

OPEN SPACE

Quality of Open Space and Form of Enclosure

The open spaces within this sub area are of the highest quality, particularly Morden Hall Park which is included on the National Register of Historic Parks and Gardens as Grade II, and have been influenced by their former uses associated with the estates of some significant manor Houses.

The parkland areas can be sub-divided into six distinctive areas:-



- The remnants of historic landscaping, mainly within Morden Hall Park: Main features include the significant tree-lined avenue that forms an axis across the park from Morden Hall with its associated structures mainly the two cast-iron bridges.



- The more informal areas along the river: characterised by meandering paths, running through both Morden Hall and Ravensbury Parks and riverside vegetation.



- More intimate and manicured landscaped areas: such as the Rose Garden to the east and south of Morden Cottage.
- Wilder wetland areas of the northern section of Morden Hall park: a significant ecological habitat that merits preservation.
- Areas of natural habitats comprising wooded thickets.



- Marginal areas, currently outside the conservation area boundary, particularly along Morden Hall Road with wide grassy verges separating footpaths from the main highway with tree planting.



All the parkland is designated as Metropolitan Open Land and also forms part of a Green Corridor and much of the area is identified as a site of importance for nature conservation (SINC). Morden Hall Park is on English Heritage's Register of Parks and Gardens of Historic Interest Grade II and a copy of the Register entry is attached as an Appendix to this document.



The main forms of enclosure comprise high brick walls, particularly along the Morden Hall Road frontage and enclosing the former Kitchen Garden to Morden Hall which are mostly Statutory or Locally Listed and along Ravensbury



Lane which is also locally listed, close boarded fencing along Morden Road and welded mesh fencing along the tram route through Morden Hall Park. The walls along Morden Hall Road are



punctuated by large, prominent timber entrance gates set into coursed Portland stone piers.

Of particular significance is the Grade II



Listed clairvoyee of cast-iron railings along the southern boundary to the Morden Hall Garden Centre car park.

The locally listed wall along the the southern side of Ravensbury Lane and other surviving sections of wall from the original landscaped grounds of Mitcham Grove are also significant.



Other boundaries to Morden Hall Park, along Morden Road both to the east and north of Morden Hall Road comprise close-boarded timber fences supported on concrete posts and modern metal railings and timber boarded fences around Ravensbury Park.



Because Ravensbury Park is largely concealed behind other development much of its boundary comprises the private garden walls and fences of the gardens that surround it These vary considerably in height design and materials and the lack of consistency detracts from the character of the area.



The entrances to Ravensbury Park are fairly utilitarian and unattractive and there is scope for improvement.



Within the parks are a variety of different parkland fences ranging from: -

- typical metal parkland fencing with horizontal rails and matching gates



- Traditional style metal railings and gates



- Timber paling fences with farm style gates within Morden Hall Park.



- More modern mild steel railings and gates of traditional designs within Morden Hall Park



- Timber posts within Morden Hall Park



- More rural style timber fences and gates within Morden Hall Park



- High mild steel railings enclosing the Morden Hall Garden Centre storage areas.



All these fences contribute to the parkland character of this part of the conservation area.

Metal hooped railings mainly Within Ravensbury Park metal hooped railings were installed along the river in Victorian times. These are not an original feature of the park design and ideally should be gradually removed.



The small garden and yard areas around the perimeter of the Watermeads block were original designed with timber trellises, however over time some of these have been replaced with different style fences interrupting the cohesive design of the development.



Whilst there are no Tree Preservation Orders within this sub-area the trees make a significant contribution to the semi-rural character of this part of the conservation area. Many are survivals of earlier planned landscapes, particularly within the Parks. Of particular significance is the large Cedar tree within the areas of landscaping to the Watermeads flats, which is a survival from the original landscaping of Mitcham Grove.



The parkland areas with the Wandle and its associated watercourses contribute significantly to the character of the area and make it attractive for recreational pursuits.



