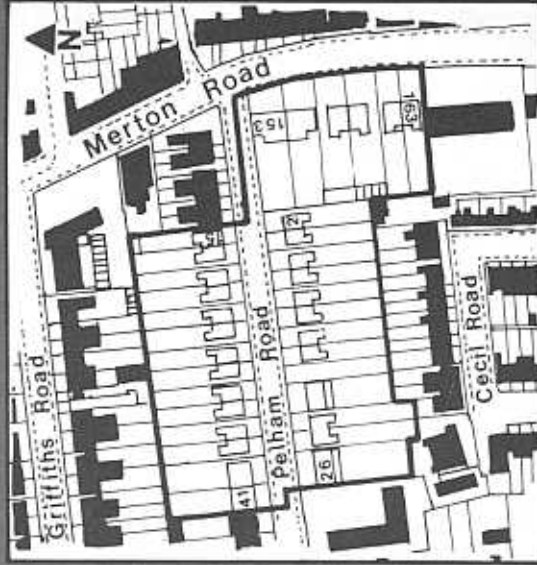


LONDON BOROUGH OF MERTON

PELHAM ROAD CONSERVATION AREA

# DESIGN GUIDANCE

FOR HOUSEHOLDERS



## Properties in the Pelham Road Conservation Area

Pelham Road

15-41 odd

Merton Road

2-26 even

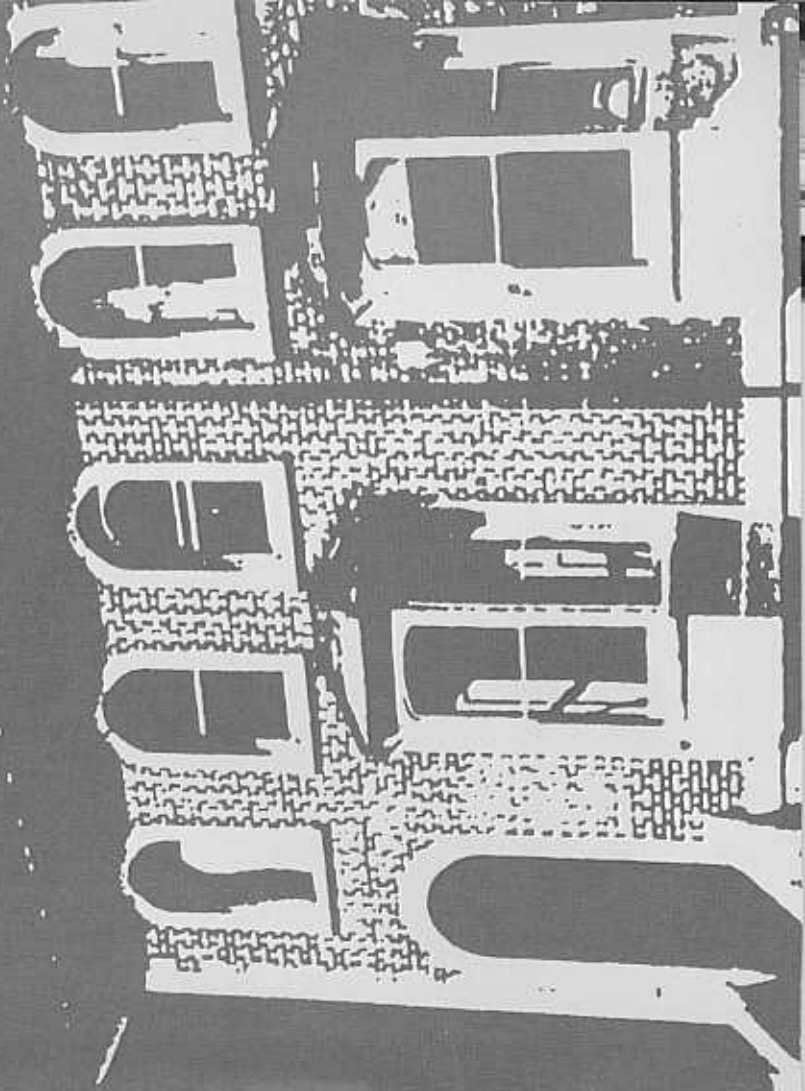
Cecil Road

153-163 odd

LONDON BOROUGH OF  
M E R T O N

January

1989



# DESIGN GUIDANCE

## INTRODUCTION

### Purpose of the Guide

Pelham Road Conservation Area has been designated by the Council, because it comprises an attractive group of handsome mid Victorian properties which have survived relatively unchanged. This design guidance highlights the valuable qualities of the area that contribute to its particular character and gives advice on how to preserve and enhance them.

