1	Sutton	Sutton Central	No To be included in the Proposed Sutton Crossroads CA	Yes – Sutton Town Centre AAP	Built in the Bauhaus style - rarity value. Originally built in 1937 as a branch of the National Provincial Bank and banking emblems still visible. The bank architect at that time was WFC Holden.	Yes (ii)
18	The building known as 'Lavender Corner', North Cheam Crossroads	1	Cheam North and Worcester Park	Worcester Park	No	Yes – within the SRQ boundary of North Cheam District Centre.	This building 'wraps' round Cheam Common Road and London Road and presents a powerful feature at a major road junction. Best local example of commercial Art Deco development in the area. Initials WJL appear along with the date, 1934, above the tall windows. W.J.Lavender (who also built the residential properties in the surrounding roads - the Lavender Estate) was part of an important local family (his father farmed Lower Farm nearby since 1896). The farm was bought by WJ in 1925 from General Sir Edward Northey	Yes (i), (ii) and (v)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							(significant landowner in the Cheam area). WJ used farm land to accommodate his haulage business.	
19	Nos. 30,32,34,36,40 and 42 Carshalton Park Road, Carshalton A continuous run of late Edwardian semi and detached dwellings curving round the corner.	7	Carshalton and Clockhouse	Carshalton Central	No however adjacent to the Carshalton Park Conservation Area.	No	These are fairly routine late Victorian or Edwardian semi-detached houses which were part of the Carshalton Park Estate. However, they are exceptionally well preserved with almost all their original windows and external detail. Most of the houses of the estate have been altered in one way or another and these stand out for their state of preservation.	Yes (vi)
20	Nos. 16-22 Park Hill, Carshalton A group of early 20th Century Dutch Gable Fronted buildings.	4	Carshalton and Clockhouse	Carshalton Central	Yes, identified as part of the Park Hill Conservation Area	No	These two pairs of semi-detached houses are distinctive and very unusual. They are in of yellow stock brick with red dressings above and below most windows. They have Dutch style gables and stone door openings decorated in French or Burgundian late gothic style. Appear 'architect' designed. 16 and 18 have got their original windows, 20 and 22 have modern replacements. Two of the roofs covered with	Yes (i)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							inappropriate cement tiles.	
21	Nos 24-42 Park Hill, Carshalton An interesting run of early 20th Century houses of different design.	10	Carshalton and Clockhouse	Carshalton Central	Yes, identified as part of the Park Hill Conservation Area	No	These are large late Victorian or Edwardian semi-detached houses all individual pairs but following a common theme. Generally well preserved and with a strong Edwardian character. Some cement roof tiles and replacement windows.	Yes (i)
22	Bungalow near "Sutton Lodge," Brighton Rd	1	Sutton South, Cheam and Belmont	Sutton South	No	No	Red brick sides rendered front. Large overhanging pitch roof. Slates have been replaced with inappropriate clay tiles. As a result of the height of the pitch there is a large chimney stack. The sash windows and original door have been replaced with inappropriate materials and designs. The property is much altered and has lost its architectural integrity. The bungalow lies next to Sutton Lodge (Grade II) built in 1762 by John Wells and bought by J Overton in 1838 (see nomination 32 re this farmer/landowner).	Whilst a property appears on this location on the first OS 1865-1884 the current structure appears different in plan form and is therefore not likely to be the original building. Furthermore, it has been so significantly altered that it is difficult to derive its origins from its appearance. In any event, the significance of Sutton Lodge is secured through the national designation of the Lodge itself.