STREET AUDIT

Streetscape and Furniture

The main highways within this sub area are Morden Road (SW19), Morden Road (Mitcham), and Morden Hall Road which runs along the west side of Morden Hall Park before crossing the river in front of Ravensbury Mill and following the new alignment of Morden Road following its diversion by John Arbuthnott and continuing east skirting part of the north boundary to Ravensbury Park.

Ravensbury Lane is the only surviving indication of the original route of Morden Road, Mitcham and is therefore of some significance to the character of the conservation area.

Morden Road, SW19 and Morden Hall Road that run along the west side of



Morden Hall Park form part of a red route.

Some original kerbs survive but the modern road finish covers all surviving evidence of traditional gutter details. The footways are paved in a continuous black bitumen coating.



Morden Hall Road is characterised by wide grass verges with mature tree planting. This contrasts with Morden Road, both to the east and west of the conservation area which has much narrower footways giving a far harder edge to the road. The grass verges to Morden Hall Road have had a number of timber bollards installed to protect the grass from parking. These are square section and slightly tapered and contribute to the semi-rural, suburban character of this part of the the conservation area.



There is a variety of street furniture in the area. Street lamps along the main road

are of contemporary design rather utilitarian in style comprising basic galvanised columns with an angular downlight lamp fitting.



There are taller double streetlamps at the junction with Merton High Street.

These do not really reflect the character of the conservation area.

Street name signs are generally the standard Merton white and black enamelled signs .



There are, however, incidences of clutter where there would appear to be scope for combining street furniture.

Park Furniture

Within the Morden Hall Parks there are different seats selected to reflect the character of the different areas within the park, for example rustic timber benches in the wider informal parkland



area and more ornate decorative metal benches within more formal areas such as the Rose Garden and areas to the east of Morden Cottage.



Within Ravensbury Park there is less variety of seating where the requirement is for durability, new seating areas have been created particularly close to the river, comprising metal park benches set within landscaping outline in granite setts.



Within Morden Hall Park some Victorian style lantern lights have been installed and whilst not being particularly imaginative they do not detract from the character of the conservation area.



The National Trust have installed a number of timber directional finger posts within Morden Hall Park and there are also a number of the steel finger-posts associated with the Wandle Trail all of which are in character with the conservation area.

Morden Hall Park also has a number of significant historic structures such as ancient parish boundary marker.



The Grade II Listed bridges and associated range of railings connected to the Avenue from Morden Hall.



Within the car park to Morden Hall is a surviving historic ice house.



Within Ravensbury Park is a sculpture created from a mill wheel to the rear of Ravensbury Mill.



The Wandle trail follows the course of the Wandle from Carshalton in the south to Wandsworth in the north where it joins the Thames. A number of information boards have been installed along the

trail one of which is located in Ravensbury Park on the north side of the Wandle close to the footbridge over the River.



These boards provide information about the history and ecology of the Wandle but have unfortunately been targeted by vandals who have sprayed graffiti over them. Graffiti is a particular problem within Ravensbury Park with a number of buildings and structures targeted due to lack of staff presence.

The trail is also marked by a number of artist designed directional markers.



A number of new footbridges have been introduced into Ravensbury Park as part of the Wandle Trail development and these have been designed as viewing platforms. Whilst to some these represent well designed contemporary features which contribute to the character of the park, they have also been a focus of controversy and there are some issues of ease of access, particularly the one nearest the Watermeads housing and concerns have been raised about the impact of the construction work of the habitats along the river bank in the areas affected.



Other items of park furniture include litter bins and dog waste bins, many of which have been insensitively sites, particularly near park entrances.



There are a number of smaller park buildings including maintenance facilities and public conveniences. These are fairly conventional brick built and timber framed structures with pitched tiled roofs. The public conveniences, particularly the ladies/disable WC block relate well to their parkland setting and contribute positively to the character of the conservation area. They are currently only open in the Summer and will eventually be relocated within the new medical centre development. Hopefully the building can be retained for use within thr Park, possibly as a shelter.