Since the houses were first built few major alterations have diminished their attractiveness. The Council seeks to control adverse change in the area by the need for planning permission and conservation area consent (for demolitions). Although many of the recommendations included here are advisory they nevertheless provide guidance as to good design practice. These principles will also be taken into account when planning applications are considered.

Residents and owners have a role to play in preserving the character of the Conservation Area. The permitted development rights which householders enjoy allow many



changes to be made to houses without formal permission. These alterations may be small in scale but can be prominent and have a large impact in an area as uniform as the Pelham Road Conservation Area. Sensitive alteration and careful maintenance will preserve the character of the area and also retain the value of the properties.

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.

### Pelham Road Conservation Area

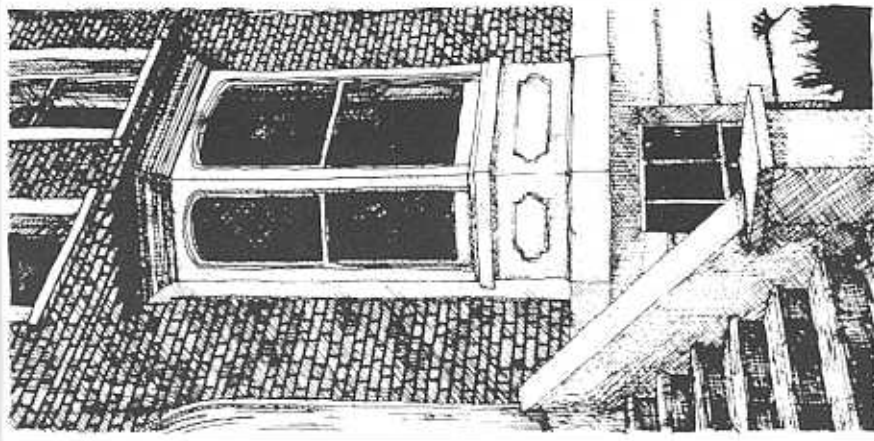
The houses in Pelham Road Conservation Area form an attractive and unified group of buildings built in light coloured brick with moulded plaster details (stucco).

The area was one of the first developments in new Wimbledon, located south east of the Main Line Railway. Pelham Road was laid out in 1854 with the properties being built around 1860.

There are three house types with particular features common to them all. Four-storey semi-detached buildings front Merton Road, with three-storey semi-detached properties on both the north and south sides of Pelham Road and several three-storey double fronted detached properties on Pelham Road.

The common architectural features of the properties are as follows:-

- (i) Cream/yellow brickwork to frontage.
- (ii) Shallow pitched hipped slate roofs with deep overhanging eaves.
- (iii) Round headed windows and doorways and raised ground floor windows. Windows and doorways have moulded stucco surrounds with central detail.
- (iv) Double fronted properties have stucco porches.
- (v) Stucco finish to lower ground floor and stucco corner details (quoins).
- (vi) Low walls to front boundary with large brick piers defining pedestrian entrance and boundary of each property along frontage.

