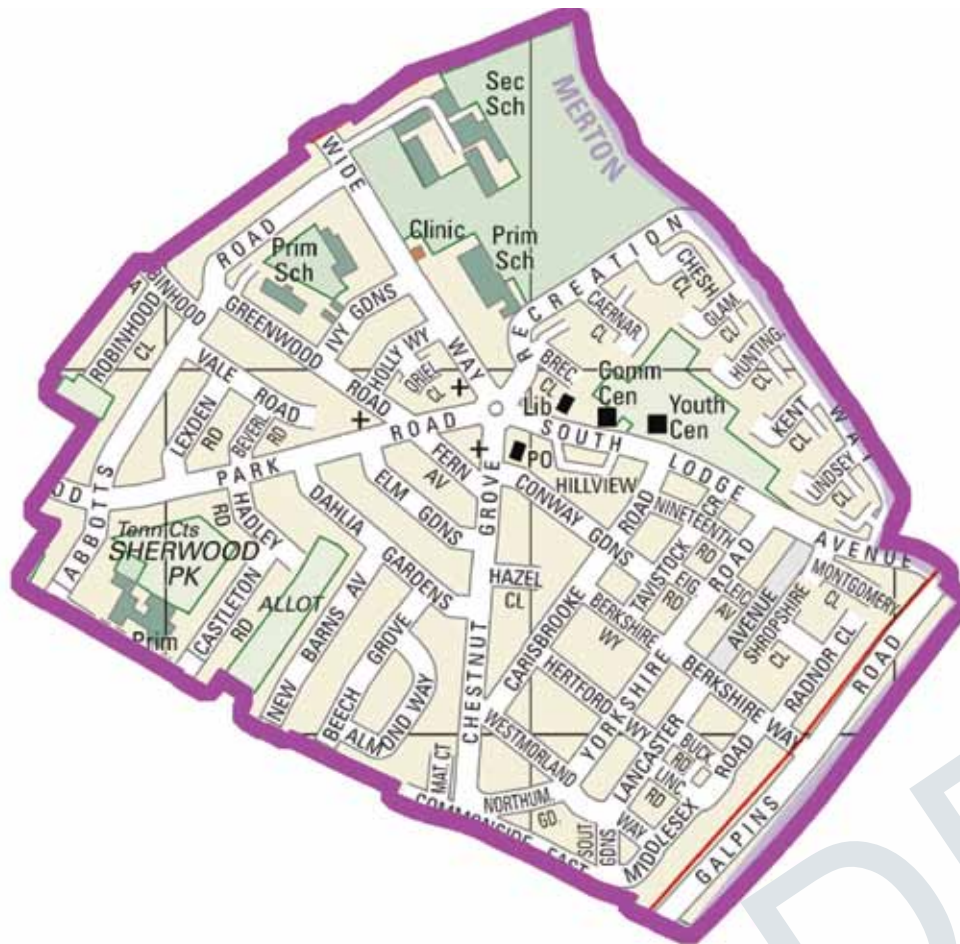


Mitcham Sub Area Neighbourhoods



DRAFT

12 Pollards Hill

Pollards Hill Local Neighbourhood

Origins and General Character

Pollards Hill is a suburban residential area to the south west of Merton at the boundary to the borough of Croydon. The neighbourhood is characterised by neat rows of inter war houses and the post war council houses of the Pollards Hill housing estate with its distinctive Greek key layout.

The area was predominantly rural in character until the 1930s when the area became suburbanised due to housing demand. Early maps illustrate the neighbourhood as tree lined fields with farms and the associated large houses dotted across the wider area, these fields were bordered by woodland namely Pollards Hill Wood. Much of this neighbourhood was in the acreage of the New Barns Farm also known as Galpins, James Arthur a 'physic gardener' grew medicinal and aromatic herbs here in the mid-19th century. Tooting Bec golf club bought the farmhouse and around 100 acres of land in 1905 and cleared what remained of the woodland on Pollards Hill. The names of some roads hark back to these farms and large houses for example Galpins Road, South Lodge Avenue and Sherwood Park Road. Tooting Bec Golf Club struggled financially and by 1933 had created the smaller Pollards

Hill Golf course which was also later closed. The site is now occupied by the Harris Academy Merton (previously Tamworth Manor high school) and neighbouring housing. The demolition of large houses such as South Lodge preceded the building of houses in the 1920s and 1930s.

