



Wimbledon Hill Road Statement of Community Involvement



Wimbledon Hill Rd Conservation Area Character Assessment

Statement of Community Involvement

Appendix 1 to the Assessment

Summary of Consultations Undertaken

A public consultation exercise was undertaken on the draft appraisal during July/August/September 2006. This consisted of the following:

- A copy of the Draft Conservation Area Character Assessment, Sustainability Appraisal Report and Conservation Area boundary assessment report were made available for inspection at the Council offices between 31st July and 11th September (6 weeks).
- A copy of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were made available for inspection at Wimbledon Library (the nearest library to the site) between 31st July and 11th September (6 weeks).
- A downloadable PDF version of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were placed on the Council's website on 31st July with a deadline for comments of 11th September (6 weeks).
- A notice was placed in the Wimbledon Guardian of 27th July advertising the availability of the Draft Character Assessment documents, for public comment (at the Council offices, Wimbledon Library and the Council's website) with a deadline of 11th September (6 weeks). A copy of the notice can be found at Annex 1.
- Letters were sent out between 12th July and 31st July to properties within the Conservation Area as defined according to both the existing Conservation Area boundary and according to the proposed boundary revisions (map at Annex 2 shows which properties were consulted). This letter specified a deadline for comments of 11th September (6 weeks). These letters advised where copies of the Draft Character Assessment documents could be viewed, and where copies could be obtained.
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out on 6th April to residents associations, amenity societies and business organisations deemed likely to have an interest in the Conservation Area (see Annex 3) with a deadline of 11th September (6 weeks).
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out on 17th July to relevant Ward Councillors deemed likely to have an interest in the Conservation Area (see Annex 4) with a deadline of 11th September (6 weeks).

Summary Table of Responses and Proposed Amendments

The table below summarises the content of the responses from consultees, the Council's comments on these and proposed amendments as a result.

Wimbledon Hill Rd Conservation Area
Summary Table of Responses and Proposed Amendments

No.	Respondent & Comments	Council Comments	Proposed Amendments
1	Wimbledon E./Hillside Res Assn <u>Comment:</u> the documents are clear, well written, thorough and constructive (general comment)	Comment noted.	No change
2.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Pleased to see the intention to preserve and improve the CA.	Comment noted.	No change.
3.	Wimbledon E./Hillside Res Assn <u>Comment:</u> page 4 amend to say that “the Pavement” was built in the late 19 th C and that the facades were torn off in 1906, to accommodate the tram.	Amend the text at 5 th para on page 4 to reflect this.	Amend 5 th para: “..... was widened, and the frontage taken off buildings at the Pavement. The depth of this building was reduced, and a new façade constructed.”
4.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Please double check the date given for the construction of Woodside House (1937), it could be earlier.	Building approval records indicate that plans for the development of Woodside House were approved in 1937.	No change.
5.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Strengthen section 6, amend sentence which says “any proposed development will need to be assessed in terms of the likely impact on such areas of habitat” to say “any loss of greenspace in the area will have a negative impact on birds, insects and animals”. Several species of birds, beetles animals and butterflies are named as being present in the area.	The wording used in the draft appraisal reflects the wording in the relevant UDP policy (policy NE.10). Some greenspaces can have only very slight potential for biodiversity. Amend section 6 to add reference to the species which are named as being present in the area.	Add a new sentence to the end of section 6: “Wrens, blue tits, coal tits, sparrows, magpies, Eurasian jays, stag beetles, many butterflies, and hedgehogs have been seen in the area.”
6.	Wimbledon E./Hillside Res Assn <u>Comment:</u> add reference to a strong, vibrant community in this commercial area, to para 7.1.	Agree amendment.	Amend the 1 st sentence in para 7.1 to read: “..... this is the most diverse and vibrant part of the Conservation Area”. Add a new sentence at the end of 7.1 to read “The wide range of services offered here provide a clear focus for both the local and the wider community.”
7.	Wimbledon E./Hillside Res Assn <u>Comment:</u> paras 7.2 and 7.3 (60-68 Wim Hill Rd), introduce the idea of a redevelopment of this building.	Para 7.2 already notes that 60-68 Wim Hill Rd makes a negative contribution to the character of the CA. This is itself a signal to potential developers that redevelopment in principle is likely to be acceptable in conserva-	No change.

