



Supplementary Planning Document  
London Borough of Merton



# Wimbledon Chase Boundary Assessment



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## **ASSESSMENT OF THE APPROPRIATENESS OF THE BOUNDARIES OF THE QUINTIN AVE/RICHMOND AVE CONSERVATION AREA.**

The boundaries of the designated Conservation Area include all the buildings within Quintin Ave and Richmond Ave, and one terrace of dwellings with fronts onto Kingston Rd, which lies between the junctions of Quintin Ave/Kingston Rd and Richmond Ave/Kingston Rd.

To the north, and immediately outside the Conservation Area lies a long thin strip of open land "Wimbledon Chase" which runs east to west from Kingston Rd to Merton Hall Rd. Beyond that lies the playing fields and playground of the Wimbledon Chase Primary School.

To the east of the Conservation Area lies mainly residential properties in Merton Hall Rd, which itself forms another Conservation Area.

To the south of the Conservation Area lies Kingston Rd, with a series of terraces of residential and commercial premises along its north side, and the Nelson Hospital and hospital car park site on the south side. Only the terrace at 293-309 Kingston Rd lies within the Conservation Area. The Nelson Hospital site (but not the car park site) lies within the Merton Hall Rd Conservation Area, as does the terrace of commercial and residential properties at 279-291 Kingston Rd.

To the west of the Conservation Area lies the residential cul-de-sac Chatsworth Ave, one of a series of such culs-de-sac which run between Kingston Rd and Wimbledon Chase.

The heart of the Conservation Area is the mainly residential property which lies along the two streets Quintin Ave and Richmond Ave. The character of these two streets is strongly cohesive, and quite distinctive, and for this reason these properties all justify their position within the Conservation Area.

Merton Hall Rd forms a separate Conservation Area, and this separate designation seems to be fully justified in view of its physical separation from the streets to the west, and its rather different, and more varied character and appearance. There are several properties in Merton Hall Rd (nos. 142-156) which have a similar architectural design to the properties at 279-291 Kingston Rd, but this common feature is not considered to be sufficient to require their inclusion in the same Conservation Area.

In Kingston Rd the issues of an appropriate boundary are not so clear cut. While the Nelson Hospital building does terminate the view along Quintin Ave, its general character as a building, and the character of the spaces around the hospital are markedly different to those of Quintin Ave and Richmond Ave. There seems to be no good case for transferring the Hospital from the Merton Hall Rd Conservation Area to the Quintin/Richmond Conservation Area.

The design quality of the public domain along Kingston Rd is poor, with a narrow footway, and in places poor footway materials and poor footway

design. The impact of the heavy traffic flows has a seriously adverse impact on the character and feel of the area. The maintenance of the small front gardens along this section of Kingston Rd is not good, and this contributes to a neglected appearance in the area.

Consideration should also be given to the design quality of the three terraces on the north side of Kingston Rd, (279-291, 293-309, and 311-333). The first of these lies within the Merton Hall Rd Conservation Area, the second lies within the Quintin/ Richmond Conservation Area, and the third is not in a Conservation Area. Here the argument for the definition of an appropriate boundary for the Conservation Area is rather less clear cut.

There are strong similarities in the architecture of all these buildings. All three terraces have a similar orientation, and they nearly have a common building line, they all address Kingston Rd in the same way. All three terraces were built within a very few years of one another, probably by the same developer. All these considerations suggest that the status of all the 3 terraces should be the same (either included or excluded from a Conservation Area), and that if they are to be included, then they should all be within the same Conservation Area.

However while the general design of the 3 terraces is broadly the same, the general design quality, the distinctiveness of the design, and the quality of the detailing in the terrace at 311-333 is of noticeably lesser quality than is the case at the other 2 terraces. It lacks the unusual Dutch gables which are a feature of the other 2 terraces. This, combined with the very poor standard of maintenance of the properties at 311-333, and the substantial harm caused to the design quality of the terrace, as a result of widespread replacement front windows, first floor iron railings, front doors and porches, and shop fronts, mean that overall there is a clear view that it is not appropriate to include this terrace within any Conservation Area.

Turning to the other 2 terraces (279-291 and 293-309), again we find a poorer standard of maintenance, the great majority of properties having had original windows, doors and shop fronts replaced, using unsympathetic designs. These small scale changes have had a cumulative effect which has markedly diminished the character of what once would have been terraces of great design quality. As referred to above the general environmental quality of the area is poor. It is therefore concluded that nos. 293-309 should be excluded from the Quintin Ave/Richmond Ave Conservation Area, and that when an assessment is made of the boundaries for the Merton Hall Rd Conservation Area, that serious consideration should be given to the exclusion of nos. 279-291 from that Conservation Area.

Wimbledon Chase lies outside the existing Conservation Area. The character of this informal and natural open space is totally different to that of the hard geometric urban residential streets within the Conservation Area. The existing mature trees within the Chase and the adjacent school playing fields and playground do provide an excellent backdrop to views northwards along both Richmond Ave and Quintin Ave. The character of the Conservation Area

would be diminished if these trees were to be lost. However trees can be protected by other means, and this does not provide a convincing argument for including the Chase within the Conservation Area. The northern boundary of the Conservation Area should remain unchanged.

Chatsworth Ave is a residential cul-de-sac, lying to the west of Richmond Ave. These houses were built around 1905 to 1907. The design of the buildings in this road is very similar to some of the houses in Quintin Ave. The buildings in the street have a strongly cohesive architectural character. The street work quality is considered to be broadly as good as street work in Quintin Ave. There seems to be a very good case to include all the properties in Chatsworth Ave in a revised Conservation Area boundary.

Sandringham Ave is another cul-de-sac which lies to the west of Chatsworth Ave. However here many the houses are of later date, dating from the mid 1920s. Both the later ones, and those dating from the early 1900s are of much lesser architectural quality and are much poorer in the quality of detailing than houses in either Chatsworth Ave, Richmond Ave or Quintin Ave. The design of the buildings is more disparate. For all of these reasons there is a very clear case for delineating the boundary of the Conservation Area so as to exclude the properties in this road.

Oct 2004

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*The Character Appraisal is written on the basis that the terrace of properties at numbers 293-309 (odds) Kingston Rd are excluded from the Conservation Area, but that numbers 2-56 (evens) and 1-57 (odds) Chatsworth Ave are included within the Conservation Area. Justification for these revisions of the current Conservation Area boundaries is given separately.*

*It is also proposed that rather than having a Conservation Area name which includes 3 street names, the name of the Conservation Area be changed to "Wimbledon Chase Conservation Area", that being the name of the wider area in which the streets are situated.*





**LONDON BOROUGH OF MERTON  
Environment and Regeneration**

Merton Civic Centre, 100 London Road,  
Morden, Surrey, SM4 5DX.

**Wimbledon Chase Conservation Area  
Proposed Boundary Alterations  
(Plan No DLU/2136)**

Scale: 1/1500

Date: 11/3/2005



Albanian

Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutline 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۔