

# WANDLE VALLEY CONSERVATION AREA



## COPPER MILL LANE

**SUB-AREA 1: CHARACTER ASSESSMENT**

Amended Draft, revised following public consultation.

New text shown underlined and deleted text shown struck through.



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# WANDLE VALLEY CONSERVATION AREA CHARACTER ASSESSMENT

## SUB-AREA 1: COPPER MILL LANE

### INTRODUCTION

The designation of conservation areas is a legislative duty of local authorities. These areas comprise "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities also have a duty to from time to time to review whether any further designations are needed. The Wandle Valley Conservation Area was originally designated by the Council in November 1990 and was extended in April 2000.

### BACKGROUND

The Government's Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) advises local authorities to periodically review existing conservation areas and their boundaries. PPG 15 also advises local authorities to define and record, as clearly as possible, the special architectural or historic interest that justifies each conservation area's designation, through an assessment of the elements that contribute to an area's character.

Character assessments are useful tools that not only set out the specific characteristics for which an area has been designated as a conservation area, but also help the Council to assess the impact of development proposals on the character or appearance of a conservation area. They also provide a useful framework within which property owners and developers can work when designing new development or planning alterations to buildings, within conservation areas, by setting out and describing the special context to which any new development will need to relate.

This Character Assessment for the Wandle Valley Conservation Area has been prepared by the Council's Design and Conservation Team in accordance with Guidelines issued by English Heritage and Planning Policy Guidance Note 15.

### STRUCTURE OF THE DOCUMENT

Because of its size and linear nature the Wandle Valley conservation area, whilst having a unifying theme linked to its history, development and links to the River Wandle, does vary in character along its length. The area has, therefore been subdivided into a series of smaller discernible sub areas which have their own special identities and which form recognisable zones or groups of buildings within the area as a whole and that have their own specific historical background and/or defining features.

The character assessment for the Wandle Valley Conservation Area has therefore been structured to comprise a general appraisal document covering the whole of the conservation area supported by a series of more detailed appraisals of each of the individual sub-areas.

This appraisal covers Sub Area 1: Copper Mill Lane and should be read in conjunction with the whole area character appraisal. The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

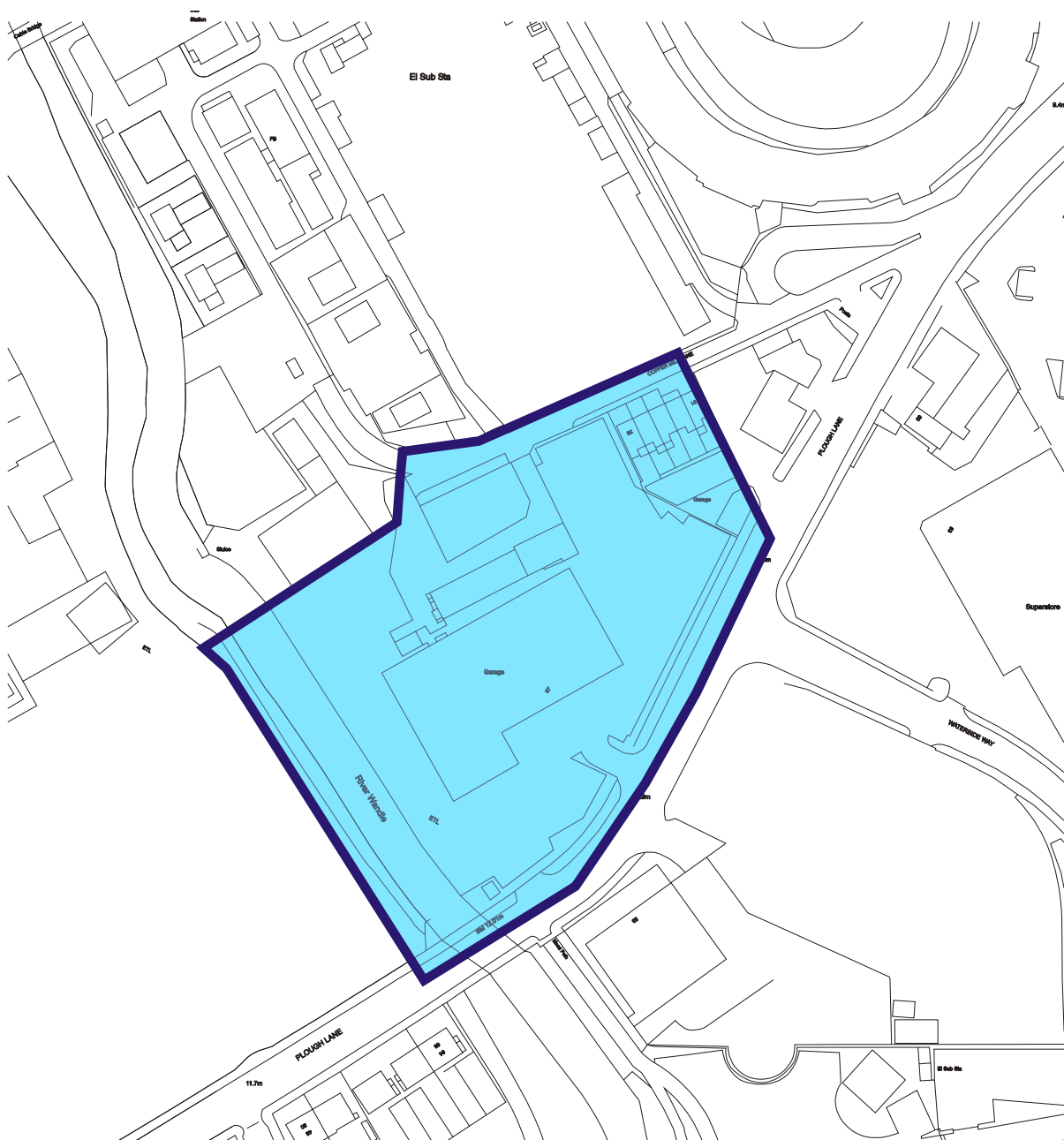
## LOCATION AND EXTENT OF THE SUB-AREA

The Copper Mill Lane sub-area covers a small separate area to the north of Plough Lane, isolated from main Conservation Area.

