



Supplementary Planning Document
London Borough of Merton



Lambton Road Sustainability Appraisal



©10/2005

Sustainability Appraisal Statement for Character Appraisal of the Lambton Road 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 it is 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 7.70 hectares and is situated 2 km to the south-west of Wimbledon town centre in a residential setting. It is less than 200m north of Raynes Park station. It is not bounded by any other conservation areas although there are two in close proximity. It can be separated into five distinct areas. The first section at the southern end of the area is made up of 5 streets of tightly knitted terraced houses. Worple Road is the second section which includes the church as its main feature. The church is the only statutory listed building in the conservation area. There is also one locally listed building and all the rest except one are considered to make a positive contribution to the conservation area. The third section is a short section of houses on Pepys road including terraced and semi-detached properties. At the top of the area is Hollymount School with mature trees and a locally listed building. The final area runs down one side the street on the western side of the conservation area.

Boundary Changes

There are two boundary changes, one a deletion and the other an addition. 3-69 (odds) Lambton Rd should be taken out of the Conservation Area. 187-193 (odds) Worple Rd, 207-211 (odds) Worple Rd, 97-113 (odds) Pepys Rd, and 115-121 (odds), Pepys Rd, all be added to the Conservation Area

Actions

- Replace the footway materials outside 187-193 Worple Road with more suitable materials which accord more closely to materials used elsewhere in the Conservation Area.
- Plant in a regular rhythmical fashion a series of street trees in Lambton Road, extending the current use of only liquidambar trees.
- Article 4 Directions to control front garden parking in Lambton and Pepys Roads, changes to front windows, front doors and the enclosure of porches, and rear roof extensions in Trewince Road, Tolverne Road, Lambton Road and Pepys Road.

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	There are no proposals that affect land use.
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. 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	Any measure that resists increasing parking will reduce peoples opportunity to use cars thereby reducing their polluting effects.
Biodiversity and the Natural Environment	– Further protect existing designated sites through the use of S106 agreements	Increasing the numbers of trees in the area can only help maintain the biodiversity of the natural environment. The proposed Article 4 direction to prevent conversion of front gardens for parking space will also be positive for local biodiversity. It will also prevent green areas from becoming covered by hard standing material thereby reducing run-off.
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. The removal of buildings from the area would be a negative effect.
Basic Needs	– Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	The introduction of an article 4 direction that reduces the ability of residents to create a rear roof extension may make it harder for people to increase the size of their dwelling when necessary and they may not be able to move to a larger property.
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 proposed Article 4 direction to prevent conversion of front gardens for parking space will be positive in reducing peoples inclination to own a car therefore reducing car use overall.
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 positive and negative effects would be the introduction of an Article 4 Direction. This would be designed to control front garden parking, prevent changes to front windows, front doors and the enclosure of porches, and prevent rear roof extensions. (All controls are specific to certain streets). Controlling the redevelopment of front gardens for parking would have the best impact whereas preventing the replacement of windows and doors would have the worst effect. However 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 المدون ضمن الإطار أدناه.

Bengali

যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লিখিত বক্সে আমাদের ঠিকানা রয়েছে।

Chinese

如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯繫。

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

Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.

Tamil

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

Urdu

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