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
23	East side of Cotswold Rd, part of Sutton Hospital, Royal Marsden etc	1	Sutton South, Cheam and Belmont	Belmont	No	No	Identified as part of the complex of the South Metropolitan District School for girls on the 1895 OS and on the 1891 Census as part of the Institutional return.	No Architecturally the property is much altered and the significance of the Institution is better protected by Locally Listing those buildings in Nomination 13.
24	11 and 13 Cotswold Rd	2	Sutton South, Cheam and Belmont	Belmont	No	No	Old weatherboard cottages in relatively original state (although original sashes have been replaced with inappropriate materials). Rarity value of local architectural style. The 1865-1884 OS show a pair of cottages in this location and it is very likely to be these.	Yes (ii)
25	Milestone, garden of 20, The Crescent property	1	Sutton South, Cheam and Belmont	Belmont	In The Crescent Area of Special Local Character	No	Having searched front gardens of the Crescent this structure could not be found. Roland Sparkes (local historian who nominated this structure indeed indicated that he has not seen it).	Lack of evidence to progress this nomination.
26	6-20 (even numbers), and 3, 5 and 13 and 15 Belmont Rd	12	Sutton South, Cheam and Belmont	Belmont	In an Area of Special Local Character	No		No Too much altered and does not meet other criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
27	17-31 (odd numbers) The Crescent	6	Sutton South, Cheam and Belmont	Belmont	In The Crescent Area of Special Local Character	No	Not particularly architecturally interesting and much altered	No Too much altered and does not meet other criteria for designation
28	38 The Crescent	1	Sutton South, Cheam and Belmont	Belmont	In The Crescent Area of Special Local Character	No	Lost the architectural detailing – doesn't meet criteria	No Too much altered and does not meet other criteria for designation
29	37-43 (odd numbers), Station Rd	4	Sutton South, Cheam and Belmont	Belmont	No	No	Lost the architectural detailing – doesn't meet criteria	No Too much altered and does not meet other criteria for designation
30	103-135 (odd numbers), Downs Rd	17	Sutton South, Cheam and Belmont	Belmont	No	No	Lost the architectural detailing – doesn't meet criteria	No Too much altered and does not meet other criteria for designation
31	2-12 (even numbers), 39-57 (odd numbers), Downs Rd	16	Sutton South, Cheam and Belmont	Belmont	No	No	Lost the architectural detailing – doesn't meet criteria	No Too much altered and does not meet other criteria for designation
31a	39-57 (odd numbers) Downs Road	10	Sutton South, Cheam and Belmont	Belmont	No	No	Lost the architectural detailing – doesn't meet criteria	No Too much altered and does not meet other criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
32	99-101 Downs Rd	2	Sutton South, Cheam and Belmont	Belmont	No	No	Semi-detached cottages built in 1832/33. Earliest surviving Belmont structures. Built by Charles Ware a local Sutton builder. However there have been some inappropriate alterations to the properties including the addition of a timber/clay tiles roof porch to No 101, replacement of windows in uPVC. The rear of the properties has been painted which obscures what may be a flint structure (local but now quite rare building material). In 1853 the four cottages were bought by John Overton for £250. John Overton was a prominent member of the Sutton community in the Victorian era who owned over 350 acres of land in the Sutton area, including most of the land east of Brighton Road from Egmont Road to Downs Road.	Yes (i)
33	53-79 Central Rd, Worcester Park	13	Cheam North and Worcester Park	Worcester Park	No	Yes, in the Worcester Park Centre for Intensificat	This retail parade appears to have been built between 1935 and 1938 (the site is occupied on the 1934/35 OS by Victorian semis but the 30's units are	No Too much altered and does not meet other criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
						ion	<p>listed in the 1938 Piles Directory). Fairly standard architecture typical of much of the 30's retail parades in this part of the Borough, including at North Cheam. Red brick some nice herringbone work but otherwise typical 2 storey horizontal emphasis punctuated with vertical 3 storey units at regular intervals. John Major's mother worked at No81 in the Chain Library, however this is not part of this run and not sufficient significance to merit local listing.</p> <p>Nos 55-59 were used in the second world war as an engineering factory engaged in war work but the factory premises to the rear has subsequently been demolished.</p>	
34	Caldbeck Parade, 98-112 and 114-120 Central Road, Worcester Park	12	Cheam North and Worcester Park	Worcester Park	No	Yes, in the Worcester Park Centre for Intensification	<p>This is one of the earliest 30's Parades in Worcester Park; the date on the parapet is 1932 and the units appear in the Kelly's 1932 and Pile's 1935 Directories. They have a strong architectural style reinforced by</p>	Yes (v) & (vi)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							the uniformity of the block and therefore should be shortlisted on the basis of group value. The two blocks surround and invite one into Caldbeck Road with the chamfered corners and distinctive vertical stone pillars making quite imposing entrance features.	
35	23-31 Central Rd, Worcester Park	5	Cheam North and Worcester Park	Worcester Park	No	Yes, in the Worcester Park Centre for Intensification	Fairly standard architecture typical of much of the 30's retail parades in the Borough, including at North Cheam, Worcester Park and Rosehill. Red brick some nice herringbone work but otherwise typical 2 storey horizontal emphasis.	No
36	Iron railings alongside Belmont Park and Shanklin Estate, Brighton Road	1	Sutton South, Cheam and Belmont	Belmont	No	No	Historically significant as marked the boundary of the South Metropolitan District Schools site. The 'District' was formed in 1849 to serve the Unions of Bermondsey, Camberwell, St Olave's and Woolwich. The school and land is identified on the 1865 OS Map. The original building work started in 1853. It was one of 40 institutions eventually managed	Yes (i), (iii), (iv) and (v)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							by the Metropolitan Asylums Board (established by the Metropolitan Poor Act 1867 to deal with London's sick and poor). The building was designed by Edwin Nash and was supposed to accommodate 890 children. The school had many different lives including a workhouse for unemployed men, an emergency hospital during WWII and a psychiatric hospital. The building was finally demolished in the 1980s.	
37	Homeland Drive, Road Bridge (over the railway line)	1	Sutton South, Cheam and Belmont	Belmont	No	No	Appears on the first edition OS map and as this railway line opened in 1865 it is reasonable to assume that the bridge is of this date. However it has been widened and altered since then and has not real architectural significance.	No Too altered and does not meet other criteria
38	Wallington Library	1	Beddington and Wallington	Wallington South	No	Yes, in Wallington Centre for Intensification		No Too altered by latest extensions.

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
39	1-19 Gander Green Lane, Cheam	10	Sutton	Sutton West	No	No	1930's detached properties which, whilst attractive examples of inter war residential architecture are not exceptional architecturally. There are many numerous examples of similar developments in Sutton which already exhibit a similar quality.	No Does not meet criteria for designation
40	Old Milestone, Chiltern Road	1	Sutton South, Cheam and Belmont	Belmont	No	No	Apart from a white painted small fingerpost identifying the administrative boundaries of the wards I am unable to find a milestone.	Lack of evidence to progress this nomination
41	46 Myrtle Rd, Sutton	1	Sutton	Sutton Central	In the Newtown Area of Special Local Character	No	Need access to site to get photo evidence	Lack of evidence to progress this nomination.
42	50-58 Collingwood Rd	5	Sutton	Sutton Central	No	No	Late Victorian/Edwardian residential properties of little note and which have been significantly altered.	No Does not meet criteria for designation
43	60-62 Collingwood Rd, Sutton	2	Sutton	Sutton Central	No	No	Late Victorian/Edwardian residential properties of little note and which have been significantly altered.	No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
44	38-52 Clarence Rd, Sutton	8	Sutton	Sutton Central	In the Beulah Rd/Clarence Rd Area of Special Local Character	No, although adjacent to the Sutton Town Centre AAP	A row of cottages with 'Robin Hood Cottages 1868' inscribed in stone at first floor. However the properties have been much altered and some have been rebuilt with faced flettons. No architectural and now no group value.	No Does not meet criteria for designation
45	Stable Block, Cheam Park	1	Sutton South, Cheam and Belmont	Cheam	In Cheam Village Conservation Area	No	The Stable Block to Cheam Park House which originally dates back to the beginning of the 19 th Century. The house was bought by the Ipa in 1937 and was used between 1939-40 for assembling gas masks, a First Aid Station and Warden's Post. The house was damaged by a flying bomb in 1944 and was subsequently demolished. The only other surviving structure is the Lodge House which is Grade II Listed. Historic association and rarity example of a previously common feature of large houses.	Yes (i) & (ii)
46	Bowmont House, Clifton Rd	1						THIS IS A DUPLICATE OF NOMINATION NO 8