This area embraces a small terrace of former mill workers cottages, built at the turn of the Century, the surviving factory building at the end of Copper Mill Lane and the site of the present car dealership fronting Plough Lane.

The area is included as a distinct and separate part of the Wandle Valley conservation area, connected through the River Wandle theme, because it's character derives from its association with the River Wandle and riverside industry.

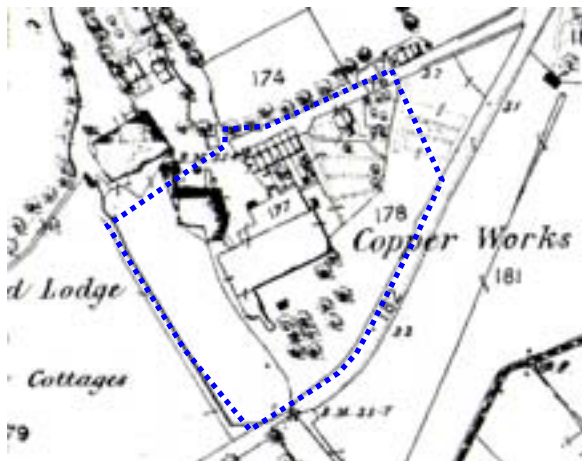
This area is separated from the main part of the Conservation Area by the former site of the Wandle Valley Sewage Works, these were laid out in 1877 on the site of



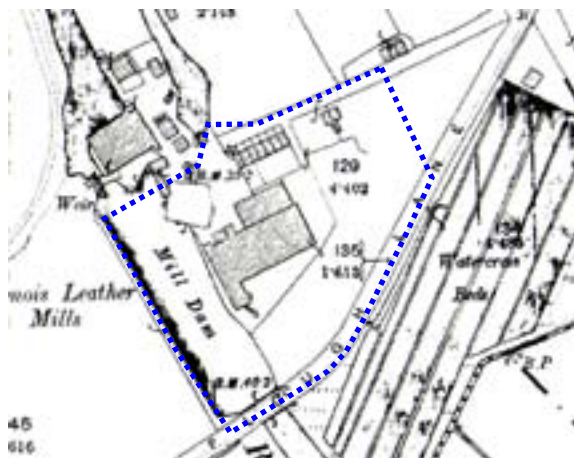
# SEQUENCE OF MAPS AND AERIAL PHOTOGRAPHS



