LOCAL LIST BUILDINGS IN
merton
(ABOVE) Morden Cemetery Entrance Lodge, Lower Morden Lane.
Contents

3 Why the Council has prepared a Local List
5 National Planning Guidance
6 Criteria used to identify Local List Buildings in Merton
7 Architectural Style
8 Age & History
9 Detailing
10 Group Value
11 Building Materials
11 Subsequent Alterations
12 Unitary Development Plan Policies
13 Re-using Local List Buildings
14 Example of a Development Scheme Affecting a Local List Building
15 Examples of Local Listed Buildings in Merton
21 The Local List - Conservation Areas in Merton
These buildings make a contribution to the character and historical legacy of the areas in which they are located.

While they may not be of sufficient interest to warrant statutory listing it is nevertheless desirable for them to be recognised.

The Council has therefore, over a period of years, gradually compiled a ‘Local List’ of Buildings of Architectural or Historical Interest. The main benefit of including a building on the Local List is that the Council has architectural and historical background information to ensure that any development proposals are sympathetic to the character of the building.

By contrast, the Statutory List of Buildings of Special Architectural or Historic Interest is compiled by the Secretary of State. In Merton a relatively small number of such buildings have been identified in this way, but buildings included on this List constitute the most notable examples in terms of architectural and historical interest to be found in the Borough, and they enjoy the strongest planning protection against proposals involving demolition or inappropriate alteration.

These buildings make a contribution to the character and historical legacy of the areas in which they are located.

The Borough contains a rich heritage of buildings which possess historical or architectural interest. While the most important ones are included on a separate nationally compiled or ‘Statutory List’, there are many others which may also be said to contribute to the local scene, or which are valued for their local historical associations.

The Council has therefore, over a period of years, gradually compiled a ‘Local List’ of Buildings of Architectural or Historical Interest.

Why the Council has prepared a Local List

(RIGHT) Former Barclays Bank, 37/39 Wimbledon Hill Road, Wimbledon.
The practice of compiling a Local List, has been adopted by many planning authorities around the country during the 1990s.

The number of authorities doing this, and the numbers of buildings on local lists, has been growing quite rapidly, especially in the London area, where most Boroughs now have such a list.

In the country as a whole planning authorities which have a large number of buildings on the Statutory List tend not to have a Local List, whilst those with fewer buildings on the Statutory List are more likely to have compiled a Local List.

Merton Council has, over the period from 1991 to 2000, been carrying out a Borough wide survey, which has identified buildings for inclusion on the Local List. Part of the initial input of buildings which were included on Merton’s Local List was made up of some of those buildings which were originally included on the old ‘Grade III’ National List.

In 1969 there were 140,000 Grade III buildings nationally. Many of these buildings did not make it onto the Statutory Lists when the Grade III category was discontinued, and the Statutory List revised in the 1980s.
National Planning Guidance

National planning guidance is provided by Central Government, as a guide to Local Planning Authorities. One such national planning guidance document is Planning Policy Guidance Note 15 (Planning and the Historic Environment). This acknowledges that “many buildings which are valued for their contribution to the local scene, or for local historical associations, will not merit (statutory or national) listing.

Such buildings will often be protected by conservation area designation. It is also open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures” (PPG15).

Clearly therefore the principle of compilation by Local Authorities of Local Lists is recognised and endorsed by national Government planning policy. However the lack of any more specific national guidance on how such lists are to be compiled has lead to rather different approaches being adopted by different planning authorities. This leaflet sets out the approach adopted in Merton.

There are examples of planning appeals which have been held to consider development proposals which involved the demolition of a Local List building.

In some cases the fact that a building is included on the Local List has helped to ensure its survival. One such case is that of a Victorian school at Ellesmere Port.

Here the facts which determined the case included the local planning policies, the condition of the building, its architectural qualities, the impact of the development on the character and appearance of the area, the economic and physical capacity of the building to accommodate a new use, and the efforts that had been made to find such a new use.

(RIGHT) 8 Dorset Road, Merton Park.
In compiling the Local List it is important that clear and transparent procedures are adopted, in order to give credibility to the List.

Accordingly in Merton, the Council has approved a set of six criteria in April 1993, which are used to assess the merits of buildings which are considered for inclusion.

These criteria have been prepared in order to try to achieve a common standard for Local List buildings, and to make explicit the basis on which individual buildings have been included on the Local List.

These criteria are set out on pages 7 to 11, together with examples of Locally Listed buildings which demonstrate that particular quality. When a building is assessed against the criteria, that assessment has not generally involved sight of the interior of the building, or its private rear elevation.
Architectural Style

This refers to buildings which display the characteristics of a specific and distinctive architectural style. No one architectural style is considered to be inherently better than any other, but the critical consideration is the extent to which the building may be seen as a good example of any identifiable architectural style.