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
47	The Coach House, at rear of 78 Bute Rd, Wallington	1	Beddington and Wallington	Wallington North	Part of Bute Rd Estate Area of Special Local Character	No	First appears on the 1895-97 OS as an independent unit. Has now been bought and incorporated into the rear garden of 78 Bute Road. A now rare example of a previously common feature. Well preserved	Yes (i) & (ii)
48	31-43 Clifton Road, Wallington	7	Beddington and Wallington	Wallington North	Part of the Park Road/Belmont Road Area of Special Local Character	No	A well preserved group of Victorian houses. Whilst all are different in style many of the original features have been retained and they are in remarkably good state of preservation. Furthermore the front boundary treatments are largely intact giving a strong overarching feeling to the group value.	Yes (v) & (vi)
49	Seymour House, Chanter House and Bridge House, Mulgrave Road and Bridge Road	3	Sutton	Sutton Central	No	Yes - adjacent to Sutton Town centre AAP for growth	Three cohesive blocks of 1930's architecture. The best of the three is Bridge House which has retained its Art Deco porch (although the front door has been much altered).	Yes (vi)
50	2-18 High Street	8	Sutton	Sutton Central				This is included in the nomination for

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
								No. 90 and is therefore a duplication.
51	Warrenders and Overy Goodman Block, Cheam Road	4	Sutton	Sutton Central	No To be included in the Proposed Sutton Crossroads CA	Yes – Sutton Town Centre AAP	To be included in the Proposed Sutton Crossroads CA No.8 only as this unit still retains the original 1930's shopfront and front detailing. Excellent example and has rarity value	Yes (ii)
52	Station Parade, High Street	10	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP.	First appears on the 1934-35 OS. Fairly standard architecture typical of much of the 30's retail parades in the Borough, including at North Cheam, Worcester Park and Rosehill. Red brick, some nice herringbone work but otherwise typical 2 storey with horizontal emphasis. Not exceptional.	No Whilst the Bawtree family (important local family) ran a photographic shop out of No 1 for nearly 50 years this only relates to a small part of the site and not sufficient to warrant designation.
53	Carshalton War Memorial Hospital	1	Carshalton and Clockhouse	Carshalton central	Part of Carshalton Park Conservation Area	Yes – site is redundant and subject to planning permissions	The architects were Troup and Hooper but there is little evidence that they were significant either locally or nationally. A fairly standard 1930s institutional building, the architectural value of which has been diminished over time by later additions, including an	Yes (iii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							inappropriate porch area. However the significance of this structure is the local community interest – its original construction being paid for by local subscription.	
54	Wallington Town Hall, 120 Woodcote Rd	1	Beddington and Wallington	Wallington South	This is now Grade II Listed	Yes, in Wallington Centre for Intensification	This is now Grade II Listed NO FURTHER ACTION	N/A
55	Wallington Public Halls	1	Beddington and Wallington	Wallington South	No	Yes, in Wallington Centre for Intensification	1930's public hall but the architecture is not exemplary.	No Does not meet criteria for designation
56	Charity shop on corner of Woodcote Rd and Stanley Park Rd	1	Beddington and Wallington	Wallington South	The Gasienda is already Locally Listed	Yes, in Wallington Centre for Intensification	The Gasienda is already Grade II Listed NO FURTHER ACTION	N/A
57	Methodist Church, Ruskin Rd and Ruskin Hall	2	Carshalton and Clockhouse	Carshalton Central	Right next to Carshalton Park Conservation Area	No	Two very different architectural buildings. The church is a striking example of 1930's architecture. White render with red brick detailing around the large arched multi-paned windows at the front and the side and red brick detail on the	Yes (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							<p>two front columns which invoke images of the cross. Unusually the front gable is in the classical style of an open pediment which is intersected by the large brick-edged front arched window. Other decorative features in this otherwise simple building include a pair of wing carvings on the corners of the front porch and the curved iron railings at the front of the church leading up steps. However the hall contrasts with the churches simple style by being very ornate, dominated by red brick work with stone detailing and has a comparatively gothic feel even though it was built at the same time as the church. The details include stone tracery and the parapet of the bays is characterised by stone crenellation.</p>	
58	All Saints Parish Church Rectory, Cator Rd	1	Carshalton and Clockhouse	Carshalton Central	Just in between Carshalton Park and Carshalton	No	1960's building. Architect not known and there does not appear to be an architectural cohesion to the property.	No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
					Village Conservation Area			
59	The Masonic Lodge, Grove Road	1	Sutton	Sutton Central	No To be included in the Proposed Sutton Crossroads CA	Yes – Sutton Town Centre AAP.	The Masonic Lodge in Grove Road is a classical building of red brick and oolithic limestone. The ground floor of the main part of the front is of decorated with alternating bands of red brick and limestone. The second floor has pilasters with a pediment above. The exterior is well preserved and in good condition (apart from an artificial vent which has been inserted insensitively above the front door). The Lodge was opened in 1897. The architect was Richard Creed (responsible for 2 nationally listed buildings elsewhere in the southeast) and the builder was Duncan Stewart and Sons of Wallington. Therefore the architect is of some significance and the builder was a local notable builder in the area.	Yes vi- & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
60	Secombe Centre, Cheam Rd	1	Sutton South, Cheam and Belmont	Sutton West	No	Adjacent to Sutton Town Centre AAP.	Not of any architectural merit and the only significance is that it was named after Sir Harry Secombe who lived locally in Cheam. It is considered that this is insufficient justification for nomination.	No Does not meet criteria for designation
61	Mill House, Beddington	1	Beddington and Wallington	Beddington North	In Beddington Village Conservation Area The Mill House is already Locally Listed	No	The Mill House is already Locally Listed – NO FURTHER ACTION	N/A
62	Mock Tudor Old Express Dairy, Cheam	1	Sutton South, Cheam and Belmont	Cheam	In Cheam Village Conservation Area The Dairy is already Locally Listed	No	The Dairy is already Locally Listed – NO FURTHER ACTION	N/A
63	Robin Hood Public House, 52 West Street, Sutton	1	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP.	A fairly standard Victorian Public House.	No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
64	Plough Public House, Croydon Rd, Beddington	1	Beddington and Wallington	Beddington North	No	No	It is likely that there has been a hostelry on this site since at least mediaeval times because of its position close to the church and manor house and at the junction of the roads leading to the south, the mill to the north and the large estates which lay to the east and west. However the first written reference is dated 1743. However the current building was designed by JT Barker in 1897 and was built by Edwards and Medway in 1898.	Yes (i)
65	Nightingale Public House (formerly Jenny Lind Public House), 53 Carshalton Rd	1	Sutton	Sutton Central	Between Newtown Area and Park Road ASLC	No	A fairly standard Victorian Public House.	No Does not meet criteria for designation
66	Former Lord Nelson Inn, London Road, North Cheam	1	Cheam North and Worcester Park	Cheam	No	In North Cheam Area for Intensification		No Does not meet criteria for designation
67	Greyhound Inn, Hackbridge Rd, Hackbridge	1	St Helier, the Wrythe and Wandle Valley	Wandle Valley	No	Yes, in Hackbridge Centre for		There is no such premises along Hackbridge Road.