1817

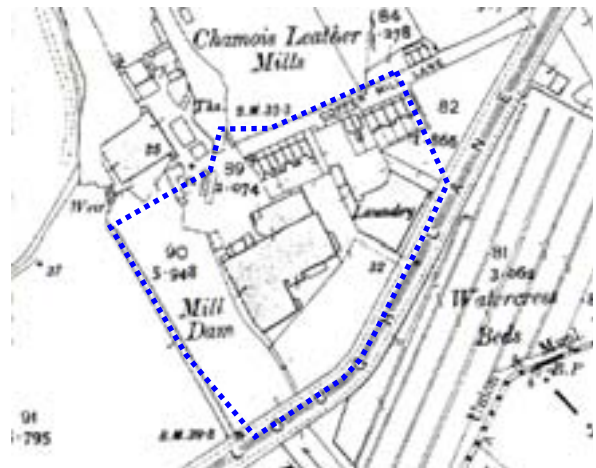


1865



1890

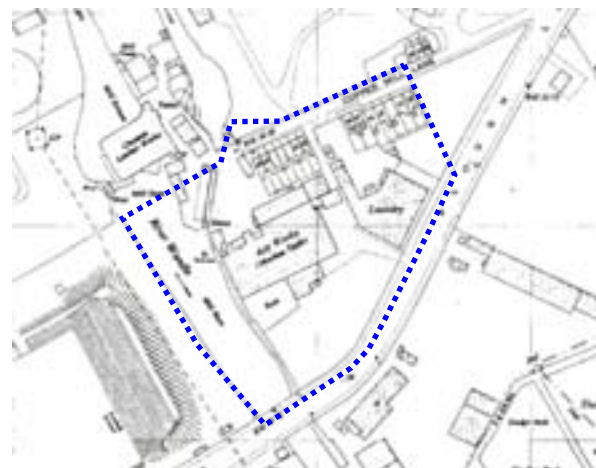
5



1920

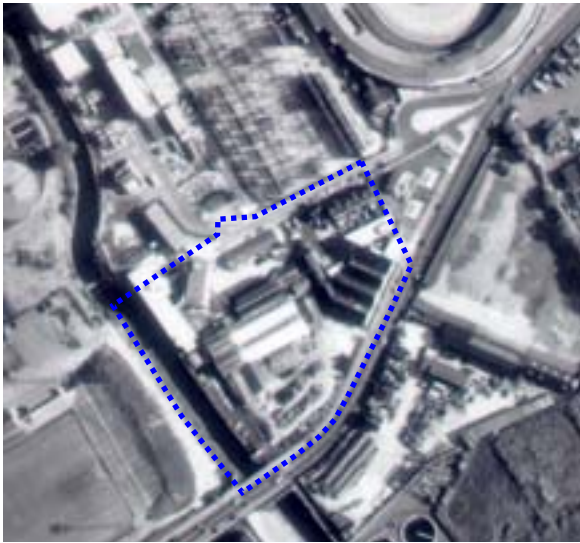


1930

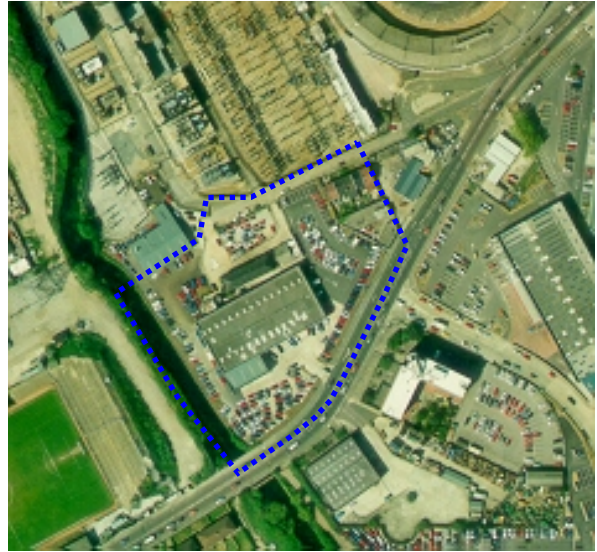


1950





1971



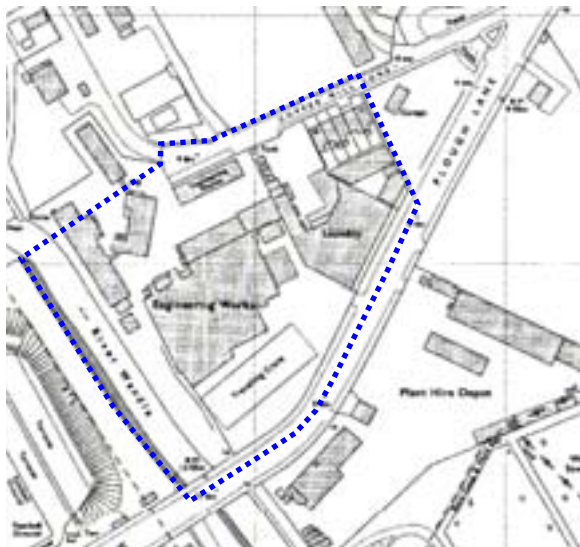
1991



1976



1998



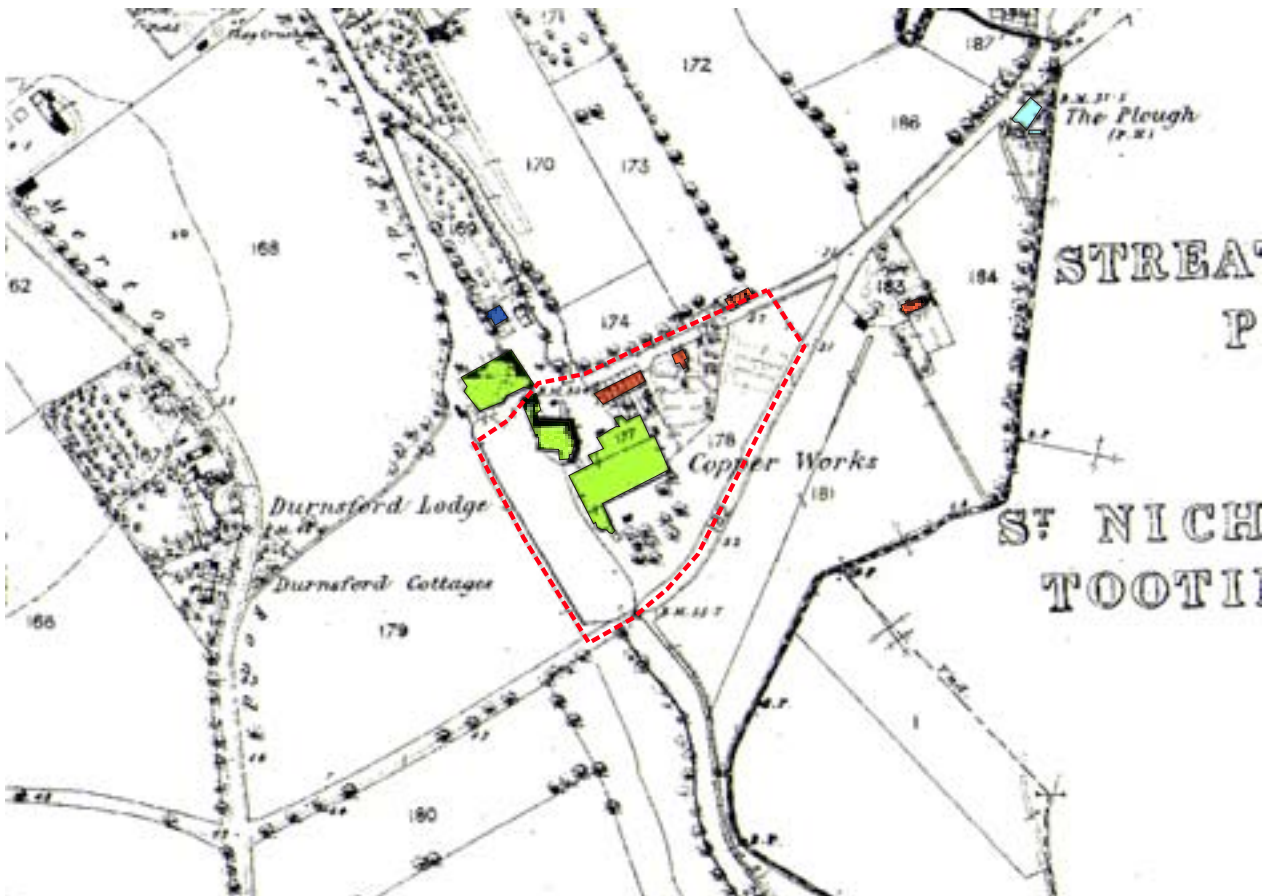
1989

old water meadows on the banks of the Wandle. The sewage works closed in 1971 and the southern part of the derelict site has been transformed into the new Wandle Meadow Nature Park. Previously this area had been part of a royal game preserve that stretched from Wandsworth to Merton Abbey in the early 17th Century. The area embraces the site of an eighteenth century copper mill, however, the site is likely to have been occupied by watermills before this.

An outline of the history of the area and its development is provided within the main character appraisal as a background to its historic significance. The main appraisal also provides a description and explanation of the area's geology, topography, archaeology and ecology and a more detailed summary of the origins and development of the conservation area and adjacent areas is set out.