Development in the area was slow however after the WW1 the council earmarked the neighbourhood as a suitable site for 'homes for heroes'. The late 1920s and 1930s was a period of growth, particularly to the west of the area as the development of housing rapidly eroded the open space however not all the planned house building was completed by the outbreak of WW2. In the aftermath of the war the council erected prefabricated 'Arcon' bungalows to ease the housing shortage; the first homes were ready in January 1946. These were intended to be a temporary solution to the housing crisis; they were to have a short lifespan however the last 19 were cleared in Middlesex Road in 1970. During the 1950s the council built further housing utilising a new type of pre-fabricated 2 storey houses which were produced by Wates examples are still evident on Chestnut Grove and Carisbrooke Road. In addition 4 more

traditionally inspired 6 storey maisonette blocks were built. During the 1960's the majority of the prefabs were replaced by the next phase of municipal development which comprises a high density low rise scheme of 3 storey houses and flats. The scheme was laid out using 'perimeter planning' theory as a result it has a rectilinear Greek key layout set around a series of squares bounded by Recreation Way. The development of the Pollards Hill estate was one of the first large scale demonstrations of building a low rise scheme to a relatively high density. The scheme implements the principles of 'perimeter planning' whereby terraces are compactly zigzagging around the edge of a large open space. The estate included a library and community centre, the library was extended and refurbished in 2009. The library was reimagined with a completely new external envelope to the entire building.

Part of the estate was transferred to MOAT housing association in 1998, which has since demolished four maisonette blocks dating from the 1950s as part of a comprehensive regeneration of the estate to provide 1,000 new and refurbished homes and redeveloped these sites into a mixture of houses and apartments.



Pollards Hill Library

Pollards Hill Local Neighbourhood

The scheme included refurbishment of 'Wates' and 'Wimpy system built homes, redevelopment, new-build and maintenance work to this mixed tenure estate.

Built Form

The built form varies from interwar housing, post war council estates to modern development. The interwar houses to the west are typically 2 storeys low density terrace blocks with front and back gardens. The road layout particularly to the southwest of the neighbourhood radiates out from central roundabout with interconnecting streets between.

In general suburban houses of the inter-war years have a basic 2 storey similarity; subtle distinctions in their detailing and proportions can be seen emerging as different estates were built and popular design often being repeated in other parts of the area. To the east of the neighbourhood there are typical post war prefabricated houses and flats with simplistic Neo-Georgian architecture interspersed with later flat developments. The north of the area has a distinctive open grain of the Pollards Hill Estate which is a series of closes arranged in Greek Key layout along Recreation Way. Larger blocks denote the numerous schools in

the area in addition to other buildings such as the library and community centres.

Land Use

Primarily the area comprises of residential houses and flats. It also contains a wide range of community facilities including a library, community centre, youth centre, a children's centre, a neighbourhood police station, 3 primary schools, and a secondary school. In September 2006, Harris Academy opened on the former site of Tamworth Manor High School. There are also two churches, Sherwood Park Road and Wide Way.