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
						Regeneration and Growth		
68	Duke's Head Public House, Manor Rd, Wallington	1	Beddington and Wallington	Wallington North	Yes In Wallington Green CA and Grade II Listed	No	Grade II Listed-NO FURTHER ACTION	N/A
69	Ye Olde Red Lion Inn, Park Rd, Cheam	1	Sutton South, Cheam and Belmont	Cheam	In Cheam Village Conservation Area Already Grade II	No	Grade II Listed-NO FURTHER ACTION	N/A
70	Sun Public House, 4 North St, Carshalton	1	Carshalton and Clockhouse	Carshalton Central	In the Carshalton Conservation Area, Included in the Site Development Policies DPD as a Locally Listed Building	No	Locally Listed already – NO FURTHER ACTION	N/A
71	The Bell Public House, Ewell Road, Cheam	1	Sutton South, Cheam and Belmont	Cheam	No	No	Whilst there has been a pub on this site since at least 1865 (as seen on the OS map) it does not have any exceptional historical significance. No architectural merit.	No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
72	1-5 the Green	3	Sutton	Sutton North	No	No	The Green is a significant part of the north end of Sutton. Historically the Green represented the end of the Common and had been gifted to the village as part of the Enclosure Act. There have been properties on the west side of the Green since the first OS of 1865, although looking at the footprints of the buildings shown and the style of Victorian architecture it is not certain that the existing buildings are these. No 1 is a typical Italianate style Victorian property with Italianate eaves, stuccoed quoins and classically inspired pilasters.	Yes (v) & (vi) for all (ii) for No 1
73	The Crown Public House, 285 High St	1	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP proposing growth		No Does not meet criteria for designation
74	The Dolphin Public House, 316 High Street	1	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP		No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
						proposing growth		
75	44 Throwley Way	1	Sutton	Sutton Central	No	Adjacent to the Sutton Town Centre AAP proposing growth	Not of particular architectural merit and there is no evidence that it meets any of the other criteria.	No Does not meet criteria for designation
76	38-44 Benhill Avenue	4	Sutton	Sutton Central	No	Adjacent to the Sutton Town Centre AAP proposing growth	Not of particular architectural merit and there is no evidence that it meets any of the other criteria.	No Does not meet criteria for designation
77	244-254 High Street	5	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP proposing growth	Not of particular architectural merit and there is no evidence that it meets any of the other criteria.	No Does not meet criteria for designation

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
78	202-212 High Street	10	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP proposing growth	Not of particular architectural merit and there is no evidence that it meets any of the other criteria.	No Does not meet criteria for designation
79	The Grapes public house, High Street	1	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP	A Victorian pub which has been reasonably well preserved. Certainly much of the upper stories retain their original features and detailing as does the roof top balustrade. Unfortunately there have been some unsympathetic alterations to windows at the entrance to the pub but as a whole it retains its architectural merit and is an important entrance feature when looking south along the pedestrianised High Street.	Yes (ii) & (v)
80	161 High Street (currently Foot Locker)	1	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP	Once part of a pair but now stands alone. Yellow stock with red brick string courses. Stands out as being exceptional locally because of the detailing of the patterns of the brick work, stone lintels and the stepped gable.	Yes (ii) & (v)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
81	113-117 High Street	3	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP	Whilst comparatively old buildings for the Borough they have no other particular value.	No Does not meet criteria for designation
82	Manor Park Lodge and Store in Manor Park Road	1	Sutton	Sutton Central	No	No, as in the park, but adjacent to the Sutton Town Centre AAP	Historically this building was part of a school and the store was the assembly room.	Yes (i), (iv) & (v)
83	2-8 Cheam Rd (shop fronts)	1	Sutton South, Cheam and Belmont	Sutton West	No	Adjacent to the Sutton Town Centre AAP		This is a duplication of No. 51
84	119-121 High Street	2	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP		No Does not meet criteria for designation
85	60-76 High Street	7	Sutton	Sutton Central	No To be included in the Proposed Sutton	Yes – Sutton Town Centre AAP		Whilst not architecturally significant these properties have some group value but it is