		tion area terms. There is however some reluctance to go further than this, as a redevelopment proposal may for financial viability reasons require a more intensive development, on a site which is already very fully developed. This may be difficult to accept.	
8.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.3 (the Pavement), amend in line with comment 3 above.	Amend para 7.3 (1 – 8 the Pavement) accordingly.	Amend 2 nd sentence of Para 7.3: “The building existed prior to 1907, but in that year the frontage was removed and Worple Rd widened, to accommodate a new tram line. A new façade was built for the residual structure.”
9.	Wimbledon E./Hillside Res Assn <u>Comment:</u> support enthusiastic description of “the Pavement” in para 7.3, but could add reference to the interior circular iron stairs.	Agree amendment, amend para 7.3 (1 – 8 the Pavement).	Add a new sentence at the end of para 4 on page 7: “Interior iron circular staircases are a further feature of interest.”
10.	Wimbledon E./Hillside Res Assn <u>Comment:</u> support moves to restore consistency of shop signage.	Support noted	No change.
11.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.3 (the Alex pub), add reference to the recent application of paint over original brickwork.	Agree amendment, amend para 7.3 (31/33 Wim Hill Rd).	Add a new sentence at the end of 1 st para on page 9: “The brickwork and render on the ground floor elevation has been painted over, which is an unfortunate alteration”.
12.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.3 (the Alex pub), add reference to discouragement of use of large banner advertising, and fluorescent lighting.	Agree amendment, amend para 7.3 (31/33 Wim Hill Rd).	Add a further new sentence at the end of 1 st para on page 9: “The use of temporary banner advertising on the frontage of the building is harmful to the way in which it presents itself, and tends to obscure some architectural detailing.”
13.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.3 (the Library), add reference to the building having been well-maintained by LB Merton.	Agree amendment, amend para 7.3 (35 Wim Hill Rd).	Add new sentence at the end of para 4 on page 9: “The Building has been well-maintained over the years by Merton Council”.
14.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.3 (37-47 Hill Rd), add reference to the building having been well-maintained. This is appreciated.	Agree amendment, amend para 7.3 (37-47 Wim Hill Rd).	Add new sentence at the end of 1 st para on page 10: “The Building has generally been well-maintained by its owners.”
15.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Agree with the comments in para 7.8 (footways), they need to be	Comment noted.	No change.

	repaired or replaced by a skilled contractor. Slabs have not been laid properly in the past.		
16.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.8 (gully setts), these features are treasured, and the document should protect them.	Agree amendment. The approved "Merton Street Design Guide" advocates the retention of gully setts across the whole Borough.	Add new sentence on page 12 (gully setts). "These features are important to the character of the Conservation Area."
17.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.8 (street furniture) if we don't have the ugly "chalk stick" bollards, then some other form of bollard will be required.	The use of bollards as a means of keeping vehicles off the footway is questionable, as it adds to street clutter, and the bollards themselves get in the way of pedestrians. Better enforcement of parking controls is an alternative answer to the parking issue.	No change.
18.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.8 (street furniture) the guard rail is being replaced frequently when it gets knocked. There may be a way to slow and control traffic, eg a one way system around Elys.	The use of guardrail appears currently to be increasingly questioned. It adds to street clutter, and occupies valuable footway space. The suggestion for alternative ways of slowing traffic lies beyond the scope of a CA Appraisal.	No change.
19.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.8 (street furniture) It would be excellent to try to harmonise street furniture. The Res Assn could assist with some fund raising.	This comment appears to relate to the reference to bus shelters litter bins and phone boxes. Agree amendment to draw attention to the lack of co-ordination of design.	Add new sentence at end of para 10 on page 12: "The lack of co-ordination in the design and layout of these items of street furniture is regrettable."
20.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.9 it should be mentioned that residents value trees. (Residents have secured new tree planting in some streets). TPOs should be used to protect the trees in St Mark's Place.	Adding reference to new tree planting elsewhere would not be relevant to para 7.9, which is specific to the commercial part of Wim Hill Rd. TPOs for the trees in St Mark's Place would serve no useful purpose as the Council is already fully in control of these trees, which lie within the highway.	No change.
21.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 7.9 would like to explore the possibility of some tree planting in this section of Hill Rd.	See note 1 at the foot of this table.	No change.
22.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 8.7 local groups should participate in the formulation of proposals for the development of this area (Worple Mews). A cohesive	It is agreed that a cohesive approach is needed to the development of this area. The basis for such an approach is included in	No change.

