

The Burton Estates South Cheam

Area of Special Local Character

Character Appraisal



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1 Introduction

Areas of Special Local Character (ASLC) are a local designation, and include areas which contain elements of local character and identity that the London Borough of Sutton (LBS) wishes to preserve.

It is an additional form of local designation designed to capture historically important areas that do not meet the more demanding criteria for the statutory designation of a conservation area. ASLC designation does not impose any additional statutory controls and do not affect permitted development rights. The purpose of designation is to ensure that development is in keeping with the character of the surrounding area and not detrimental to it.

Borough wide planning policies exist to ensure the protection of the character of designated area, but the wording of these policies is, by necessity, general and non-specific. The purpose of the Character Appraisal is to articulate for a given ASLC what its specific character is and which should be afforded protection. As such, it is seen that there could be a family of Character Appraisals for the Borough, each tailored to capture those elements of the character of the area to which they relate and which they seek to maintain.

Although ASLCs are generally used to identify areas based upon their architectural or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology. The Character Appraisal explains the planning policy context for the ASLC, describes the local history and why its character is special.

Often the character of the area can be quite subtle and to the un-initiated properties may appear to be an eclectic mix of different architectural styles. ASLCs are not necessarily rows of identical properties. In the case of the Burton Estates ASLC, this is one of the key features of the area. In the words of Andrew Burton dating from the 1930s “There is no such thing as a standard type of house on this Estate; their individuality is their great charm.” However, notwithstanding this statement, there is a design theme that runs through all of the houses and it is this that makes the area truly special based on Burton’s take on the Arts and Craft movement.

Arts and Crafts architecture rejects classical and other revivals of historical styles based on grand buildings, and uses design on British vernacular architecture to create asymmetrical and picturesque building composition. It is this design theme that this Character Appraisal seeks to define.

The Character Appraisal provides advice and guidance for property owners, developers and architects on key aspects of the character of the area so that these can be taken into account when extending properties or redeveloping within the area so that the special character of the ASLC is maintained and not lost.

To assist the decision making process for future developments, the Character Appraisal also identifies the key issues facing the ASLC and proposes design guidelines that would help to address these issues. These Design Guidelines will be taken into account by the Local Planning Authority as the yardstick by which proposals will be assessed when determining whether to grant planning permission for a development within the ASLC.

The Character Appraisal will be updated following the public consultation and endorsed by the Council to form part of the Local Plan Evidence Base.

2 Planning Policy Context

ASLC designation is a non-statutory designation in accordance with the National Planning Policy Framework (NPPF) 2012 and the Planning (Listed Buildings and Conservation Areas) (Amendment No. 2) Regulations 2009 and further government guidance is contained in the NPPF note 12 - Conserving and Enhancing the Historic Environment.

The Burton Estates is wholly contained within, but is a subset of, the South Cheam Special Policy Area (SPA) which was designated in the planning policies for the Borough up to and including the 2004 UDP. The SPA definition stated that “South Cheam is a low density housing area and is predominantly characterised by large detached houses set in attractive, well landscaped grounds which front onto tree lined roads. The overall character and quality is one of attractive openness.”

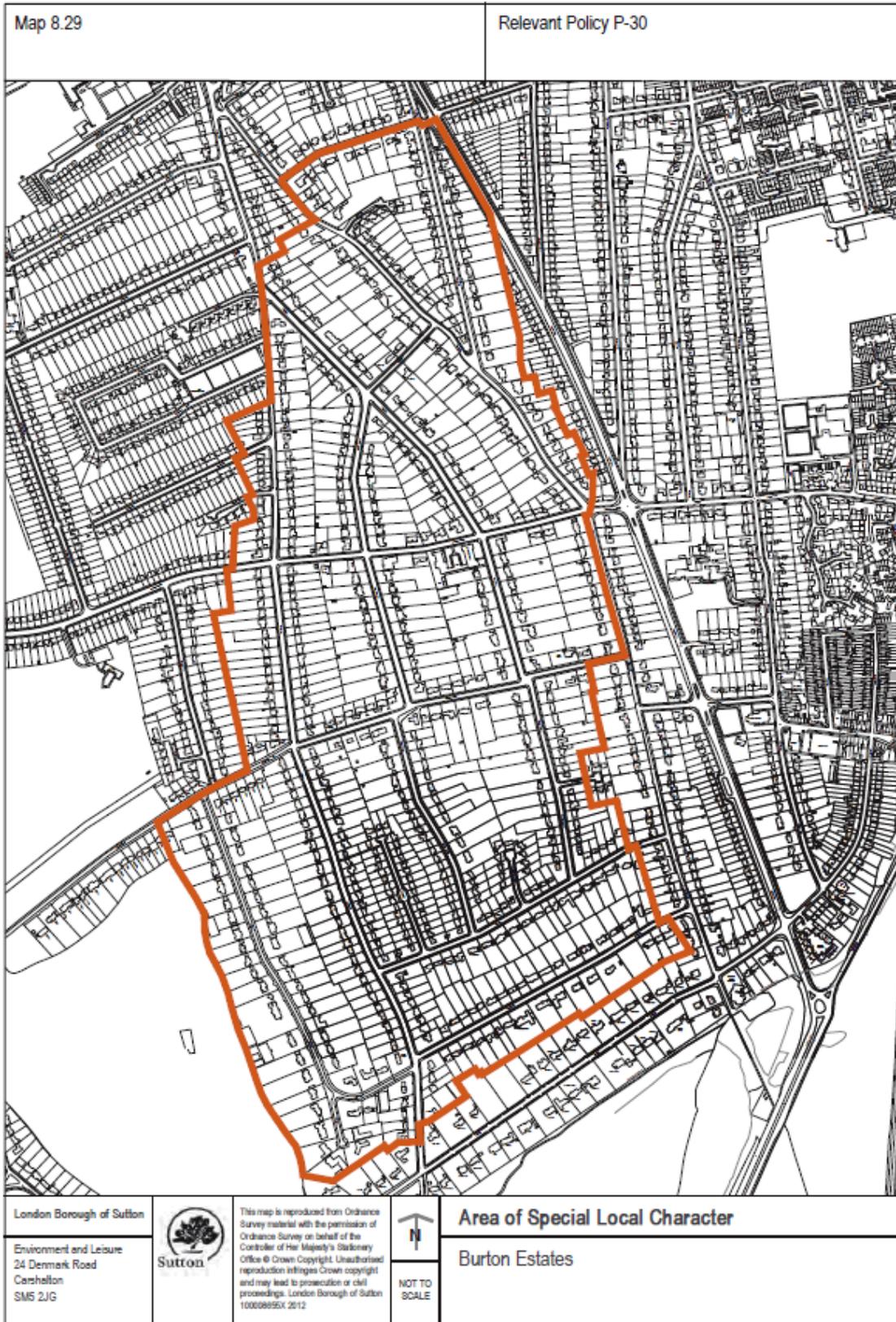
The advent of the LBS Local Development Framework (LDF), meant that the Special Policy Area designation could not continue. The only designation to be recognised, other than a Conservation Area, is an Area Special Local Character (ASLC).