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
					Crossroads CA			more appropriate to protect this through the proposed Conservation Area designation.
86	Grand Parade, 152-164 High Street	6	Sutton	Sutton Central	No	Yes – Sutton Town Centre AAP	Fairly interesting Victorian architecture but significance really lies in the rows important relationship with the Footlocker (Nomination No 80)	Yes (v) and (vi)
87	Iron railings outside old water treatment works, Carshalton Rd and the Victorian wall post box	1	Sutton	Sutton central	No	Adjacent to the Sutton Town Centre AAP	Historically significant as marked the boundary of the Original Water Treatment Works The Letter Box Society has indicated that this is the largest of the three sizes of wall boxes that were made and these are now nationally rare with only about 55 surviving examples in the UK. They were produced between 1886 and 1893. It is the only one of this size in Sutton.	Yes (i), (iii), (iv) and (v)
88	Original shopfront, 120 Carshalton Rd	1	Sutton	Sutton central	No	Adjacent to the Sutton Town Centre AAP	Excellent example of a traditional shopfront and has rarity value. Unfortunately the tiles on the stallriser have recently been painted grey which obscures the details	Yes (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							somewhat.	
89	Original painted advert, 5? Langley Park Rd	1	Sutton South, Cheam and Belmont	Sutton South	No	No		No Will be virtually impossible to protect
90	Station blocks – 2-8 10-18, 1-15, 17-27 and 30-42 High St	27	Sutton	Sutton central	No To be included in the Proposed Sutton Crossroads CA	Yes – Sutton Town Centre AAP	Whilst not architecturally significant these properties have some group value but it is more appropriate to protect this through the proposed Conservation Area designation. However Nos 2-8 (inclusive) to be Locally Listed on the basis of the significant contribution towards the townscape view and this is the most interesting group architecturally but it is group value.	Yes BUT ONLY Nos 2-8 (v) & (vi)
91	137, 139, 141 Stafford Rd shop fronts	3	Beddington and Wallington	Wallington South	No	Close to Wallington Centre for Intensification	Too altered although still exhibit some interesting Edwardian shop front features.	No Does not meet criteria for designation.

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
92	Hillview, 20 Aultone Way	1	Sutton	Sutton North	Part of Sutton Garden Suburb CA, and an unlisted building of merit. Not an Article 4 house.	No	Identified as an Unlisted Building of Merit in the Sutton Garden Suburb CA Character Appraisal. It is not protected by the Article 4 (2) Direction. Arts and Crafts building typical of the Garden Suburb movement. Two wings built at 90 degrees to each other with a porch and 5 windowed bay above constructed within the angle.	Yes (ii) & (v)
93	Woodstock Public House	1	Cheam North and Worcester Park	Stonecot	No	No	There was a house on this site since the Tithe Map of 1842, which by 1867 appears to have been enlarged and called Stonecot House. However, it appears that this was demolished by 1934-35 and by 1936 the Woodstock had been built. A feature of the newly built pub was the retention of an ornate decorated plaster ceiling from the previous house. A reasonable example of a way side pub.	No Does not meet criteria for designation
94	1-26 Highland Cottages, Bute Road, Wallington Continuous terrace of workers cottages built	26	Beddington and Wallington	Wallington North	Yes adjacent to the Wallington District Centre SRQ	No	Highland Cottages – row of workers cottages apparently erected by Duncan Stewart a builder who was one of the key figures in the development of	Yes (i)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
	circa 1879 by local builder Duncan Stewart & Sons. (Duncan Stewart also built the nearby Bute Road School, Holy Trinity Church, Carshalton Girls School, and the majority of the Victorian detached houses around Wallington).				boundaries.		Victorian Wallington. The cottages are of yellow stock brick with red brick dressing but many have been painted or rendered and most of the windows are uPVC. The row looks something of an attractive rag bag.	
95	The Red Lion PH 265 High Street	1	Sutton	Sutton Central		Yes – Sutton Town Centre AAP	This is an old site. Alan Crow's Inns taverns and pubs says it is mentioned in the parish register in 1799. The inscription on the gable says it was rebuilt in 1907 which looks entirely believable. It is a good Edwardian building with stucco decoration on the gable and original windows.	Yes (i) & (ii)
96	The Lodge, Sandhills	1	Beddington and Wallington	Beddington North	None	None	This Lodge dates from 1863. The last surviving structures from the two large houses with really large gardens that once lay in this area (Queenswood and Sandhills). Sandhills was the smallest of the two houses. The attractive Lodge house appears to be two properties and unfortunately some of the windows have been replaced	Yes vi- & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							and the two pairs have lost some of the uniformity. However, overall architecturally and historically interesting.	
97	Sutton Court Estate Wall, rear of 2-16 High Street	1	Sutton	Sutton Central	No To be included in the Proposed Sutton Crossroads CA	Yes – Sutton Town Centre AAP	Chalk and flint wall with brick dressing including a band at mid-height. It was originally part of the boundary wall around the grounds of Sutton Court. The wall is generally thought to be very old because of the use of chalk. However, it is more likely to have been built in about 1800. It is the last standing bit of the Sutton Court estate and one of the oldest structures in Central Sutton. Whilst it is in poor condition it is still worth local listing.	Yes (i)
98	2-8 Bourne Way	4	Sutton	Sutton West	None	None	These appear to date from the end of the 18 th century (they are shown on the 1806 Enclosure Map). Whilst not well preserved they are worth inclusion on the Local List because of their age.	Yes (i)
99	Thornleigh, Brockridge, Needwood and Barton, Ewell Road	4	Sutton South, Cheam and Belmont	Cheam	Cheam Village CA	None		Yes (ii), (v) & (vi)
100	Nonsuch Place,	4	Sutton	Cheam	Cheam Village	None		Yes