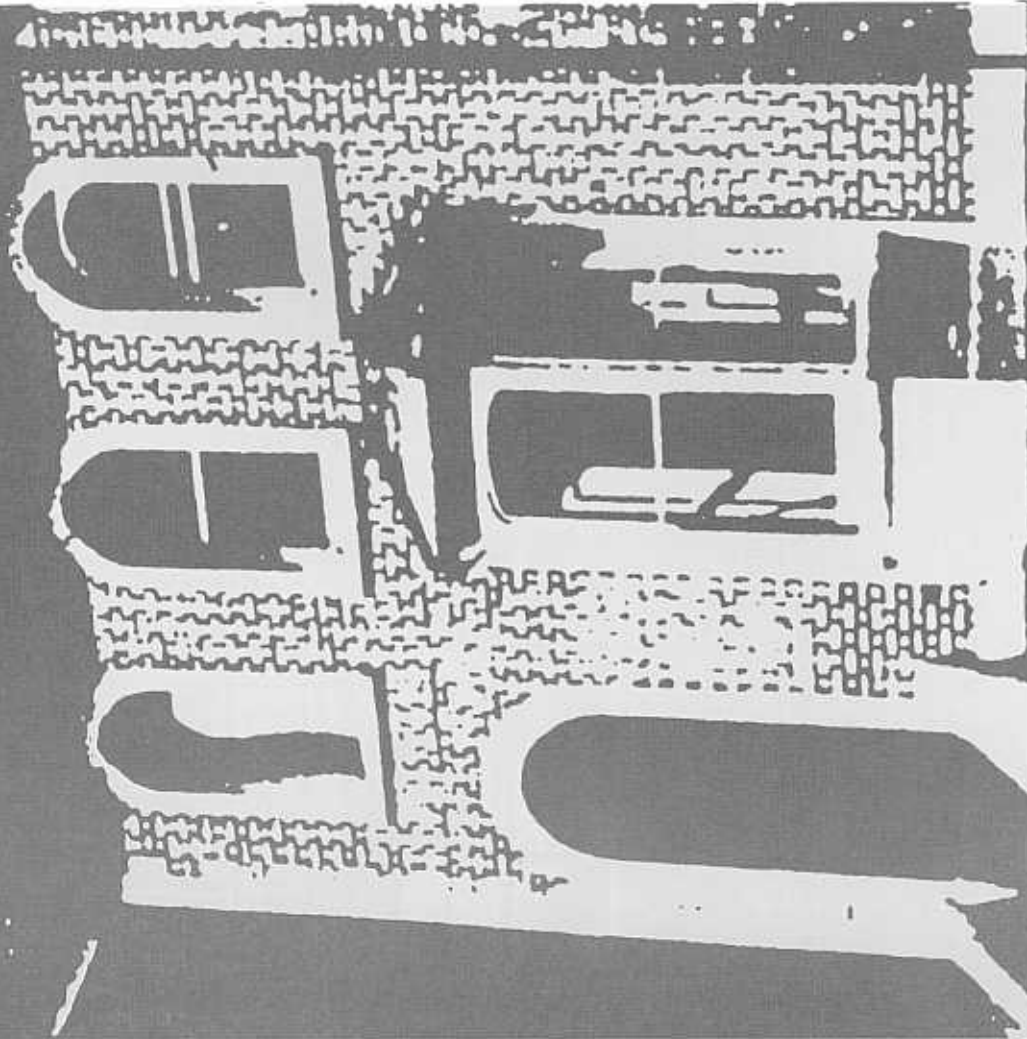


In general the properties in Pelham Road are in good condition and the aim is to protect and enhance their characteristic features. Those houses fronting Merton Road are in less good condition and the intention is to encourage the sympathetic restoration of these buildings, to bring them back into full use where necessary.

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

THE

# FACADE



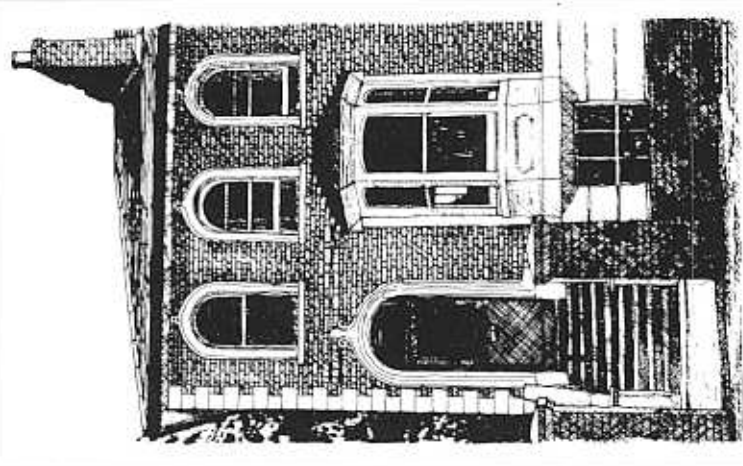
The architectural features of the facades should be retained and where they have been removed or altered, they should be restored whenever the opportunity arises.

