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Carshalton Village Conservation Area
Character Appraisal

Planning, Transport and Highways Service
Environment and Leisure
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Background

Introduction

1.1 Carshalton Village Conservation Area (CA), as shown on Plan 1, is a large CA located south of the London Brighton and South Coast Railway Line and north of Carshalton Park. The western boundary of the CA is Shorts Road, containing Carshalton House (St. Philomenas Catholic School), and the eastern boundary contains Grove Park and Westcroft.

1.2 Carshalton Village CA was designated in 1968, being the first area to be given CA status by the London Borough of Sutton. In 1993 the boundary was extended to include parts of Mill Lane and parts of The Square, containing the All Saints Church Rectory.

1.3 Carshalton Village CA contains many of the Council’s listed and locally listed buildings, which contributes to the historical significance of the area. It is widely considered that the Carshalton Village CA contains some of the finest historical architecture and road layout within the entire Borough.

1.4 The CA comprises open parkland of historical importance, including the grounds of Carshalton House (in St. Philomenas) and The Grove (in Grove Park). The area also consists of a limited number of suburban houses varying in size and style, located predominantly along Mill Lane, West Street and West Street Lane. Furthermore, the CA includes Carshalton district retail centre, with shops and shopfronts making a varied contribution to the historical significance of the area.

1.5 Generally, Carshalton Village CA is surrounded by typical 1913 – 1939 Inter War Housing, comprising of medium density terraced and semi detached two storey housing. Beddington Park CA is located to the east of Carshalton Village, with Carshalton Park CA directly to the south.

Planning policy context

1.6 Conservation Areas are designated and maintained in accordance with the Town and County Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and further government guidance is contained in Planning Policy Guidance note 15 (PPG15) - Planning and the Historic Environment. This legislation requires Local Authorities to protect and enhance areas of special historical importance through the designation of conservation areas and from time to time to review these to ensure the area and boundaries continue to reflect the reason for their designation. Furthermore, the protection and enhancement of the character or appearance of these areas are considered when determining whether to grant planning permission for development within the CA.
1.7 English Heritage defines Conservation Areas as 'an area of special architectural or historic interest, where the character or appearance is desirable to preserve or enhance'. Government guidance in PPS15 makes clear that conservation area designation does not inhibit redevelopment or demolition, however introduces a greater control for unlisted buildings and provides the basis for policies designed to preserve or enhance all aspects of character or appearance that define an area's special interest.

1.8 The process of designating, reviewing and consulting on Carshalton Village CA is contained within Unitary Development Plan (UDP) Policy BE34, Conservation Area Designation, Enhancement and Consultation, and development within the CA is controlled through UDP Policy BE35, Development in Conservation Areas. Both of these policies are in accordance with General UDP Policy G/BE2 regarding Conservation Areas and Areas of Special Local Character.

1.9 The advice on the control of development within conservation areas, within the UDP, is inevitably quite general. However, this appraisal seeks to put forward more detailed analysis, especially with regards to providing supporting evidence when reviewing the policies controlling the use and development of land contained in the Core Strategy and Site Development Policies Development Plan Documents.

Purpose of the appraisal

1.11 This draft document sets out the current historic character appraisal of the Carshalton Village Conservation Area. This appraisal identifies the character and appearance of the CA and those buildings and key elements that make important contributions to the historical quality of the area. In addition, it identifies the opportunities and threats to the enhancement of the character and appearance of the CA. This document also considers if any areas outside the existing CA boundary have significant architectural or historic quality that would justify alterations to the existing CA boundary.

1.12 Following community engagement on the draft appraisal and subsequent amendments, the document will inform the preparation of a management strategy to set out specific projects, policies and proposals to preserve and enhance the character and appearance of the Carshalton Village CA.

1.13 Consultation on this appraisal will run from ....... to ....... and the Council will be interested to hear your views on the historical quality and appearance of the Carshalton Village area. Please send any comments to:

Brendon Roberts
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Environment and leisure
Historical context

Origins and development of the area

2.1 Early settlement in Carshalton occurred as a result of the springs and fertile lands along the stretch of Thanet sand, forming the north/south divide in the Borough along Carshalton Road. These springs gave Carshalton its early name of Cars-Aul-ton, where the ‘Car’ may have been derived from the watercress that grew in the springs, the ‘Aul’ is a well and a ‘ton’ is an enclosed farm.

2.2 Evidence of early development in Carshalton, from the 1086 Domesday Book, suggests that the area consisted of 5 separate holdings before 1066, which were later consolidated to form Carshalton Manor, owned by Geoffrey de Mandeville. Recent excavation in the new Grove car-park, east of the ponds, suggest findings of a large 12th or 13th Century stone house, which may have been the manor house of a wealthy landowner. Furthermore, there is evidence of a church and several scattered hamlets in Carshalton in the early 12th Century.

2.3 Recent archaeological work suggests that during the 12th and 13th Century the area expanded and at the height of Carshalton’s medieval prosperity in the mid 1200s, the Lords of the Manor (de Colvilles) held a weekly market and annual fair on the junction of The Square and the High Street.

2.4 The extensive rain during the 14th Century, made farming difficult, and the Black Death would have reduced the population considerably during the late middle ages.

2.5 Apart from the development mentioned above, Carshalton, during the middle ages, predominantly consisted of large open farmland, with grazing on the southern downland.
Carshalton Village is probably most famous for its ponds, which consist of the Upper Pond (outside Honeywood) probably initially formed for the Earl of Arundel in the 1630s and the Lower Pond (near the Grove), which was formed more recently, in about the 18th Century.