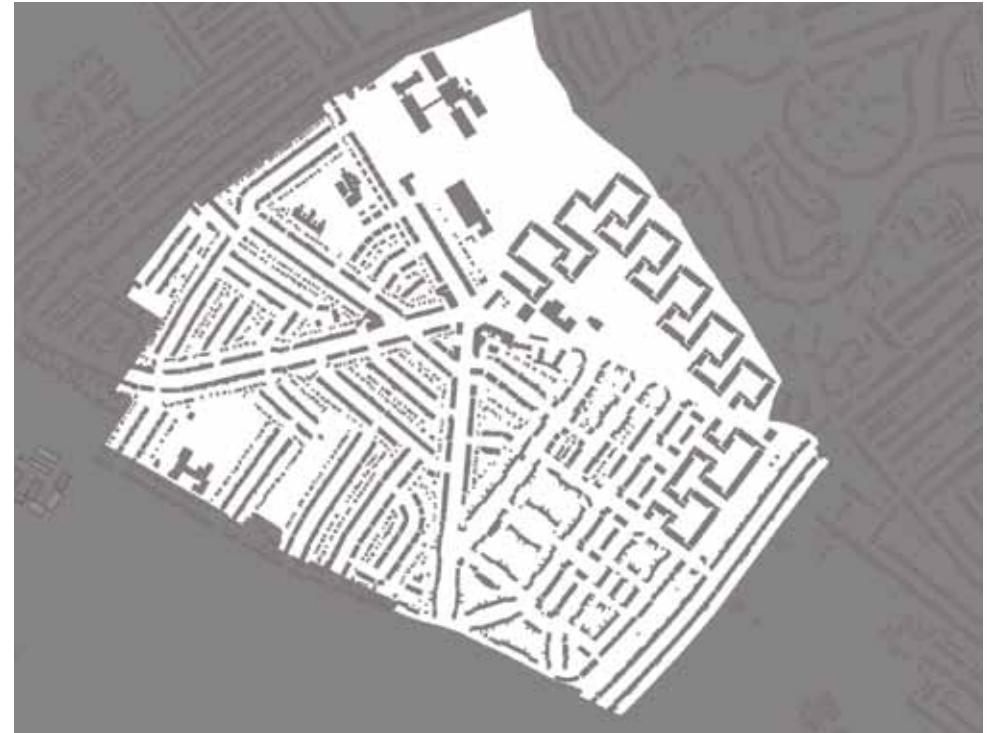


Figure Ground

Pollards Hill Local Neighbourhood

Movement

In terms of public transport and accessibility Pollards Hill is an isolated area. The main movement corridors in this area are local distributor roads, traffic is heaviest along these roads. Sherwood Park Road and Wide Way feed onto South Lodge Avenue, these 3 routes intersect at a roundabout. Public transport accessibility is poor apart from a number of bus routes which serve this area. Other public transport links are limited, the nearest train station is at Norbury and Mitcham Eastfields, with the nearest Tramlink stop being at Beddington Lane station, these stations are about a 20 minute walk from the neighbourhood. Cycling facilities are scarce and there are no designated cycling lanes.



View of Donnelly Green from South Lodge Avenue



New Barnes Avenue Allotment

Open Space

There are a number of open spaces in the area which are accessible to the public for recreation purposes. Pollards Hill Recreation Ground is a large green space for all the community to relax, walk and play. Within the open space there is a play area for toddlers and juniors. There is also an outdoor gym, skatepark, a goal end, basketball nets and a shelter for teenagers. Central to the Pollards Hill Estate is Donnelly Green which is a large grass area that

contains a play area and outdoor gym. In addition there is Sherwood Park Recreation Ground which comprises of tennis courts, pavilion and play areas. There are also enclosed pockets of green space within the Pollards Hill Estate and a small green space off both Robinhood Close and Hertford Way. There are also grass verges and islands on Chestnut Grove which enhance the area. There are additional open spaces adjacent to the numerous schools in the area which are not accessible to the public. The New Barnes Avenue Allotment although

private adds leafy characteristic to the area.

