

4, 5, 6 & 7 Upper Green West, Mitcham CR4 3AA.

Submitted by Mitcham Cricket Green Community & Heritage



Dated 1962



Victorian two storey parade of 4 shops with residential above.

Parade of four shops built prior to 1865. They are the oldest group of buildings on this side of the Fair Green. They were built as shops and remained in commercial use since then. They would have been built with traditional layout with shop at the front, parlour at the rear and the shopkeepers' accommodation above. It is a two storey parade with two storey rear wings sharing party walls. Double pitched slate roofs.

Architectural Style:

A simple parade of four small Victorian shops dating from before 1865s. Built in yellow stocks with red dressings forming the window arches. Red brick detail also evident around the central blind window.

Age and History:

Buildings of this age may qualify as being acceptable for inclusion in the Local List when they may be weak under other criteria. This parade is an example of small Georgian/ Victorian shops which would have been prevalent around Fair Green forming commercial and social hub of historic Mitcham.

Detailing:

Although there are no original shopfronts remaining there some original ornate pilasters are surviving. There are possibly other shopfront features that could be revealed. The window openings at first floor level are as original. The windows above one shopfront have the original sashes. Unfortunately other windows have been replaced. The slate roof is possibly original. The chimney stacks and chimney pots are in place. The rear of the parade has much of its original structure, two storey rear wings and single storey additions with original slates roofs . Many of the sash windows at the rear are original. They have small panes in contrast to the windows at the front.

Group Value:

It has group value as a parade of four shops which can be clearly identified at first floor level and at the rear. The uniform slate roof ties the parade together with the rhythm of the chimneys. This parade does not relate to other parades nearby.

Building Materials;

Yellow stocks with dressings of red stocks are the main building material. There appear to be stone sills at both the front and rear. A number of original timber framed sash windows are in place. Shopfronts not original.

Subsequent alterations:

Inappropriate shopfronts and facias have been fitted. The advertising facia are not in the correct position, set too high and are oversized in proportion to the shopfronts. Two of the shops have painted the brickwork of their front elevation white.

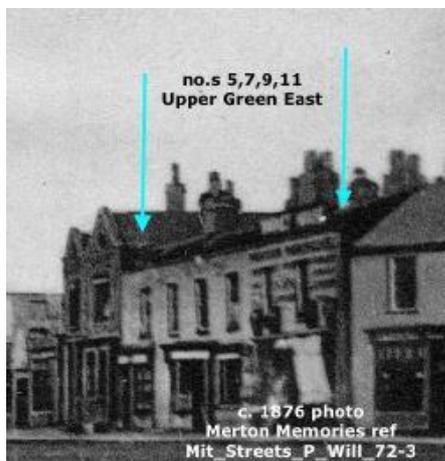
Conclusion:

Having in mind that buildings earlier than 1850, and this parade may well fall into that category, should be considered more favourably against the criteria for local listing I feel that there is much original fabric remaining with exception of the shopfronts. It is very unusual to find original shopfronts in areas which have been subject to much

change and commercial viability as this area has over time. Therefore to judge its historic value only on the poor shopfronts would not be right. However the parade as it is not really up to the standard for locally listing. But I do consider that this parade could be eligible to be considered for investment and the parade be enhanced along with other parades in the Borough.

5, 7, 9 & 11 Upper Green East, Mitcham CR4 2PE.

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1876 photo



July 2016 photo

Late 18th or early 19th century parade of shops with accommodation above

Parade of what is now two shops built prior to 1865. They may have originally been more than two shops here. They are the oldest buildings facing onto this side of the Fair Green. They were built as shops and remained in commercial use since then. It is a two storey parade with a two storey rear addition. It has double London roof set behind a small parapet. The double roof form can be seen from the Green. The roofs are tiled. It is possible that this parade and the Red Cross shop next door, previously a bank, could be part of a cluster of quite historic buildings but needs more in depth investigation.

Architectural Style:

A simple parade of two Georgian or early Victorian shops dating from before 1865s. Built in London Red stocks. Red brick soldiers form flat arches over what may be the original window openings on the front elevation. The front elevation is topped by a parapet which partly conceals the double London roof.

Age and History:

Buildings of this age may qualify as being acceptable for inclusion in the Local List when they may be weak under other criteria. This parade is an example of Georgian/early Victorian shops which would have been prevalent around Fair Green forming commercial and social hub of historic Mitcham. Among the oldest buildings in Mitcham Town Centre and makes historic contribution to the town centre and Fair Green. Long continuous use as shops with a social history of uses including 'take away pea soup', confectionary, tobacconists, song sheets, tailors and outfitters, cobblers and currently estate agents.

Detailing:

There are no original shopfronts remaining. It is unlikely that there are any shopfront features that could be revealed. The window openings at first floor level have been reduced in height to accommodate oversized shopfronts. The windows above the shopfronts have possibly retained the original width but have replaced with inappropriate windows. The tile roof is original. The chimney stacks are in place but no chimney pots. The rear of the parade is difficult to access but may have original structure.

Group Value:

It has group value as a parade of shops which can be clearly identified at first floor level. The uniform tiled roof ties the parade together. This parade does not relate to other parades nearby.

Building Materials;

Red London stocks. There appears to possibly be stone copping on the parapet. No original windows are in place on the front elevation. Shopfronts not original.

Subsequent alterations:

Inappropriate shopfronts and facia have been fitted. The advertising facia are not in the correct position, set too high and are oversized in proportion to the shopfronts and the building in its entirety.

Conclusion:

Having in mind that buildings earlier than 1850 and this parade may fall into that category should be considered more favourably against the criteria for local listing I feel that there is much original fabric remaining with exception of the shopfront. It is very unusual to find original shopfronts in areas which have been subject to much

change and commercial viability as this area has over time. However the alterations to the front elevations of these shops are totally unsympathetic. There are elements of historic value, the London roof for example. But to consider the parade as a whole it is difficult to establish how much original fabric remains. It makes a contribution to the social history of Mitcham Fair Green but I feel as it stands in its current condition without investment it is not a contender for addition to Merton's Local List at this time.

As stated before these may well be Georgian buildings with other adjoining buildings could be historic cluster of commercial buildings which with investment could become a focal point around the Fair Green.