



# Heritage Impact Assessment

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Graylaw House, 42-  
54 Manor Road,  
Wallington, SM6 0AB

November 2021 | Project Ref 5428E

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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# 1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Oak Projects Ltd. It relates to the provision of one new single family unit to the rear of Graylaw House, 42-54 Manor Road, Wallington, SM6 0AB. The London Borough of Sutton are the determining authority.
- 1.2** The application site is currently an area of hardstanding in use by Graylaw House for parking provision. It has no built form on the site and is next to the western elevation of Graylaw House.

## The Context

- 1.3** The site is not of any heritage value itself, but is within the setting of the following designated heritage assets;
- Wallington Green Conservation Area
  - Holy Trinity Conservation Area
  - Church of The Holy Trinity, (Grade: II List UID: 1357582)
  - 38, 40 and 40a, Manor Road, (Grade: II List UID: 1357583)
  - 36, Manor Road, (Grade: II List UID: 1183683)
  - 32, Manor Road (Grade: II, List UID: 1065655)
- 4.1** This report presents proportionate information on the heritage significance of assets detailed above and the contribution of the application site, if any, to that significance. It goes on to considers the potential effects of the development of the application site on the significance of these assets as a result of change within their setting. Particular focus is drawn towards Nos. 38, 40 and 40a Manor Road, due to the proximity of the building group to the application site.
- 1.4** Within the wider periphery stretching northwards from the application site along Manor Road are;

- Dolphin Cottage Garden Walls and Piers to Numbers 8 To 16 (Even) St James Cottage, (Grade: II List UID: 1300449)
- Dukes Head Public House, (Grade: II List UID: 1065654)

**1.5** Due to the intervening distance and lack of potential for the proposals to affect either of their significance, these buildings have been scoped out of further assessment.

## Background

**1.6** An application (LPA Ref: DM2020/01879) for “*Erection of a first floor rear extension, alterations to first floor fenestration and erection of a second floor to provide 5 self contained residential units, parking, cycle and bin storage*” was refused on 1 April 2021. The following heritage related reason for refusal was given:

*(2) The proposed development, by reason of the increase in scale and massing and the short separation distances to the Grade II listed building at 40 Manor Road and the adjoining Holy Trinity Conservation Area and Wallington Green Conservation Area and the utilitarian appearance of the building, would result in harm to the significance of the setting of the adjacent Grade II listed building and the settings of the adjacent conservation areas. The proposal due to the increase in massing and scale and the reinforcement of the utilitarian design of the building would not preserve or enhance the setting of either the adjacent Grade II listed building or the conservation areas and as such the proposal is contrary to policies HC1 of the London Plan and 30 of the Sutton Local Plan.*

**1.7** The committee report noted the following reasons for refusal:

*...The proposed extensions are therefore considered to be an overdevelopment of the site and would result in a cramped development, which would appear as a dominant and prominent form of development to the detriment of the character of the area and would be contrary to Policy 28 of the Sutton Local Plan and D3 of the London Plan.*

*The proposed extensions would increase the scale and massing of the existing building. There would be no change in the separation distances to the adjoining*

*Listed Building at 40 Manor Road. The significance of this listed building is its architecture and its setting within the Wallington Green Conservation Area. The existing building is of little architectural merit, which is a result of both the time it was built and the original function of the building as office space. Whilst the proposal would result in some improvement of the appearance of the building, the additional floors would result in a sharp increase in scale and massing from the 2 storey Listed Building and would reinforce the utilitarian design.*

*As mentioned above the site lies between two conservation areas. The significance of these conservation areas are the Victorian and 19th Century two storey dwellings as well as Holy Trinity Church. The increase in scale and massing of the building results in an abrupt increase in scale of the development to the front of the wider site immediately adjacent to both conservation areas and would be a prominent and dominant form of development which would not preserve or enhance the character of the adjacent conservation areas and would result in harm to the significance of the adjacent listed building.*

*As such, the proposal would result in harm to the significance of both the Listed Buildings and the Wallington Green and Holy Trinity Conservation Areas contrary to policy 30 of the Sutton Local Plan and HC1 of the London Plan 2021.*

## **1.8**

Following the refusal of this earlier application, the proposed works at the site have been reconsidered. It is now proposed to introduce a single family unit to the end of the plot which is of two storeys to assimilate with the surrounding built form.



Figure 1 – Historic England Map, Site marked in red, Listed Buildings marked with blue icons

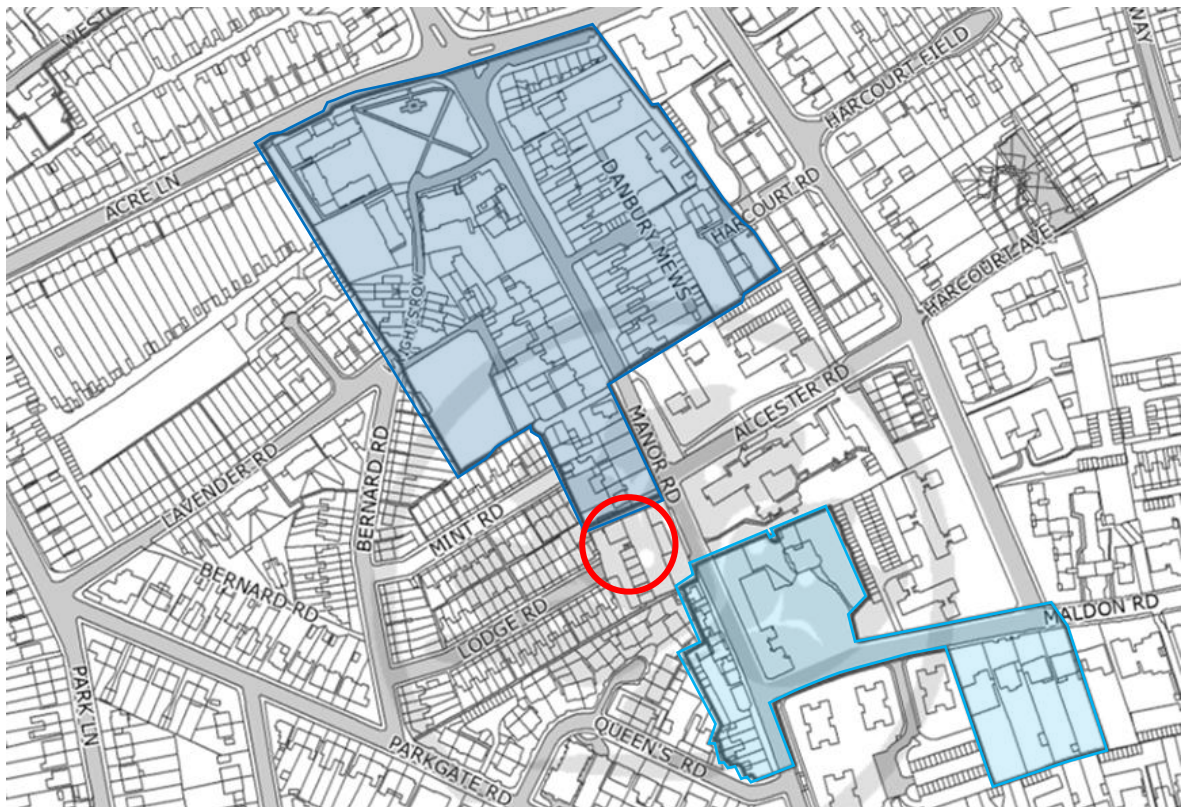


Figure 2 – Extract from the Sutton Mapping Portal, Wallington Green Conservation Area marked in blue to the north, Holy Trinity Conservation Area marked in lighter blue to the south. The site outlined and circled in red

## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this assessment, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

**2.7** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>4</sup> The Scale of Harm is tabulated at Appendix 1.

**2.8** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>5</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

**2.9** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

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<sup>4</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>5</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

## London Borough of Sutton Local Plan

**2.10** Sutton adopted a new Local Plan on 26 February 2018. The following related policies are of relevance:

**2.11** **Policy 6: Distinctive District Centres** – Wallington features in local plan Policy 6 points *r-aa*. It details specific policies relating to the plan projects and long term aspirations for the development of the town.