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
	Ewell Road		South, Cheam and Belmont		CA			(ii), (v) & (vi)
101	78 Stafford Road, Wallington	1	Beddington and Wallington	Wallington South	None	None	Excellent example of an older shopfront. Simple green, white, brown and black tiled stall-riser. Tiled pilaster on the left hand side with central band of yellow tiles with flora motif (the pilaster to the right appears to have been removed). Inset entrance doorway. The display windows are multi paned. Old tiled shopfronts have rarity value.	Yes – Shopfront only (ii)
102	12-20 Maldon Road, Wallington	5	Beddington and Wallington	Wallington North	Partly in Holy Trinity CA although No. 20 currently excluded from the CA	None	Beautiful late Victorian villas built as part of the residential suburb in conjunction with Holy Trinity Church. First appear on the 1895 OS as a significant estate of similar detached villas, however by 1957-65 OS many had been demolished. Whilst all are yellow brickstring courses and detailing varies, some using red brick, some using black. Most have retained slate roofs (although one has an inappropriate red clay tile roof) and the majority have retained their wooden sash windows.	Yes (i), (iv), (v) & (vi)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							Two of the recessed doors have had porch doors inserted in the arches. Roofs broken up with gable ends over two storey bays and have retained elaborate bargeboards. Useful historic reminder of a once common property in the local area and make a significant contribution towards the setting of the Church (which is a listed building).	
103	759 London Road	1	Cheam North and Worcester Park	Worcester Park	None	None		Lack of evidence to progress this nomination
104	440 – 444 Gander Green Lane	3	Cheam North and Worcester Park	Stonecot	None	None	Beautiful red-brick below and red tile hung on upper floors. Appear on the 1913 OS map and stand out from the surrounding 1930's estate. Further work to be undertaken to see if there is a connection with the Brocks Firework Factory.	Yes (ii)
105	57-59 St James Rd	2	Sutton	Sutton West	None	None	Have got fine plaster decoration. Unusual architectural style for the local area. Date from late 19 th century.	Yes (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
106	25-27 Clarendon Road	2	Beddington and Wallington	Wallington South	None	Yes-Wallington SRQ	Late Victorian properties	No Does not meet criteria for designation.
107	9-9a Station Road,	2	Sutton South, Cheam and Belmont	Belmont	None			No Does not meet criteria for designation
108	137 Brighton Road, Nr Sutton Lodge	1	Sutton South, Cheam and Belmont	Belmont	None			This is a duplication of Nomination No22
109	The Cock Sign, High Street	1	Sutton	Sutton Central	No To be included in the Proposed Sutton Crossroads CA		Victorian structure reminding people of the history of the development of Sutton, the importance of this Crossroads and the significance of the Cock PH and Hotel which in one form or another had stood on the junction of this turnpike road since 1755.	Yes (i), (iii), (iv) & (v)
110	128-136 & 138-140 Central Road	7	North Cheam and Worcester Park	Worcester Park	None	None		No Does not meet criteria for designation
111	Poplar Place, 119-121 Cheam Common Road	2	North Cheam and Worcester Park	Worcester Park	None	None	These date from early 19 th century (the date plaque indicates 1828). Whilst not well preserved they are worth inclusion on the Local List because of their age. This the last surviving pair of a group of	Yes (i)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							cottages along Cheam Common Road which housed farm labourers and those working in the local brick making industry.	
112	128 Cheam Common Road	1	North Cheam and Worcester Park	Worcester Park	None	None		No Does not meet criteria for designation
113	43 Boscombe Road	1			None	None	Does not meet criteria for designation	No
114	717 London Road (Sutton Leaving Care Team and Joint Adolescent Service)	1	North Cheam and Worcester Park	Worcester Park	None	None	Significantly altered and does not meet any other criteria for Local Listing	No Does not meet criteria for designation
115	435 London Road	1	North Cheam and Worcester Park	Nonsuch	None	None	Little single storey Lodge House, which, whilst it has been altered, is the only remaining structure of the group of mansions which stood close to the Queen Victoria crossroads in the 19 th Century	Yes (i)
116	20-28 Warren Avenue	5	South Sutton, Cheam, Belmont	Cheam	Proposed ASLC	None	Excellent group of mid 20 th Century architecture. Unusual architectural style for the Borough.	Yes (ii) & (vi)
117	The Stables, Rear of the Creamery, 16 Station Road	1	South Sutton, Cheam,	Belmont	None	None	Built around 1900 although first appears on the 1913 OS Map. The stables were connected to	Yes (i) & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
			Belmont				the creamery on Station Road. Historic association and rarity value as an example of a previously common feature	
118	Miles Hall, St Andrew's Church, Northey Ave,	1	South Sutton, Cheam, Belmont	Cheam	Proposed ASLC	None	The associated United Reform Church is Grade II Listed but this listing does not appear to extend over the Church Hall. Apparently the Hall was original church on the site and opened for worship in 1927. It was designed by architects Matley, Brotherton and Mills and was named after the first minister the Revd Edwin Griffiths Miles. The Hall is described by Pevsner in his 'Buildings of England: Surrey' as 'red brick and terracotta with a fleche' and little has changes architecturally.	Yes (ii)
119	24-26 York Road, Belmont	2	South Sutton, Cheam, Belmont	Belmont	None	None	May need further investigation. First appears on 1913 OS but does not appear to meet other criteria.	No
120	The Walled Garden, Cheam Park House, Cheam Park	1	South Sutton, Cheam, Belmont	Cheam	Cheam Village CA	None	The Stable Block to Cheam Park House which originally dates back to the beginning of the 19 th Century. The house was bought by the Ipa in 1937	Yes (i) & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							and was used between 1939-40 for assembling gas masks, a First Aid Station and Warden's Post. The house was damaged by a flying bomb in 1944 and was subsequently demolished. The only other surviving structure is the Lodge House which is Grade II Listed. Historic association and rarity value as an example of a previously common feature of large houses.	
121	The Old Forge, Station Road	1	South Sutton, Cheam, Belmont	Cheam	Cheam Village CA	None	This appears to have been built in about 1860 by Moses Barnes whose family had been iron workers for several hundred years. It was Cheam's last smithy and closed in 1926. Whilst architecturally the Forge has been altered (porch added and windows not original) it has historic associations and rarity value as an example of a previously common feature	Yes (i) & (ii)
122	The Railway Inn, Station Road	1	South Sutton, Cheam, Belmont	Cheam	Cheam Village CA	None	The Railway Inn is thought to have been built some time after the railway came to Cheam (1847). AJ Crowe's work 'Inns, Taverns and Pubs of LB Sutton'	Yes (i) & (ii)