Pollards Hill Local Neighbourhood

Neighbourhood Analysis



Pollards Hill Local Neighbourhood

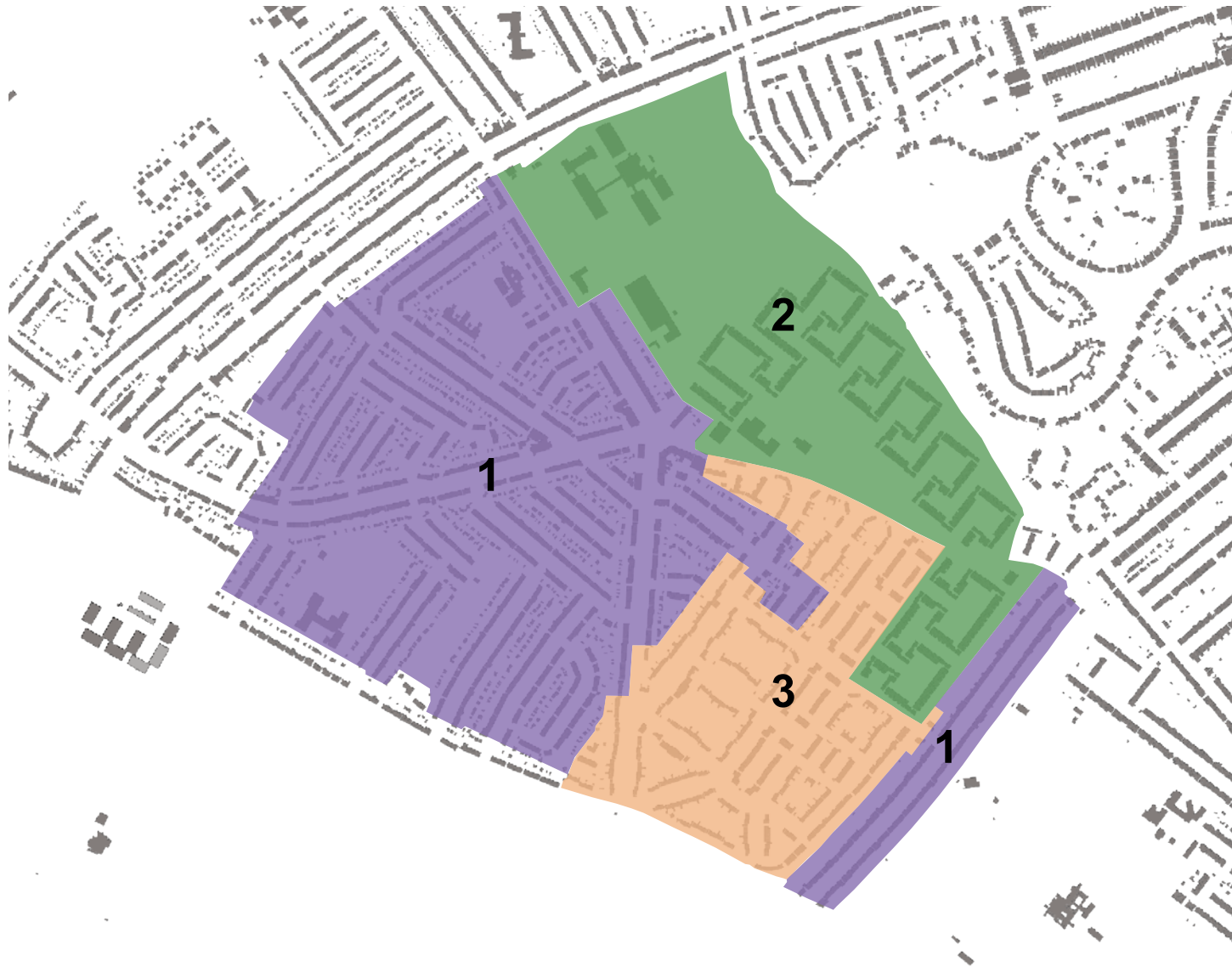
Heritage Assets

Heritage map to be added at later stage

Pollards Hill Local Neighbourhood

Character Areas

- 1 New Barns
- 2 Yorkshire Road
- 3 Recreation Way



1 New Barns Character Area

Assessment

This area comprises of interwar typically 2 storey low density houses with front and back gardens. Houses are formally arranged in terraces along streets that radiate out from central neighbourhood node with streets intersecting between. There is a horizontal emphasis to houses in this area using elements such as casement windows and tiled bay windows. There are similar architectural motifs throughout the area such as double square or canted bays, red tile hangings across bays or on canopy porches, timber beam decoration on upper floor and or across front gable. Finishes are varied from painted white or cream render, pebbledash and red brick at ground floor with render on upper floor with some houses having additional brick quoin decoration. Natural clay pan roof tiles are also prevalent in the area. There have been changes to the finish on houses throughout this character area such as painting over of brickwork and or pebbledash in different colours, loss of original fenestration, infilling or addition of porches and the addition of roof lights. However there are streets which have retained the cohesive character of interwar suburbia such as Elm Gardens and Dahlia Gardens. There is uniformity in the terraced houses which are red brick at ground

floor with black timber beam decoration on upper floor on white render. Features include canted bay with gable detail canopy porch with red tiled roof. Along Wide Way there is a distinctive terrace of maisonettes which retains some of its original character, originally these were brown brick on ground floor with recessed porch some of which have wide brick arch. The upper floors are pebbledash, some pairs are decorated with timber beam, and other features include brick quoins and canted bay. Front gardens were bound by manicured hedges much of which has been lost along with building details such as original doors and windows. On Robinhood Close there is a terrace of maisonettes in a similar palette of materials however these have distinctive shared gabled between pairs. A building of note is the Church of the Ascension which is red brick, neo georgian in style built to blend in with the surrounding suburban housing. Many of the front gardens have well established planting which makes a positive contribution to the street scene, however there has been paving over of front gardens and loss of front boundary walls or hedges which detracts from the area. Tree planting along some streets makes a positive contribution however could be strengthened throughout the area.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Church of the Ascension on Sherwood Park Road