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 or, 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 render 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

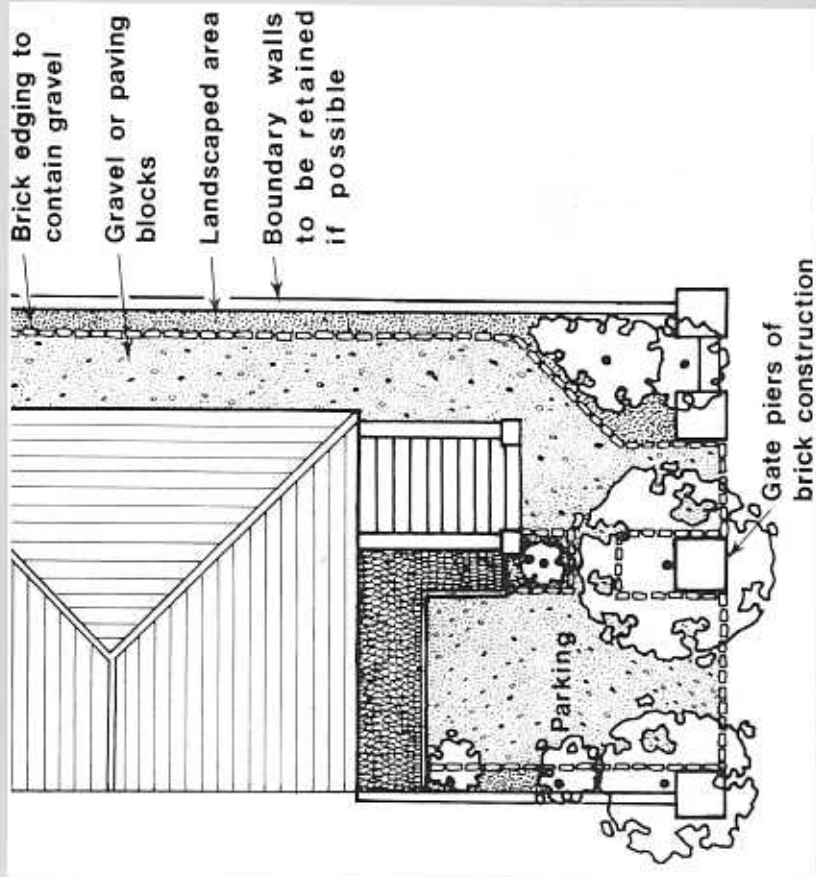
## The Front Garden Area

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, even where 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 black tarmac. Alternatively, some form of stone cobble or sett may be used. Gravel provides an attractive finish, but may cause problems if the edgings 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

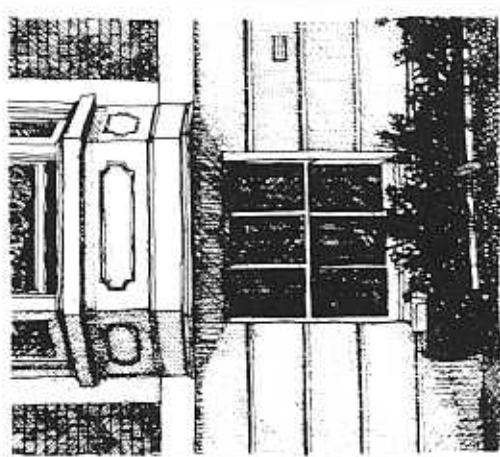
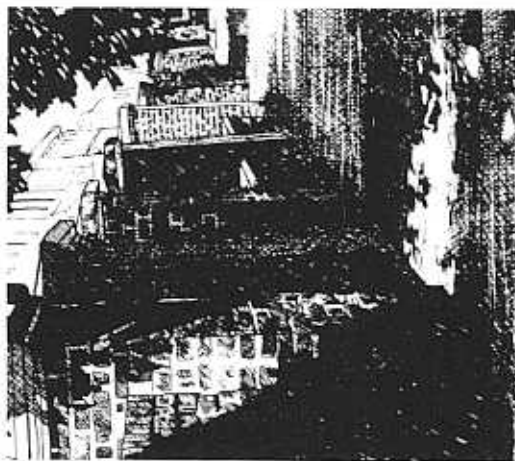


## The Front Boundary

The brick piers of the front boundary walls have already been mentioned as characteristic features of the Conservation Area. Some have been removed or reduced in height and others appear to be in poor condition and in need of maintenance. It is important that these features should be retained and restored, as they provide a strong element in the pedestrian's view along the pavement. Where the piers are in poor condition, they should be repaired and repointed where possible. If demolition is required for safety reasons, then replacement piers should be built to match the original detail, re-using the bricks and copings so far as is possible.