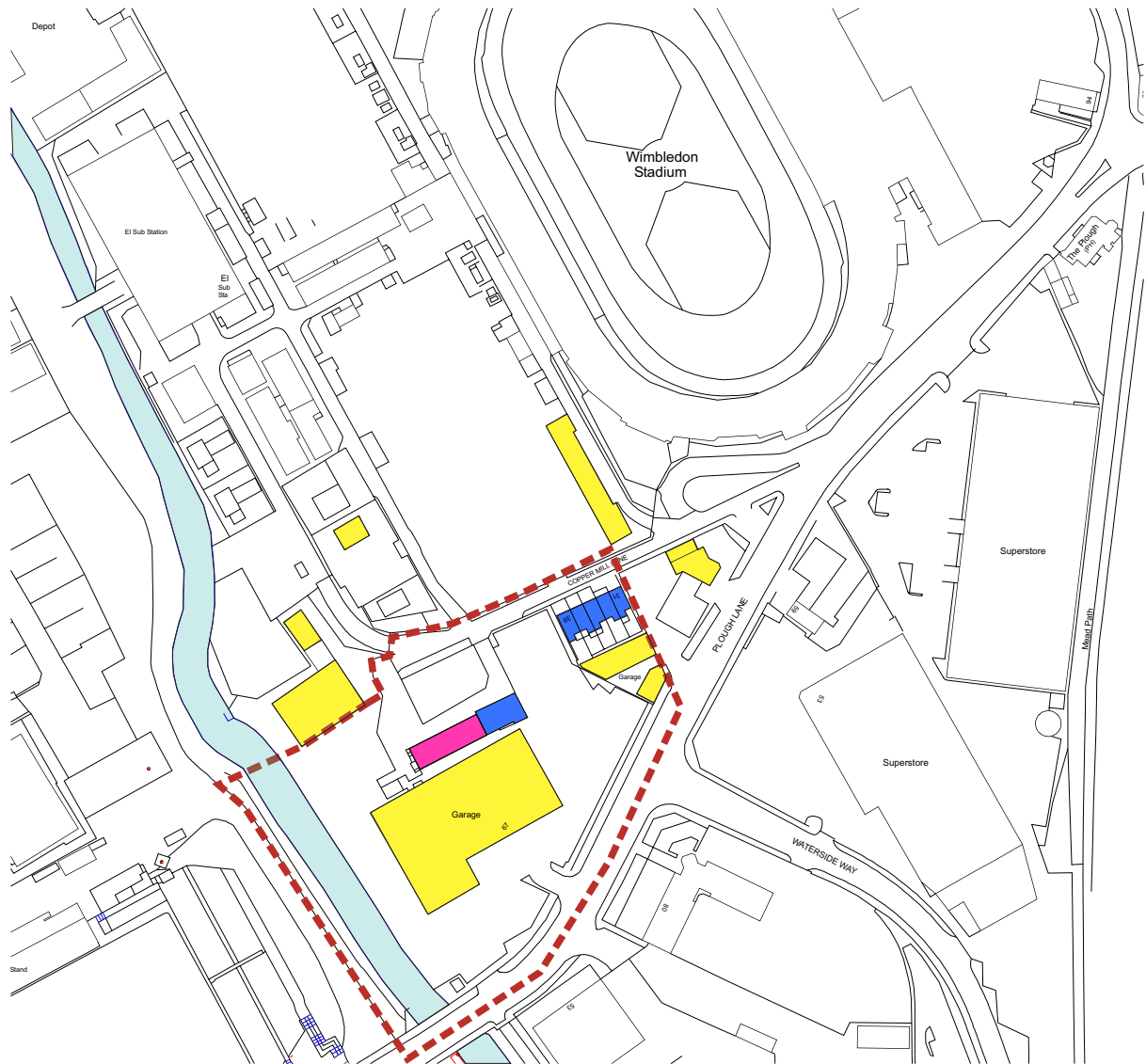
## ORIGINS AND DEVELOPMENT OF THE AREA

This part of the conservation area has a long association with milling; records suggest that there has been a Mill on this site since 1114. There are references to a fulling mill on the Wandle in the Manor of Wimbledon leased to a John de Cromwell during the 15th Century and he was succeeded by his son Walter. John Rocque's map of 1741 shows Garrett's Mill the copper mill from which Copper Mill Lane obtains its name. The mill was working as copper mill from about 1790 to 1887. The mill melted, cast and rolled copper. From this copper many kinds of utensils were made including large vessels, some weighing as much as four tons, made for brewing beer. In the 19th century the mill and surrounding land was owned by Edward Pontifex, whose firm Pontifex Brothers continued production until













# Sub Area 1: Copper Mill Lane - Age of Buildings Map



**Key:**

Conservation Area Boundary			Statutory List		Local List				
1750-1799		1800-1849		1850-1899		1900-1949		1950-2000	

almost the end of the century, drawing an end to copper working on the Wandle.



The 20ft diameter mill wheel was allegedly the largest on the river Wandle with 42 paddles, 15ft long by 22 inches deep. The wheel was an undershot wheel powered by water passing underneath, similar to the surviving mill wheels at Ravensbury Mill. The wheel powered a single beam hammer which pounded the sheet copper into the required form. The sound of the hammer could be heard for a considerable distance and would have worked day and night.

Chuter's Chamois Leather Works succeeded Pontifex Brothers at Garrett Mills and the wheel is reputed to have been the last wheel in use on the Wandle. During the war the mill employed around 50 people. The Mill appears to have been demolished during the late 1970s/early 1980s and the Mill House, which was located to the north of the main mill building, shortly afterwards. The original river channel, along with part of mill race and mill stream appears to have been infilled at around this time. The surviving factory building, at the end of Copper Mill lane, to the south-east of the former mill dates from the end of the 19th Century and was a leather dressing factory within the mill complex attached to a much larger factory building to the rear on the site of the present car dealership fronting Plough Lane. The upper floor originally had timber louvres and was probably used for leather drying. To the east of the factory building is a small terrace of former mill workers cottages built at the turn of the 20th

Century by Mr Chuter, the owner of the Leather works. An earlier terrace of millworkers cottages were located directly to the north of the surviving leather factory building, these became derelict and were eventually demolished in the 1960s.



Adjacent to the conservation, immediately to the south of Plough Lane and to the west of the river Wandle, watercress beds were laid out during the latter part of the 19th century and the first half of 20th century.

## LAND USE

The development of the area reflects a pattern that can be found along the length of the Wandle comprising a mill complex with millworker cottages lining the main access road. This arrangement survives to the present day. As a result this part of the conservation area has historically been an area of mixed use comprising employment/industrial uses and associated residential development. The pattern of uses survives to the present day although the nature of the employment

uses has changed from primarily manufacturing/industrial to office and retail uses. The departure of mill based industries has resulted in the historic relationship between the industrial uses and the river being lost and as a consequence the Wandle has effectively been cut off from the main part of the conservation area. This is largely due to the nature of land ownership and the distribution of newer buildings adjacent to the river at the west end of Copper Mill Lane and along Plough Lane.