**2.12** **Policy 28: Character and Design** - The council will grant planning permission for new development, including new buildings, alterations and extensions, provided the new development:

- a. Is attractive, designed to the highest standard, especially with regard to architectural detailing, and uses high-quality materials.*
- b. Respects the local context and responds to local character and heritage assets.*
- c. Is of a suitable scale, massing and height to the setting of the site and/or townscape.*
- d. Seeks to improve an area of poor character.*
- e. Makes a positive contribution to the street frontage, streetscene and / or public realm, such as using railings and low walls where practicable.*
- f. Is inclusive and accessible for all and improves movement through areas with direct, accessible and easily recognisable routes.*
- g. Is secure and designed to minimise crime and anti-social behaviour.*
- h. Is robust and flexible in use.*
- i. Responds to natural features and retains trees, hedges and other landscape features and spaces of amenity value, where possible.*
- j. Is not dominated by car and cycle parking.*
- k. Creates attractive, functional and clearly defined public and private space.*
- l. Protects any important local views and creates new ones wherever possible.*
- m. Carefully integrates building services equipment and, in industrial areas, operating equipment.*
- n. Maintains the setting and visual amenity of the Green Belt, Metropolitan Open Land, Public Open Space and Urban Green Space.*

**2.13 Policy 30: Heritage** – This policy sets out how the council will preserve or enhance the borough’s historic environment. It summarises that new development should preserve or enhance heritage assets and respond to the historic environment. The sections relevant to this application have been extracted from the policy;

**General**

- a) *The council will conserve and, where practicable, enhance the borough's historic environment. This comprises: Listed Buildings and structures, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens, Areas of Special Local Character, Locally Listed Buildings and undesignated archaeological remains.*
- b) *Development that has an impact upon a heritage asset will be expected to conserve and, where practicable, enhance its significance. The council will expect that new development integrates into the historic environment and will look for opportunities from new development affecting heritage assets and their settings to enhance or better reveal their significance.*
- c) *Great weight will be given to conservation of Sutton's heritage assets. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against:*
  - (i) *the public benefits of the proposal.*
  - (ii) *whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset.*
  - (iii) *whether the works proposed are the minimum required to secure the long-term beneficial use and retain the significance and conservation of the asset.*
- d) *Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed.*

**Listed Buildings and Structures**

- e) *The council will:*
  - (i) *not permit the total or substantial demolition of a Listed Building or Structure unless exceptional circumstances are shown that outweigh the case for retention.*
  - (ii) *expect proposals for a change of use or alteration or extension to a Listed Building or Structure to have no adverse impact on those elements which contribute to the Listed Building or*

*Structure's special architectural or historic interest and significance, including its setting.*

- (iii) not permit development which it considers would cause harm to the setting of a Listed Building or Structure unless the public benefits outweigh the harm.*

### **Conservation Areas**

*g) The council will:*

- (i) expect development within a Conservation Area to conserve and, where practicable, to enhance those elements which contribute to the Conservation Area's special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. In considering development proposals, consideration will be given to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the Conservation Area.*
- (ii) not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.*
- (iii) expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where practicable, enhance those elements which contribute to the Conservation Area's special character or appearance.*

### **Archaeological Priority Areas**

*k) The council will:*

- (i) in consultation with the Greater London Archaeological Advisory Service, require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Sutton's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ, or if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service.*
- (ii) expect the applicant to have sought pre-application advice from the Greater London Archaeological Advisory Service before submitting an archaeological evaluation.*

- (iii) *I Where a scheme should be submitted for archaeological site-based survey and/or intervention, in addition to the method statement it will need to include analysis, publication, and archive deposition of the material and the records made, and for the public dissemination of the results to further understanding.*

## London Plan 2021

**2.14** The London Plan 2021 is the spatial development strategy for greater London and is part of the statutory development plan for London. The following is of relevance:

**2.15** Policy HC1 - Heritage conservation and growth Part C - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

## 3. Relevant Historical Background

### Wallington

- 3.1** The historic village centre had originally been located beyond the Wallington bridge close to the north bank of the River Wandle and is widely believed to be a former Roman station, due to the occurrence of Roman archaeological finds.
- 3.2** The name Wallington is believed to be Anglo Saxon in origin and is derived from deviations of the phrases for Britons *Walh*, *Wealas*, and *Waltone*, and *tun* for village coming to mean '*Village of the Britons*'. The name Wallington is mentioned within doomsday as a Royal Estate held by William the Conqueror, which recorded its holdings as 11 hides, 11 ploughs, and 8 acres of meadow.
- 3.3** The township had been the administrative centre for the towns in the wider area from the early medieval period, referred to as the *Wallington royal hundred* but, was gradually overtaken by the growth of Beddington. The area had developed several mills along the river Wandle associated with the production of lavender oil, the now disused mill ponds now form features of townscape to the north of the town near the Grange Gardens.
- 3.4** The village is discernible in Rocque's Map of 1678 with large expanses of the farmland to the south towards Woodcote Lodge. The extensive production of lavender oil fields in Wallington is still evident in the OS Maps of 1896 (Figure 4) and has inspired much of the street pattern and naming of the roads e.g '*Meadow Road*' and '*Lavender Road*'. The prevalence of lavender in the town's history is recognised through its use as a motif, in local sculpture and as part of the towns Christmas lights. It remains intrinsic to the area's unique identity.
- 3.5** The area had developed substantially with the arrival of the railway, the nearest station which opened 1847 to the fields south of Wallington village centre, was originally named 'Carshalton'. Its location arising from a desire to keep the railway line away from Carshalton Park and Carshalton Village. Much of the present street pattern has been influenced by the station as Wallington spread southwards, occupying the former lavender fields and changing the geographical orientation of

the town centre to the Station and surrounding High Street away from the green, and War Memorial.

### 3.6

The area north of the Church of Holy Trinity had originally been named '*Wallington Old Town*', but with the urbanisation of the area from the mid-19th century, the name fell into disuse. The Church of Holy Trinity was built in the 1860s by Nathaniel Bridges to provide a place of worship for the occupants of the large estates of gothic revival villas which had developed as a high-status housing estate to the designs of architect E. L. Brock, earlier in the century, of which few examples remain on Maldon Road. With the construction of the Church of Holy Trinity, Wallington became a separate parish in 1867. It was incorporated in 1936 as The Municipal Borough of Beddington and Wallington within the county of Surrey, this was then merged into the London Borough of Sutton in 1965.

### 3.7

In the post war period, the area changed radically with the largescale replacement of the Gothic Victorian villas with a volume of modern residential flats extending to the east of the Church of Holy Trinity along Alcester Street and Maldon Road.

