LONDON BOROUGH OF MERTON

PELHAM ROAD CONSERVATION AREA

DESIGN GUIDANCE FOR HOUSEHOLDERS

Properties in the Pelham Road Conservation Area

- Pelham Road
- Merton Road

15-31 odd
2-26 even
153-163 odd

LONDON BOROUGH OF MERTON

January 1989
Pelham Road Conservation Area

The houses in Pelham Road Conservation Area form an attractive and unified group of buildings, all built with moulded plaster details.

There are three houses, each with a distinctive feature of the Pelham Road style, as follows:

(i) Creamy yellow brickwork to frontage.
(ii) Shallow plinth, hipped slate roof, with deep overhanging eaves.
(iii) Round-headed windows and doorways.
(iv) Stucco finish, tall, round ground floor window and stucco cornice (clisses).
(v) Low walls to front boundary with large brick piers, defining pedestrian access to property along frontage.

In general, the houses in Pelham Road Conservation Area are in good condition, and the aim is to retain all features. Those houses facing the roads are in less good condition and the maintenance is to encourage sympathetic treatment of these buildings to bring them up to a more acceptable standard.

In addition, Pelham Road is lined by mature street trees, which add to the appearance of the Conservation Area.

PELHAM ROAD CONSERVATION AREA

DESIGN GUIDANCE

INTRODUCTION

Purpose of the Guide

Pelham Road Conservation Area has been designated by the Council because it contains a group of historical and architectural interest which require the preservation of their character and appearance.

The design guidance has been prepared by the Council to help owners and occupiers of properties in the area to understand and implement the Council's policy on design. It is intended to assist in the interpretation of the conservation area regulations and to provide guidance on how to preserve and enhance the area.

Since the houses were first built, few major alterations have been made, preserving their attractive Grade II Listed status. The Council seeks to control adverse changes in the area by the use of planning permission. These alterations will be decided by the Planning Committee, taking into account the character and appearance of the area.

Residents and owners have a role to play in preserving the character of the Conservation Area. The permitted development rights, which allow many minor improvements to be made without planning permission, provide guidance as to which improvements are likely to be acceptable to the Council.

If you are in doubt as to whether planning permission is required for alterations to your property, then please contact the Development Control Section of the Council's Development Department.
The architectural features of the facades should be retained and where they have been removed or altered, they should be restored whenever the opportunity arises.

The yellow brickwork should not be painted or rendered. Where the frontage has been painted, consideration should be given to cleaning the brickwork using high pressure water, possibly a weak acid cleaner. Brick cleaning should be carried out with care, testing the method on a trial area of the surface. Sandblasting should be avoided, as it is likely to result in the faces of the bricks being damaged, which would probably lead to long term problems. If the brickwork has been rendered, then there is little likelihood of the original finish being restored. The aim should be to rancor the facade with a smooth facing and to paint it a colour which matches the original brickwork.

The stucco mouldings should be retained and repaired where necessary and should preferably be painted white.

Where the window frames need attention, the originals should be repaired if possible, and any replacements should be purpose made, to match the existing design of wooden sashes with round heads, to the second and third floor. If double glazing is to be provided, then it should be installed in the form of secondary glazing behind the original windows.

Where the roof line is visible from the street, its shape should not be altered. If possible any roof lights, vents or flues should be positioned on the hipped or rear slopes of the roof.

The slate roof covering should be retained, and repaired where necessary. If a complete replacement is required, then the use of natural slates is to be preferred to artificial slate or a slate substitute. In the event of a slate substitute being used, a textured finish should be selected.

The installation of additional plumbing on the front elevation is to be avoided. A single down pipe in the centre of semi-detached properties is acceptable where required, and this should be of cast iron and not pvc.
DESIGN GUIDANCE

The Front Garden Area

Together with the mature street trees which line Pelham Road, the front garden areas contribute to softening the hard elements of buildings and front boundaries. Their potential to be garden areas is reduced by the competition for parking space as residents wish to secure a space in the curtilage of their property. It is desirable that some planting remains, wherever a parking space is created in the front garden.

Where a hard standing is introduced into the front area, the materials for surfacing should be chosen with care, so that they compliment the buildings. The use of a block paving is more appropriate than a cast concrete slab or block tarmac. Alternatively, some form of stone, cobble or setts may be used. Gravel provides an attractive finish, but may cause problems if the edging and levels are not designed with care, because of a tendency to spill over onto paths or the adjacent roadway. (see diagram for preferred treatment)

Planning permission is required before single units are converted into flats. Dustbin enclosures should be constructed as part of the scheme. These should be sited as unobtrusively as possible and located so that they are screened from the street.

Recommended Forecourt Layout
To Accomodate Parking space

Brick edging to contain gravel
Gravel or paving blocks
Landscaped area
Boundary walls to be retained if possible
Gate piers of brick construction
Parking
Extensions

Rear extensions should be sympathetically designed. Any extensions should have a pitched roof to maintain the original style. The rear elevation should be windowless to maintain the original style and prevent light pollution. The roof should be pitched to match the original roof.

The Front Boundary

The brick piers of the front boundary wall mark the original building and should be retained. Any new brickwork should be of a similar scale and in a complementary style. The piers should be retained and as new brickwork is added, it should match the original style.

A boundary wall, if required, should be of brick and situated to maintain the original height. Any new brickwork should match the original style and be of a similar scale. The wall should be built to maintain the original style and not be too high.

There is no scope for extending the frontage. However, the front elevation may be extended by glazing a box over the front door. Any new features should be in keeping with the original style.

There is no scope for extending the rear elevation. Any new features should be in keeping with the original style.

Left: The piers of the front boundary wall are an important feature of the original building. The piers should be retained and any new brickwork should match the original style.

Right: The new brickwork should be in keeping with the original style and not be too high. The wall should be built to maintain the original style and not be too high.
The Rear Garden Area

The properties all have substantial rear gardens, which contribute to the present quality of the Conservation Area. Normally, parking in rear gardens will be restricted, in view of the fact that parking on the road is prohibited. Materials for hard surface should be selected with care to ensure that it does not detract from the landscape. Tar macadam, or block paving, might be appropriate materials. A detailed landscape

Further Advice

If you have any plans for altering your property, or would like further information regarding the contents of this brochure, please feel free to contact us. The information and advice regarding your property is essential.