## BUILDINGS

The main buildings of significance to the conservation area comprise the remnants of the original layout of the area, the factory building at the end of Copper Mill Lane and the surviving row of former millworker cottages on the south side of the lane.



The industrial building is an early to mid 19th Century brick built building a survival from the now demolished mill complex and which formed part of the former leather works. Constructed of yellow stock brick with a shallow pitched Welsh slate roof, the ground and first floors retain much of the original detailing, such as arched brick window openings with steel framed windows. The second floor has, however, been largely rebuilt. This was originally the drying room for the chamois leather factory which had large openings fitted with timber louvres to allow the free passage of air to assist the drying process.



The cottages date from the end of the 19th Century and were the most recent of a larger group which included a mid-19th century terrace of seven cottages located immediately to the north of the factory building, a pair of semi-detached cottages to the west of the surviving cottages a small terrace of 3 cottages on the north side of Copper Mill Lane also dating from the mid 19th century. Set within narrow plots these are brick built terraces with cant bay windows originally with timber vertical hung sliding sash windows. Features include the use of polychromatic brickwork, exposed stone lintels and semi-circular gauged brick arches over the front doors. The roof were originally tiled with Welsh slates, and has projecting party wall parapets. However many windows have been replaced with inappropriate modern equivalents and some of the roof have been retiled in concrete tiles. The houses are set back from the street with small front garden areas. There are narrow gardens to the rear that back onto a site currently occupied by a petrol filling station.

Other buildings within this part of the conservation area comprise modern industrial shed buildings and car showroom associated with the car dealership fronting Plough Lane. These buildings do not reflect the historic pattern of development of this part of the conservation area and their design, whilst clearly industrial have little architectural merit and do not contribute to the character or appearance of the conservation area. Immediately to the



north of the conservation area is the infrastructure and associated buildings of the Wimbledon Electricity Sub Station the visual appearance of which is detrimental to the character of the area.

## **PLOT WIDTHS AND BUILDING HEIGHTS**

This part of the conservation area divides into two distinct areas.

Area A: comprising strip running along the south side of Copper Mill Lane and which comprise narrow plots currently and formerly occupied by terraces of cottages.

Area B: comprising the area to the west and south of Area A, at the end of Copper Mill Lane and fronting onto Plough Lane with is characterised by a much more ad hoc arrangement of predominantly commercial buildings with larger footprints and a variety of scales and heights which has derived from the original mill complexes and adjacent workshops and which has continued through to the present date.



Generally the buildings in Area A are set back from the Copper Mill Lane frontage behind small front garden areas. The existing buildings are two-storey with pitched roofs with their ridges running

parallel to the street. The buildings in area B are set back much more significantly along the Plough Lane frontage and are also set back from the river frontage

## **OPEN SPACES**

### **Quality of open spaces and form of enclosure**

The open spaces within this part of the conservation area comprise undeveloped land dominated by car parking and high security fencing.

The most significant open space, the River Wandle has no public access to its east bank. The spaces are unplanned and mainly comprise left over space between and around buildings and in their present form contribute little to the character of the conservation area apart from their contribution to the overall spatial quality of the area in terms of the layout, disposition and orientation of buildings. The main area of public realm comprising Copper Mill Lane itself and the Plough Lane frontages



are poorly managed, maintained and controlled. Uncertainty over ownership and control of Copper Mill Lane has resulted in problems with abandoned vehicles and inconsiderate parking practices.

There are no significant individual trees within the conservation area, however there is a line of trees along the east bank of the Wandle which create a linear group of significance. Tree planting along the

Plough Lane frontage also provides a degree of softening to an otherwise unwelcoming frontage.



There is scope for improvement through a more co-ordinated and better managed approach to the public realm. A better disposition and quality of open spaces along with the creation of links to the Wandle should be secured through negotiation in connection with any future planning applications. It is recommended that a Framework be prepared to inform

the design of future development, particularly to the western part of the sub area as part of the conservation area management plan.

## NEGATIVE FEATURES

In addition to the security fencing, spaces around the buildings and modern retail shed development to the west of the sub-area on street parking and parking on the pavements in Copper Mill Lane also has a negative effect on the character of the conservation area. The problems stem from lack of clear control of Copper Mill Lane and efforts are required to reduce this to a minimum through firmer controls and better street design

The large scale retail units fronting Plough Lane are imposing and are out of character with the conservation area; efforts should be made to mitigate their effect.



## STREET AUDIT



There is little street furniture of special historic value within the conservation area itself, however immediately to the east at the turn in to the east end of Copper Mill



Lane are some good examples of large format granite kerbs, some of which are curved around the small traffic island close to the junction of Plough Lane.



There are also surviving areas of larger format paving slabs laid with tight joints.

These details provide the basis of a palette for future highway works within the conservation area. The lack of any existing co-ordinated street furniture provides an opportunity for the introduction of new street furniture of a design developed to reflect the area's industrial character and history.

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## CONSERVATION AREA PROPOSALS AND POLICY

The policies and proposals set out in this document are intended to preserve or enhance the character and appearance of the conservation area and assist in managing change without compromising the historic environment. The preservation and enhancement of the historic integrity of the conservation area as a whole is a core objective of the document. These

policies and proposals seek to preserve the best historic, landscape/townscape and architectural features that contribute to essential character and historic interest without stifling change. It will also form the basis for resolving problems such as the existing street environment, condition and appearance of open spaces and inappropriate boundary treatments.





In order to secure good quality development that enhances the character of the conservation area and address problems, appropriate methods and standards for new development and for alterations are proposed. A key recommendation of the document is that a strategy be adopted to provide a framework for future development of the west part of the conservation area that fronts the River Wandle and Plough Lane.

The policies and proposals contained in this document accord with;

- Government Planning Policy Notes; and
- Merton's Unitary Development Plan.

The statutory development plan applying to Copper Mill Lane Sub-Area is the London Borough of Merton Unitary Development Plan, adopted in October 2003. This plan will eventually be replaced by the emerging Local Development Framework and supporting Action Plans and associated planning documents.