### 3.8

In the present, the area is urbanised and with a mixed architectural character with buildings dating from the 19th Century to the present day. To the north of the railway station on Manor Road the town still retains many of its mid-19th century buildings and a semblance of the importance of the historic north-south route. This is enforced by townscape characteristics such as setback property frontages, raised pavements and the primacy of the church spires in the local roofscape. A large volume of mid-20th century housing with wide landscaped frontages raised beyond the roadway makes up the eastern side of Manor Road. Around the station, the urban form has developed in the 20th century to more dense commercial buildings between 5-7 storeys which the railway bridge cuts through allowing pedestrians to pass under, creating an urban realm at multiple levels. To the south of the station, Woodcote Road has a retained much of Victorian high street character, with some modern inventions at similar parapet height. Travelling northwards the status of the railway station and commercial buildings as the centre of the town is further enforced by the raised pavements which lead into the conflation of taller buildings and raised station platforms.

## Manor Road and the Application Site

- 3.9** The plot was formerly part of the grounds of Wallington Lodge. Wallington Lodge had been constructed in open fields c 1833, commissioned by R. G Loraine Esq. From the mid-19<sup>th</sup> Century the application site and adjacent plots were a short terrace of properties (Figures 4). Wallington Lodge to the rear of the site and the extensive gardens were built over with Lavender Road and Mint Road c.1907 (Figures 5- 7) which urbanised the area surrounding the plot to the rear.
- 3.10** Crosshatched markings on the OS Maps in Figures 5 and 6 indicate that former buildings within the plot were of glass construction, this structure has been demolished by the mid-20<sup>th</sup> Century. The changes to the small outbuildings within the plot evidence a continuous history of adaptation and change to suit the prevailing need.
- 3.11** The site currently consists of an area of hard standing, next to a two storey flat roofed building of no significant architectural merit dating to the mid-20<sup>th</sup> century.



Figure 3: Rocque's map of Surrey (c1760)



Figure 4: OS Map (1896)

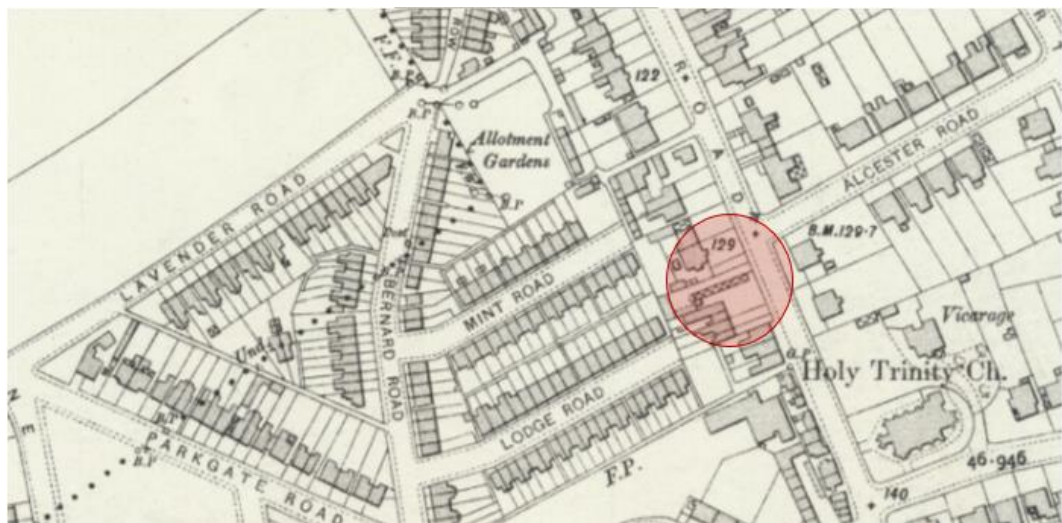


Figure 5: OS Map (1913)



Figure 6: OS Map (1916)



Figure 7: OS Map (1957)

## 4. Statement of Significance

### Assessment of Significance

**4.2** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 1.

### Wallington Green Conservation Area

**4.3** Wallington Green is located to the immediate north of the site. It was designated in 1971 and is formed of approximately 3.7 hectares of mixed-use residential, retail and light industrial use.

**4.4** The focal point for the conservation area is the small green, War Memorial and Dukes Head public house. The approach to the green from the south along Manor Road is lined by buildings largely from the form the 19th Century phase of development. The area has a range of architectural styles, these are most clearly articulated by the variety of buildings on Manor Road, which are a mixture of residential cottages with setback frontages, later 20th Century residential blocks of flats and Victorian residential-commercial buildings with ground floor shop fronts of which many still retain their original timber frontages. Cottages interspersed throughout the conservation area and around Wrights Row are simple dwellings built in the local vernacular and add further variety to the conservation area.

**4.5** The conservation area is best appreciated from within its streets and around the central green, where a degree of village character still exists. Listed buildings within the near proximity of the Dukes Head public house form remnant parts of a historic townscape which had a rural character in its early growth which has since expanded

and been amalgamated with the neighbouring settlements within London's wider southern reaches.

- 4.6** The significance of the conservation area is therefore derived from its historic associations with the core of the town and its early development. Architectural interest is derived from the quality of the listed buildings within its bounds, many of which are indicative of both the areas former rural past and a local building vernacular. The area is recognised as having a degree of archaeological interest derived from its long period of settlement and recognition of its status within an Area of Archaeological Potential.
- 4.7** In the present, the area surrounding the conservation area has been urbanised, the villas which the church was constructed to service have been replaced. A large quantity of post war residential flats which while of their time and not without some charm add little variety or interest to the townscape and offer a neutral contribution to the setting of the conservation area overall.
- 4.8** The site, by virtue of its unassuming appearance as an area of hard standing makes a neutral contribution to the character and appearance of the conservation area.

## Holy Trinity Conservation Area

- 4.9** Holy Trinity Conservation Area was first designated in 1997 and is formed of approximately 1.4 hectares of residential buildings surrounding the primary heritage asset of the Church of Holy Trinity (Grade: II List UID: 1357582). It is located approximately 75 metres to the south east of application site on the east side of Manor Road.
- 4.10** The conservation area appraisal describes the conservation area as:
- "A comparatively new conservation area centred around the listed Holy Trinity Church and its grounds. There are numerous outstanding buildings, predominately Victorian which are either listed or have been nominated for local listing. The other properties in the area compliment and provide an appropriate backdrop to the church."*

- 4.11** The conservation area is best appreciated from within its boundaries and in views directed towards the Church of Holy Trinity, most readily achieved from Maldon Road and beyond its boundary to the south on Manor Road in the approach northwards from the station.
- 4.12** The significance of the conservation area is derived from its historic interest as part of the Victorian development of the area. The conservation area contains the few remaining Victorian villas which inspired the construction of the Church of Holy Trinity which now forms the centre piece for the interest in the area. Significance is therefore further derived from the architectural interest in these buildings, both the church and villas are indicative of an evolving attitude to English domestic architecture. The Victorian Villas which are recognised by a local listing and the architectural quality carry some simple gothic detailing. While the church was constructed to be referential to the origins of the former 14<sup>th</sup> Century chapel that had previously existed on the site and has many handcrafted and elements more familiar on older ecclesiastical buildings.
- 4.13** In the present, the area surrounding the conservation has been urbanised, the villas which the church was constructed to service have been replaced while a large quantity of post war residential flats which while of their time and not without some charm add little variety or interest to the townscape and offer a neutral contribution to the setting of the conservation area overall. To the south, the more high rise form clustered around the Wallington Station challenges the primacy of the spire of the Church of Holy Trinity before changing to a more historic character along Manor Road.
- 4.14** The site, by virtue of its unassuming appearance as an area of hard standing associated with the modern Graylaw House makes no contribution to the character and appearance of the conservation area by being within its setting. It makes no contribution to an appreciation or understanding of the early 19<sup>th</sup> century development of the area.