In the middle ages the Wandle drove a number of corn mills, including Upper Mill (in Grove Park) and Butter Mill (at Butter Hill). During the 17th and 18th Century the mills were developed to work leather, copper, gunpowder, snuff, paper and linseed oil. During this period, Carshalton developed considerably and it became a village with a wide variety of buildings of various dates.

Many large houses were erected for wealthy London merchants and financiers, and as a result of the competition for land the gardens and grounds tended to be fairly small. However, the houses and gardens where usually elaborately decorated by fashionable designers of the time. An example of this is Sir John Fellowes, a financier and sub-governor (managing director) of the notorious South Sea Company, who employed Charles Bridgeman to landscape the grounds of Carshalton House. Another example is Thomas Scawen (nephew and heir to another financier) who employed a Venetian architect, Giacomo Leoni, to design a palatial house in the village, near Carshalton Park. However, this was never completed and has subsequently been demolished. Leoni may also have designed the Portland stone bridge in The Grove by Lower Road.

By the early 19th Century, Carshalton was the largest village in the Borough with a population of 2,411. During that time the village had a diverse character with some large houses, such as Carshalton House, Stone Court and Strawberry Lodge close to areas of squalid tenements such as Swan Yard (off West Street) and Wandle Mount (between the Grove and High Street). The village contained a mix of building types, including timber framed houses from the middle ages; and brick and timber weather board houses from the 17th, 18th and 19th Centuries.

When the Croydon to Epsom railway line was constructed in
1847, the owner of Carshalton Park did not want the construction of a station within the village, and therefore Carshalton station was built in the fields near Wallington. This lack of easy access was detrimental to Carshalton’s growth, however it has ensured that the area retained its ‘village’ character.

2.11 It was only in 1868 (see plan 2), when the Sutton to Mitcham railway line was constructed that Carshalton got its own station and even then it did not have a goods yard.

2.12 The 1860s and 1870s (see plan 2) saw the development of a small working class estate in Mill Lane associated with the mills along the Wandle. However, large scale middle class suburban development of Carshalton began in the early 1890s (see plan 3), when Carshalton Park was subdivided and sold, becoming the site of many Victorian and Edwardian houses.

2.13 It was only during the 1920s and 1930s (see plan 4 & 5) that the greater part of suburban Carshalton was developed, especially the areas surrounding the conservation area. This slow and gradual growth meant that the village centre did not suffer total redevelopment and is still a mix of old buildings from medieval periods to more recent development.

Prevailing former uses and owners in the area

2.14 Carshalton stands on the spring line at the foot of the North Downs, and therefore once contained numerous springs and watercourses. Some of these, such as the ponds and the grotto canal, survive today and are significant elements of the landscape quality of the CA. This access to water resulted in high quality agricultural lands, cultivating peppermint, thyme, lavender, camomile, liquorice, rosemary, hyssop and other herbs.

2.15 The 1086 Doomsday book suggests that William the Conqueror consolidated five estates (Manors) he took from the Saxons and gave these to Geoffrey de Mandeville (Constable of the Tower of London, who fought under William in the Battle of Hastings) to become Lord of the Manor of Carshalton.

2.16 In 1259, the de Colville’s, then Lords of the Manor obtained a special charter from the King to hold a weekly market at the junction of High Street and The Square, which was possibly the start of the retail centre as its seen today.

2.17 In the early 19th Century Carshalton was a rural village surrounded by farmland and the village centre was a complex mosaic of different land uses. During this period, there were concentrations of shops in the High Street and possibly in West...
Street. The yards behind the shops were often filled with squalid tenements, which provided homes for the poorer sector of the village workforce.


2.18 The more prosperous workers lived in houses and cottages that were scattered throughout the village and mixed with larger more middle class homes.


2.19 There were a series of large houses in and immediately around the village, including Carshalton Park House, Carshalton House, the Grove and Stone Court. Springs and watercourses ornamented the grounds of these large houses, before flowing northwards from the village along Mill Lane. Here the watercourses drove a series of mills, which gave this part of the village an industrial character. Many of these large houses were built for wealthy London merchants and financiers, such as Sir John Fellows (a financier and sub governor of the South Sea Company) and Thomas Scawen (the nephew and heir of another financier).


2.20 In the second half of the 19th Century (see plan 3), working class housing estates were built along Mill Lane and several middle class villas were erected in North Street.

2.21 The area developed very rapidly in the 1920s and 1930s, which saw the rural landscape being replaced with a village suburb, as shown on plan 4.

2.22 Landuse in the village centre changed considerably in the late 19th and through the 20th Centuries (see plan 5), with the decline of many outlying shops and the shopping centre becoming focussed on the High Street. There where also several unsympathetic developments along the east end of the high street. The areas of slum housing behind the High Street have since been cleared and replaced with some infill development.

2.23 In the 1920s Carshalton Urban District Council bought the Grove and turned it into a public park. They also bought up the properties
around the ponds to preserve the character of the area. This campaign was successful and the ponds area retains much of its historic character to this day.

2.24 In the inter war period several large houses such as Wallace’s in Pound Street were demolished and their grounds redeveloped for housing. However, several important houses survived, including Carshalton House and The Grove.

2.25 The water mills declined in the late 19th century, but much of south-east side of Mill Lane remained as industrial use until the 1980s.

Archaeology

2.26 According to the UDP there is evidence of Upper Palaeolithic / Mesolithic Communities found in the north downs fringe and spring line, where a strip of exposed Thanet / Woolwich / Reading beds and the immediately adjoining terrace gravels at the foot of the downs offer great potential for well preserved early prehistoric sites.