NEUTRAL AREAS

The area of the former Kitchen Garden in Morden Hall Park is rather dominated by car parking and has lost its feel as part of the historic grounds of Morden



Hall although this mitigated to a degree by the presence of the tall brick walls and railing and the presence of the water course between the car park and the National Trust Cafe and the Garden Centre, which allows the original function to be perceived. There would be scope to transform this area.

NEGATIVE FEATURES

The main negative features are a result of traffic domination, particularly in the vicinity of Morden Road around Ravensbury Mil.

The array of security cameras within the storage area mounted on a pole in close proximity to the listed railings within Morden Hall Park has a negative impact on the setting of the railings.



The disused Ravensbury Park cafe chalet off Morden Road near the junction with Ravensbury Lane has been allowed to become derelict over many years and has been vandalised is in a very poor state of repair. The adjacent family recreational area and paddling pool to the south of the locally listed wall continues to be well used in spite of



having has been poorly maintained and both detract from the overall character of Ravensbury Park.



The face of the locally listed wall fronting Ravensbury Lane has had no parking sign painted onto the face of the brickwork which also detracts from the character of the conservation area.



There is a weir to the rear of Ravensbury Mill controlling the water flow between the river channel and mill race. The area is fenced off with unattractive metal spiked security fencing which detracts from the character and appearance of the park and also the Character and appearance of the listed Ravensbury Mill, as viewed from within Ravensbury Park.



Some of the other structures within Ravensbury Park are rather utilitarian in appearance and detract from the character of the conservation area, however they have been sited behind tree and shrub screening to minimise their impact. Many structures, particularly within Ravensbury Park have been targeted with graffiti and the many of the buildings are not particularly well maintained. There are, however, plans to improve the area arounds the utilitarian structures



The ownership and, as a result, the management and maintenance of the Watermeads Housing development has become fragmented. As a result the unifying details such as window designs and enclosing structures have become more varied resulting in the loss of the overall cohesive design of the development which has adversely impacted on the overall quality of the design of the original development and could be considered to be detrimental to the character of the area. This could be mitigated over time with the provision of design guidelines to advise owners of the properties on how to carry out alterations such as window replacements in a way that preserves and enhances the character, and as a result, the value of their properties. This

could be addressed with the preparation of special guidance for home owners to help encourage a more co-ordinated approach to implementation of external alterations to buildings and means of enclosure.



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 is intended that these policies and proposals should provide a framework to guide future development in the area likely to impact on the conservation area.

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.

The policies and proposals contained in this document accord with

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

The statutory development plan applying to The Parks 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; and 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 policies 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, extensions and alterations the following supplementary policy is proposed: -

POLICY WV. P1 : NEW DEVELOPMENT, CHANGE OF USE, ALTERATIONS AND EXTENSIONS.

WITHIN THIS PART OF THE CONSERVATION AREA THERE IS LIMITED SCOPE FOR NEW DEVELOPMENT AS A LARGE PROPORTION OF THE AREA IS PARKLAND DESIGNATED AS METROPOLITAN OPEN LAND. 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 PARKS SUB-AREA. PROPOSALS WILL BE EXPECTED TO:

- (i) RESPECT OR COMPLEMENT THE DESIGN, SCALE, FORM, LAYOUT AND MATERIALS OF SURVIVING HISTORIC BUILDINGS AND SPACES AS IDENTIFIED IN THE APPRAISAL.
- (ii) RESPECT THE RELATIONSHIP BETWEEN BUILDINGS AND SURROUNDING, LANDSCAPING, TREES, STREET PATTERNS OR OTHER FEATURES CONTRIBUTING TO THE CHARACTER, HISTORIC VALUE OR THE PATTERN OF DEVELOPMENT IN THE AREA; AND
- (iii) HAVE REGARD TO VIEWS WITHIN AND OUT OF THE AREA, PARTICULARLY ALONG AND ACROSS THE RIVER WANDLE

DESIGN STATEMENTS MAY BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE ABOVE CRITERIA WILL BE ADDRESSED AND HOW THE PROPOSALS WILL CONTRIBUTE TO THE SPECIAL CHARACTER OF THE AREA.