## Listed Buildings

**4.15** The listed buildings that make up the terrace of properties on Manor Road assessed below are all of a similar style, form and age, they are recognised within listing descriptions carrying a group value additionally with the Dukes Head Public House and the remaining listed cottages on Manor Road (not assessed below).

**4.16** The setting of the listed cottages can be summarised as being similarly located on the stretch on Manor Road between the historic core of the village green and the Railway Station. They all have elevated set back frontages from the road, the buildings looking out towards the line of ground floor residential shops.

### 38, 40 and 40a Manor Road

**4.17** These buildings were first listed in 1974 and are within the Wallington Green Conservation Area. Located approximately 4 Metres from the application site beyond the small boundary alleyway.

**4.18** A full list description for the building group is provided in Appendix 3. The reasons for designation are recorded within the listing description as;

*\* Despite alterations some of which predate listing in 1974, most of the original fabric and plan survives \* Documentary sources provide evidence of the phases of the building's construction from the end of the C18 to the mid-C19. \* They form a well documented part of the historic core of the village. \* They have group value with the following Grade II listed buildings: No. 36, No. 32, Nos 8 to 16 (even), and the Duke's Head Public House with stable block (160m to the north).*

**4.19** The buildings are described with the Wallington Green Conservation Area Appraisal as;

*38, 40 and 40a Manor Road, originally two properties, have hipped slate roofs. One half of the original pair (40 and 40a) is stuccoed and the other half has a brown brick front. In No. 38 the brushed red brick flat arches above the windows can still be admired. Both properties have central porches but No. 38's has elegant trelliss work and its proportions complement the building.*

- 4.20** No. 40a, was added in the early 20th Century as a single storey outshoot to the southern elevation of No. 40, it has since been extended and altered. No. 40a is recognised in the listing description as not being of special interest.
- 4.21** The building group is best appreciated from its direct frontage, at street level where the roofed open gate porch can be seen against the main elevation and its relationship with the adjoining cottages observed.
- 4.22** Significance is derived from their historic interest which is found in their dating to an early phase in the development of Wallington prior to the largescale urbanisation of south London. Historic interest is further understood through the volume of documentation regarding Nos. 38-40 which insight retains a value charting the historic changes cottages and their context.
- 4.23** Significance is further derived from an architectural interest expressed through the buildings form and main elevations, they have been constructed within the local vernacular style and makes a positive contribution to the local streetscape. The buildings have a group value with other listed buildings on Manor Road as a constituent part of a terrace of cottages. Further group value is acknowledged in the list description as relating to the other heritage assets included within the Wallington Green Conservation Area such as the Dukes Head Public House.
- 4.24** As an area of hardstanding, the application site makes no contribution to the setting of these buildings. While there is some visibility from areas within the grounds of these buildings, the site does not contribute to an appreciation of the early 19<sup>th</sup> century development of the area which contributes to the group value of these buildings.

### 36 Manor Road

- 4.25** The building was first listed in 1974 and is within the Wallington Green Conservation Area. It is located approximately 50 metres from the application site.
- 4.26** The significance of the building is derived from its historical interest understood through the status of the building as part of the historic core of the town. Dating from an early phase in the development of Wallington before the largescale urbanisation of south London.

- 4.27** Architectural interest is expressed through the building's main elevations, and decorative front porch, the simple cottage appearance is both indicative of its age and location. The building forms part of a cohesive grouping of vernacular properties and has prominence on the streetscape derived from the setback frontages contributing to the character of the road.
- 4.28** The building is best appreciated from within its plot, on the garden path where its main elevation can be taken in and the relationship to the other cottages as part of the terrace understood. The similarity of age with other cottages located along Manor Road contributes to its setting.
- 4.29** As an area of hardstanding, the application site makes no contribution to the setting of this building. It is not visible from the application site and if it were, it would not form part of the early 19<sup>th</sup> century development of the area which contributes to the significance of this building.

#### 32 Manor Road

- 4.30** The building was first listed in 1974, it is within the Wallington Green Conservation Area. It is located approximately 85 metres from the application site.
- 4.31** The significance of the building is derived from its historical interest as part of an early phase in the development of Wallington and the wider urbanisation of the area. Architectural interest is expressed through the building's main elevations, and features such as the ornate timber porch which extends the length of the ground floor façade. The building is both indicative of its age and location.
- 4.32** The building is best appreciated from within its plot, on the garden path where its main elevation can be taken in and the relationship to the other cottages as part of the terrace understood. The cottage makes a positive contribution to the conservation area through its decorative appearance of its façade.
- 4.33** 32 Manor Road has prominence along with the other listed buildings on the Manor Road derived from the setback frontages, contributing to the character of the road. The building carries features including the ornately detailed timberwork porch which spans façade at ground floor. The building's style distinguish both its age and the general location, with further evidence of its vernacular construction evident in its material use and in its overall form.

- 4.34** As an area of hardstanding, the application site makes no contribution to the setting of this building. It is not visible from the application site and if it were, it would not form part of the early 19<sup>th</sup> century development of the area which contributes to the significance of this building.

#### Church of The Holy Trinity

- 4.35** The building was first listed in 1974, it forms the focal point and centrepiece building for the Holy Trinity Conservation Area. It is located approximately 70 metres from the application site. A technical assessment of significance following the guidelines set out in step 2 and 3 of GPA 3 is included in this report in Appendix 6.
- 4.36** The construction of the church in 1866 by Mr Nathaniel Bridges, was built to service the newly established high quality residential villas which occupied the east side of Manor Road from the mid-19<sup>th</sup> Century. It was consecrated during September 1867, by Bishop Sumner of Winchester. The location of the Church was planned as a replacement an ancient stone and flint chapel that had been pulled down against the parishioner's wishes in 1791. The building had contained a small niche of gothic detailing which pertinently inspired much of the design for the subsequent redevelopment of the area.
- 4.37** The church was constructed with features which drew influence from the 14<sup>th</sup> Century in architectural detailing and overall form and appears as Gothic Revival in style. The material use of the building was again, similar to the chapel with flint surrounded with Bath stone.
- 4.38** A full listing description for the building group is provided in Appendix 3. The reasons for designation are recorded within the listing description as;
- REASONS FOR DESIGNATION: Holy Trinity church is designated at Grade II for the following principal reasons: \* It is a mid-Victorian Gothic Revival church built in the early C14 style with an imposing NW steeple. \* It has fittings of the both the C19 and C20, of which the font is particularly notable.*
- 4.39** The significance of the building is derived from its historic interest as part of the 19<sup>th</sup> Century development of the village and as a place of worship. The church holds a particular significance as the building which, with its construction defined

the area as its own parish. The most definitive aspect of the value of the building is in its architectural interest as a Gothic Revival church, carrying high quality architectural detailing, fixtures and fittings. The steeple has a strong presence as part of the local streetscape. The church forms the focal point and centrepiece building for the Holy Trinity Conservation Area, the location on at the corner of Manor Road and Maldon Road gives the building a high degree of prominence. The steeple is a notable feature within the local townscape. The interior has a degree of artistic interest having a number of high quality fixtures and fittings.