The area was assessed against the criteria for ASLC designation listed in section 6.187 of the LBS UDP. It was recommended for designation in 2007 on the grounds of its historic importance and on the architectural qualities of the buildings and associated landscaping, which make it one of the best examples of inter-war suburbia in the Borough.

The ASLC is a smaller area than the previous South Cheam Special Policy Area (SPA). Notably it excludes The Drive and parts of Burdon Lane, which are Edwardian, and several of the roads to the west of the northern end of Sandy Lane which were of mixed heritage and not built by Andrew Burton.

The main boundaries of the Burton Estates ASLC were based mainly on the Cheam Warren and the Cheam Downs Estates as refined by Council officers using visual inspection. The character of the area has been acknowledged by numerous planning inspectors when assessing planning appeals so clearly has demonstrable credibility.

Formal designation of ASLC status was assigned to the area in the LBS LDF Site Development Policies DPD which was adopted in 2011 and continues in the Local Plan due for adoption in 2017.



Existing policies relating to ASLCs (LDF 2009-2012)

The importance of maintaining the quality of areas deemed to have a distinctive local character is echoed throughout the LBS's Local Development Framework (LDF) Core Policy document and in related more detailed planning documents.

In the set of Strategic Objectives in the LBS Core Planning Strategy 2009 (CPS), a high level objective is:

- Strategic Objective SO16
To safeguard the distinctive suburban character of the Borough by maintaining a diverse mix of residential areas, including Conservation Areas and Areas of Special Local Character, within local neighbourhoods.

Policies within the CPS go on to amplify this objective:

- Policy BP1 – Housing Density
There are a number of important heritage areas in the Borough, which have been designated as Conservation Areas and Areas of Special Local Character, and in some of these areas low density is an essential attribute of their heritage value.
- Policy BP12 – Good Urban Design and Heritage
The Council will seek to ensure that development:
 - Respects the local context and distinctive local character;
 - The Council will designate and seek to preserve or enhance heritage areas in the Borough, designated as Conservation Areas or Areas of Special Local Character

The London Borough of Sutton Site Development Policies DPD (2012) Policy DM4 relating to the Historic Environment consolidates this by stating that:

- Policy DM4 - Historic Environment
 - (b) The Council will grant planning permission for development in Areas of Special Local Character that respects the key elements that contribute to the character of the area.
 - (f) New development should be designed in a way that respects the setting and reinforces the distinctiveness of the adjoining heritage designation.

Emerging policies relating to ASLCs (Sutton Local Plan 2016-2017)

The Sutton Local Plan: Issues and Preferred Options (2016) provides the Council's draft policy I-30 on heritage. For ASLCs this states the Council will:

- (i) expect development within an Area of Special Local Character conserves and, where appropriate, enhances those elements which contribute to the Area of Special Local Character's particular character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form.
- (ii) expect development outside an Area of Special Local Character but which would affect an Area of Special Local Character to conserve and, where appropriate, enhance those elements which contribute to the Area of Special Local Character's particular character or appearance

For Areas of Special Local Character, see Appendix 8, Schedule 8E, Maps 8.24-8.46 and Policies Map.

The advice on the development management and design within ASLC policy is inevitably generic and applies equally to all of the ASLCs in the Borough.

This Character Appraisal and associated design guidelines conducts a more detailed analysis of the area and highlights the specific needs of the Burton Estates ASLC.

3 Historical Context

3.1 Earlier Recognition of Character

Development of this character type is concentrated in the southern half of the borough and was mainly built during the interwar period. The houses are usually detached with large plot sizes. Several of the areas are adjacent to the Green Belt, for example the Drive in South Cheam and Pine Walk in Carshalton Beeches. Others enclose large open spaces such as Carshalton Park or Great Woodcote Park.

These lower density areas are generally loosely structured with a less regimented arrangement of buildings. However, the variation in individual properties makes less of an impact, than, for example, other character types, because the low density makes the architectural form less significant on the street scene than the extensive landscaping of the boundaries. Furthermore, the character of these areas is predominantly defined by the spacious separation of the properties, significant and mature landscaping within the gardens, the verge planting and associated open spaces.

3.2 South Cheam history

Cheam Village is a predominantly 1920s suburb but its history can be traced back to Saxon times. It was mentioned in the Domesday Book, when the area belonged to the monastery attached to Canterbury Cathedral. South Cheam is that part of Cheam which is south of the Sutton-Epsom railway line and was for many years farmland.