The relevant policies within the adopted Unitary Development Plan are:

1. In relation to Conservation Areas - policies BE.1 Conservation Areas, New Development, Change of Use, Alterations and Extensions, BE.2: Conservation Areas Demolition and BE.3 Development Adjacent to a Conservation Area.
2. In relation to Archaeology - Policies BE.13: Archaeological Protection and Preservation, and BE.14 Archaeological Evaluation.
3. In relation to New Buildings and Extensions - Policies BE.15: New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise, BE.16: Urban Design, BE.22: Design of New Development, Policy BE.23: Alterations and Extensions to Buildings
4. In relation to Streetscape - Policy BE.33: Street Furniture and Materials.

In terms of the application of those policies to this part of the Conservation

Area the following supplemental polices are proposed to secure good management and to help achieve the objectives of preservation and enhancement of the character and appearance of the conservation area.

These policies are informed by the Character Appraisal and aim to take it forward as a positive plan for this part of the conservation area.

With respect to development proposals the following supplementary policy is proposed.

**POLICY WV.CM1: NEW DEVELOPMENT, CHANGE OF USE, ALTERATIONS AND EXTENSIONS.**

**WITHIN THIS PART OF THE CONSERVATION AREA, PROPOSALS FOR NEW DEVELOPMENT, ALTERATIONS OR EXTENSIONS OR FOR THE CHANGE OF USE OF LAND OR BUILDINGS WILL BE REQUIRED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE SUB-AREA.**

**PROPOSALS WILL BE EXPECTED TO:**

- (i) RESPECT OR COMPLEMENT THE DESIGN, SCALE, FORM, LAYOUT AND MATERIALS OF SURVIVING HISTORIC BUILDINGS AS IDENTIFIED IN THE APPRAISAL**
- (ii) RESPECT THE HISTORIC STREET PATTERN OR OTHER FEATURES CONTRIBUTING TO THE CHARACTER, HISTORIC VALUE OR THE PATTERN OF DEVELOPMENT IN THE AREA**
- (iii) HAVE REGARD TO VIEWS WITHIN AND OUT OF THE AREA, PARTICULARLY TOWARDS THE RIVER WANDLE**
- (iv) ENSURE THAT THE LEVEL OF ACTIVITY, TRAFFIC, PARKING SERVICES OR NOISE GENERATED BY THE DEVELOPMENT WOULD NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA; AND**
- (v) INCORPORATE USES OTHER THAN RETAIL TO CONTRIBUTE TO ACHIEVING COUNCIL OBJECTIVES TOWARDS DEVELOPING MORE SUSTAINABLE COMMUNITIES**

**PROPOSALS INVOLVING SITES WITH A RIVER FRONTAGE WILL ALSO BE EXPECTED TO PROVIDE ACCESS AND VIEWS THROUGH TO AND ALONG THE RIVER.**

With respect to development proposals involving demolition of buildings the following supplementary policy will be taken into consideration.

**POLICY WV.CM2: DEMOLITIONS.**

**TOTAL OR SUBSTANTIAL DEMOLITION OF THE UNLISTED BUILDINGS THAT HAVE BEEN IDENTIFIED AS MAKING A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA WILL NOT BE PERMITTED.**

**DEVELOPMENT PROPOSALS INVOLVING DEMOLITION OF OTHER BUILDINGS WITHIN THIS PART OF THE CONSERVATION AREA WILL BE CONSIDERED ON THE MERITS OF THE PROPOSED REPLACEMENT BUILDING. REDEVELOPMENT PROPOSALS INVOLVING DEMOLITION WILL BE EXPECTED TO PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AND WILL BE EXPECTED TO CONTRIBUTE TO THE AIMS OF THE CONSERVATION MANAGEMENT PLAN AND THE DEVELOPMENT FRAMEWORK FOR THE WEST PART OF THE SUB-AREA.**

**A CONDITION WILL BE IMPOSED ON A PLANNING PERMISSION GRANTED, TO ENSURE THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR THE CARRYING OUT OF THE DEVELOPMENT WORKS HAS BEEN MADE.**

With respect to development adjacent to the conservation that would have an impact on the conservation area's character or setting, the following supplementary policy is proposed.

**POLICY WV.CM3: DEVELOPMENT ADJACENT TO THE CONSERVATION AREA**

**A DEVELOPMENT PROPOSAL ADJACENT TO A CONSERVATION AREA WILL BE EXPECTED TO REINFORCE THE THE HISTORIC PATTERN OF DEVELOPMENT WITHIN AND AROUND THE CONSERVATION AREA AND PRESERVE OR ENHANCE ITS**

**SETTING, CONTRIBUTE TO A SUSTAINABLE MIX OF USES AND NOT DETRACT FROM VIEWS INTO OR OUT OF THE AREA.**

The surviving factory building identified as making a positive contribution to the character and appearance of the conservation area is considered to merit inclusion on the Council's non-statutory local-list and the following supplemental policy is proposed.

#### **POLICY WV.CM4: LOCAL LIST**

**PROPOSALS TO ALTER, EXTEND OR CHANGE THE USE OF A LOCALLY LISTED BUILDING WILL BE EXPECTED TO:-**

- (I) BE SYMPATHETIC TO THE DESIGN, SCALE, PROPORTIONS, CHARACTER AND DETAILING OF THE ORIGINAL BUILDING;**
- (II) RESPECT ITS SETTING; AND**
- (III) PROMOTE AND PRESERVE THE LOCAL HISTORIC INTEREST OF THE BUILDING.**

**ADEQUATE ARRANGEMENTS SHOULD BE MADE FOR THE RECORDING OF ANY HISTORIC FABRIC OF THE BUILDING, INCLUDING REMNANTS OF OUTBUILDINGS AND EXTENSIONS, THAT WOULD BE DESTROYED OR SIGNIFICANTLY ALTERED OR DAMAGED IN THE COURSE OF THE WORKS.**

In terms of Urban Design the following supplementary policy objective has been proposed.

