



# John Innes (Wilton Crescent) Sustainability Appraisal

# Sustainability Appraisal Statement for Character Appraisal of the John Innes (Wilton Crescent) Conservation Area

## Introduction

This statement sets out the findings of the Sustainability Appraisal into the character appraisal and boundary assessment for the above Conservation Area. A character appraisal is a document that looks in detail at the special character of a Conservation Area accurately describing the areas history, layout, land use, building form, architecture and urban space. It then goes on to recommend the positive and negative features and any suggested opportunities and recommendations within the Conservation Area. The boundary assessment is a separate document that looks specifically at changes to the boundary of the Conservation Area. It should be noted that the boundary assessment precedes the character appraisal and takes its recommendations into account.

The need to review and monitor the boundaries of the existing Conservation Areas through the preparation of Character Assessments is recognised in paragraph 4.28 of the Merton's Unitary Development Plan. And in paragraph 4.38 it sets out that these character assessments are to be published as Supplementary Planning Guidance SPG or, since the commencement of the Planning and Compulsory Purchase Act a Supplementary Planning Document.

## Background

The Government has recently made changes to the planning system through the commencement of the Planning and Compulsory Purchase Act. The new Regulations require that any document that needs to be termed a Supplementary Planning Document SPD has to undergo a Sustainability Appraisal, including character appraisal of Conservation Areas so that it can be a material consideration in any decision relating to development in the Conservation Area.

Sustainability and sustainable development has become a key issue for government and is reflected in the UK Sustainable Development Strategy and its four key aims. These are social progress, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth. There is a growing wealth of guidance being produced for planning which increasingly incorporates these issues.

This appraisal has been produced in accordance with the Consultation paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'. The appraisals level of detail has been applied in accordance with the spatial scale, size and possible environmental effects of the designation.

## Scope of the appraisal

To undertake the sustainability appraisal the document to be appraised needs to have strategic aims and objectives. In the case of a character assessment this is not possible as the main strategic objective of this type of document will be the same as the objective of the policy its based on, ie to preserve and enhance the character of the conservation area. And this appraisal should not be looking at the policy as this will be the focus of an appraisal of the relevant Development Plan Document when this is undertaken. It should also be pointed out that the Character Assessment does not have any significant land use proposals for redevelopment nor does it include a major programme of enhancement therefore making it hard to come up with various options.

However, to be in compliance with the Regulations and the SEA Directive it is necessary to follow the process set out in ODPM guidance. Therefore it is necessary to consider options and environmental impacts. Environmental impacts are likely to be minimal as a Conservation Area is protectionist in nature. The only suitable alternative to carrying out the appraisal is the "do nothing" option of not doing the character appraisal at all. This option would not be acceptable because the council has a statutory requirement to undertake a character appraisal.

Any changes to the boundary of the conservation area will be appraised as well as any opportunities or actions that maybe recommended by the character assessment. The factual detail and description of the conservation area, which is the bulk of the document, is irrelevant to this process.

## Description of the conservation area

The conservation area covers 10.41 hectares and is situated 600 metres to the south of Wimbledon town centre in a residential setting. It is made up of almost entirely semi detached, detached and terraced residential properties. The section that borders Kingston Road includes the large telephone exchange buildings and the Wilton tennis club courts just to the north. The work of two architects has dominated the development of the area spanning almost fifty years of development from the 1880s.

There are 51 Locally Listed buildings and almost the same number that are deemed to make a positive contribution to the conservation area. The layout of the area is typical of the idea of a 'quality' Victorian suburb. The area gets away from the hard geometrical arrangements of many areas of the same period with sweeping crescents and cul de sacs. Architecturally the buildings are fairly homogenous but there are a variety of styles particularly at roof level. There are also a number of one off buildings that don't follow the areas style but contribute to the Conservation Area.

It should be noted that the buildings in the southern two blocks of the conservation area are covered by a archaeological priority zone that is based on the mediaeval village of Merton. This area is bounded to the south and west by the John Innes/Merton Park conservation area and the Merton Hall Road conservation area. It is also bounded by the site of importance for nature conservation policy that runs along the railway line which is now used for the Wimbledon/Croydon tram.

## Boundary Changes

There are two boundary changes, one addition and one deletion. The addition is 255-263 Kingston Road and the deletion is those properties on the south side of Henfield Road to the west of Wilton Crescent apart from the two corner properties on the crescent.