**4.40** The immediate setting of the church is recognised as Holy Trinity Conservation Area, the urban grain is mixed residential buildings, made up of large blocks of post war flats and remnant parts of the former Victorian villas. The area has a degree of openness from the setback property frontages, landscaped areas around the large residential blocks and the churchyard which includes a number of mature trees. The setting of the church extends onto Manor Road where the building type is a mix of Victorian residential buildings some with small commercial frontages and more modern 20<sup>th</sup> Century interspersed along the length of the road.

**4.41** The application site is an area of hard standing which makes no contribution to the significance of this asset. It is not an area where the asset can be better appreciated or understood. There are limited if any views to this listed building from the application site (and vice-versa).

## Summary

**4.42** At present the application site is an area of hard standing. It has no relationship with the historic development with the wider area and is not an area where the significance of any of the identified heritage assets is better appreciated or revealed. It makes a neutral contribution to the setting of the heritage assets and offers the opportunity for enhancement to the setting of the Wallington Green Conservation Area.



*Figure 8 – View looking north along Manor Road from the east side (Site Visit, 2019). The application site is to the rear of this building and is not visible from Manor Road.*



*Figure 9 – View towards the application site from Manor Road. The application site is not visible from Manor Road. (Site Visit, 2019)*



*Figure 10 – Manor Road looking south from the west side (Site Visit, 2019)*



*Figure 11 – Manor Road looking south west towards the application site from the east side. The location of the proposed new building will not be visible from Manor Road due to the existing tree planting and built form. (Site Visit, 2019)*



*Figure 12 – The application site as viewed from Lodge Road (Site Visit, 2019)*

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

### Proposals

**5.2** The proposals seek to introduce a new two storey maisonette on the land to the rear of Graylaw House. The works would provide a new two storey dwelling with private parking, cycle and refuse storage and a rear amenity area. The design of the new dwelling is appropriate for the surrounding built form and will not compete with the older properties in the locale. The height of the proposed new building will be lower than the maisonettes along Lodge Road. The proposals have included for a contemporary sloped roof to the rear of the site to reduce any effect to the rear adjacent gardens and reflect the fact that first floor openings only face on to Lodge Road. This will also allow for a rear amenity space which is a characteristic of the buildings within the adjacent conservation areas. The new building would be introduced into an existing townscape gap and has been designed to minimise any potential effect on the surrounding neighbouring buildings.

**5.3** The materiality of the new building has given consideration to its proximity to the two conservation areas and the 19<sup>th</sup> century development that largely defines them. To this end, it is proposed to use an off-white render and red brick to be in keeping with the terraces along Lodge Road and to relate to the palette of Graylaw House. A new zinc roof will reflect its more contemporary form and will contrast with the more historic housing but will help the new building to blend with the more contemporary form found at Graylaw House and nearby.

## Impact on the Wallington Green Conservation Area

- 5.4** The proposed works will not affect an appreciation of the 19<sup>th</sup> century development of the conservation area. The architectural and historic interest of the conservation area is based around the historic buildings and their grouping together which creates a village character. The proposals do not directly affect the conservation area or land within it and this integral part of its character would be preserved by the proposed introduction of a two storey building within the asset's setting which is of an appropriate bulk, scale, mass and materiality. Its contemporary design would allow it to be clearly legible as different from the surrounding historic built form.
- 5.5** Overall, the proposals amount to a slight enhancement to the setting of the conservation area as a result of the proposed new dwelling. At present the site is an area of undeveloped land that makes no contribution to the character and appearance of the conservation area. The new building is of an appropriate bulk, mass and scale that will not compete with the historic built form within the conservation area. It will not be visible in any key views within the conservation area. It has been designed in complementary materials with a modern aesthetic to ensure it is appreciable as a later building that will not compete with the historic built form. Its function as a new residence will blend with the residential development that is within the setting of the conservation area. The new building of good quality design and materials will be an improvement on the existing non-descript area of hard standing.

## Impact on the Holy Trinity Conservation Area

- 5.6** There will be preservation of this heritage asset as a result of the proposed new building at the application site. The architectural and historic interest of this conservation area is based upon its historic development which is reflected in the built form and the function of the Church which was built to accommodate the large number of Victorian villas built in the surrounding area. This will not be changed by the provision of a new house at the application site.
- 5.7** The Church of Holy Trinity forms the focal point of the conservation area and there will be no change to an appreciation of this by the introduction of a new building at

the application site. Due to the existing built form there is limited, if any, visibility of the application site from the church and vice-versa. Should the new building be visible this would be in glimpsed views only and its two storey height, sensitive bulk, mass and scale are all in keeping with the surrounding built form. Its appearance would allow it to be understood as a contemporary building within the setting of the conservation area and there would be no competition with the historic built form in the area. Overall, the character and appearance of the conservation area would be preserved by the proposed development.

## Impact on 38, 40 and 40A, Manor Road (grade II)

**5.8** The significance of this asset is primarily as part of its demonstration as a group of buildings that form part of the historic core of the town which predates the largescale urbanisation of south London. This will be entirely preserved by the proposed new building. There will be no effect on the front elevations of these buildings which are of significance in demonstrating their vernacular architecture. The application site is incidental to these views and there would be no effect on this as a result of the new building.

**5.9** The design of the new building would complement the historic built form within the conservation area without competing with it. The materiality takes references from the surrounding built form but utilises this in a contemporary way. The bulk, scale and massing are entirely appropriate for the surrounding area and would not compete with the historic cottages. The contemporary design would ensure the building was clearly understood as a modern addition to the streetscene and would preserve the significance of these buildings by a change in their setting.

## Impact on 36 Manor Road (grade II)

**5.10** This building is of architectural and historic interest as part of the early development of Wallington Green. This will still be entirely appreciable if the new building at the application site were permitted. The ability to understand the architectural interest of this building is primarily through its front elevation, visible from Manor Road, which would not be affected by the proposed development. The

existing built form would screen any views to the new building and it would not compete with the architectural or historic interest of this building.

- 5.11** The change within the wider setting of this building will be entirely incidental to the significance of this building. The proposed new development at the application site is of an entirely appropriate bulk, scale and mass that will not compete, dominate or distract from this heritage asset. The new building will not be visible in key views to the building which are predominately from Manor Road when looking south at its front elevation. The significance of this building would be entirely preserved by the proposed change within its setting.

## Impact on 32 Manor Road (grade II)

- 5.12** The significance of this heritage asset will be preserved by the proposed development. Similarly to the above listed buildings, this is primarily of interest due to its demonstration of the early development of Wallington Green and by contributing to an appreciation of its early village origins. This is best seen in the external elevations of the building, especially the front where the vernacular style of the building can be seen and appreciated. There would be no effect on this by a change at the application site.
- 5.13** Presently the application site makes no contribution to the significance of this building. The proposed new development would be in keeping with existing building heights and its materiality would blend with the existing built form but in a contemporary manner making it easily distinguishable from its historic surroundings. Due to its bulk, scale and mass, the new building would not be overly prominent or dominant and would not compete with the surrounding historic built form. The setting of this building is comprised of its group value with the other historic built form such as the Dukes Head Public House, Stable Block, 8-20 (even) Manor Road and 34-40 Manor Road. There would be no effect on the group value of these buildings as a result of the proposed building at the application site, which if it is visible in any views of these buildings is entirely incidental to their significance. The new building would be legible as a modern addition that would not distract from the historic built form. The significance of this heritage asset would be preserved by the modest incidental change in its setting.