The oldest structure in South Cheam is Cheam Warren. The area was once renowned for hunting and horse racing and the perimeter wall of the Hare Warren is one of the last surviving features. The wall now forms the boundaries of houses in Warren Avenue, Wilbury Avenue and Onslow Avenue. The brick wall is a Grade II Listed Building/Structure dating from the 18th century rather than Tudor, although it may be on older foundations.

The land of South Cheam primarily comprised two farms, Cheam Court Farm and Church Farm which were both part of the Northey Estate. The interwar period saw the break-up of the estate for financial reasons.

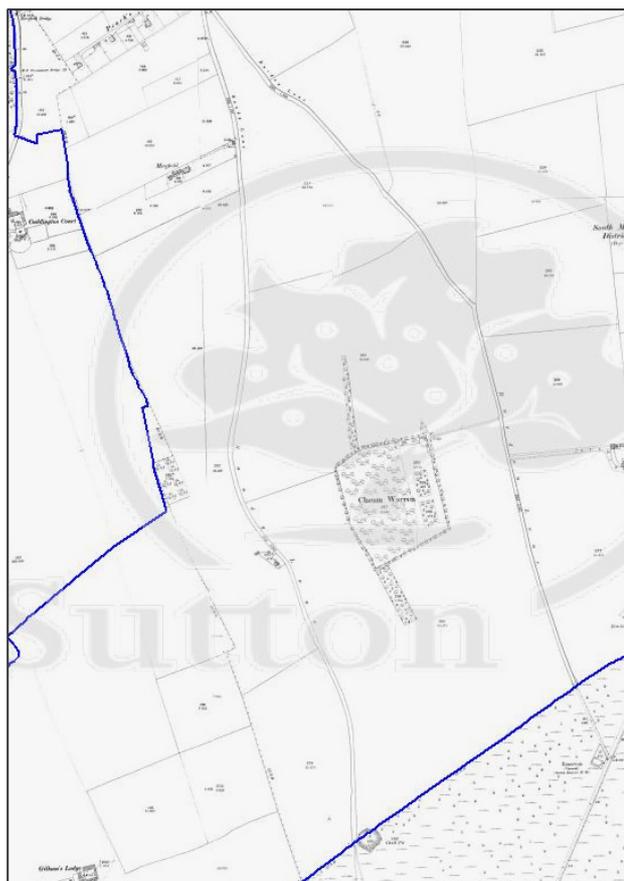


South Cheam – Bringing in the harvest (thought to be taken where Downs Side is now)

1865 OS Map

In the late 1800s there were few roads in what is now South Cheam. The “major” road was Burdon Lane which stretched south from Cheam Village towards Banstead. Sandy Lane existed as the track from Cheam Court Farm House through the centre of that farm’s land to the south. The section of Sandy Lane from the railway line to the Northey Avenue junction is unchanged today from its old route, but the section to the south of Northey Avenue was straightened by Andrew Burton prior to building.

To the east was the old farm track from Church Farm House (in Springclose Lane, Cheam) through the centre of the land of Church Farm. The northern section of this track is now the A217 St Dunstan’s Hill and the southern end is now Manor Road.



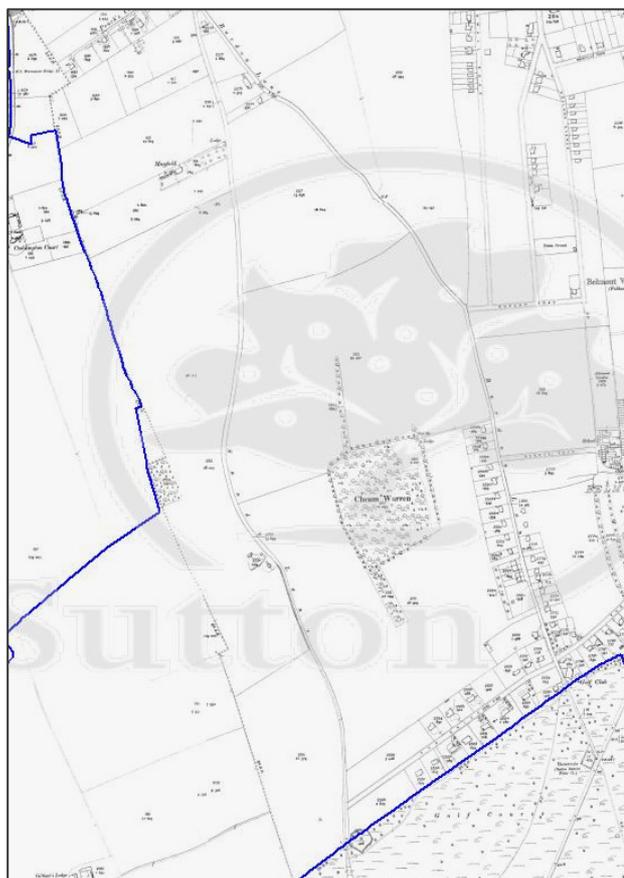
1913 OS Map

The late 1800s and early 1900s saw a few houses being built at the northern end of Burdon Lane as Cheam expanded south.

At the southern end of Burdon Lane, expansion of Belmont Village crept along The Crescent and into the southern end of Burdon Lane. Some large villas were built in the private road The Drive.

These Edwardian styled properties are outside of the ASLC.

Many of the Edwardian villas in The Drive have now been demolished and rebuilt in a neo-Georgian style.