2.27 There is additional potential for Upper Palaeolithic / Mesolithic Communities found in the Wandle Alluvium where early post-glacial remains have been found in peat exposed along the Wandle Valley.

2.28 Furthermore, according to the UDP Late Prehistoric Communities may be found in the Wandle Gravels where extensive and regular field boundaries have been encountered across the gravel terraces filling the Wandle Valley, which are occasionally associated with small unenclosed domestic sites. These field systems reveal prehistoric land division and provide an insight into contemporary social and territorial organisation.

2.29 The springs around Carshalton may have attracted human settlement for thousands of years, based on findings of a large amount of Mesolithic flint work found in an excavation at Orchard Hill, south of the Ponds. It is likely that similar sites may be found in the area.

2.30 Settlement in the area seems to have been well established by the Late Bronze Age, when a substantial circular enclosure was discovered on the downs above Carshalton. Further evidence supporting this, is the findings of Late Bronze Age material at St Philomena’s School and on the site of Scawen Close.

2.31 A small fragment of a Roman building was recently discovered in West Street, which supports other Roman findings in the village and Carshalton Park. There may have been other Roman buildings.

2.32 A significant amount of early Saxon pottery has also been found in excavations at St Philomena’s School. The Doomsday Book suggests further Saxon development, showing five manors before 1086. This Doomsday Book also shows a church in Carshalton in 1086 and parts of its structure may still survive within All Saint’s Church.

2.33 Fragments of a substantial late 12th or 13th Century stone house have been found on the site of the new Grove car park, towards the east of the ponds. This may have been the site of a large stone house owned by a wealthy landowner.
2.34 Various archaeological investigations over the last 40 years suggest that a 13th Century village covered an area the size of the 18th Century settlement, which suggests that the village may have shrunk in the later middle ages but returned to prosperity in the 17th century.
Introduction
3.1 This section sets out details of the special architectural, historic, landscape or townscape quality and appearance, which includes characteristics of the CA that are desirable to preserve or enhance, and issues to be addressed in the Management Plan.

3.2 Carshalton Village is a large conservation area that predominantly encompasses high quality and well-maintained open park land of historic significance, particularly the grounds of St. Philomena’s, The Grove and the Ponds. Honeywood Walk also contains many important buildings and landscaped areas, although the Old Rectory is showing signs of decline and poor restoration.

3.3 The character of the conservation area is predominantly defined as an organic form of development, with significant emphasis given to the amount and location of parks and ponds, the irregular street layout and building lines, and views. This includes the consideration and preservation of the human scale of development in the area, comprising predominantly two storeys, un-intimidating relationship of the buildings and spaces between, such as the streets and parks.

3.4 The focal point of the CA is the Grade II Listed All Saints’ Church, which is medieval with later additions and overlooks the ponds. Many roads surrounding the church have kept their historical street pattern.

3.5 Carshalton retail centre is located within the heart of the CA and consists of a mixed quality historical environment with several fine buildings. However, the area contains several buildings that negatively impact on the character of the conservation area, such as Beacon Grove and several shopfronts.

3.6 The major road system comprising the High Street, West Street, North...
Street, West Street Lane, Mill Lane, Westcroft Road and Acre Lane is recorded in the early seventeenth century.

3.7 Carshalton is defined in the UDP as an Archaeological Priority Area with Medieval and Later Historic Communities, Post-Medieval Water-Powered Industry and Historic Estates, Parks and Gardens.

3.8 Due to the differences in land use, landscape, architecture and permeability, it is appropriate to divide the area up into several sub areas (see plan 6). These sub areas are:

- Sub area A: St. Philomena’s School
- Sub area B: West Street
- Sub area C: All Saints Church
- Sub area D: Carshalton High Street
- Sub area E: Grove Park and The Ponds
- Sub Area F: Mill Lane

**Sub area A: St Philomena’s School**

3.9 This sub area forms the western boundary of the Conservation Area and consists of St. Philomena’s School and St. Mary’s Infants School, identified on Plan 6.1. St Philomena’s School was previously a large house with accompanying gardens. This was built for Edward Carleton, a London tobacco merchant in about 1700. The house passed to Sir John Fellowes, who further developed the grounds and added the Water Tower (grade II listed) and the Pound Street entrance gates (also grade II listed). The house was then owned by a succession of wealthy individuals before becoming a school, which is its current use.

3.10 The grounds of St. Philomena’s School are listed as a Historic Park and Garden and Archaeological Priority Area (Historic Estate, Park and Garden) as an important early example of a mid-18th Century landscape garden incorporating significant earlier buildings, such as the Water Tower.

3.11 This garden contains an avenue drive placed off-centre from the house, naturalistic lake, ornamental buildings and yew tree, which may date back to circa 1500. The landscaping is very high quality and well-maintained grassed open fields. The original avenue has remained, leading from the main gate on Pound Street to Carshalton House and providing access to the Water Tower. The Lake was created in the late 18th Century although it is now dry. The Hermitage at the
southern tip of the lake, built before 1721, is in good condition and secure from public access.

3.12 The townscape quality consists of various buildings, for school and supporting uses, which individually and collectively make a significant contribution to the character of the sub area and wider CA, especially the buildings made from brown yellow and orange-red rubbed brick and slate roofs characteristic of the area. This includes several fine examples of listed buildings, such as the Grade II* listed Carshalton House and Water Tower and Grade II listed Chapel, Hermitage, Gate Piers, Gates and parts of the surrounding wall.