The low front wall may be demolished if required, to allow the construction of a hard standing in the front area but if possible the piers on either side should be retained.

If a boundary wall or fence is required along the entire frontage, then a wall of brick construction of approximately six courses in height, with a simple stone coping, is appropriate. If taller enclosure is required, then a railing on top of the wall or a hedge planted behind it would be suitable.

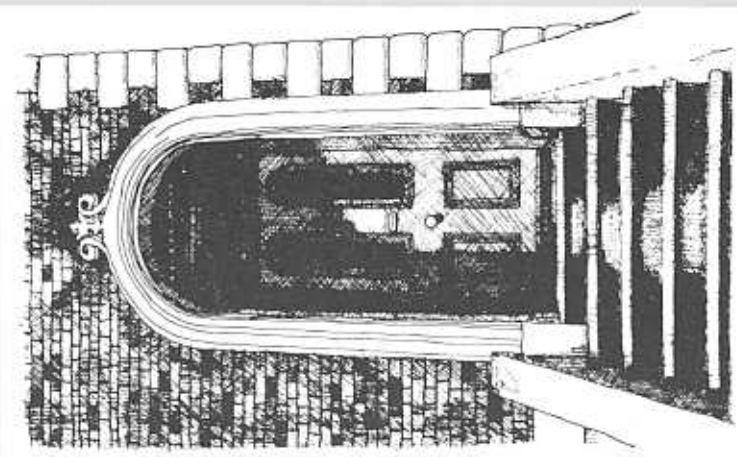


## Extensions

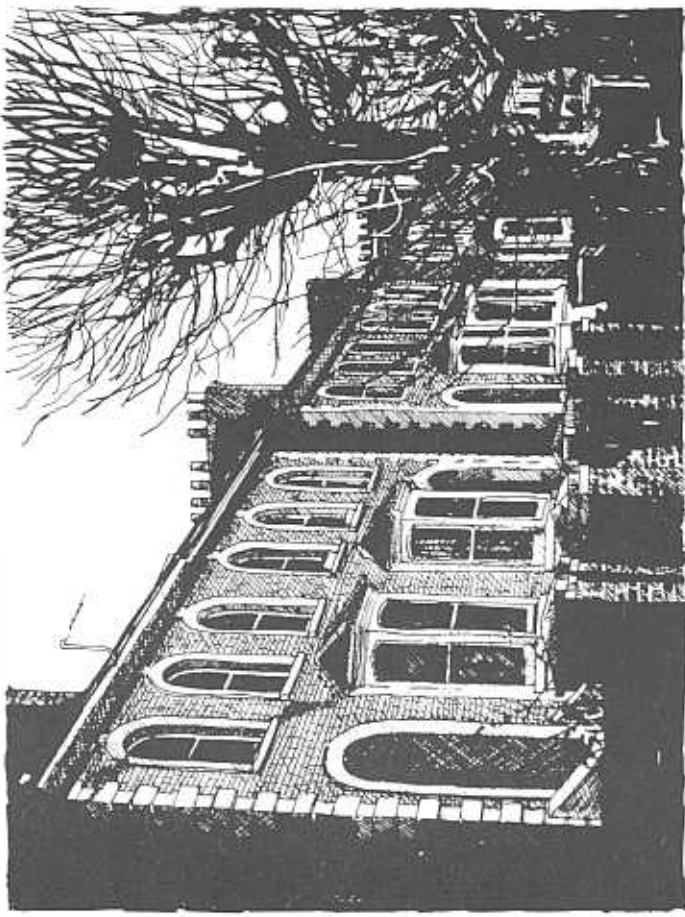
Rear extensions should be sympathetically designed, comply with published Council guide-lines and should not rise above eaves level.

There is little scope for most of the properties in the Conservation Area to be extended sideways. However, four of the buildings originally had small coach houses attached, one of these at 153 Merton Road remaining unaltered, but in very poor condition. The development of side extensions should be in the form of a coach house, and should preferably be of a similar scale and in a complimentary style.