(RIGHT) 4-6 Melrose Road, Merton Park, (Arts & Crafts cottages).
Any age of building may be suitable for inclusion on the Local List, though buildings which date from the mid 19th century onwards will be subject to a more rigorous assessment in terms of other criteria. Buildings older than 1850 (which are relatively uncommon in Merton) may be acceptable for the Local List, with less justification in terms of the other criteria.

Historical associations (in terms of famous people or events) may also be relevant.

1) Alexandra Court, Central Road, Morden, (Inter War Development).
2) 50/51 High Street, Wimbledon, (18th century or earlier).
3) Mitcham Cricket Pavilion, Cricket Green, Mitcham, (associated with one of the oldest cricket grounds in the country).
Detailing
This refers to buildings which display special decorative features, demonstration of special building craftsmanship, or richness of small details of construction.

1) Tooting Station, London Road, Tooting, (Cast iron detail).
2) 13 Cricket Green, Mitcham, (Finely detailed Regency porch).
3) Lawrence Weaver Close, Central Road, Morden, (Stone, gauged brick lintel detail).
4) Morden Court, Morden, (Typical 1930’s detailing).
5) Former Wimbledon Urban District Council Depot, Queens Road, Wimbledon, (Terracotta detailing).
6) Richard Thornton House, Church Lane, Merton Park, (Stone detailing).
7) Mitcham Garden Village, Cranmer Road, Mitcham, (Brick with timber jettying).
Group Value

This may be seen where a number of buildings share a common design relationship, especially where these buildings are grouped together in a distinctive way.
Building Materials

Some buildings employ interesting or unusual building materials or combinations of materials. These materials may be either traditional, locally sourced materials, or materials which were used in an innovative way for the period of the building, or materials which are used to impress through their cost or their rarity.

Subsequent Alterations

Buildings which are noteworthy in terms of any of the above criteria may nevertheless not be included on the Local List if insensitive alterations have been carried out which undermine its interest or architectural integrity.

The above criteria were used to assess any buildings which have been added to the Local List since July 1993. Buildings on the List prior to that date were added without that detailed level of assessment. It is however the Council’s intention to revisit these earlier Local List buildings in order to carry out the more detailed assessments. This process has already started, and it will be completed over the next few years. This process may possibly lead to the deletion of a number of buildings from the Local List if that detailed assessment indicates that the building is of insufficient interest.

Any building which was considered to have architectural or historical interest was reported to the Council’s Conservation Areas Advisory Committee, in order to ascertain their views.

Decisions about the addition of buildings to the Local List were however made by Council Members.

When a building is added to the Local List, it is the Council’s practice to inform the building owner or occupier of that fact, and to give details of the assessment which was made on that property, together with the planning policy implications.

1) 21a Mostyn Road, Merton Park, (Moulded brick and terracotta).
2) White Lion Public House, London Road, Mitcham, (Striking combination of brick and render stripes).
3) 40 Sheridan Road, Merton Park, (Knapped flint).
4) 12 Mostyn Road, Merton Park, (Stone, tile hanging red and blue brick).
Policies relating to Locally Listed buildings are included in the Built Environment Section of the Council’s Unitary Development Plan. These policies will be applied whenever a planning application for development is submitted, which would affect a Local List building.

The policies confirm that the Council will
• Encourage the rehabilitation, maintenance and repair of buildings included on the Local List, and carefully consider the design of proposals for alteration or extension.
• Resist proposals which involve demolition of Local List buildings, except in very special circumstances.

In addition the Council is likely to propose the transfer of a building from the Local List to the Statutory List, to the Secretary of State, in cases where there is an evident danger of demolition. Statutory Listing provides much greater planning protection for buildings, than can be given through Local Listing, and can be useful to protect the building from a proposal either to demolish it, or one which would damage its character.

There are several examples of Local List buildings which have subsequently been upgraded to the Statutory List as a result of recommendation by the Council e.g., United Reform Church, Mansel Rd SW19, 16/17 Wandle Bank SW19, 28-32 Calonne Rd SW19, Singlegate School, Christchurch Rd SW19, as well as a number of stone horse troughs and drinking fountains.

The majority of the Locally Listed buildings lie within Conservation Areas. These buildings are therefore also affected by Conservation Area policies in the Unitary Development Plan.

The most relevant Conservation Area policy indicates that where a building within a Conservation Area contributes positively to the character or appearance of the area, then the Council will usually require the retention of that building.

Any Local List building within a Conservation Area will be seen as one which contributes positively in that way.