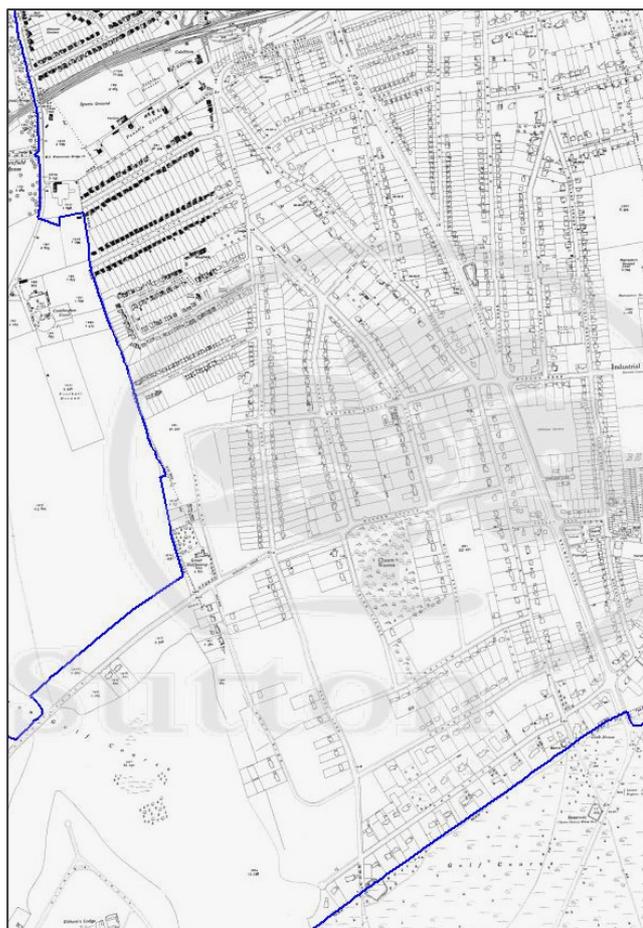


1934 OS Map

The 1920s and 1930s saw the bulk of the area covered by the Burton Estate ASLC being developed.

This included The Avenue, Shirley Avenue, the central section of Sandy Lane, the west side of the southern end of Sandy Lane, Golf Side and Downs Side.

Today, these are regarded as the premium roads in the ASLC and those that have little or no in-fills and have suffered limited “blight”.



1949 OS Map

In the post WWII years, much of the remainder of South Cheam was completed. This comprised the east side of the southern end of Sandy Lane, The Dene and the north side of High View. The southern end of Onslow Avenue and Wilbury Avenue were largely filled in.

Properties on the southern end of Golf Side were also built.

The post war houses were still built in the Burton style but plots were typically more modest. Where in the 1920s two houses would have been built, in the 1950s three would be accommodated.

It should be noted that the east-west road Warren Avenue and Northey Avenue are mainly 1960/ 1970 back garden flank infills and have their own distinct characters.

Warren Avenue has a locally listed group of 5 unusual 1970s houses.

Northey Avenue is exclusively (chalet) bungalows.



3.3 Planning history and building schemes

Most of South Cheam was built before the definition of the Town and Country Planning Act. Development was largely controlled by strict covenants imposed on the land parcels sold. It is these covenants that give pointers to the character of the area that the original land owner (Lord Northey) was determined to establish.

Accordingly South Cheam was built according to strict covenant based building scheme as defined by Lord Northey. These identified qualitative and quantitative criteria, such as value of house, frontage, distance from road and use. The effect of these criteria was to have a major impact on the layout and hence character of South Cheam which still exists today.

Development in the 1920s and 1930s typically comprised of large estates, with groups of detached or semi-detached houses of a few basic designs. Distinguished local builder Andrew Burton instigated individually designed spacious detached family homes set in large, open landscaped gardens. This provided owners with the opportunity to apply Andrew Burton's design or employ their own architect. Burton built 3 estates on the farm land: Cheam Manor Estate (Manor Road, Holland Avenue, York Road, and Cornwall Road), Cheam Warren Estate (The Avenue and Shirley Avenue) and the Cheam Downs Estate (Golf Side, Downs Side and part of Sandy Lane).

The latter two estates were laid out in 10 portions. Each portion had its own parameters and was divided into lots for sale to purchasers who then built their houses in a similar Arts and Crafts style but according to their own designs:

"There is no such thing as a standard type of house on this Estate; their individuality is the great charm" (quote from Burton's sales literature).

However, all of these three estates exhibit the same basic themes but with the plots on the later estates becoming more spacious and the basic design themes becoming more ostentatious.

Andrew Burton's unique style has many recognisable features including tile-hung facades, leaded light windows and porches in an Arts and Crafts Style with several fine examples of 1920s and 1930s mock Tudor. It is these features that make the Burton Estate ASLC unique and distinctive in comparison with the surrounding sub-urban housing.