	Site	Number of units	Local Committee Area	Ward	Current Heritage Asset Designation	Threats	Assessment	Recommendation & Criteria
							(1980) highlights that in the early 20 th Century there were some alterations to the property with the northern chimney removed and small extensions added to either end. Otherwise appears fairly intact.	

Totals: 125 nominations (note includes 16a and 31a)

: 473 properties/structures nominated

: 57 nominations shortlisted as additions to the Local List for consultation purposes which equates to 185 properties/structures (highlighted in green)

: 7 nominations were made for properties already either nationally or locally listed (highlighted in pink)




: 1 nomination to be reviewed for possible designation as an additional ASLC

Schedule of Proposed Additions to the Local List

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
1	<p data-bbox="394 363 976 400">Nos 1-5 & 2-12 Cornwall Road, Cheam</p> 	Residential	9
2	<p data-bbox="394 691 819 727">St. John's Church, Belmont</p> 	Church	1
7	<p data-bbox="394 1069 1574 1137">75 & 90 The Gallop, 81 Chiltern Road and Church with adjacent buildings, South Sutton</p> 	Residential, Vicarage and church	4

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
8	Bowmont House, Clifton Avenue, Sutton 	Employment Use	1
9	16-26 Cotswold Road, Sutton 	Residential	6
12	241-243 Brighton Road, Sutton. 	Residential	2

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
13	Sutton Hospital Site, Cotswold Road, Belmont. 	Institutional buildings	5
14	Victorian Pillar Box Cotswold Road, Belmont. 	Post box	1
15	No 35 Chiltern Road, Sutton. 	Residential	1




Long-list Nomination Ref.	Site	Type of Structure	No. of Units
16a.	<p data-bbox="394 268 1435 304">Nos. 84 & 86 (Millets & Game) High Street, Sutton (upper floors only)</p> 	Retail	2
17	<p data-bbox="394 684 1218 721">The building currently occupied by Coral Bookmakers</p> 	Commercial	1
18	<p data-bbox="394 1043 1424 1080">The building known as 'Lavender Corner', North Cheam Crossroads</p> 	Mixed retail/residential	– 1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
19	<p data-bbox="394 268 1328 300">Nos. 30,32,34,36,40 and 42 Carshalton Park Road, Carshalton</p> 	Residential	7
20	<p data-bbox="394 633 880 665">Nos. 16-22 Park Hill, Carshalton</p> 	Residential	4
21	<p data-bbox="394 1072 871 1104">Nos 24-42 Park Hill, Carshalton</p> 	Residential	10




Long-list Nomination Ref.	Site	Type of Structure	No. of Units
24	11 and 13 Cotswold Rd 	Residential	2
32	99-101 Downs Rd 	Residential	2
34	Caldbeck Parade, 98-112 and 114-120 Central Road, Worcester Park 	Retail	12




Long-list Nomination Ref.	Site	Type of Structure	No. of Units
36	<p data-bbox="394 268 1507 304">Iron railings alongside Belmont Park and Shanklin Estate, Brighton Road</p> 	Residential	1
45	<p data-bbox="394 679 792 716">Stable Block, Cheam Park</p> 	Store	1
47	<p data-bbox="394 1059 1178 1096">The Coach House, at rear of 78 Bute Rd, Wallington</p> <p data-bbox="394 1169 786 1206">PHOTO STILL REQUIRED</p>	Store	1



Long-list Nomination Ref.	Site	Type of Structure	No. of Units
48	31-43 Clifton Road, Wallington 	Residential	7
49	Seymour House, Chanter House and Bridge House, Mulgrave Road / Bridge Road 	Residential	3
51	Ouvry Goodman shopfront, Cheam Road 	Retail	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
53	Carshalton War Memorial Hospital 	Institutional	1
57	Methodist Church, Ruskin Rd and Ruskin Hall 	Church and Hall	2
59	The Masonic Lodge, Grove Road 	Meeting space	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
64	Plough Public House, Croydon Rd, Beddington 	Public House	1
72	1-5 the Green 	Residential	3
79	The Grapes public house, High Street 	Public House	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
80	161 High Street (currently Foot Locker) 	Retail	1
82	Manor Park Lodge and Store in Manor Park Road 	Residential and Store	1
86	Grand Parade, 152-164 High Street 	Retail	6

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
87	Iron railings outside old water treatment works, Carshalton Rd and Victorian Post Box 	Railings and Post Box	1
88	Original shopfront, 120 Carshalton Rd 	Retail	1
90	2-8 High Street, Sutton 	Retail	4