	approach is needed.	the draft appraisal. The comments of the local community have been sought on this approach as part of the draft appraisal consultations.	
23.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Pleased to see that it is proposed to include the carriageway at Worple Rd Mews in the CA.	Support noted.	No change.
24.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.1 (also para 9.7) include reference to the excellent fishmonger who has a stall in St Mark's Place on 4 days a week.	Agree amendment.	Amend para 9.1 to read "..... retail, two open air market stalls (see para 9.8 below).....".
25.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Consideration should be given to Locally Listing Willington School (Worcester Rd). Also include the building within the CA, if need be extend the CA along Alwyne Rd to connect to the rest of the CA.	See note 2 at the foot of this table.	No change in respect of the suggested inclusion into the Conservation Area, but consideration will be given separately to the suggestion for Locally Listing the school building.
26.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Consideration should be given to Locally Listing Alwyne Mansions, also include the building within the CA	See note 3 at the foot of this table.	No change in respect of the suggested inclusion into the Conservation Area, but consideration will be given separately to the suggestion for Locally Listing the Mansions building.
27.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Consideration should be given to Locally Listing Elys premises also include the building within the CA	See note 4 at the foot of this table.	No change.
28.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.3 (the Library) should refer to the remnant section of iron railings at the Hill Rd end of Compton Rd. The railings could be restored and the area tidied up.	Agree amendment, the comment might also be extended to the railings on the St Marks Place side of the Library. A further "action" can also be added to section 15 of the Appraisal.	Add a new paragraph after para 4 on page 21, to say "Ornate iron railings on the Compton Rd and St Marks Place elevations are in need of restoration. Add a new bullet point to section 15 to say "Repair and restore the ornate railings adjacent to the Library, on both the Compton Rd and St Marks Place sides.
29.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.3 (St Mark's Church Hall) need to repair or replace a part-removed brick pillar on the Compton Rd frontage.	The pillar, which appears to have been completely removed, seems to have run off the corner of Marlborough Hall. This would be best dealt with as a further "action" which should be added to section 15 of the Appraisal.	Add a new bullet point to section 15 to say "Restore the missing pillar on the Compton Rd frontage of Marlborough Hall/St Marks Hall.
30.	Wimbledon E./Hillside Res Assn	Agree amendment,	Add new sentence at the

	<u>Comment:</u> para 9.3 (12 Compton Rd) record appreciation for the good care that has been taken of this building.	amend para 9.3 (35 Wim Hill Rd).	end of para 3 on page 21: "The Building has been well-maintained over the years by Merton Council".
31.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.5 oppose the suggested bringing forward of the building line for the Church Hall, (noise implications).	See comment on comment 38 below.	No change.
32.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.7 add reference to fish stall (see comment 24 above). Include this area in the Conservation Area.	Agree amendment in respect of the fish stall. The area is already included in the Conservation Area.	Amend para 9.7 (2 nd para on page 24), to read "..... accommodates two market stalls, one selling fruit and vegetables the other fish. The stallholders clearly take trouble" and also "..... As a result these are particularly important features in the street scene, which add".
33.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.8 (gully setts) can these be "listed".	This type of street design cannot be "Listed, but their value is fully recognised. The approved "Merton Street Design Guide" advocates the retention of gully setts across the whole Borough. Agree amendment to para 9.8.	Amend para 9.8 (gully setts), on page 24, add new sentence, "These features are important to the character of the Conservation Area."
34.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 9.9, add reference to trees planted by the community in nearby streets (Worcester Rd and Alwyne Rd, and one tree in Woodside).	These streets are outside the Conservation Area, except for a small part of Woodside, which lies within a different sub area.	No change.
35.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 10.2, agree that 2a Mansel Rd makes a negative contribution. Suggest consideration of possible rebuild.	Para 10.2 already notes that 2a Mansel Rd makes a negative contribution to the character of the CA. This is itself a signal to potential developers that redevelopment in principle is likely to be acceptable in conservation area terms. (see also the response to comment 7 above, where the issue is the same).	No change.
36.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 13.3 (piers in Lake Rd), these appear to be in need of some repair/restoration. Are these features Locally Listed. Are grants available for repair.	The Piers are Locally Listed. Maintenance of these structures is the Council's responsibility, and no grants are available for their repair. Agree amendment from the point of view of including this as an item in the "Opportunities and	Add the following as an additional action in section 15 "Ensure the adequate repair and maintenance of the brick piers at the southern end of Lake Rd."