#### **POLICY WV.CM5: URBAN DESIGN**

**DEVELOPMENT PROPOSALS WILL BE EXPECTED TO ACHIEVE URBAN DESIGN OBJECTIVES FOR THE CONSERVATION AREA BY:**

- (i) RESPONDING TO AND REINFORCING LOCALLY DISTINCTIVE PATTERNS OF DEVELOPMENT AND LANDSCAPE AS IDENTIFIED IN THE CHARACTER APPRAISAL.**
- (ii) CREATING ATTRACTIVE SPACES AND ROUTES THAT ARE SAFE AND ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY WITH THE PARTICULAR OBJECTIVE OF IMPROVING PERMEABILITY AND ACCESS TO THE RIVER WANDLE.**

**(iii) PROMOTE LEGIBILITY TO HELP PEOPLE FIND THEIR WAY AROUND.**

**(iv) INCORPORATE DESIGN AND LAYOUT FEATURES THAT CAN RESPOND TO CHANGING SOCIAL, TECHNOLOGICAL AND ECONOMIC CONDITIONS; AND**

**(v) CREATING VIABLE PLACES THAT OFFER VARIETY AND CHOICE AND RESPONDS TO LOCAL NEEDS.**

**URBAN DESIGN STATEMENTS WILL BE REQUIRED IN SUPPORT OF NEW DEVELOPMENT PROPOSALS TO DEMONSTRATE HOW THE ABOVE CRITERIA HAVE BEEN ADDRESSED.**

Any highway works will be expected to comply with the following supplementary policy

#### **POLICY WV.CM6: STREET FURNITURE AND MATERIALS**

**MAJOR DEVELOPMENT PROPOSALS WITHIN AND ADJACENT TO THE COPPER MILL LANE SUB AREA WILL BE EXPECTED TO CONTRIBUTE TO IMPROVEMENTS TO THE STREET ENVIRONMENT.**

**IN PARTICULAR THE PROVISION OF APPROPRIATE, CO-ORDINATED, WELL DESIGNED STREET FURNITURE THAT IS SITED SO AS TO AVOID VISUAL CLUTTER AND TO ALLOW CLEAR AND SAFE PASSAGE FOR PEOPLE WITH SENSORY AND MOBILITY DIFFICULTIES WILL BE SOUGHT.**

**WHEN IMPLEMENTING ENVIRONMENTAL IMPROVEMENTS THE COUNCIL WILL ENDEAVOUR TO:**

- (i) RE-INTRODUCE TRADITIONAL MATERIALS AND DETAILS OR APPROPRIATE ALTERNATIVES INCLUDING LARGE FORMAT YORK STONE OR CONCRETE PAVING SLABS AND LARGE FORMAT GRANITE KERBS TO MATCH EXISTING KERBS AT EAST END OF COPPER MILL LANE;**
- (ii) RETAIN AND RE-USE SURVIVING GRANITE KERBS;**
- (iii) REMOVE ALL REDUNDANT STREET FURNITURE AND SIGNAGE AND, AS PART OF A PLANNED REPLACEMENT, TO INSTALL MORE APPROPRIATE STREET FURNITURE;**
- (iv) PROVIDE MORE TREES AND OTHER PLANTING, PARTICULARLY TO**



**SCREEN THE WIMBLEDON ELECTRICITY SUB-STATION SITE AND TO REINFORCE EXISTING PLANTING ALONG PLOUGH LANE AND THE RIVER WANDLE AND IN ANY AREAS WHERE THEY ARE LACKING.**

**THE COUNCIL WILL EXPECT CHANGES IN THE STREET ENVIRONMENT TO COMPLY WITH THE GUIDANCE CONTAINED IN ITS GOOD PRACTICE ON STREET MANAGEMENT AND DESIGN.**

The Copper Mill Lane Sub-Area is of archaeological significance and falls within the Wandle Copper Mill Lane Archaeological Priority Zone. Development proposals involving excavation in the area will need to have regard to the following policies.

**P O L I C Y      W V . C M 7 :  
ARCHAEOLOGICAL PROTECTION  
AND PRESERVATION**

**THE COUNCIL WILL EXPECT EARLY CONSULTATION WHERE DEVELOPMENT IS PROPOSED WITHIN THE ARCHAEOLOGICAL PRIORITY ZONE AND MAY REQUIRE A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT BEFORE PROPOSALS ARE CONSIDERED.**

**THE COUNCIL WILL SEEK PRESERVATION, IN SITU, OF ANY LOCALLY SIGNIFICANT ARCHAEOLOGICAL REMAINS, THROUGH THE DESIGN AND LAYOUT OF THE PROPOSED DEVELOPMENT, PARTICULARLY FOUNDATIONS AND BELOW GROUND SERVICES AND DRAINAGE.**

**ONLY, WHERE REMAINS CANNOT BE PRESERVED IN SITU, WILL THE COUNCIL CONSIDER PRESERVATION BY RECORD BEFORE DEVELOPMENT BEGINS. THIS SHOULD BE THROUGH AN APPROPRIATE PROGRAMME OF ARCHAEOLOGICAL WORK BY A RECOGNISED ARCHAEOLOGICAL ORGANISATION, IN ACCORDANCE WITH A PROJECT DESIGN APPROVED BY THE COUNCIL. SUCH PROVISION SHALL ALSO INCLUDE THE SUBSEQUENT PUBLICATION OF THE RESULTS.**

**THIS REQUIREMENT MAY ALSO BE APPLIED TO SITES ADJACENT TO THE ARCHAEOLOGICAL PRIORITY ZONE ESPECIALLY WHERE THEY ARE OVER 0.6 HA OR WHERE THERE IS PROVEN OR KNOWN ARCHAEOLOGICAL POTENTIAL.**

## **SPECIAL GUIDANCE**

The western section of this sub-area has been identified as an area to be the subject of a development framework to inform the future development of this area.

Key objectives of the framework will be to achieve an appropriate form of mixed-use development that integrates with the historic character of the area. Key requirements will include: -

1. Buildings of a form and scale that reflect the areas industrial origins and traditional relationships between large scale buildings of an industrial character and smaller domestic scale buildings.
2. Location and siting of buildings to reflect the contrast between informal groupings of buildings of larger industrial character and more formal groups of smaller buildings.
3. Use of good quality materials that reflect and complement but not necessarily copy the palette of historic materials that survive within the area.
4. Limited amounts of surface car parking
5. A hierarchy of private and communal functional spaces linking Copper Mill Lane with the River Wandle, including links to the Wandle Trail.
6. High quality landscaped areas using a combination of traditional materials and details and good quality large format paving slabs.
7. Planting landscaping scheme that provides for additional tree and shrub planting to reinforce existing planting, to improve areas deficient in planting and to provide screening to Plough Lane and the Electricity Sub-Station.