3.13 Further buildings that make a positive contribution to the character of the CA include various school buildings annexed onto Carshalton House and the original school buildings of St. Mary’s Infants School, both made from red brick with rubbed brick and other decorative detailing.

3.14 A 1960 / 70s extension, comprising London Stock brick, concrete and large windows, to the south of the main school building somewhat detracts from the overall character of the area.

Several temporary prefabricated classrooms and offices, and a sports centre, have been erected to the west of the main school building with little regard for the conservation area setting. Additionally, a 1960/70s concrete extension to the west of St. Mary’s School does not respect the red brick of the older building and therefore is considered out of character.

3.15 As a result of the high boundary walls and building setbacks, the school buildings and grounds are not visually prominent from outside the sub area, although views of the Water Tower can be seen from beyond the walls, especially down West Street. These boundary walls have significantly deteriorated as a result of the impact of the road. In certain
instances the wall is breaking up and looking like falling over, with limited repairs in places. Towards the north, St. Philomena’s School and St. Mary’s School are divided by a walled pedestrian walkway that is subject to vandalism and lack of natural surveillance.

**Weaknesses**
- Poor state of listed Boundary Wall
- Poor quality extensions
- Graffiti on northern wall
- Weak visual links

**Sub area B: West Street**

3.16 Sub Area B, as shown on plan 6.2, comprises the retail and residential area along West Street, North Street, West Street Lane and south of Carshalton Station.

3.17 The area’s heritage character is predominantly attributed to the north / south street layout between Carshalton Village and Wrythe Green. The sub area also contains several high quality listed buildings, which include examples of Victorian Terraces along West Street Lane and several white weather-board, timber framed houses, especially along West Street.

3.18 Towards the east of the sub area along North Street lies the Grade II listed North Lodge with its stable and boundary wall. This house may date from the 17th Century, and apart from some graffiti and painting, the house is in good condition.

3.19 The Sun public house on the corner of Mill Lane and North Street is a fine example Victorian
decorative brickwork that is well maintained and makes a positive contribution to the conservation area.

3.20 On the opposite corner of North Street and West Street Lane stands Beechwood Court, an impressive 1930s housing development which extents northwards through a cul-de-sac. It comprises of red brick with red tiles and tile hanging on the 3rd floor.

3.21 West Lodge, 25 West Street Lane, is a Grade II listed fine example of a double pile timber framed weather boarded house probably of 18th Century date.

3.22 Further along West Street Lane are two 19th Century Victorian terraces, which although not listed make a positive contribution to the quality of the conservation area. This includes the southern terrace, Cape Terrace, of yellow stock brick and timber windows.

3.23 The heritage quality of West Street is mixed with several very high quality listed buildings and several very poor quality housing developments.

3.24 The northern end of West Street is characterised by several 18th / 19th Century dark brick buildings with
slate roofs and decorative doors and porches.

Listed 80 West Street

3.25 The southern end is characterised by several white weather-boarded buildings with red tile roofs and brick chimney stacks, setback from the road. These are likely to have originated in the 18th Century.

Listed 12 West Street

3.26 Several of the listed buildings along the western side of West Street have been vacant for some time. There are also several bland 20th Century housing developments, such as Colston Court, behind these listed buildings that show very little respect to the Conservation Area status and setting of a Listed building.

Colston Court

3.27 Further positive features of this sub area include the views of the Water Tower from East Street. Negative features include the dominance of traffic.

Listed Buildings:
- North Lodge (21 North Street)
- 2; 4; 6; 8; 10a; 10 & 12 West Street
- 3; 7 – 11 & 15 West Street
- Nelson House (19 West Street)
- 20 – 24 West Street
- 42 West Street
- 70; 72 – 78 West Street
- 80 West Street
- 25 West Street Lane

Un-listed buildings of merit:
- The Sun Public House (4 North Street)
- 2 to 16 West Street Lane
- 7 to 11 West Street Lane

Buildings that make a negative contribution:
- 10 to 16 North Street
- 25 to 27 North Street
- Colston Court, off West Street
- 2 to 25 Old Swan Yard, off West Street

Strengths
- High quality white weatherboard houses once characteristic of Carshalton
- Views of the Water Tower
- Landscaping and setbacks on the southern end of West Street
**Weaknesses**
- Traffic dominance in West Street
- Poor quality housing schemes to the west of West Street.

**Sub area C: All Saints Church**

3.28 This sub area, as shown on plan 6.3, located to the south of Pound Street centres on All Saints’ Church and the accompanying cemetery, together with several other buildings.

3.29 The Grade II* Listed All Saints’ Church is Carshalton’s ancient Parish Church and stands in a very prominent position overlooking the Ponds and Grove Park, which is a very significant feature of the entire Conservation Area. The Church is first mentioned in the 1086 Doomsday Book and the core of the nave and tower predate 1150. A chancel and south aisle was added in the 12th Century and there where numerous subsequent changes. In the 1890s a new nave, chancel and north aisle was added to the designs of Sir Arthur Blomfield. A baptistery was added to the west end in the 20th Century.

3.30 It is built in differing materials reflecting the various periods in which it was alerted. These materials include red brick, knapped flint, various stones, brick and copper, lead and tile roofs. The Church is surrounded by several listed buildings and structures, such as Madeley and St Mary’s Cottage, Anne Boleyn’s (or Bullen’s) Well, boundary walls and the Fire Engine House, that together with the church make an important contribution to the heritage quality of the Conservation Area.