		Recommended Actions” section.	
37.	Wimbledon E./Hillside Res Assn <u>Comment:</u> para 13.8 (grassed area at Lake Rd), this area is in need of renovation and new traffic calming. The existing traffic calming installations detract from the street scene. Enhancement would be a good project for residents assns to be involved with.	The comments made in section 13.8 (Lake Rd) for this area are limited to the inappropriate kerbs and to the poor quality trees. Resident’s involvement in any improvements would be welcomed, and this could include traffic calming aspects. There is currently no specific action listed in section 15 to cover this issue.	Add the following as an additional action in section 15 “Provide granite kerbstones adjacent to the green space at the southern end of Lake Rd, review the design of the adjacent traffic calming installations, and consider more appropriate tree planting, to supplement the plane trees in Lake Rd.”
38.	Wimbledon E./Hillside Res Assn <u>Comment:</u> section 15 (item 10 St Marks Church Hall), oppose the suggestion of giving the hall a greater presence onto Compton Rd. (NB the basis for this comment is to do with the disturbance (noise, lights and traffic) already generated by the existing hall).	It is not considered that the position of the frontage of the building will have any significant bearing on the extent to which noise, lights and traffic emanating from the activities at the hall impact on nearby residential properties. Such matters are much more likely to be affected by the way in which the activities at the hall are managed.	No change.
39.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Boundary Assessmt, seek inclusion of Alwyne Mansions and Willington School into the CA (see comments 25/26 above).	See response to comments 25 and 26 above.	See proposals in respect of 25 and 26 above.
40.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Boundary Assessmt, Agree to the reference to St Marks Place on page 3, hope to secure further enhancement of this space.	Comments noted. Agree to addition of a further action to be added to section 15, to deal with enhancement of St Marks Place.	Add the following as an additional action in section 15 “Seek enhancement of the St Marks Place area in terms of more appropriate paving, lighting and street furniture.”
41.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Wimbledon E./Hillside Res Assn. <u>Comment:</u> Boundary Assessmt, (page 4 – NE part) seek restoration of the pillars in Lake Rd. (see comment 36 above).	See response to comment 36 above.	See amendment in respect of comment 36 above.
42.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Boundary Assessmt, (page 5 – Woodside House), the description of the building is very harsh, there are interesting features, hallways, lift and underground passages.	The Boundary Assessment report says that the building is “rather undistinguished”, which seems a reasonable view to take. The features referred to are not perceived by the public in general. In any event the Assessment envisages	No change.

		that the property should remain within the Conservation Area in order to retain cohesive boundaries.	
43.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Boundary Assessmt, (page 6 – Mews space) Support the proposed improvements. Would welcome development which build local character and individuality.	Support noted.	No change.
44.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Boundary Assessmt, (pages 6/7) Pleased to see the proposed inclusion of Lake Close in the CA.	Support noted.	No change.
45.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Sustainability Appr. (page 2) support the list of recommended actions, especially in respect of building height/mass, street clutter, and Article 4 Directions.	Support noted.	No change.
46.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Sustainability Appr. (page 2 table – waste), should relate to both residential and commercial waste.	The comment is noted. The Sustainability Appraisal as written covers both residential and commercially generated waste.	No change.
47.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Sustainability Appr. (page 2 table – carbon reductn), need to specify use of insulation.	The provision of insulation is integral to energy reduction measures. There is no need for insulation to be specifically mentioned, where other potential measures are not.	No change.
48.	Wimbledon E./Hillside Res Assn <u>Comment:</u> Sustainability Appr. (page 3 table – biodiversity), Disagree that this is not relevant for this appraisal, there is a wide range of birds and other wildlife in this area.	See note 5 at the foot of this table.	No change.
49.	Suzi Andrews. <u>Comment:</u> Support for the documents as they apply to Wimbledon hill Rd.	Support noted.	No change.
50	Robert Di Luzio. <u>Comment:</u> Doubtful of the interest of the Council in conserving the character of the area given recent decisions on developments at Tesco (Wimbledon Village) and the offices adjacent to the Swan Public House (the Ridgway).	This sentiment is noted, but the comment does not suggest that any amendment to the documents is sought.	No change.
51.	Wimbledon High School. <u>Comment:</u> Endorse all the	Comment noted, see responses to comments 1	As for comments 1 to 48 above.