## Impact on Holy Trinity Church (grade II)

- 5.14** The significance of this church is both architectural and historical. It demonstrates the population increase within the Victorian period and the need for the religious buildings to serve the growing community. Its architectural interest is derived from its Gothic Revival style and an ability to appreciate this is best had within the immediate vicinity of the church, although the spire also gives the building a notable presence within the streetscene, especially when seen from Manor Road.
- 5.15** The proposed new building at the application site, because of its location and the intervening built form is not visible from the church and is not an area where the church is better appreciated or understood. If there are any views from the application site these are to the spire. The proposed height, bulk, mass and scale of the new building is entirely appropriate to the surrounding context and will not compete with the church (or its spire) which will be entirely unaffected by the proposals. There will be no change to key views of this building or an ability to appreciate its significance.

## Summary and Policy Compliance

- 5.16** This statement has assessed the significance of the heritage assets affected by the proposed alterations, in accordance with paragraph 194 of the NPPF. It concludes that there will be enhancement to the Wallington Green Conservation Area by a change in its setting. In addition, there will be no effect on the significance of the Holy Trinity Conservation Area, 38, 40, 40a Manor Road, 36 Manor Road, 32 Manor Road, and the Church of the Holy Trinity. As such the proposals would fall outside the remit of paragraphs 201-202 of the NPPF and there would be preservation for the decision makers duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.17** The proposals are in accordance with the London Plan policy which represent a well-conceived design that will increase the aesthetic appeal of the plot. The proposals will enhance (Wallington Green Conservation Area) and preserve (Holy Trinity Conservation Area and the listed buildings) the significance of all the identified

heritage assets, demonstrating that the proposals accord with local and national policy.

**5.18** The scheme is compliant with relevant local and regional planning policies, namely:

- Policy 6: Distinctive District Centres: The proposed development will improve the application sites aesthetic appeal, making a positive contribution to the local distinctiveness of the area.
- Policy 28: Character and Design: The new design responds to local character and heritage assets. Is regarded as a suitable scale, mass and height within its context and the wider townscape improving an area of neutral character.
- Policy 30: Heritage: The development will conserve and, in some respects, enhance the significance of nearby heritage assets through an improvement to the quality of their setting. The new development will integrate well into the existing built form.
- London Plan HC1: The proposals are in accordance with the London Plan policy which represent a well-conceived design that will increase the aesthetic appeal of the plot. The proposals will enhance (Wallington Green Conservation Area) and preserve the significance of all the identified heritage assets.

**5.19** In summary, as a result of its appropriate bulk, scale, mass and materiality the new building will preserve the significance of the heritage assets. The new building will enhance the setting of the Wallington Green Conservation Area, replacing an area of hard standing with a new building of good quality design and materials. The materiality of the new building has been given careful consideration to blend with the surrounding historic built form but the contemporary nature of the building will ensure that it is read as a later addition to the area.

## 6. Conclusions

- 6.1** The application site is currently an area of undeveloped hardstanding to the western end of Graylaw House. It is proposed to provide a new two storey house in traditional materials, but with a contemporary design.
- 6.2** The application site is not of any heritage interest but is within the setting of the Wallington Green Conservation Area, Holy Trinity Conservation Area, and the setting of the following listed buildings; 38, 40 and 40A, Manor Road, 36 Manor Road, 32 Manor Road and Church of the Holy Trinity (all listed grade II).
- 6.3** A previous planning application (LPA Ref: DM2020/01879) for “*Erection of a first floor rear extension, alterations to first floor fenestration and erection of a second floor to provide 5 self contained residential units, parking, cycle and bin storage*” was refused on 1 April 2021. The reasons relating to this was due to the effect of the development on the significance of the Church of the Holy Trinity and the Wallington Green and Holy Trinity Conservation Areas. Since this refusal the proposals have been amended to provide a new proposal for the provision of one family house built to the western end of Graylaw House. This has addressed the concerns raised by the previous refusal for a much larger and taller building on a larger site.
- 6.4** There will be an enhancement to the Wallington Green Conservation Area by a change in its setting as a result of the proposed new building at the application site. It has been given careful consideration to be of an appropriate bulk, scale, mass and materiality which will complement the built form within the conservation area and improve upon the current area of hardstanding.
- 6.5** There will be preservation of the other heritage assets identified above (6.2) as a result of the proposed new development which is entirely appropriate for the surrounding area and will not compete with any of the identified heritage assets.
- 6.6** The alterations, by preserving the significance of the listed buildings and preserving or enhancing the two conservation areas, are in accordance with the decision makers duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and local planning policy.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).<sup>6</sup>

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

<sup>6</sup> See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

## Appendix 2

### *GPA3 Assessment: Historic England’s guidance on setting*

In assessing the effect of the proposed new development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<b>Relevant Considerations</b>	<b>Wallington Green CA</b>	<b>Holy Trinity CA</b>	<b>38,40, and 40a Manor Road (grade II)</b>	<b>36 Manor Road</b>	<b>32 Manor Road</b>	<b>Church of the Holy Trinity</b>
<i>Proximity of the development to the asset</i>	The southern boundary of the Wallington Green Conservation Area abuts the site’s northern boundary, separated by a small alley leading to the rear of the site and Mint Road.	The boundary of the Holy Trinity Conservation Area sits approximately 40 Metres to the south of the application site.	No. 40a building group is located approx. 4 metres to the north of the site, extending northwards into the adjacent building plots.	This building is approximately 36m to the north of the application site.	The building group is located approx. 85 metres to the north of the application site. on the west side on Manor Road.	The building group is located approx. 50 metres to the south of the site, on the east side of Manor Road.

<p><i>Proximity in relation to topography and watercourses</i></p>	<p>The proposed building is not immediately near to any watercourses, the River Wandile runs 500 Metres to the north and a few historic mill ponds rest approximately 400 Metres to the north of application site. The topography of the ground surrounding the site and the wider conservation area is effectively level with a gradual decline northwards.</p>	<p>The proposed building is not immediately near to any watercourses, the River Wandle runs 600 Metres to the north and a few historic mill ponds rest approximately 450 Metres to the north of application site. The topography of the ground surrounding the site and the wider conservation area is effectively level with a gradual decline northwards.</p>	<p>The ground surrounding the site is effectively level, buildings are set back from the road and slightly raised on elevated plots. The buildings are not immediately near any watercourses.</p>	<p>The ground is level and is not near any immediate watercourses.</p>	<p>The ground surrounding the site is effectively level, buildings are set back from the road and slightly raised on an elevated plots. The buildings are not immediately near any watercourses.</p>	<p>The ground is within an elevated plot. The surrounding ground is effectively level with a gradual decline northwards. The building is not immediately near any watercourses.</p>
<p><i>Position of development in</i></p>	<p>There are no key views identified within the</p>	<p>The conservation area advice has not identified any</p>	<p>The site does not feature in any key views of this group of listed buildings. Their significance is best appreciated from</p>		<p>The site is not included in any key views of the church.</p>	