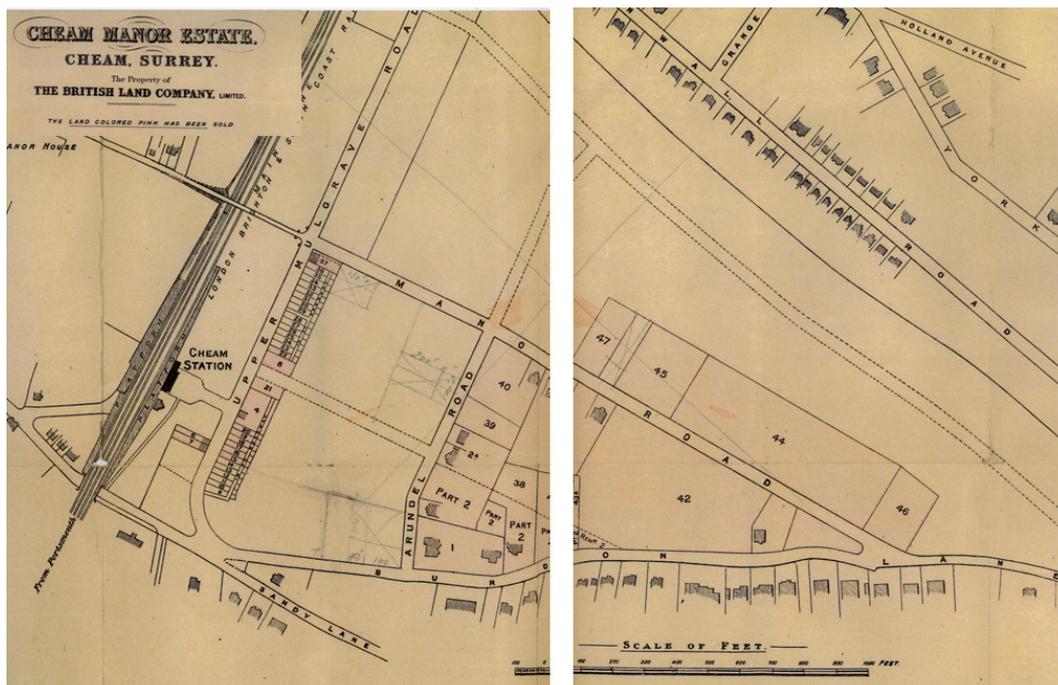
In the Council's 1997 Landscape Appraisal of the Borough, the quality of the environment in much of the South Cheam Area was assessed as very good. Indeed, the low density, detached housing fronting 'Sandy Lane', 'Golfside', 'Down Side' and 'The Drive' was identified as being of exceptional quality in Borough-wide terms.

The attraction of the area today is the consistency of quality and style throughout with (so far) limited 'blight'.

3.3.1 Cheam Manor Estate

This Estate exemplifies Burton's earlier work carried out when he was an employee of local building company Matthews and Bennett. The estate was originally part of Church Farm and was initially acquired and laid out into plots by the British Land Company. Plots were bought by local builders. This estate pre-dated the building of the A217 Belmont Rise which latterly imposed an artificial divide between South Cheam and the area to the north of Dorset Road. Examples of Burton's designs can be seen in Manor Road, Cornwall Road, York Road and Holland Avenue.

These early designs started to develop an architectural style but were fairly basic with modest plot sizes. Only a relatively small part of this estate is within the Burton Estates ASLC (primarily Manor Road).



3.3.2 Cheam Warren Estate

Encouraged by his success with the Cheam Manor Estate, Burton branched out on his own and took over his old employer’s business and renamed it the Cheam Warren Building Estate Company Ltd. Under his management, this company spread south to develop the land of Cheam Court Farm to develop the roads The Avenue, Shirley Avenue and the central section of Sandy Lane.

The houses were more spacious and set in larger plots. The architectural features became more distinctive, but not excessive.



The above map is a copy of Burton’s own development plan for the area drawn on a sheet of canvas and was found in the archives of his solicitor when the Baltic Exchange was redeveloped. The original is now in the London Borough of Sutton Archives.

As can be seen, land was purchased from the Northey Estate in 10 lots from 1912 to 1925. This estate pushed further south into what is now Wilbury Avenue and Onslow Avenue when Burton purchased Cheam Warren.

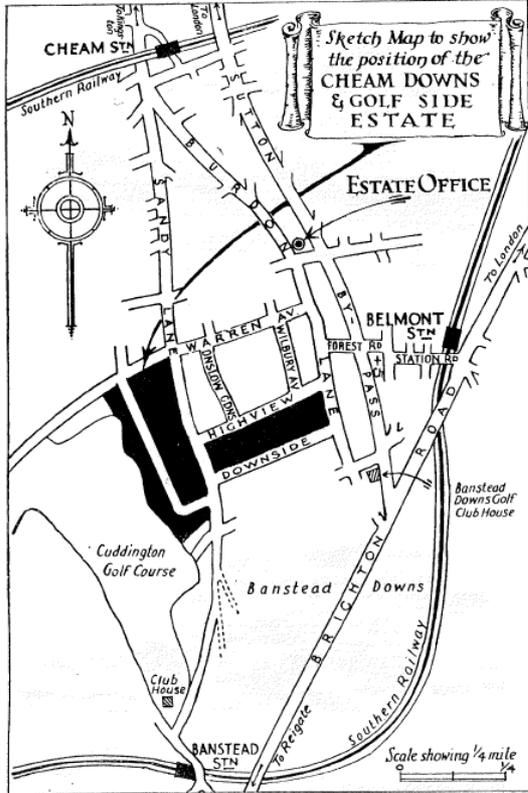
Sadly in 1930 Burton demolished Hare Cottage, the home of the gamekeeper for the Hare Warren, and re-routed Warren Avenue to run inside the Warren boundary thereby increasing the plot size of what became 48 The Avenue (and is now 48 and 50 The Avenue).



Hare Cottage – demolished c1930

3.3.3 Cheam Downs Estate

Burton next moved on and in the early 1930s bought the remainder of the land of Cheam Court Farm and spread further to the south to create his most prestigious estate, the Cheam Downs Estate. This includes the southern end of Sandy Lane, Downs Side and Golf Side, the latter exhibiting some of the finest examples of his work. There are several examples of high quality Mock Tudor designs.



Map showing position of the Cheam Downs and Golfside Estates

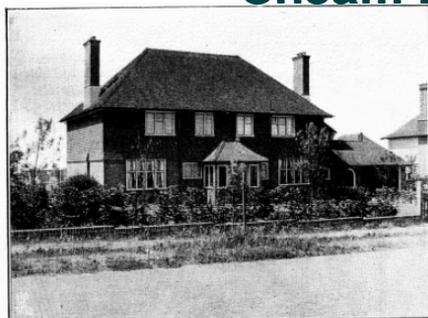
Cheam Downs Estate

The final lots of the Cheam Warren Estate from the 10th portion were built in the name of Cheam Downs Estate.