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

POLICY WV.P2: DEMOLITIONS.

TOTAL OR SUBSTANTIAL DEMOLITION OF LISTED, LOCALLY LISTED OR UNLISTED BUILDINGS THAT HAVE BEEN IDENTIFIED AS MAKING A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF

THIS PART 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.

A CONDITION WILL BE IMPOSED ON A CONSERVATION AREA CONSENT 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.P3: DEVELOPMENT ADJACENT TO THE CONSERVATION AREA

DEVELOPMENT PROPOSALS ADJACENT TO THIS PART OF THE CONSERVATION AREA WILL BE EXPECTED TO HAVE REGARD TO THE HISTORIC PATTERN OF DEVELOPMENT WITHIN AND AROUND THE CONSERVATION AREA AND PRESERVE OR ENHANCE ITS SETTING AND NOT DETRACT FROM VIEWS INTO OR OUT OF THE AREA.

DESIGN STATEMENTS WILL BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE DEVELOPMENT WILL CONTRIBUTE TO THE CHARACTER AND SETTING OF THE ADJACENT CONSERVATION AREA

A number of the Morden Hall Park Lodge buildings are included on the Council's non-statutory local list and any proposals to alter or extend them will be subject to the following supplemental policy: -.

POLICY WV.P4: 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) 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.P5: 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) CLEARLY DISTINGUISHING BETWEEN PRIVATE AND PUBLIC AREAS, THROUGH RELATIONSHIP TO STREETS AND ENCLOSURE OF SPACES;
- (iii) PROVISION OF RECOGNISABLE ROUTES LINKING THE WANDLE AND ASSOCIATED OPEN SPACES WITH SURROUNDING AREAS TO PROMOTE LEGIBILITY TO HELP PEOPLE FIND THEIR WAY AROUND;
- (iv) ENHANCING OPEN SPACES INCLUDING GRASS VERGES AND SET BACKS ALONG MORDEN HALL AND MORDEN ROADS; AND

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

URBAN DESIGN STATEMENTS WILL BE REQUIRED IN SUPPORT OF ANY MAJOR 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.P6: STREET FURNITURE AND MATERIALS

WHEN IMPLEMENTING ENVIRONMENTAL IMPROVEMENTS THE COUNCIL WILL ENDEAVOUR TO:

- (i) USE PAVING MATERIALS AND DETAILS THAT CONTRIBUTE TO THE CHARACTER OF THIS PART OF THE CONSERVATION AREA;
- (ii) RETAIN AND RE-USE GRANITE KERBS AND OTHER DETAILS, WHERE THESE SURVIVE;
- (iii) REMOVE ALL REDUNDANT STREET FURNITURE, AND SIGNAGE AND, AS PART OF A PLANNED REPLACEMENT, TO INSTALL MORE APPROPRIATE STREET FURNITURE;

THE COUNCIL WILL EXPECT CHANGES IN THE STREET ENVIRONMENT TO COMPLY WITH THE GUIDANCE CONTAINED IN ITS GOOD PRACTICE ON STREET MANAGEMENT AND DESIGN AND ENGLISH HERITAGE'S 'STREETS FOR ALL DOCUMENT'.

The Parks sub-area is of some archaeological significance being immediately to the south of the site of the Anglo-Saxon Cemetery excavated near Morden Road and also falling within the Wandle Valley Alluvium and Morden Hall Park Archaeological Priority Zones. Development proposals involving excavation in the area will need to have regard to the following policy: -

POLICY WV.P7: ARCHAEOLOGICAL PROTECTION AND PRESERVATION

THE COUNCIL WILL EXPECT EARLY CONSULTATION WHERE DEVELOPMENT IS PROPOSED WITHIN THE ARCHAEOLOGICAL PRIORITY ZONES 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.