<p><i>relation to key views</i></p>	<p>conservation area appraisal and the site is not within a view identified in the London View Management Framework. Due to the proposed location of the new building it will not be readily visible from Manor Road and will be most visible from Lodge Road, but this is outside of the conservation area and the eye is drawn to the four storey garage building in this view.</p>	<p>key views of the area. The site is similarly not within any key views identified through the London view Management Framework. Given the existing built form between the application site and the closest boundary of the conservation area it is unlikely that the new building will be visible. If it were, the height, bulk, mass and materiality are all of an appropriate character and appearance to blend with the</p>	<p>Manor Road where the application site is not readily visible due to the existing built form.</p>	<p>An important view takes in the spire of the church in south and north views along Manor Road. Due to the location of the new development this will not be visible from Manor Road and will not compete with this heritage asset.</p>
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		built form within the conservation area and would not detract from any views.		
<i>Orientation of the development</i>	The orientation of the new development will mimic the existing building at Graylaw House with its rear elevation fronting Lodge Road. This will have no effect on either conservation area or any of the listed buildings, where the nearby development tends to front Manor Road.			
<i>Prominence, dominance and conspicuousness</i>	The proposed new building will not be overly dominant, prominent or conspicuous in views from within either conservation area. The height of the new building at two storeys is entirely in keeping with the built form within both conservation areas.	The height of the new building at two storeys will not be more prominent, dominant or conspicuous than the existing built form at Graylaw House. The new building is of an appropriate height, bulk, mass and scale and will blend with the surrounding built form.	The new building will be largely screened by the existing garage building along Manor Road. If it were visible its height at two storeys would blend with the surrounding development and would be no more prominent than any other surrounding built form and would not compete with the height of the church spire.	

<p><i>Competition with or distraction from the asset</i></p>	<p>There will be no competition or distraction from this asset as a result of the proposed new building. It is entirely appropriate for the setting of the conservation area. It is two storeys and will blend with the height of the existing buildings on the wider site.</p>	<p>There will be no competition or distraction from this asset as a result of the proposed new building. It is entirely appropriate for the setting of the conservation area. It is two storeys and will blend with the height of the existing buildings on the wider site. Its height will not rival Holy Trinity Church which is a focal point of the conservation area.</p>	<p>The proposed new building is entirely appropriate for the plot and will not be any more dominant or prominent than the existing built form. It will not compete or distract from any of the listed buildings.</p>
<p><i>Dimensions, scale, massing, proportions</i></p>	<p>The dimension, scale, massing and proportions of the new building are in keeping with the surrounding built form and will have no effect on the</p>	<p>The new dimensions, scale, massing and proportions are entirely appropriate for the setting of these listed buildings. The two storey height of the building and its contemporary design with traditional materials will not result in any harm to any of the identified listed buildings.</p>	

	significance of either conservation area. The two storey height and appropriate massing will complement the existing built form.			
<i>Visual permeability</i>	There will be a change to the visual permeability of the site as a result of the new building, but this is currently an area of hard standing which makes no contribution to the character and appearance of either conservation area.		There will be a change to the visual permeability of the application site, but this will not have an effect on the significance of any of the listed buildings. The existing site makes no contribution to the significance of these heritage assets and the new built form will not result in harm to these assets.	
<i>Materials and design</i>	The designs drawn influence from the surrounding urban form and presents appropriate material use and colour palette for the location and context.			
<i>Diurnal or seasonal change</i>	There will be no effect on the character and appearance of either conservation area as a result of diurnal or seasonal change.		The proposals do not rely on tree screening to mitigate the effects of the proposed development and therefore there will be no change to the setting of the listed buildings.	
<i>Change to built surroundings and spaces</i>	There will be a slight change to the built surroundings and spaces by the introduction of a new building, but this will provide an enhancement to	There will be no change to the immediate built surroundings and spaces of the conservation area. The new building is unlikely to be	There will be a slight change to the built surrounding and spaces as a result of the new building, but this will be positive – introducing a new building of good quality design and materiality which blends with its surroundings and is of more interest than an existing area of hardstanding.	There would be a new building located to the north-west of the church. This is unlikely to be visible due to the existing built form if it were to be seen it would blend with the

	the site which is currently an area of hard standing which makes no contribution to the character and appearance of the conservation area.	visible from within this conservation area as a result of the existing building.		residential development in the area and be entirely appropriate for its location.
<i>Change to skyline, silhouette</i>	The new building will extend the footprint of the building and will result in a slight change to the skyline but the height of the proposed building is entirely in keeping with the surrounding built form and would not have a detrimental effect on any of the identified heritage assets. The existing gap in the skyline makes no contribution to any of the identified heritage assets and therefore the change would be appropriate.			
<i>Change to general character</i>	The general character of Conservation Areas will be unaffected by the proposed new building. It would add a new residential building within a primarily residential area.	The new building would provide a new residential building in an area of predominately residential buildings. The new building would therefore be entirely appropriate and would preserve the significance of the nearby listed buildings.		

## Appendix 3

### *List Descriptions*

#### 38, 40 and 40A, Manor Road (Grade: II List UID: 1357583)

*795/22/112 MANOR ROAD 01-MAR-74 (Southwest side) 38, 40 AND 40A  
(Formerly listed as: MANOR ROAD 38 AND 40 AND 40A)*

*II Pair of cottages, 1790s origins, possibly refronted mid-C19, altered later C19, extended to left early C20. MATERIALS: Timber-framed, rendered and weather-boarded, the front and right return of No. 38 in brown brick with red brick rubbed window arches. Slate hipped roofs with red tile ridge tiles. PLAN: Two storeys with cellars under part of each house. Each is near symmetrical in three bays, one cell deep with a central entrance giving onto the stair. Each has a rear two storey outshut, which was probably formerly single storey, now included under the main rear roof.*

*EXTERIOR: No. 38 is of brown brick mostly in Flemish bond, the right return is partly painted. Windows under flat, rubbed red brick arches have replaced late C20 sashes in original exposed moulded frames. Over the entrance is a blind recessed panel. A restored timber trellis porch with a slightly splayed roof, leads to a single leaved panelled front door with coloured glass lights which replaced a similar two leaved door. To right, a brick lean-to probably early C20, incorporates a former external WC, the structure said to date from 1830s. Brick central and rear stacks have plain tile pots. The rear ground floor is rendered, the first floor weather-boarded. The rear has small-paned sashes and casements, mostly replaced but in original openings.*

*The front of No.40 is rendered. No. 40 has a large gabled porch under a slate roof, with a replaced door, flanked by sashes some in moulded frames. Above the entrance is a blind recessed panel. The rear is part weather-boarded with small-paned casements.*

*No. 40A, added early C20 as a single storey outshut to the left of No. 40, has been extended and altered. The single storey element which comprises the main part of No. 40A is not of special interest.*

*INTERIOR (No.38): The plan of No. 38 is largely intact, although the rear rooms in the outshut are now one space on the ground floor. Two broad, vertically boarded doors with strap hinges survive, one with a substantial lock. There are two-panel doors to the closet over the entrance, early C20 doors to first floor rear section. Other doors are later C20 in original moulded doorcases. The interiors of Nos 40 & 40A were not inspected.*