3.31 Another significant building within the sub area is the Grade II Listed Greyhound Inn, which was recorded in the early 18th Century, although the oldest part of the present building – the weatherboarded swan bar – probably dates from 1800. This comprises of white weatherboard, timber sash windows and bays and dark timber trimmings. The later larger portion to the rear is predominantly white render with Dutch gables, timber sash windows and stone corner decoration. There is a modern extension at the back that blends well with the older structure.

3.32 All these buildings mentioned above are in relatively good condition, although the north churchyard wall is experiencing deterioration from the traffic on High Street and several windows of the Church have been boarded.
with transparent plastic for either insulation or to discourage vandalism. The Cemetery is well maintained, although in parts it is overgrown with several broken or fallen headstones.

**3.33** Pound Street (Nr. 11 to 17) has a good quality 19th Century, 3 storey terrace, consisting of stock brick, timber sash windows and window plant boxes. At the junction of Pound Street and Carshalton Park Road, opposite Margaret’s Well, there was a petrol station, which is currently being demolished. There are also timbers and tile merchant’s warehouses of no significant heritage quality. The residential buildings along Carshalton Park Road are predominantly mixed character and quality, detached houses with two terrace blocks towards the north end of the street.

**3.34** The 20th Century semi-detached houses towards the south east of the sub area, along The Square and Talbot Road, are in fairly good condition with minimal use of PVC windows, although there are several roof extensions that are altering the rooftops and Nr. 15 The Square is vacant and boarded being in very poor condition. Nr. 9 and 11 The Square are very recent developments that respect the character of the Conservation Area. The Square also extends south towards Carshalton Park Conservation Area.

**3.35** Towards the north east corner of the sub area on the junction of High Street and The Square are the listed Carshalton Library, Woodman’s wine bar (nr. 10 High Street) and outbuilding, which together with the unlisted Coach and Horses Public House (nr. 12 High Street) are in very good condition and make a positive contribution to the character of the Conservation Area.

![Coach and Horses public house](image)

**3.36** Generally, the historic character of this sub area is characterised by the Church and the relationship of the church to the Ponds and the openness of the Church grounds and Cemetery. The architectural quality is mixed with significant buildings, mostly listed, and several buildings that make little contribution to character of the sub area, such as the petrol station site and several flats.

**Listed Buildings:**
- All Saints Church
- North churchyard wall, including former Fire Engine House
- East and West churchyard Wall
- Anne Boleyn’s (or Bullen’s) Well
- Madeley Cottage, including the
railings
• 1a; 2a & 5a Orchard Hill
• The Greyhound Inn
• Part of 37 Pound Street
• 4 & 6 High Street, including rear connecting wall
• Carshalton Public Library

**Un-listed buildings of merit:**
• 11 to 17 Pound Street
• 3a and 4a Orchard Hill
• Coach and Horses Public House (12 High Street)

**Buildings that make a negative contribution:**
• 31 and 33 Pound Street
• 15 The Square
• Rectory (2 Talbot Road)

**Strengths**
• Relationship of All Saints’ Church with the Ponds and Grove Park
• Views of the Church from the surrounding area
• Openness and permeability of the area
• Listed buildings and mixed architectural forms

**Weaknesses**
• Traffic dominance of the street
• Various poor quality buildings and vacant properties

**Sub area D: Carshalton High Street**

3.37 This sub area, as shown on plan 6.4, is the central retail core of Carshalton Village, containing the High Street from The Square in the east towards the Westcroft in the east. The sub area is characterised by excessive traffic dominance and a mixed building quality, including many high quality listed buildings, such as the Orangery, and many poor quality buildings, such as Beacon Grove. The CA also includes part of the former road to London, known as Westcroft Road, now a cul-de-sac at the eastern end of the CA.

3.38 The High Street dates back to the Middle Ages and The Square was possibly the site of a medieval market for which a charter was granted in 1259. There is a considerable mix of buildings along the High Street, from medieval to modern times. Carshalton did not have its own railway station until 1868, which slowed the growth of the village. Some of the old High Street was demolished and replaced with large Victorian shops, although some have survived. The eastern end of the High Street experienced a great deal of rebuilding in the mid-20th Century, whereas the western end of the High Street has experienced a mix of Victorian and earlier buildings.

3.39 As mentioned previously, the built form and style of the sub area suffers from a mixed heritage quality, as shown on Map 6.4, with impressive listed buildings on the eastern and western ends of the sub area and several buildings that, although not listed, make a positive contribution to the conservation area.

3.40 However, there are several buildings along the High Street that make a negative impact on the quality of the conservation area, and these include the Beacon Grove shopping centre with bland architectural features that do not respect the quality of the area, and several shops on the southern side of the High Street, with over dominant shopfronts, solid external shutters, loss of the vertical emphasis and a few with
3.41 The high volume of traffic along High Street, Pound Street and North Street has had a significant impact on the character and quality of the conservation area, including the impact of vehicle emissions on the listed buildings, congestion, significant noise and a poor pedestrian environment.