## Actions

- Improve the appearance of the cycle path that runs from Wilton Grove/Henfield Road to Kingston Road. This should involve the removal of the green coloured surface and all of the bollards related to the cycle way.
- Improve the junction entry treatments where Mayfield Road and Kingswood Road join with Kingston Road.
- The current 100mm wide yellow parking control should be replaced with 50mm lines.
- Re-introduce the distinctive gates and gate posts
- Introduce a great many Tree Preservation Orders mainly in private gardens
- Introduce Article 4 Directions to protect small scale alterations such as replacement of front doors and infilling of porches, painting of masonry and the replacement of front elevation windows.

## The Sustainability Framework

The basis for the appraisal is the development of a Sustainability Framework. This is a draft set of objectives developed by the council that cover the sustainability issues for the borough. These objectives are developed through assessment of the objectives of various other documents from European Directives to the Mayors London Plan (Spatial Strategy) through to other council policy documents such as Merton's Environmental Action Plan. The baseline of environmental information is also taken into consideration when setting out the sustainability objectives. Many of the sustainability objectives are not relevant to the opportunities and proposed actions of the character appraisal but have been included anyway for completeness sake. Instead of tabulating the results a comments column has been included that hopes to consider the various types of positive and negative effects.

| Topic              | Objective                                          | Comments                                                                                                                                                                                                     |
|--------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land-Use           | – Increase the use of urban brown field land       | None of the boundary changes will affect land use although the properties in Henfield Road will not be as controlled as previously but wholesale redevelopment is unlikely due to the nature of the terrace. |
| Minerals and soils | – Where possible maintain and enhance soil quality | This is not relevant for this appraisal.                                                                                                                                                                     |

|                                          |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Waste                                    | – Reduce the amount of waste generated, maximise reuse, recycling and recovery and reduce our reliance on landfill disposal            | There is no proposal made that could improve waste disposal efficiency.                                                                                                                                                                                                                                                                                            |
| Carbon Reduction and Energy              | – Ensure specific measures to improve carbon efficiency are used in new developments, refurbishment and/or renovations and extensions. | There is no proposal made that could improve energy efficiency.<br>If an Article 4 Direction is implemented to prevent replacement of front doors and windows this would impact upon energy efficiency preventing draught reduction and improvements in thermal resistance.                                                                                        |
| Pollution                                | – Ensure the risks of pollution to human health and all areas of the boroughs environment are reduced                                  | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and the Natural Environment | – Further protect existing designated sites through the use of S106 agreements                                                         | Increasing the numbers of trees protected by tree preservation orders will help aid protection of biodiversity and the natural environment.                                                                                                                                                                                                                        |
| the Built Environment and its heritage   | – Encourage sustainably built development                                                                                              | This is not relevant for this appraisal but a sub objective for this objective should be noted. This states that the boroughs heritage will be protected and enhanced which by expanding the area covered by a conservation area will satisfy this. The additional protection suggested for the buildings through use of an article 4 direction would add to this. |
| Basic Needs                              | – Increase the number of appropriate affordable housing units in Merton to reflect increases in demand                                 | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Work and the economy                     | – Maintain local employment levels                                                                                                     | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Health                                   | – Improve health equality                                                                                                              | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Transport and access                     | – The need for travel is minimised                                                                                                     | The suggested junction entry improvements will improve access for pedestrians. Provided the aesthetic improvements to the cycle way do not prejudice safety for cyclists or pedestrians there will not be a problem.                                                                                                                                               |
| Crime                                    | – Reduce the level of street crime                                                                                                     | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Education                                | – Increase educational attainment of the boroughs residents                                                                            | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Equity and Participation                 | – Poverty is reduced                                                                                                                   | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |
| Cultural, leisure and social activities  | – Improve the access to and quality of open spaces                                                                                     | This is not relevant for this appraisal.                                                                                                                                                                                                                                                                                                                           |

## Conclusions

The above table has highlighted that the main measure providing benefits would be the extension of the boundary and the junction improvements. An Article 4 Direction would also help to protect the heritage of the area. Unfortunately little can be done about the current level of front garden conversion to parking. However the Article 4 would also cause the only negative effect by preventing the replacement of front doors and windows. This would reduce energy efficiency but this would have to be balanced against the need to protect the heritage and character of the area and could be mitigated through the use of acceptable timber framed alternatives where replacement is absolutely necessary or use of specialist draught sealing that's now available for these types of windows.

Mike Carless

Albanian

Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine me poshte.

Arabic

إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المذكور ضمن الإطار أدناه.

Bengali

যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, ওলার বক্ সে আমাদের ঠিকানা রয়েছে।

Chinese

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Farsi

اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.

French

Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.

Gujarati

જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.

Punjabi

ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

Somali

Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.

Spanish

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Tamil

உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டுள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.

Urdu

اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پیج پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