SPECIAL GUIDANCE

The River Wandle has been identified in the Mayor's London Plan as part of the "Blue Ribbon Network". This part of the Wandle Corridor is also of significant ecological importance and provides an important recreational resource.

The sub-area has a strong tradition of sustainable energy production due to the number of water mills that used to be located on the River within Morden Hall Park and Ravensbury Mill, Phipps Bridge to the North and Grove Mill to the east of the sub area. The Wandle Valley character appraisal, therefore, recommends that the historic and cultural significance of the Wandle should be a driver to future economic

growth and development and recommends the following areas to be taken into consideration in a future development plans/action plans or development/ planning briefs affecting this sub area: -

- Support for cultural and educational activities and facilities particularly in Morden Hall Park, Ravensbury Mill and Ravensbury Park and improve access.
- An Urban Design Framework/ Strategy to improve links between riverside developments and the Wandle environment and explore new approaches to interpretation that are more robust to the activities of vandals.
- Co-ordination between recreational, educational cultural and leisure activities along the Wandle with a view to developing a strategic approach to funding of activities.
- Protection and enhancement of the natural environment particularly along the River Wandle.
- Open up views into the Parks and enhance the entrances particularly to Ravensbury Park.

Should the prospect of major or significant development in close proximity to this part of the conservation area become a possibility a development brief/framework should be to prepared for the site or area concerned to secure an appropriate form of development that maintains and enhances the character and setting of the conservation area including buildings and spaces, particularly the parks along the Wandle and entrances to them, and preserves any

archaeological remains. Key requirements will include: -

1. Buildings of a form and scale that reinforces the relationship between built development and open spaces.
2. Buildings designed of a high quality and which integrate with the surrounding pedestrian network, maintain views and which provide overlooking/ surveillance of public rights of way and spaces.
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. Create links between the development and the Morden Hall and Ravensbury Parks.
5. Where possible maximise opportunities to improve the entrances, particularly to Ravensbury Park.

NEED FOR ADDITIONAL PLANNING CONTROL

The appraisal has identified the cumulative negative impact of minor alterations to properties forming part of the Watermeads housing development to the character and appearance of this part of the conservation area. These small scale alterations such as the installation of replacement windows and the replacement of the original fence enclosing the small private yard areas with different designs can have a cumulative negative affect on the character of the conservation area. However, an Article 4 Direction in this instance is unlikely to be appropriate as much of the development comprises flats and maisonnettes which do not benefit from the permitted development

rights associated with single family dwelling houses.

It is, therefore, recommended that a design guide be prepared to cover the development, backed by research into appropriate window replacements, with specific advice to residents wishing to undertake changes to the exterior of their properties. Ideally this could be supported by a grant scheme to secure replacement of inappropriate windows in a co-ordinated way to reinstate the unified appearance to the development as a whole

REVIEW OF THE CONSERVATION AREA BOUNDARY

The existing conservation area boundary is fairly tightly drawn around the most significant buildings and open spaces either side of the River Wandle. Area immediately surrounding the conservation area comprise primarily residential development in the form of the St. Helier Estate to the south and west, semi-detached housing in Wandle Road and Morden Road, the retail centre of Morden to the west of the London Road roundabout and detached and semi detached housing, car showroom and medical centre on the west side of Morden Road, north of the London Road roundabout.



Consideration has in the past been given to possible designation of a conservation area based on the St. Helier Estate and at that time it decided not to proceed with designation. The Estate does have some merits but its character is very different to that of the Wandle Valley, it is not therefore proposed to extend the conservation area to cover housing on this estate.



The designs of the semi-detached housing within Wandle Road is not considered to be of any specific quality to merit conservation area designation and many windows have been replaced with new windows in differing designs and materials. Therefore, it is not proposed to extend the conservation area to include these buildings.