	submissions made by the Wimbledon East – Hillside Res Assn. (comments 1 – 48 above).	to 48 above.	
52.	Wimbledon High School. <u>Comment:</u> Confirm that the High School is committed to conservation as a general principle.	This commitment is noted.	No change.
53.	Wimbledon High School. <u>Comment:</u> Confirm that the High School is committed to conservation of the local environs, which supports teaching and learning of the subject by students.	This commitment is noted.	No change.
54.	Nigel Stone. <u>Comment:</u> Thanks for the attention given to the Appraisal, it is appreciated.	Comment noted.	No change.
55.	Tao Anwar. <u>Comment:</u> Happy that the conservation area is being valued, support the views of the Wimbledon East – Hillside Res Assn. (comments 1 – 48 above).	Comment noted, see responses to comments 1 to 48 above.	As for comments 1 to 48 above.
56.	Torben Garde Due & N Manji. <u>Comment:</u> Whilst agreeing that the wall adjacent to nos 1 & 2 Pine Grove is an attractive element, there is no reason to include both entire properties within the CA. Inclusion of these two properties in the CA will give an unnecessary excuse to restrict sensible alterations.	See note 6 at the foot of this table.	No change.
57.	James Mace. <u>Comment:</u> Object to proposed inclusion of Pixham Court in the CA. The level of planning control is not needed in this area. It would add unnecessary restrictions and a possible financial burden on residents.	See note 7 at the foot of this table.	No change.
58.	James Craig. <u>Comment:</u> Refer to the run down condition of 21 Malcolm Rd, and the fact that it has a very large, flat roofed, single storey rear extension, from the 1970s.	Agree to these additions for section 12.3 (19/21/23 Malcolm Rd.	Add the following to the end of the 2 nd paragraph of section 12.3 (19/21/23 Malcolm Rd "No. 21 Malcolm Rd is in poor condition. It has a large flat roofed, single storey rear extension, which dates from the 1970s."

Note 1. This part of Wimbledon Hill Rd is already congested with street clutter, and also has quite high pedestrian flows. Buildings sit hard on the back edge of the footway. All of these considerations limit the potential for tree planting. Furthermore the harder urban feel of this part of the street is in marked contrast with the much greener section of Hill Rd to the NW of the Woodside/Mansel Rd junction. This sharp contrast is a distinctive feature of this edge of the town centre, and may be seen as a positive characteristic for the area. To attempt to

soften the existing urban character with trees, would to a certain extent blur this sharp distinction between one part of Wimbledon Hill Rd and the other.

Note 2. Willington School is located in Worcester Rd, which is fairly remote (300 metres) from the existing Conservation Area boundary, though see also note 3 below. If this building were to be included in the Conservation Area, then it would involve including a lot of intervening property (along the whole length of Alwyne Rd). The School building does have some architectural merit, though there have been some alterations and additions, which are of mixed quality. If the building were to have been immediately adjacent to the Conservation Area boundary, then it is considered that inclusion within the Conservation Area would be entirely appropriate.

However it is considered that the intervening areas in Alwyne Rd (pairs of semi detached and detached houses) are not of themselves Conservation Area material, and there are too many of them, over too long a street frontage, to warrant "washing over" the Conservation Area to include areas of lesser interest, in order to include Willington School.

The houses themselves (as originally built) are of mixed architectural interest. However a large proportion have suffered some form of significant insensitive alteration in respect of car parking inserted into front gardens, loss of front garden walls, window frame replacements, roof material alterations, painted brickwork, front porch additions, and front door replacements. This, overall, has substantially eroded any special character that the area may once have had.

These considerations confirm the view that inclusion of these intervening properties within the Conservation Area would not be appropriate, and that as a result Willington School cannot be included within the Conservation Area.

It is however felt that the building has sufficient merit from an architectural point of view to warrant inclusion on the Council's Local List of Buildings. A fuller description of the building is set out below.