**Listed Buildings:**
- 1; 5; 7 High Street
- Entrance to the Grove, adjacent to nr 1 High Street
- 16; 18; 20 High Street
- 6 The Square
- The Orangery (The Square)
- Parkfields (37 Westcroft Road), including piers, walls and railings to original building
- South west boundary to 33 Westcroft Road
- Westcroft Farm Cottage
- Westcroft, Westcroft Road
- Pier incorporating Boundary Stone and rear wall, Westcroft Road
- Brambleshaw End (38 Westcroft Road)
- Brambleshaw Cottage (40 Westcroft Road)

**Un-listed buildings of merit:**
- 35 Westcroft Road
- Buildings to the south west of Westcroft
- Fox and Hounds Public House
- 35 – 37 High Street
- 58 – 82 High Street
- 18th Century walls to the north of the retail centre

**Buildings that make a negative contribution:**
- 86 – 110 High Street
- 112 – 146 High Street
- Beacon Grove
- The Forge

**Strengths**
- Several impressive listed buildings and shopfronts
- Views of All Saints Church
- Strong identity and good opportunities

**Weaknesses**
- Vehicle dominance
- Various poor quality buildings, including Beacon Grove
- Several over dominant shopfronts not respecting the quality of the building
- Poor links and permeability into Grove Park

**Sub area E: Grove Park and The Ponds [need to add photos]**
3.42 This sub area, as shown on plan 6.5, gives Carshalton Village its green open character and centres on The Grove Park and the areas around the Ponds. The area is locally designated as a Historic Park and Garden and characterised by historically significant, well-landscaped open space with several high quality buildings, including The Grove, Honeywood and the Old Rectory.

3.43 The Grove Park originated as a medieval holding, known as Stone Court. In around 1700 John Cator, a London merchant, built a ‘new Stone Court’. This was a large mansion house that stood on the site of the lawn in front of the present office buildings. He realigned the river Wandle and created a garden on the site of the western end of The Grove Park.

3.44 The estate was then passed to Thomas Scawen in 1729 who commissioned the white Portland stone bridge which stands by the lower pond. This was possibly designed by Venetian architect, Giacomo Leoni.
3.45 The Stone Court house was demolished in around 1800 and the estate divided into two with Stone Court on the west side of the river and the Grove on the east. The outbuildings of the 18th Century Stone Court were turned into a house and a new house was built on the Grove in the 1830s, which still stands although considerably enlarged.

3.46 The Victorian Gardens of the Grove are still fairly intact within the present park and the large rockery was probably added in the early 20th Century. Upper Mill, adjacent to Stone Court, is grade II listed and consists of an Alpine style Wooden building which was constructed in the 1880s to house a private water driven electricity generating plant. The building rests on Portland Stone wheel pits that were designed by John Smeaton in the 1780s. In 1887 Upper Mill, south of Mill Lane, was replaced with a water-powered generating plant to supply electricity to light the Grove and Stone Court outbuildings. This mill was also recently restored. A further good example of a historic building on the site in The Nest, built by Sir Samuel Barrow after 1903, which is a small medieval looking overhanging building next to the Grove, possibly used as the gardeners office.

3.47 In the early 17th Century the ponds area was ‘many springs’ all combining to form the River Wandle, and therefore the present ponds are not natural. The Upper Pond (in front of Honeywood) was possibly built by the Earl of Arundel in the 1630s while the Lower Pond was somewhat later.

3.48 A spring named Margaret’s Well is located at the corner of West Street and Pound Street. It is now generally dry but in the 19th Century it flowed regularly and was cleaned and ornamented at the expense of John Ruskin, who asked that it be called Margaret’s Well after his mother.

3.49 Honeywood, fronting onto the Upper Pond, is another fine example of a listed building in the conservation area. The earliest part of Honeywood is a small chalk and flint checker-work building dating from the mid-17th Century, which still stands today in the centre of the present house. This chalk and flint chequer-work is now very rare, although appears to have been fairly common in this area in the 16th and 17th Centuries. A two-storey rear extension and bay window was added in around the 1848 to 1868s, and in around 1896 John Pattison Kirk erected the brick north wing and in 1903 added a large Edwardian wing to the south end, that was pebbledashed and decorated in mock Tudor.

3.50 As this sub area comprises of very well maintained landscaped open space with many fine historical buildings, the sub area makes a major contribution to the character of the conservation area. The open space and conservation area designation has resulted in very little change or pressure for development within the sub area over recent years.

3.51 However, several buildings and structures within the sub area have showed signs of deterioration, including the listed Old Rectory where replaced.
portions of the side wall (southern) have not been sympathetic to the character of the conservation area and parts of the listed wall to the north west of the sub area is deteriorating. Further observations suggest that the decorative first floor terracotta tiles at 85 Mill Lane are currently being replaced with square tiles.

3.52 Although the green open space makes a positive contribution to the conservation area, there are parts that are not publicly accessible, especially towards the northeastern portion of the sub area onto Paper Mill Close.

Listed Buildings:
- The Old Rectory, Festival Walk
- Honeywood Lodge, including south boundary wall and gateways
- The Gate House, Honeywood Walk, including the wall to the east
- Part of northern boundary wall of the Lodge
- Road bridge over the Ponds, including the retaining walls and railings
- Culvert and retaining walls of Upper Pond
- The Leoni Bridge, including retaining walls
- Gates to Grove Park adjoining 1 High Street
- Ruskin Stone on the junction of West Street and Pound Street
- 19th Century cast iron pump

Locally listed buildings:
- The Grove, Grove Park
- The Nest, Grove Park

Un-listed buildings of merit:
- The Lodge
- Stone Court
- 18th Century walls to the south of Grove Park

Buildings that make a negative contribution:
- 116 – 118 Mill Lane

• The Pavilion

Strengths
- Quality of the Ponds and open space
- Maintenance of the park
- Views of the Water Tower and All Saints Church

Weaknesses
- Impact of traffic
- Poor access into the green open space
- Several poorly maintained buildings

Sub area F: Mill Lane [need to add photos]

3.53 This sub area along Mill Lane, see plan 6.6, comprises of predominantly residential dwellings, once probably used by workers in the Mills and on the fields. The streets in this sub area are mostly lined with Victorian houses on the north-west side and more modern housing on the site of an old factory on the south side. Most of the older houses are not of great individual merit but collectively, they are attractive and possibly one of the earliest and best preserved Victorian housing developments in the borough. The Old School House at the south-west end of Mill Lane, dates back to 1869/74, and is a good example from that period.