Loft conversions should not alter the shape of the roof line where it can be seen from the street. Small dormer windows may be acceptable on the rear elevation, provided that they are sensitively designed and proportioned in relation to the remainder of the building. Any dormers should be set back from the line of the rear elevation with the window cill forming the base of the projection avoided if possible. The use of roof lights should be restricted to the sides and rear facing roof slopes.



There is no scope for extending the properties forward of the present building line. The recessed doorways may be enclosed by glazing to form a porch, but this should be designed with care. The stucco mouldings should not be affected by the installation of a porch and the glazing should be set back slightly from the frontage.



## The Rear Garden Area

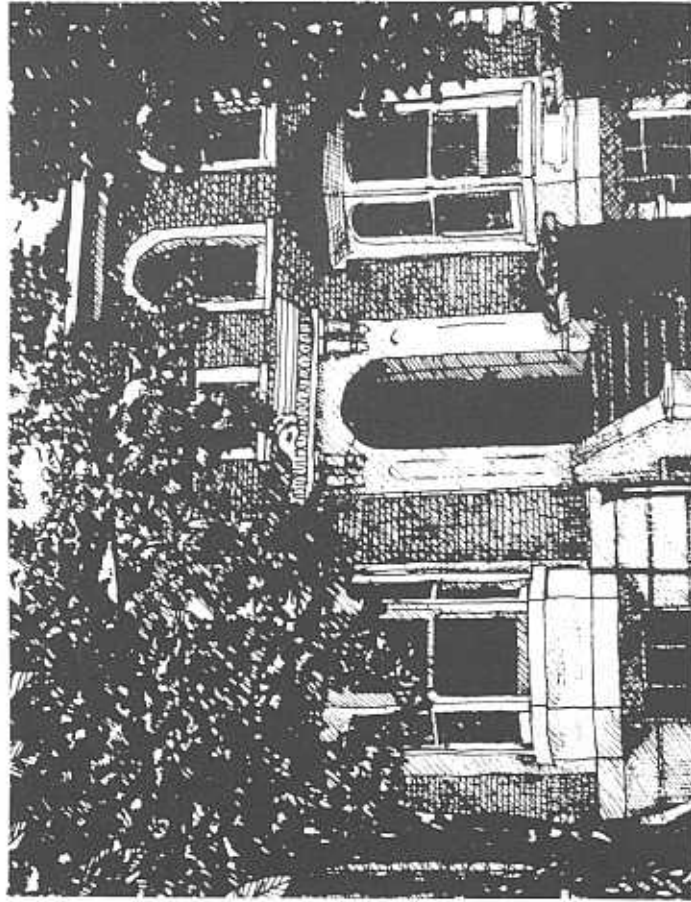
The properties all have substantial rear gardens which contribute to the present quality of the Conservation Area.

Normally parking in rear gardens will be resisted. In view of this, where parking to the rear of a property is proposed, it should be laid out so that a garden length of at least ten metres is retained. Materials for hard surfacing should be selected with care to ensure that it does not detract from the appearance of the area. Gravel, gravel rolled tarmacadam, or block paving might be appropriate materials. A detailed landscape

scheme for the boundary of the garden area should also be provided to ensure that there is some privacy for the users of the garden. This will be a requirement where planning permission is needed.

If parking is provided to the rear of the property, then the front garden should be reinstated with an appropriate boundary treatment.

Radio aerials, satellite dishes and any other telecommunications apparatus should be sited at the rear of the property. However, proposals that have a detrimental effect on the conservation area will be refused.



## Further Advice

If you have any plans for altering your property, or would like further information regarding the contents of this brochure, then please do not hesitate to contact the Development Department of the Council at the following address.

Development Department,  
London Borough of Merton,  
Crown House,  
London Road,  
Morden,  
Surrey, SM4 5DX.

Telephone:

01-545-3055

The local Residents' Association and the Peilham Road Conservation Area Residents' Association have been established with a view to encouraging the owners of properties to look after the buildings sympathetically, so that the character of the Conservation Area is preserved and enhanced. The Association may be able to provide you with information and advice regarding your property.

your local contact is:-

Mr. H. Morgan,  
39, Peilham Road,  
LONDON,  
S.W.19.