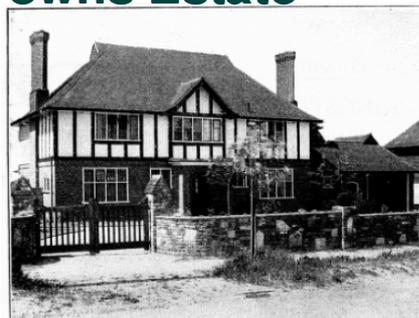
These were developed by Andrew Burton in his own right.

“There is no such thing as a standard type of house on this Estate; their individuality is their great charm. Here is the chance to regain the lost art of our forefathers, and express oneself through one’s home, and in Mr Burton one has real old-time craftsmanship, equipped with the quick-thinking brain of 1933.”

Cheam Downs Estate



A. W. Hobart [Copyright] Another Well-appointed House in Golfside, with 3 Reception Rooms, 6 Bedrooms, 2 Bathrooms.



A. W. Hobart [Copyright] Another House in Golfside. 3 Reception Rooms, 5 Bedrooms, 2 Bathrooms

Example Houses from 1930s brochure



A. W. Hobart [Copyright] A Luxuriously-appointed House in Golfside, having 3 Reception Rooms, 7 Bedrooms, 2 Bathrooms



A. W. Hobart [Copyright] A House in Golfside, with 3 Reception Rooms, 5 Bedrooms

4 Issues Facing the ASLC

4.1 Issues identified by the Council

The Evidence Base document prepared as part of the 2009 LBS LDF identified a number of issues for the whole of South Cheam including Burton Estate ASLC.

We believe that these issues are still highly relevant and very much harmonise with the concerns expressed by local residents during recent public consultations.

- Intensification of plots leading to the loss of visual gaps and dominant landscaping between buildings;
- Whilst architectural style is often not cohesive the palette of materials is. Often new development imposes a style such as Neo-Georgian Architectural porches which introduces a different palette of materials and is therefore discordant with the existing character of the area; and
- Dominance of building to plot ratio in new development changes the character of the area.

4.2 Concerns of Local Residents

Concerns expressed by local residents in public consultations about what they see as diluting the character of the area include the following:

- General look and feel – inappropriate design
- Closing the gap with the neighbouring property
- Over-bearing flank extensions on corner plot developments
- Front dormer windows
- Major roof extensions
- Over-looking and over-shadowing at the rear
- Over-height and intrusive front walls
- Paving over the front garden

The Design Guidelines that are set out in the next section of this document are intended to address these concerns.

5 Design Guidelines

Design guidelines are established, not to restrict development, but to give advice and guidance to householders and their architects as to how they can improve their homes while retaining the character of the area. Sensitive and detailed guidance and controls are in place to ensure that the cumulative effects of redevelopment do not damage the character and amenity of the established Burton Estates ASLC area.

5.1 Key objectives

- a) encourage development that is sympathetic to the character and appearance of the South Cheam area
- b) protect the history, character and quality of the local environment
- c) support local distinctiveness in a common style that contributes positively to the street scene
- d) preserve the 'Arts and Crafts' style of the Burton built houses
- e) ensure the palette of materials used is properly defined and preserved

5.2 Principal design characteristics

The development on the Burton Estates is predominantly of inter-war housing, drawing broadly on the architectural style and detailing of the Arts and Crafts Movement, and which is typical of suburban development of the 1920s and 1930s, although to a higher, or more distinguished, standard than that generally seen.

The key design characteristics can be summarised as:

- a) architectural features of an individual property to adhere to the Arts and Crafts style. The basic elements of the local architectural style are the use of brick and rendered elevations, red clay tiled hipped roofs, and subsidiary projecting gables and bays.
- b) the property to be considered in the context of its setting and in particular in relationship to its neighbours and the local streetscene. In this regard, it is essential to ensure that the spacious nature of the area is maintained and properties are not overly extended so as to lose the "air space" between them.
- c) front garden landscaping and front boundary treatments to also reinforce the open and spacious character of the area.

Architectural style is predominantly Surrey Vernacular Revival – Arts and Crafts and "Tudor-Bethan"¹. The following building features form the key characteristics of Burton Estate ASLC and provide the structure for the design guidelines under the following headings.

- 1 General style -built form that is in keeping with the original houses
- 2 Retention of spacious character and gaps between properties to prevent terracing
- 3 Palette of materials - red bricks and red clay tiles
- 4 Window styles
- 5 Architectural detailing - Mock Tudor, tile hanging, tile creasing, soffit details and dentil moulding.
- 6 Roofs and dormers
- 7 Porches
- 8 Landscaping, front walls and gates
- 9 Street scene

These elaborate on the Arts and Crafts style and are elaborated on in the following sections with examples of good practice and precedents that are typical within the ASLC.

¹ Charles Brooking – The Brooking National Architectural Museum

1 General style -built form that is in keeping with the original houses

Across the ASLC within the broad parameters of design, there is a variety of individual expression without disturbing the street pattern and building form. This is the attraction of the area. Indeed having houses that are the same as one another is itself out of character.

However, while there is a great variety in appearance, these varied designs all utilise the basic Arts and Crafts elements and have gentle informal feel.

Unlike some architectural style (e.g. neo-Georgian) which are highly symmetrical, most Burton houses are commonly asymmetrical and may display a combination of features on their frontage. These are used to create interesting facades. A flat front elevation with a regular array of windows is not in character.