The housing to the north-east of Ravensbury Mill are Orlit houses which are of a prefabricated concrete panel

construction, their interest is in terms of being surviving examples of this type of non-traditional construction method, but architecturally they are not considered to be of any real design merit and similarly many windows have been replaced with new windows of different designs and materials and many have been rendered externally to overcome some of the inherent problems associated with the solid concrete panel construction. Therefore it is not proposed to extend the conservation area to include these properties in spite of their potential technological interest.



Opposite Ravensbury Mill located on the corner of Wandle Road and Morden Road is an early to mid 19th Century villa, now number 163 Wandle Road. This is a relatively rare early survival in the area and marks the entrance to the former driveway to Ravensbury Park



House. Although it has had some unfortunate changes such as replacement plastic windows it is of historic significance and is considered to contribute to the character and appearance of the conservation area and it is recommended that the boundary be amended to include it.

To the west of Ravensbury Mill, on the south side of the St. Helier Avenue roundabout is "The Grange" a mid to late 18th Century statutory listed villa now used as offices. The building has a modern office extension.



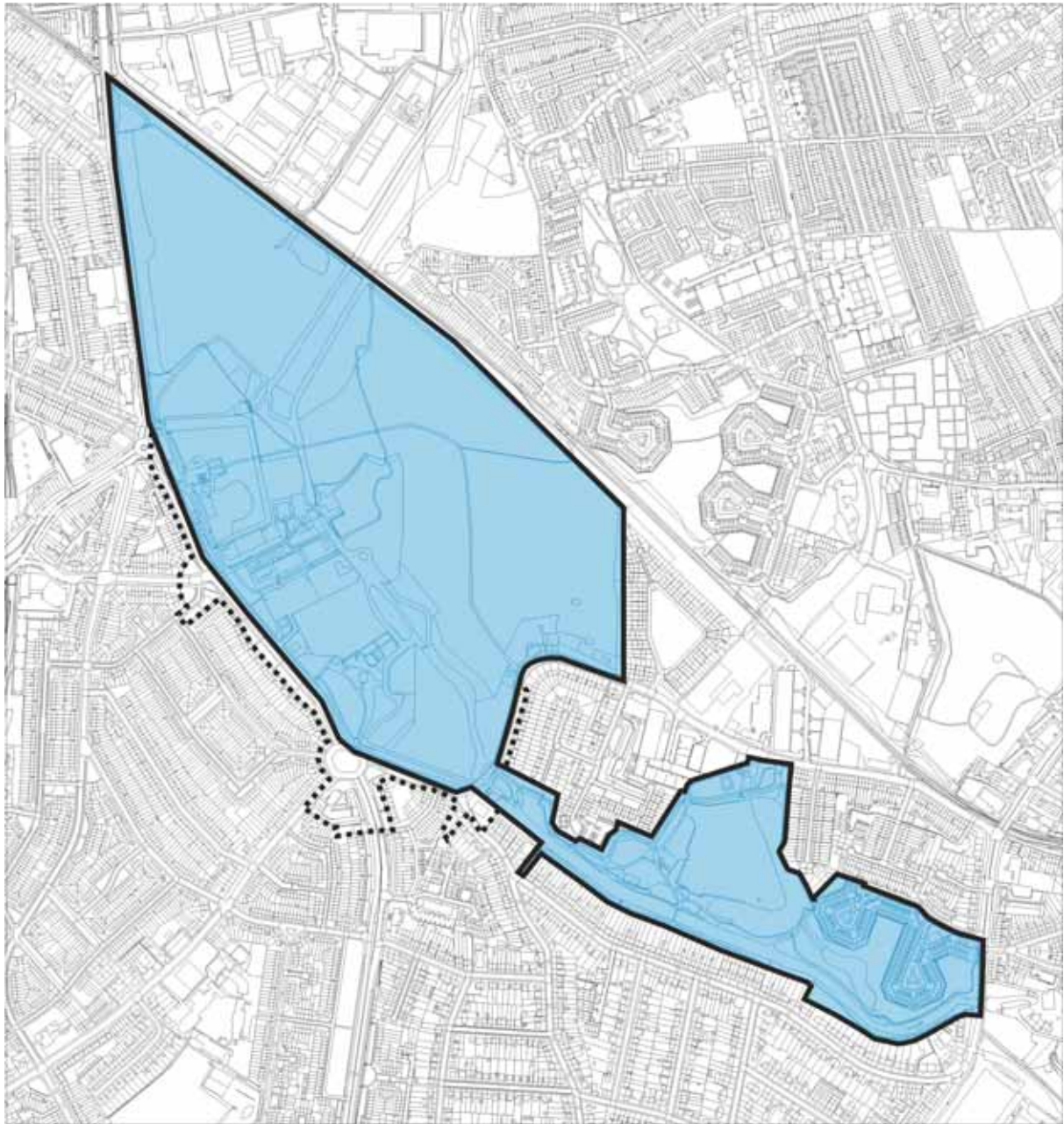
The appraisal has also identified the contribution of the wide grass verges and open areas along Morden Hall Road and in Morden Road to the east of the roundabout at the junction with St. Helier Avenue. It is also recommended that the boundary be extended to cover these areas.