*HISTORY: The plot is well documented, with deeds and records relating to the enclosure and construction of 'substantial new built dwelling houses', from 1792 to 1796, and their subsequent history. The buildings are clearly marked on the 1840 tithe map. These appear to form the core of the existing buildings which were later modified rather than rebuilt. Nos. 38-40 are interesting since they are so well documented, giving an insight into the history of a modest pair of pre-1840 cottages. The single storey element which comprise the main part of No. 40A was added to the side of No. 40 in the early C20.. The Hamlet of Wallington adjoins Carshalton with its rich heritage of C18 and C19 buildings. Many of the buildings of the historic core of the Hamlet of Wallington survive, forming a vernacular group in Manor Road including the Duke's Head Public house. It has group value with the following Grade II listed buildings: the Duke's Head Public House and stable block (160m to the north); Nos. 8 to 16 (even); and the neighbouring Nos. 32 and 36.*

*REASONS FOR DESIGNATION This pair of cottages are listed at Grade II for the following principal reasons:*

*\* Despite alterations some of which predate listing in 1974, most of the original fabric and plan survives \* Documentary sources provide evidence of the phases of the building's construction from the end of the C18 to the mid-C19. \* They form a well documented part of the historic core of the village. \* They have group value with the following Grade II listed buildings: No. 36, No. 32, Nos 8 to 16 (even), and the Duke's Head Public House with stable block (160m to the north).*

*SOURCES Deeds held in private possession. MANOR ROAD 1. 4430 (South-West Side) WALLINGTON No 36 TQ 2864 NE 22/111 II GV 2. C18 appearance; similar age to Nos 3 to 9 Wrights Row? 2 storeys. 2 window bays. Red plain tile M-shaped roof with hip to south. Weatherboard cladding to 1st floor, ground floor stuccoed. 2 sashes without glazing bars above; on ground floor, modern 3-light*

*window to left hand and sash window without glazing bars to right hand.  
Entrance in south return.*

*The Duke's Head Public House, Stable Block, Nos 8 to 32 (even) and Nos 32 to 40 (even) form a group.*

## 36 Manor Road (Grade: II List UID: 1183683)

*MANOR ROAD 1. 4430 (South-West Side) WALLINGTON No 36 TQ 2864 NE 22/111 II GV 2. C18 appearance; similar age to Nos 3 to 9 Wrights Row? 2 storeys. 2 window bays. Red plain tile M-shaped roof with hip to south. Weatherboard cladding to 1st floor, ground floor stuccoed. 2 sashes without glazing bars above; on ground floor, modern 3-light window to left hand and sash window without glazing bars to right hand. Entrance in south return.*

*The Duke's Head Public House, Stable Block, Nos 8 to 32 (even) and Nos 32 to 40 (even) form a group.*

## 32 Manor Road (Grade: II, List UID: 1065655)

*MANOR ROAD 1. 4430 (South-West Side) WALLINGTON No 52 TQ 2864 NE 22/109 II GV 2. Early C19 probably. 2-storeys. M-shaped slate gabled roof Stuccoed. Street front of 2 window bays. Sash windows with glazing bars above. Below to left hand 2 2-light metal casements with wood panels below and with tall wooden shutters. 7 steps lead up to 6-panelled door with top 4 panels glazed; rectangular fanlight.*

*The Duke's Head Public House, Stable Block, Nos 8 to 20 (even) and Nos 32 to 40 (even) form a group.*

## Church of The Holy Trinity, (Grade: II List UID: 1357582)

*795/24/105 MANOR ROAD 01-MAR-74 (Northeast side) CHURCH OF THE HOLY TRINITY*

*II 1866-7 by E Habershon and E P Loftus Brock. 2002, parish centre.*

*MATERIALS: Flint-faced with Bath stone dressings. Limestone spire. Tiled roofs with that on the chancel having polychrome diapering.*

*PLAN: W steeple, nave, N and S aisles, S porch, short chancel with a three-sided apse, N vestry/organ chamber, N parish centre*

*EXTERIOR: The W steeple is a local landmark and faces the main road. The tower is of three stages and has angle buttresses on its W face. There is a W doorway with a two-light window above. In the belfry stage the openings have two-lights with a small quatrefoil in the head. Immediately below the spire is a quatrefoil frieze. The spire has extremely small, low broaches and one tier of small lucarnes half-way up. The aisles are placed under their own gables, have buttresses with offsets to demarcate the bays, and have elaborate flowing tracery in early C14 style in the various three- and four-light windows. There is no clerestory. The flowing tracery is continued into the two-light windows of the chancel whose roof ridge is rather lower than that of the nave. The S porch is of timber, now painted bright blue. The C19 vestry block on the N has now been dwarfed by a large modern parish centre which is as long as the church itself and extends a considerable distance to the N*

*INTERIOR: The character of the interior is broad and low thanks to the substantial width of the nave, quite low arcades with short piers, spreading chancel arch, and the lack of a clerestory. The walls are plastered and whitened. The nave is of four bays and has an arcade with round piers with foliage capitals. Its arches have one sunk quadrant moulding and round the outer edge an order of red tiles set flush with the walling. The chancel arch takes up virtually the whole of the E end of the nave. The chancel is remarkably short. Over the nave there is an arch-braced roof with crown-posts to the collar. This roof is reinforced with iron ties. The chancel roof is also arch-braced while the ones to the aisles have tie-beams and scissor-braces. The nave, aisle and choir floors are of red and black quarry tiles. Entrances to the parish centre have been formed cutting doorways beneath the tracery of the two NW windows in the N aisle.*

*PRINCIPAL FIXTURES: The alabaster font is a fine piece, with a circular, chalice-shaped bowl set on eight detached grey-green marble shafts and alabaster central pillar, and is said to date from about the mid-1920s. The pews are to a large extent complete and have shaped ends which still retain the pew numbers. The communion rails, stalls and pulpit date from the mid-1920s and were designed by Gerald Cogswell and carved by E Marus. There is an extensive collection of stained glass throughout the church windows.*

*SUBSIDIARY FEATURES: The parsonage to the NE of the church was contracted for in July 1867 and is also by Habershon and Brock and was complete by December 1870.*

*HISTORY: Development of the area began in earnest after the opening of the railway in 1847 and land enclosure in 1853. The prime mover was Nathaniel Bridges, the lord of the manor, who probably appointed E P Loftus Brock as surveyor for the development of his land. A key element in this was the provision of a church which Bridges paid for as a memorial to his father who had died in June 1865. The breadth of the nave, the shortness of the chancel and general lack of High Church Victorian fittings suggests the leanings of a Low Church client. The builder was Samuel Simpson of Tottenham Court Road and the contract was let at a cost of £3,955 the church was built in 1866-7. Simpson also built the parsonage. The main design of the church is believed to be the work of Brock. Architects: Edward Habershon (d 1901) was in partnership with his brother William Gilbee Habershon (1818 or 19-91) until 1863. E P Loftus Brock (1833-95) was in the office of W G Habershon and Edward Habershon from 1851. He was the managing clerk to Edward and, from 1865, a partner. He succeeded him on his retirement in 1879.*

*SOURCES: Bridget Cherry and Nikolaus Pevsner, The Buildings of England: London 2: South, 1983, p 640. [www.sutton.gov.uk/index.aspx?/articleid=1272](http://www.sutton.gov.uk/index.aspx?/articleid=1272) (viewed at April 2009)*

*REASONS FOR DESIGNATION: Holy Trinity church is designated at Grade II for the following principal reasons: \* It is a mid-Victorian Gothic Revival church built in the early C14 style with an imposing NW steeple. \* It has fittings of the both the C19 and C20, of which the font is particularly notable.*