3.54 The Mill Lane sub area draws its historical significance from the presence of the Wandle River, which was used for driving mills and growing watercress. At one time the mills around Carshalton worked flour, leather, copper, gunpowder, snuff, paper and linseed oil.

3.55 Evidence suggests that in about 1868 there were seventeen
houses on the north-eastern end of Mill Lane and six houses on the south-western end, and Gurney Road, Palmerston Road and Station Road were laid out with several semi-detached houses. Following that, in about 1913, there was evidence of small scale infilling and as power was being generated elsewhere, the mills were being converted to other uses, such as a chocolate and chemical works.

3.56 The reason for the inclusion of this sub area in the conservation area is related to the positioning of the road, the location of the Mills and the Wandle River. There is currently a mix of building quality within this sub area. Outside the conservation area, recent development in between Mill Lane and the River Wandle has had very little regard to adjoining conservation area.

3.57 The locally listed Snuff Mill on the junction of Mill Lane and Butter Hill, currently being used as printers, is in a poor state of repair and in need of urgent restoration.

3.58 The buildings along the north-west side of Mill Lane are a mixture of scales, materials and building form, with many comprising of London Stock / Yellow brick with Red Brick detailing on the corners and above the windows. There are very few extensions and roof conversions that impact onto the Mill Lane streetscape. However, there is significant use of upvc windows replacing timber sash windows and paving over the front garden. In certain instances, the original frontages of buildings have been rendered in pebbledashing and several painted white.

3.59 More recent development of the sub area has seen higher density housing, especially new development along the river. However the layout, materials and design of many of these, although outside the conservation area, does little to respect the character and setting of the conservation area.

Locally listed buildings:
- Ansells Snuff Mill, Mill Lane

Un-listed buildings of merit:
- 1 Mill Lane and building to the south west
- 67 – 75 Mill Lane
- 10 – 12 Palmerston Road
- 7 – 9 Palmerston Road

Buildings that make a negative contribution:
- 14 – 15 Mill Lane

Strengths
- History of the Mills
- Location of the River
- Access to Grove Park

Weaknesses
- Poor state of Snuff Mill
- Poor contribution of buildings south of Mill Lane
- Mixed and slowly deteriorating quality of the buildings north of Mill Lane

The boundary and surrounds
3.60 This appraisal has not only considered the heritage quality within the Carshalton Village Conservation Area, but has considered whether areas outside the boundary warrant inclusion within the conservation area.

3.61 The existing boundary is very much the original boundary designated in 1968, apart from the inclusion of Mill Lane and several properties in the south of the CA.
3.62 On the northern boundary, south of Carshalton Station, is Tyrell Court and North House, which provide housing and offices. Both developments seem to be built in the late 20\textsuperscript{th} Century with no regard to the Conservation Area setting.

3.63 The area to the east of North Street, north of Mill Lane and south of the railway line comprises of a mixed character of varying quality with very few buildings that warrant Conservation Area designation. This area has experienced significant change, which includes varying levels of maintenance, significant use of uPVC windows, extensions and poor boundary treatments.

3.64 The fairly recent housing development south of Mill Lane and north of Grove Park consists of dark brick, slate roofs with uPVC windows. The development seems inward looking and does very little to enhance Grove Park, Mill Lane or the wider Conservation Area setting.

3.65 Much of the remaining housing towards the east, south and west of the conservation area comprises of standard 1920\textsuperscript{s} suburban housing, as shown on the plan 4 and 5, which is fairly typical of the borough and South London. This housing surrounding the CA is of a mixed architectural quality, with several good examples. However, much of this housing has made use of PVC windows and altered the front boundary treatments to include on-site parking.

3.66 Given the character of the Carshalton Village CA as being high quality green open space within a historic village centre setting with limited amounts of historic housing, the Council does not propose to designate any further areas as part of the CA.

**Key design elements**

3.67 As mentioned before, the key design element to Carshalton Village Conservation Area is the green open space framed by two-storey housing and retail developments of an organic nature and un-intimidating human scale, and significant street trees and landscaping.

3.68 In terms of the key design materials, Carshalton Village CA exhibits several fine examples of white weatherboard buildings, especially along the southern part of West Street.

3.69 Some of the more recent development comprise of bay windows, London Stock Brick or yellow brick with red brick detailing above the doors and windows, and Tiled roofs, especially along Mill Lane. Several properties throughout the CA are experiencing the replacement of traditional timber sash windows with uPVC windows, which significantly detracts from the character of the CA.

3.70 Furthermore, several properties have paved the front gardens and removed the front boundary treatment, which is not in keeping with the character of the area and conservation area.
Next steps

Public consultation
3.71 This draft document is being published for the purposes of consultation within the local community of Carshalton. Residents are being notified in writing of the draft document and consultation is for a period of 4 weeks for making comments. The draft document will be available for inspection at the Council Offices in Denmark Road; Carshalton Library; and displayed on the Council’s website.

3.72 Following consultation, the Council will consider comments received and produce a final Appraisal Document for approval.

Management strategy
3.73 A Management Strategy for the conservation area will be prepared from the findings of, and consultation responses to, the Character Appraisal. This will form a mid- to long-term strategy for preserving and enhancing the conservation area; addressing the issues, strengths and weaknesses; recommending actions; and identifying any further or detailed work needed to improve the character and quality of the CA.