Willington School This is a very tall detached building, dating from 1894. It comprises a three storey block in red brick, on the Worcester Rd frontage, and a two storey projecting rear wing in yellow London stock brick. The frontage block is symmetrical in its front elevation, it has a gabled roof, expressed at the 2 flank walls, and it also presents three gables to face Worcester Rd. These gables cover the edge of the roof, and are topped with coping stones. The main front entrance porch is centrally placed, with a large ogee archway, suggestive of Moorish architecture. This entrance is within a shallow projecting wing, which appears to be of later date. The front entrance is flanked on each side by single storey square bays, which have ornate Jacobean style classical parapet detailing in painted stone or render. The windows are large, and most have painted stone/render mullions, transoms, sills and lintels. Window frames have been replaced comprehensively, which is regrettable, but at least the comprehensive replacement has retained a cohesive character to the building. The corners of the building are detailed with full-height octagonal pilasters in moulded brick, and these are topped with capitals also of moulded brick, with similar brick detailing extending across the flank wall gables. The pilasters are repeated on the street façade. A new staircase wing (2½ storeys) has been erected against the NW flank wall, it is plain and simple in design, but is respectful of the character of the building. There is a less successful 2 storey extension on the other flank wall, it has a mansard roof on one side butting to a flat roof, and it presents a blank wall elevation to the street.

Note 3. Alwyne Mansions are located in Alwyne Rd, and are 65 metres from the existing Conservation Area boundary. If this building were to be included in the Conservation Area, then it would involve including three intervening buildings (along Alwyne Rd). The Mansions do have architectural merit, though there have been some regrettable alterations and additions. If the building were to have been immediately adjacent to the Conservation Area boundary, then it is considered that inclusion within the Conservation Area would be entirely appropriate.

The intervening areas in Alwyne Rd comprise 3 separate and rather disjointed blocks, not of which in themselves would warrant inclusion in the Conservation Area.

The first of these (1c Alwyne Rd) is a 3 storey building with a mansard roof (probably a later addition) above. The building probably dates from the inter war period, it is very stark, austere and angular in appearance, but there is very attractive classical detailing in brick to the lintels of the ground floor windows, and similar brick quoins to the architraves to these windows. What may be a later side addition upsets the strong symmetry of the building.

The second building (Gladebury Court) is a poor quality block of 3 storey flats, which dates from 1986. Part of the ground floor area is occupied by car parking, with the building above. Recessed wings to each side are tile hung, as is the projecting central stair well. Poorly designed plastic windows are used. If this property were to be included in the Conservation Area it would without doubt detract from the character and appearance of that area.

The third building is a terrace of 3 x 3 storey houses. The building, which is thought to date from around 1990, is three storeys, with a further attic floor, which has front dormer windows. This is a particularly bad piece of pastiche architecture, with pseudo "sash" windows in plastic. The ground floor façade contains only a run of garage doors and front doors, set in a pseudo rusticated wall of render. The design of the dormer windows appears grotesque, with over large roof overhangs at the front and sides. If this property were to be included in the Conservation Area it would without doubt detract from the character and appearance of that area.

These considerations confirm the view that inclusion of these intervening properties within the Conservation Area would not be appropriate, and that as a result Alwyne Mansions cannot be included within the Conservation Area.

It is however felt that the building has sufficient merit from an architectural point of view to warrant inclusion on the Council's Local List of Buildings. A fuller description of the building is set out below.

Alwyne Mansions These Mansions comprise a pair of separate buildings, each building housing 12 mansion flats, over 3 floors. Mansion flats are relatively unusual in Merton, though by comparison with mansion flats in central London these are of very modest scale. The buildings are believed to date from around 1900 – 1910. The blocks each have a gabled roof, with, on the front elevation, subsidiary hipped roofs over a series of full height canted bays. The front façade is of red brick at ground and 1st floor levels, and also (on the bays) at 2nd floor level. Elsewhere at 2nd floor level there is unpainted pebbledash. Flank walls are of render. The brickwork is well finished with tuck pointing. Above the 1st floor window level there is a strong painted stone, projecting moulded string course, along the whole frontage of the building. Windows generally are well detailed with painted stone/render sills and lintels. Window frames are typical Victorian timber 2 pane sliding sashes. At 1st floor level there are balconies linking some of the bays, these are finished with very good quality, ornate iron railings. These balconies are supported on ornate stone brackets. French doors open onto these balconies. Each of the entrances to the flats (two per block) is detailed recessed with a semi circular arch, which uses alternating gauged brick (good quality) and stone. The front paths to these porches are surfaced with small black and white chequerboard tiles (in one case larger red and black tiles). The roof of one of the blocks has been renewed with inappropriate concrete tiles, in the other case replacement artificial slates with ornate ridge tiles have been used. More seriously some of the front façade window frames have been altered with unsuitable replacements. This has happened in approximately 5 of the 24 flats.