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
92	<p data-bbox="394 268 772 304">Hillview, 20 Aultone Way</p> 	Residential	1
94	<p data-bbox="394 643 1111 679">1-26 Highland Cottages, Bute Road, Wallington</p> 	Residential	26
95	<p data-bbox="394 1066 904 1102">The Red Lion PH, 265 High Street</p> 	Public House	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
96	The Lodge, Sandhills 	Residential	2
97	Sutton Court Estate Wall, rear of 2-16 High Street 	Wall	1
98	2-8 Bourne Way 	Residential	4

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
99	Thornleigh, Brockridge, Needwood and Barton, Ewell Road 	Residential	4
100	Nonsuch Place, Ewell Road 	Residential	4
101	78 Stafford Road, Wallington 	Retail	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
102	12-20 Maldon Road, Wallington 	Residential and Private School	5
104	440 – 444 Gander Green Lane 	Residential	3
105	57-59 St James Rd 	Residential	2

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
109	The Cock Sign, High Street 	Sign	1
111	Poplar Place, 119-121 Cheam Common Road 	Residential	2
115	435 London Road 	Residential	1

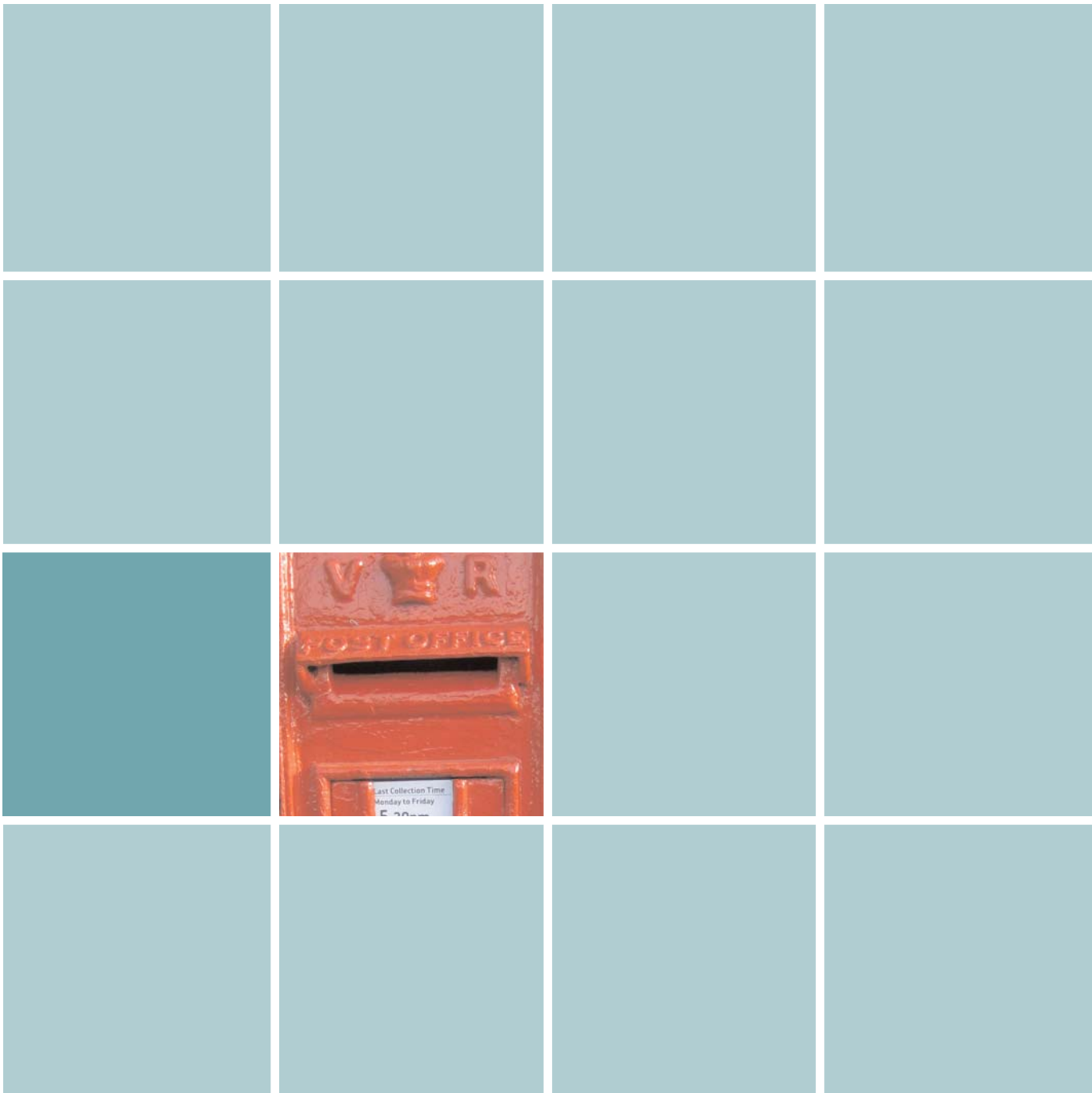
Long-list Nomination Ref.	Site	Type of Structure	No. of Units
116	20-28 Warren Avenue 	Residential	5
117	Stables, R/O The Creamery, 16 Station Road 	Stables	1
118	Miles Hall, St Andrews Church, Northey Ave 	Hall	1

Long-list Nomination Ref.	Site	Type of Structure	No. of Units
120	The Walled Garden, Cheam Park 	Walled Garden	1
121	The Old Forge, Station Way, Cheam 	Residential	1
122	The Railway Inn, Station Way, Cheam 	Public House	1

57 nominations proposed for addition to the list
184 properties/structures to be added

Additional Properties Identified for Inclusion in 2008

- Wells Court and Fitzhalan Court, Ewell Road, Cheam
- The Sun PH, Carshalton



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