The Council’s policy also makes clear that it will also consider the use of Article 4 Directions which limit the right of property owners to carry out certain selected types of building work to a property, which otherwise could be undertaken without the need for submission of a planning application. An Article 4 Direction therefore requires that a planning application is submitted and approved before such work can be carried out.

These Article 4 powers may be used to protect the special character and appearance of buildings included on the Local List. In some cases Article 4 powers require the confirmation of the Secretary of State.

(LEFT) Streatham Park Cemetery, Rowan Road, Mitcham.
Keeping historic or architecturally important buildings in good repair is essential if they are to survive in the longer term.

The best way of ensuring that buildings remain in good repair is to ensure that they are kept in active use. This means that consideration has to be given to finding a new use for a building when the previous use ceases, or becomes unviable.

There are many examples of Local List buildings which have found a new use, and in some cases as a result they have been carefully restored, and their future safeguarded.

Unfortunately there have been instances where Local List buildings have been lost through demolition, and redevelopment.

Examples of these include the one of the two Thames Water Pumping Station buildings at Bygrove Road, Colliers Wood (demolished), and another Thames Water building at Abbott Avenue SW20 (replaced with new houses), the old Tandem Work Tower building at Christchurch Road (replaced by the Tandem Retail Park), and the Swan Public House at Figges Marsh Mitcham (to be replaced by a building which will contain flats and commercial uses).

(RIGHT) Former Merton Park Station, (After conversion and restoration for residential use).
Example of a Development Scheme Affecting a Local List Building

The Local List identifies buildings of special importance. The Council will then try to ensure that wherever possible such buildings are retained when the development of a site which contains a Local List building is proposed.

A good example of where this has happened is at the former Ursuline Convent site in the Downs, Wimbledon. This building lies outside Conservation Area boundaries, and thus had no protection from demolition arising out of planning powers within such areas. The original intention here was to redevelop all of the site, including the demolition of the Locally Listed Convent buildings.

After negotiations with the developers the ideas for total redevelopment were amended, and all the older and architecturally more important parts of the building were retained and converted for use as flats.

On completion of the scheme the developers were well satisfied with the decision to retain the older and more interesting parts of the Convent buildings. This decision produced a unique development, which was able to offer high quality, new flats with great architectural character and enhanced market appeal.

The decision to retain and convert the building, has preserved an example of the highest quality Victorian workmanship and detailing, and an example of use of very high quality building materials, both of which would be almost impossible to replicate in any modern building.

In addition a unique feature of architectural heritage was protected, and the local distinctiveness of this part of Wimbledon was retained.

(All pictures relate to former Ursuline Convent).
Examples of Local Listed Buildings in Merton

A few examples of the many different kinds of buildings which are on the Local List, are set out in this section. These buildings are set out against the use for which the building was originally designed. This use may now be different.

* Mansions (top row)
  1. Mitcham Court, Cricket Green, Mitcham
  2. 5 Peek Crescent, Wimbledon
  3. 3 Southside Common, Wimbledon

* Cottages (middle row)
  4. Church Lane, Merton Park
  5. Mill Cottage and Bothy, Morden Hall Road
  6. Cricketers Cottages, Lower Green West, Mitcham

* Pre 1914 Speculative Housing (bottom row)
  7. 129-157 Gladstone Road, Wimbledon
  8. Somerville Terrace, 51-73 Palmerston Road, Wimbledon
  9. 16-18 Bathurst Avenue, Merton
Examples of Local Listed Buildings in Merton

* Specialist or Social Housing Development (top row)
  1 Mitcham Garden Village, Mitcham
  2 Bertram Cottages, Wimbledon
  3 5-39 St. Helier Avenue, Morden
     (1930s flats, London County Council)

* Follies and Monuments (middle row)
  4 Phipps Bridge Road, Mitcham
  5 Sculpture at Wandle Park, Colliers Wood

* Street Furniture (middle row)
  6 Horse Trough, High Street, Wimbledon

* Landmark Buildings (bottom row)
  7 The Stables, Morden Hall Park
  8 Vestry Hall, Mitcham
  9 2-6 Leopold Road, Wimbledon
Examples of Local Listed Buildings in Merton

**Shops (top row)**
1. "The Pavement", Worple Road, Wimbledon
2. 41-67 St. Helier Avenue, Morden, (London County Council)
3. 25 & 26 High Street, Wimbledon Village

**Public houses (middle row)**
4. Prince of Wales, Hartfield Road, Wimbledon
5. Leather Bottle, Public House, Kingston Road, Merton Park
6. White Lion Public House, London Road, Mitcham

**Banks (bottom row)**
7. Barclays Bank, 74-76 High Street, Wimbledon
8. Former Barclays Bank, 37/47 Wimbledon Hill Road, Wimbledon