Some of the finer points of detail are described below, but in summary a typical Burton house is a 2 storey detached family home which exhibits one or more of the following design features:

- a hipped roof
- subsidiary side extensions with lower roof forms and frontal set backs
- Subsidiary projecting gables (but not on the main roof)
- angular or semi-circular bays, sometimes full height but can be ground floor only
- where full height, bays are often capped with a rectangular hipped roof that overhangs the bay and which may be supported on brackets

Typical examples are shown on the next page.

DG1 Adhere to the established character of the area including following an established frontage depth, roof pitch profiles, building height and use of bays and gables to create interesting and complementary front elevations.

ASLC Style and Built Form Examples:

The pictures on the following page show a range of houses within the ASLC that demonstrate many of the detailed design features described in the following Design Guidelines.

- A Pebbledash render, wide circular bays, hipped roof porch, oak front door, dentil moulding.
- B Pebbledash, brick quoins, hipped roof porch, tile hung bay, eave brackets.
- C As B and shows use of hipped gable and circular bay
- D White rough render, tile hung circular bay below hipped gable
- E White render above red brick lower elevations. Central tile hung gable with integral porch
- F Tile hung upper elevations over red brick. Central hipped bay. Large "horizontal" windows.
- G Asymmetric design with mix of roof forms. Wide "horizontal" windows. Porch suspended on brackets with oak front door.
- H Tile hung upper elevations over red brick. Porch with hipped roof. Oak front door.
- I Mock Tudor upper elevations (black and white) over red brick. Asymmetric gable. Hipped roof porch with oak front door.
- J Similar to I and yet different
- K Many features on an asymmetric design. Gable, tile hung bay, mock-tudor, hipped bay, integral porch.
- L Mock Tudor with interesting brick infill panels.

Bungalows are not generally characteristic of the ASLC, although there is a small group of these on the east side of the southern end of Sandy Lane and in Northey Avenue.

ASLC Style and Built Form Examples



2 Retention of spacious character and gaps between properties to preserve the “Open Character” of the area

Earlier LBS Planning Policies described South Cheam as “the overall character and quality of the area is one of attractive openness”. It is this aspect which is arguably the most significant feature of the area. That character is the same today.

As originally laid out the houses were set in spacious plots with large gaps (at a first floor level). Hipped roofs maximise the separation between the houses at the upper level. The front gardens had low level separation from the pavement. The roads have wide tree lined verges.

All of the houses have substantial rear gardens to provide ample private open amenity space. As a consequence, when laying out the estates, no provision was made, or was needed, for public amenity space. In fact the area is recognised in Council maps as being an area that is deprived of public open spaces. Any loss of this private amenity space through back garden land development will need to be rigorously justified.

Plot widths: The plot widths vary across the ASLC but are generally between 25-30 meters and rarely less than 20 meters. Subdivision of plots is strongly discouraged unless the donor plot is significantly greater than the average thereby allowing the subdivided plots to remain consistent with the existing streetscene.

Separation: When extending to the side, it is acceptable to build near to the boundary at a ground floor level, although the extension should be set back from the front elevation. If building a first floor extension, then the first floor element must be set back from the front elevation of the main house and there must be a significant gap at the narrowest point between the first floor side elevation and that of the neighbouring property. This is essential to maintain the “open” aspect of the area.

The minimum size of this gap will vary according to the overall width of the plot. As a general rule, separation between a new addition (by extension) or a new build at first floor flank to the site’s side boundary with the neighbouring property, should be a minimum of 1 metre. If the neighbouring property has previously been extended to be less than 1m boundary at a first floor level then the scope for extension is more limited. For properties with wider plots and/or where larger gaps are typical of the local streetscene, a wider gap will be required. The actual dimension will depend on the individual case, taking into account the pattern of existing gaps in the street scene and any relevant planning history.

Front garden depth: The depth of front gardens should observe the established depth for the relevant road and maintain the existing building line.

Back Garden development: All original houses in the ASLC will have a good separation from the property to the rear and this should be maintained. Back garden development, whether by gaining access through an existing or created gap in the streetscene or by using the return frontage of a corner plot, where there are no examples of similar development in the near vicinity is strongly discouraged and is counter to Council policy (Policy 13).

Corner plots: Design and layout for a corner plot needs careful attention in making sure it relates to both sides as frontages. It is essential that the flank elevation does not overpower its streetscene by building too high or too close to the side boundary.

While it is common for single storey garages to be built to the flank boundary, this is not ideal. Building over an existing garage or single storey side extension which is close to the flank boundary of a corner plot is strongly discouraged. Any first floor extension on a corner property should respect the building line in the side road, but as a minimum at a first floor level the house should be set back at least 2.5m from the boundary.

There are some regrettable exceptions to this principle in the area where approval has preceded these Guidelines.

DG2 Maintain plot width and depth in accordance with the original plot layout and avoiding sub-division of plots, back garden development and adding extensions or roof forms that could lead to a terrace effect.

3 Palette of materials

Front Elevations: Characteristic materials for the front elevation are pebbledash, red brick (possibly at ground floor level only), white (or light coloured) rough cast render finish or possibly Mock Tudor style features at a first floor level.



Tile hung first floor elevations or bays with tiles to match the main roof are also typical features.

Timber or stone cladding is not characteristic of the area.

Roofing: Roof tiles should match the existing (or as near as possible). Original roof tiles were hand-made red clay tiles manufactured in Surrey by Swallow's Tiles.

Materials in other colours such as yellow stock bricks, grey slate, black or green roof tiles are not characteristics of the area and are strongly discouraged.



DG3 Materials should match the existing materials and harmonise with adjacent properties. The predominant materials are red clay tiles for roof, red bricks for walls. Pebbledash, rough cast render, optionally with Mock Tudor effect, or tile hanging on bays or on whole of upper elevation are also characteristic.