3.74 Consultation on the draft Character Appraisal may also raise further issues requiring attention as part of the Management Strategy.

3.75 Once prepared, the draft Management Strategy will also be subject to consultation, in the form of a public meeting in the area. The Council will consider comments received and produce a final document for approval.
Features of merit

Listed Buildings
1. Carshalton House (St. Philomena’s School)
2. Boundary walls to Carshalton House along Pound Street, Shorts Road and West Street
3. Gate Piers and Gates at Carshalton House
4. Chapel at St. Philomena’s Convent
5. Hermitage or Grotto at Carshalton House
6. Water Pavilion at Carshalton House
7. North Lodge (21 North Street)
8. 3 West Street
9. 7 – 11 West Street
10. 15 West Street
11. Nelson House (19 West Street)
12. 2, 4, 6, 8, 10a, 10, 12 West Street
13. 20 – 24 West Street
14. 42 West Street
15. 70 West Street
16. 72 – 78 West Street
17. 80 West Street
18. 25 West Street Lane
19. All Saints Church
20. Anne Boleyn’s (or Bullen’s) Well
21. Madeley Cottage
22. Railings to Madeley Cottage
23. North Churchyard Wall including former Fire-Engine House at west end
24. East and West Churchyard Walls
25. 1A, 2A & 5A Orchard Hill
26. The Greyhound Inn
27. Part of 37 Pound Street
28. 4 & 6 High Street
29. Wall rear of No. 6, connecting No 4 and No 6
30. Carshalton Public Library
31. 1 High Street
32. 5 & 7 High Street
33. 16, 18 & 20 High Street
34. 6 The Square
35. The Orangey, The Square
36. 37 Westcroft Road (Parkfields)
37. Piers, Wall and Railings to the original parkfields
38. South West Boundary Wall to 33 Westcroft Road
39. Westcroft Farm Cottage, Westcroft Cottage
40. Westcroft, Westcroft Road
41. Pier incorporating Boundary Stone and Wall to rear, Westcroft Road
42. 38 Westcroft Road (Bramblehaw End)
43. 40 Westcroft Road (Bramblehaw Cottage)
44. The Old Rectory, Festival Walk
45. Road Bridge (retaining walls of embankments of the pond to the west of North Street and its railings)
46. South east Culvert and South and east retaining walls of the pond to the east of North Street
47. The Leoni Bridge (North retaining wall of the pond to the east of North Street)
48. Gates adjoining 1 High Street at the south west entrance to the Grove
49. Water Wheel, Grove Park
50. Ruskin Stone (junction of West Street / Pound Street)
51. 19th Century cast iron pump ???
52. Honeywood Lodge
53. South Boundary Wall to Honeywood Lodge and Gateways
54. Culvert in front of Honeywood Lodge
55. The Gate House, Honeywood Walk
56. Wall to east of the Gate House
57. Part of northern boundary wall of The Lodge, to the east of No 16

Locally Listed Buildings
1. The Grove, Grove Park
2. The Nest, Grove Park
3. Ansells Snuff Mill, Mill Lane

Unlisted buildings of merit
1. Parts of St. Philomena’s School
1. Eastern portion of St. Mary’s Infants School
2. The Sun Public House (4 North Street)
3. 2 to 16 West Street Lane
4. 7 to 11 West Street Lane
5. 11 to 17 Pound Street
6. 3a and 4a Orchard Hill
7. 35 Westcroft Road
8. Buildings to the south west of Westcroft
9. Fox and Hounds Public House
10. 35 – 37 High Street
11. 35 – 82 High Street
12. 18th Century walls to the north of the retail centre
13. The Lodge
14. Stone Court
15. 18th Century walls to the south of Grove Park
16. 1 Mill Lane and building to the south west
17. 67 – 75 Mill Lane
18. 10 – 12 Palmerston Road
19. 7 – 9 Palmerston Road

Views
1. View of the Water Tower at St. Philomena’s School along West Street
2. View of the Water Tower at St. Philomena’s School from Grove Park along festival walk
3. View of All Saints Church from Grove Park
4. Views from All Saints Church

Historic Parks and Gardens
1. St. Philomena’s School (Carshalton House Gardens) Grade II – 11 Hectares
2. Grove Park – 7.9 Hectares

Archaeological Priority Areas
Upper Palaeolithic / Mesolithic Communities
1. North Downs Fringe and Springline

(EH Ref: APA1)
1. Wandle Alluvium (EH Ref: APA2)

Late Prehistoric Communities
3. Wandle Gravels (EH Ref: APA4)

Medieval and Later Historic Communities
4. Carshalton (EH Ref: APA12)

Historic Estates, parks and Gardens – the Suburban Legacy
5. Carshalton House (St. Philomena) and Gardens (EH Ref: APA18)
6. Mascal (Carshalton Park House) and Carshalton Park (EH Ref: APA19)
7. Stone Court and The Grove (EH Ref: APA20)

Recent geological findings
8. Remains of a large 12th or 13th Century house on the site of the new Grove Park car park

Entries on the Sites and Monuments Record
1. tbc

Trees and Woodlands
1. tbc

Important Open Space
1. The Grove Park
2. Margaret’s Pool
3. Carshalton Place (2 Parts)
4. Carshalton War Memorial Gardens
5. All Saints Churchyard
6. Festival Walk
7. Carshalton Ponds
8. Sutton Ecology Centre
9. St. Philomena’s School

Important natural features
1. tbc