**Statutory undertakers buildings (bottom row)**
9. Gasholder, Western Road, Mitcham
Examples of Local Listed Buildings in Merton

✱ Railway stations & former railway stations (top row)
1 Wimbledon Park District Line Railway Station, Arthur Road, Wimbledon
2 Former Merton Park Station
3 Mitcham Junction Railway Station, Carshalton Road, Mitcham

✱ Schools & former schools (middle row)
4 Richard Thornton House, 30 Church Lane, Merton Park
5 Rowan Road High School, Rowan Road, Mitcham (Example of Surrey County Council Inter War Schools building programme)
6 St. Marks Road School, Mitcham

✱ Religious Buildings (bottom row)
7 Methodist Church, Cricket Green, Mitcham
8 Former Church, Quicks Road, Wimbledon
9 The Buddhapadipa Temple, Calonne Road, Wimbledon
Examples of Local Listed Buildings in Merton

* Factories (top row)
  1. Thales Avionics, 84-86 Bushey Road, New Malden
  2. Former Connollys Mill, Wandle Bank, Colliers Wood
  3. The Long Shop, Merton Abbey Mills, Merantun Way, Colliers Wood

* Municipal Buildings (middle row)
  4. Tooting Police Station, Mitcham Road, Tooting
  5. Wimbledon Police Station, Queens Road, Wimbledon
  6. Wimbledon Library, Wimbledon Hill Road, Wimbledon

* Hospitals (bottom row)
  7. Wilson Hospital, Cranmer Road, Mitcham
  8. Atkinson Morley Hospital, Copse Hill, Wimbledon
Examples of Local Listed Buildings in Merton

* Municipal Park Buildings & Cemeteries (top row)
1. John Innes Park Lodge, 21a Mostyn Road, Merton Park
2. John Innes Park Bandstand, Mostyn Road, Merton Park
3. Streatham Park Cemetery, Rowan Road, Mitcham

* Gates and walls (middle row)
4. Morden Cemetery Gates, Lower Morden Lane
5. John Innes Park, Boundary Wall, Mostyn Road, Merton Park
6. Brick Piers in Lake Road, Wimbledon

* Historic Features (bottom row)
7. Ravensbury Lane Wall, off Morden Road, Mitcham, (marking the original alignment of Morden Road)
8. Former All England Tennis Club Pavilion, Nursery Road, SW19.
The Local List

At the present time (February 2003) there are a total of 1,260 buildings included on the Local List. This figure has grown rapidly over the last 10 years, as different parts of the Borough were surveyed. However this period of rapid growth is now over as the area by area survey work is now complete. There may however be occasional additions or deletions of buildings from the List.

The majority of Local List buildings lie within one of the 28 Conservation Areas in the Borough. The numbers of Local List buildings within each of the Conservation Areas is shown in the table, as is the number of Local List buildings which lie outside a Conservation Area. When recording numbers of buildings, each identified property, (for example including each house in a terrace, but excluding individual flats within a single building) has been recorded.

A copy of the full Local List can be obtained from the address below. This sets out the addresses of buildings, and also indicates the date when the building was added to the Local List.

It is open to any person to propose the addition or the deletion of any building to or from the Local List. Buildings may be removed either because they have been added to the Statutory List of Buildings, or because they have been demolished, or because they have been altered in such a way as to diminish the architectural or historical interest. It would be particularly interesting to consider adding examples of innovative modern architecture to the Local List.

Any suggestions for additions or deletions should be sent to:

Plans and Projects Section,
Environmental Services Department.
Merton Civic Centre, London Road,
Morden, SM4 5DX
Tel 020 8545 3074
email: phil.ryder@merton.gov.uk
If you would like more information in your own language, please contact us via the details indicated in the box below.

Telephone: 020 8545 3074
email: phil.ryder@merton.gov.uk

Information is also available in large print, Braille and tape.
25 Church Path, Merton Park.
Acknowledgements
Photographs reproduced with kind permission of London Borough of Merton, Environmental Services, Plans & Projects Section, © 2003.
www.merton.gov.uk

© 2003 London Borough of Merton, Environmental Services, Plans & Projects Section.

Printed on environmentally friendly paper.

(RIGHT) 352 London Road, Mitcham.
THESE BUILDINGS MAKE A CONTRIBUTION TO THE CHARACTER AND HISTORICAL LEGACY OF THE AREAS IN WHICH THEY ARE LOCATED.

For further information on this document and Local Listed Buildings in Merton please contact:

Phil Ryder, Design & Conservation, Plans & Projects, Environmental Services, London Borough of Merton, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX.

Tel 020 8545 3074
Fax 020 8545 3326
Email phil.ryder@merton.gov.uk

This document is also available online in a PDF format at www.merton.gov.uk