Note 4. The Elys building is located immediately adjacent to the Conservation Area boundary. It has gradually been rebuilt in several stages over the last 40 years or so, and it appears that none of the original exterior of Elys store now remains. The quality of the resulting building is not considered to be such as to warrant inclusion in the Conservation Area, and if it were so included it would be seen as a building which would make, at best, a neutral contribution to the character or appearance of the area.

From an architectural or historical point of view it is also considered that the building would fall far short of the interest which is required for Local Listing.

Elys as a retail name is one which is strongly associated with Wimbledon, and has been for a long time, however neither Local Listing, nor Conservation Area status would be of any value in terms of ensuring that this retail name is perpetuated in the town.

Note 5. The comment in the Sustainability Appraisal (that it is not relevant to the Appraisal) should not be taken to mean that biodiversity is not a consideration in any development of the area. No biodiversity related "Actions" are listed in the Sustainability Appraisal, and for this reason the biodiversity factor has indicated the "not relevant" comment. However biodiversity issues will be considered in relation to development proposals affecting back garden areas, through the application of the UDP's biodiversity policies.

Note 6. The Boundary Assessment report makes it clear that the only reason for inclusion of these 2 properties is because of the value of the high wall, which forms the curtilage of the 2 houses. The wall fronts onto Lake Rd. If these properties in their entirety were included in the Conservation Area, then changes to the houses themselves would still be permissible provided that they would not impact onto the character of the Conservation Area. The restrictions placed on development would therefore be no greater than would be necessary to protect Conservation Area character. It is generally the case that a property is either included in or excluded from, a Conservation Area in its entirety, rather than having a Conservation Area boundary bisecting a single property ownership.

Note 7. The Boundary Assessment report makes it clear that the only reason for inclusion of this property in the Conservation Area is to allow 6/7 Lake Rd (Locally Listed buildings further along Lake Rd) to be incorporated within the Conservation Area. If this property (Pixham Court) were included in the Conservation Area, then changes to the buildings would still be permissible provided that they would not impact onto the character of the Conservation Area. The restrictions placed on development would therefore be no greater than would be necessary to protect Conservation Area character.

ANNEX 1: Newspaper advertisement

**PLANNING AND COMPULSORY PURCHASE
ACT 2004
THE TOWN AND COUNTRY PLANNING
(LOCAL DEVELOPMENT) (ENGLAND)
REGULATIONS 2004
CONSULTATIONS ON DRAFT CHARACTER
ASSESSMENT FOR THE WIMBLEDON HILL RD
CONSERVATION AREA**

The London Borough of Merton's Design and Conservation Team has prepared a draft Character Assessment for the Wimbledon Hill Road conservation Area, and is seeking your views on it.

The purpose of Conservation Area Character Assessments is to justify the Conservation area designation, and to define the features of interest that give it its special character. Assessments are also used to define any features which detract from the character of the area.

The Assessment for the Wimbledon Hill Rd Conservation area also proposes some changes to the boundary of the Conservation area. It also includes some proposals which are aimed at either protecting the special character of the area (where it is seen to be under some threat) or enhancing the character of the area (where there are opportunities to do so).

Copies of the draft Assessment documents are available at Wimbledon Library, and at the Merton Link, in the Merton Civic Centre. The documents can also be viewed on the Council's website (www.merton.gov.uk). These documents will be available for viewing from 31st July.

Please send any correspondence regarding the draft Assessment by letter or by email to Phil Ryder, Design and Conservation Team, Environment and Regeneration Dept., Merton Civic Centre, London Rd, Morden, SM4 5DX, or to phil.ryder@merton.gov.uk

Comments should be received by 11th September at the latest.

ANNEX 2: Map showing properties consulted



ANNEX 3: List of relevant organisations consulted

1. Raymond and Mansel Rd Residents Assn
2. Wimbledon Society
3. Belvedere Estate Residents Assn
4. Wimbledon East – Hillside Residents Assn
5. Merton Chamber of Commerce

ANNEX 4: List of Councillors Consulted

Councillors representing the Hillside Ward.

Albanian	Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine 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, উল্লার বক্ সে 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系。
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 தரப்பட்டுள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.
Urdu	اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