## NEED FOR ADDITIONAL PLANNING CONTROL

Alterations such as the installation of replacement doors, windows and porches, the removal of original boundary treatments, can be carried out as “Permitted Development”.

They may appear insignificant as individual alterations, but the cumulative effect together with the removal of other architectural details such as chimneys, and ridge tiles have a negative effect on the character of the conservation area.

In order to prevent erosion of the character, it is intended to remove some permitted development rights by means of placing an Article 4(2) Direction on 31-39 Copper Mill Lane.

An Article 4 (2) Direction applies to residential properties only and removes permitted development rights from the front and significant elevations of dwellinghouses.

Under article 5 of the Town and Country Planning (General Permitted Development Order) 1995, directions under article 4 bring certain categories of permitted development within planning control, requiring planning permission to be obtained for minor developments. The planning fee is waived in these circumstances.

The alterations suggested to be brought under planning control through the making of an Article 4(2) Direction are:-

### **Part 1: Development within the curtilage of a dwellinghouse.**

- i) The enlargement, improvement or other alteration of a dwellinghouse.  
(this would be intended to ensure retention or re-instatement of traditionally detailed windows and doors).
- ii) The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

- iii) The erection or construction of a porch outside any external door.
- iv) The erection, alteration or removal of a chimney

### **Part 2: Minor operations.**

- v) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- vi) The formation of a means of access to a highway.
- vii) The painting of the exterior of any building.

(This is intended to prevent paint being applied to facing brickwork and ensure that render and exterior paintwork is painted with colours which will preserve or enhance the character of the conservation area and).

## REVIEW OF THE CONSERVATION AREA BOUNDARY

This part of the conservation area is designated primarily for its historic significance rather than its appearance. Whilst there may be merits in extending the conservation area to better protect the areas character from potential negative impacts from adjacent developments it is considered that the existing policy framework provides adequate protection.

Existing policies in relation to development adjacent to conservation areas ensure that such development either preserves or enhances the character or appearance of the conservation area.

Therefore no changes are proposed to the existing conservation area boundary within this character appraisal.

## ADDITIONAL READING, REFERENCES AND BIBLIOGRAPHY

The Records of Merton Priory edited by Major Alfred Heales of 1898 and The Environs of London Vol. 1 by Revd Daniel Lysons of 1796.

"Latin Texts concerning Gilbert Founder of the Priory", in *Studio Monastica*, xii (1970) 241-271 - M.L Colker

'Reminiscences of Old Merton - Chamberlain - 1925

A History of Merton and Morden - Evelyn Jowett MA (Oxon) - 1951

Merton Priory - Penny Bruce, Simon Mason - MoLAS publications 1993

The Archaeology of Greater London - Museum of London 2000

A Brief History of Merton - John Precedo

Derek Bayliss, *Retracing the First Public Railway* (2nd edn., 1985)

History and Heroes of Old Merton - Kathleen Denbigh 1975

Interim report by Judie English & John Leveson Gower, *Sussex Archaeological Society Newsletter* No. 47, pp. 456-7, Dec 1985

Archaeological reports by Museum of London Archaeology Service and other Archaeological Organisations copies of which are held in the Merton Local Studies Centre at Morden Library

Eric Montague - Historical notes on Mitcham and Colliers Wood

### **Merton Historical Society Publications**

- Mitcham Histories - No 4: Lower Mitcham
- Trouble at Mill (Textile Printing at Liberty Print Works and Merton Printers Ltd)
- Daughter Houses of Merton Priory
- The Bridges and Roads of Mitcham
- Copper Milling on the Wandle
- Phipps Bridge, Phipps Mill and Bunce's Meadow
- The Railways of Merton
- A History of Lord Nelson's Merton Place
- The Patent Steam Washing Factory at Phipp's Bridge, Mitcham
- Morden Hall
- The Amery Mills of Merton Priory, the Copper Mills and the Board Mills
- The Ravensbury Mills
- Ravensbury Manor House and Park
- Some Memories of Merton
- The Historic River Wandle
  - No 1 The Merton Section
  - No 2 Phipps Bridge to Morden Hall
  - No 3 Ravensbury to Mill Green



- Town Trails
  - No 6 Mitcham, Ravensbury
  - No 8 Morden Town Centre and Morden Hall
  - No 9 Wandle Park to Merton Abbey Mills
- Local History Notes
  - No 3 Stane Street in Upper Morden
  - No 8 Liberty Print Works - Wartime Reminiscences
  - No 12 The Parish of Merton 1844 - The Tithe Apportionment Map
  - No 13 Morden in 1838 - The Tithe Apportionment Map
  - No 15 Recollections of an Edwardian Childhood in Colliers Wood
- Studies in Merton History
  - Archaeology of Mitcham
  - Textile Bleaching & Printing in Mitcham & Merton 1590-1870

**There are a number of web sites containing historical information relevant to the Wandle Valley**

Merton Priory Trust web Site <http://www.mertonpriory.org>

Wandle Industrial Museum Web Site  
<http://www.curator.pwp.blueyonder.co.uk/common.htg/frameb.htm>

Croydon Online History: <http://www.croydononline.org/History/>

London Borough of Croydon History web pages  
<http://www.croydon.gov.uk/leisure/artsentertainmentculture/culture/localhistoryheritage/>

The Croydon Caving Club website has some Historic Notes on the Surrey Iron Railway by Allan Ockenden.

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**London Borough of Merton 100019259. 2005**

**APPENDIX A:**  
**NON-STATUTORY LIST OF BUILDINGS OF HISTORIC**  
**OR ARCHITECTURAL INTEREST**

Former Factory Building, Copper Mill Lane, SW19





# **Wandle Valley Conservation Area Character Appraisal**

## **Copper Mill Lane Sub Area Post-Consultation Draft**

February 2007