4 Window styles

The ASLC has predominantly leaded lights with a rectangular or a diamond pattern. Transom bars are commonly used on ground floor to break up large casement windows. Tile detailing is often used to provide weathering over windows. Window proportions are generally "horizontal", as distinct from "vertical" sash windows.

Large expanses of plain glass are not characteristic.



Hall and landing windows often feature decorative glass panels using a "ribbons and bows" design which should be preserved.

Sash ("Vertical") windows as typified by Edwardian or neo-Georgian designs or windows with glazing bars creating multiple small panes are not characteristic of the ASLC and should not be used.

Stone lintels and sills are also not characteristic and should not be used.



DG4 When replacing existing or adding new windows, the existing window style and proportions should be followed. Designs should retain decorative glass panels and leaded lights design.

5 Architectural detailing

Architectural detailing is quite distinctive within the ASLC and it follows either Mock Tudor style with white render and black woodwork or red brick walls with tile hanging.

If not Mock Tudor or tile hung, front elevations are usually brick at a ground floor level with render above.

Use of render is either traditional roughcast or pebbledash.



Elevations and entrances may include brick quins (see left) or tile creasing (see right).

Sandstone quins are strongly discouraged.



Innovative designs may be considered if they are of an outstanding quality that is sympathetic to the original design.

DG5 Architectural appearance and detailing must be as close to and reflect period features of original properties on the street to maintain a cohesive visual appearance.

6 Roofs and dormers

The roof form and profile has a major impact on the character of the area. New developments or incremental changes such as unsympathetic dormer windows, removal of chimneys, poor detailing for eaves and excessive use of solar panels (especially where visible from the street) can potentially harm the visual quality and character of the area as a whole.

Subsidiary gables are characteristic of the area where these add interest to the front (or rear) elevation.

Gabled ends to the main roof are strongly discouraged as they are not characteristic of the area and have the effect of closing the gap with the adjacent properties (or over-powering the streetscene for corner plots).



Dormer windows in a front roof slope at a first floor level on subsidiary extensions or in cat slide roofs are acceptable.

Dormer windows in a front roof slope at a second floor level front elevations are not characteristic of the area and will be resisted..

Second Floor



Dormer windows at a second floor level on rear elevations are acceptable but not if they are clearly visible from the public realm (e.g. corner plots).

Skylights may be set within the roof slope.

Also to be retained (where present) or re-instated are details such as:

- a. brackets supporting wide eaves over canted or bowed bays,
- b. boxed or open soffits with exposed joist ends
soffits or closed soffits with Dentil moulding



When refurbishing, replacing or extending the roof, existing chimneys should be retained.

Care must be taken when installing solar panels on a roof slope particularly when they would be visible from the street.

DG6 Original roof profile, form and detailing for eaves and gutters must be maintained along all elevations but particularly the front elevation and the flank elevation for corner plots.

7 Porches and doors

Many properties within the ASLC have porches with well-proportioned canopies. These can be a simple flat canopy with console brackets or suspending straps.



Alternatively they can have a pitched roof that harmonises with the main roof.



Front doors are typically oak in Tudor style with iron fittings and often studded. These are an important recognisable feature of the ASLC.

Classical style porches with columns, large covered areas and excessive use of glazing or uPVC for doors are not features of the ASLC.

DG7 When adding or replacing original porches, flat canopies with supporting wooden brackets or hanging metal supports are acceptable as are pitched roofs. Front doors should be in timber finish with traditional details.

8 Landscaping, front walls and gates

The general character of the area is one of open attractiveness. Many of the original houses had lawns stretching to the pavement with either no retaining wall or a very low one. Other houses had low privet hedges again with no brick walls.



Where the need for enclosure is a requirement, front boundary walls and gates should not exceed the height allowed under Permitted Development Rights (maximum 1m high within 2m of the front boundary).

Substantial front boundary structures are strongly discouraged as they are not characteristic of the area and needlessly imply the need for security. The impression of a “Fortress South Cheam” is highly undesirable.

Under an exceptional circumstances and if found justified, higher front boundary walls may be permitted. However, the walls (and gates) should not exceed 1.8m, of which a minimum of 2/3rds should be transparent (i.e. railings). Hedging or other landscape treatment should be provided immediately inside the front boundary to minimise the visual impact of railings.

The majority of houses in the ASLC have substantial front gardens and it should not be necessary to pave over large parts of the front garden to provide parking for the residents of the house and their visitors. Excessively paving over the front garden is environmentally undesirable, unduly stresses street drainage, and may cause flooding to the house or garage. The effect of excessive hard surfacing of front gardens is extremely detrimental to the character of the area. The maximum amount possible of soft landscaping and/or vegetation should be retained or created.



DG8 Building high front walls, with or without railings that depart from the prevalent street character is not acceptable. Paving over front gardens without leaving significant soft landscaping areas is also not acceptable.

Guidelines for the height of front boundary walls do not apply to properties built within the wall of Cheam Warren. For these properties the main guideline is that gates must be wrought iron and see through. Residents should be aware that the wall is a Grade II listed structure and any changes to it (including re-pointing work) require planning permission.



9 Street Scene

Although not directly linked to individual properties, the general street scene is worthy of comment.

With the exception of the original lanes and tracks through the area (Burdon Lane, Sandy Lane north and Manor Road), the roads are straight and wide with generous grass verges planted with a variety of trees.

A campaign has been run by the local Residents Association to recruit residents to “foster” the replanting of many street trees that had been lost in past years and not replaced.

Several hundred trees have now been replanted and most of the original tree pits are now filled giving the area a green and pleasant feel.



Because all houses have significant off-street parking there is very little on-street parking in the whole of the ASLC.

Vehicle free roads is another key feature of the character of the area.

Burton Estates ASLC Character Appraisal



Belmont, South Sutton and South Cheam Neighbourhood Forum

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