The map opposite shows the ~~extent of suggested extensions to the~~ revised conservation area boundary.

To the south of this is a locally listed building at 20 St. Helier Avenue a 1930s Arts and Crafts style building with stepped gables. It is suggested that the conservation area boundary could be extended to include these two buildings.





Existing Conservation Area



Suggested Extensions

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.

'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

Historical Management Plan for Ravensbury Park, prepared by Scott Wilson Resource Consultants in 1996 for the London Borough of Merton

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.wandle.org>

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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APPENDIX A:

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST STATUTORY GRADE II

Morden Hall, Morden Hall Park, Morden Hall Road, Morden Surrey
Gates & Piers To Morden Hall, Morden Hall Park, Morden Hall Road, Morden Surrey
Garden Walls To Walled Gardens, Morden Hall Park, Morden Hall Road, Morden Surrey
Statue Of Neptune, Morden Hall Park, Morden Hall Road, Morden Surrey
Statue Of Venus & Cupid, Morden Hall Park, Morden Hall Road, Morden Surrey
Morden Cottage, Morden Hall Park, Morden Hall Road, Morden Surrey
Snuff Mill (Western Block), Morden Hall Park, Morden Hall Road, Morden Surrey
Snuff Mill (Eastern Block), Morden Hall Park, Morden Hall Road, Morden Surrey
Morden Lodge, Morden Hall Park, Morden Hall Road, Morden Surrey
Bridge To Rear Of Morden Hall, Morden Hall Park, Morden Hall Road, Morden Surrey
White Cottage, Morden Road, Morden Surrey
Ravensbury Mill, Morden Road, Morden Surrey

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

Wall and Gate Piers adj Morden Cottage, Morden Hall Rd, Morden

The Gardens Morden Hall Rd, Morden

Ivy Lodge, Morden Hall Rd, Morden

Lodge at Central Rd roundabout, Morden Hall Rd, Morden

Lodge at Morden Rd roundabout, Morden Hall Rd, Morden

Mill Cottage & the Bothy, Morden Hall Rd, Morden

Sadlers End & Red Cottage, Morden Hall Rd, Morden

The Stables, Morden Hall Rd, Morden

Remains of Ravensbury Manor House, Ravensbury Park,

Lodge adj Surrey Arms, Morden Rd, Mitcham

Brick Wall to south side of Ravensbury Lane, Mitcham

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Wandle Valley Conservation Area Character Appraisal

The Parks Sub Area Post-Consultation Draft

February 2007