1 New Barns Character Area

Issues & Guidance



Elm Gardens



Beverley Road



Vale Road



Sherwood Park Road



Wide Way



Oriel Close



Robinhood Lane

Issues

Public Realm:

- Paving; tarmac and paving slabs, fragmented finish in places.
- Lack of tree planting.
- Loss of front boundary and or front garden.

Built Form:

- Proliferation of satellite dishes on houses in some streets which creates visual clutter along the front elevation.
- Loss of original detail such as windows, doors and painting over of brickwork.
- Inappropriate addition of porches or dormer extension which break the architectural rhythm of terraces.
- Changes to front elevation of roofs such as the addition roof lights.

Guidance

Public Realm:

- Strengthen tree planting.
- Retain original boundary and / or front garden if present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Roof lights should where possible be located on the rear elevation of houses.

Enhancement Projects

PH 1: Strengthen tree planting throughout the area.

2 Yorkshire Road Character Area

Assessment

This area comprises houses and flats from different periods with an overriding simplicity to the architecture. There is much similarity between council houses which were erected from the 1950s through to the 1980s and early 2000s.

The post war houses built on streets such as Carisbrooke Road and Chestnut Grove are typical prefabricated 2 storey houses or 3 storey flat blocks manufactured by Wates and erected by the council in the 1950s. These were influenced by the simplicity of Georgian architecture. They are arranged in terrace blocks however some are detached, houses, have relatively generous front garden with fence or brick boundary and back gardens. Neo-Georgian features evident in the area are simple elevations in red or yellow brick, casement windows, simple canopy over front door, front gable protrusion and low pitched roof. Houses built in the 1950s are on larger plots therefore there is an openness to the street scene. This openness is complemented by pockets of green space. Subsequent incarnations of this housing type are similar in form however plots are smaller with minimal garden space and car parking tends to dominate. Later additions incorporate additional features such as the brown

timber cladding evident on Middlesex Road and typically have minimal front garden and parking without front boundary. In the 2000s similar houses were built on streets such as Yorkshire Road, in addition to 3 storey apartment blocks on Hertford Way and Berkshire Way. These contemporary developments use a similar palette and simplistic architecture as earlier development however there is minimal front garden space and car parking is very much to the fore of these developments with parking bay arrangement adjacent the street. These formalised bays and spaces tend to dominate the street scene. There are also 4 storey maisonette blocks dating from the 1950s along Middlesex road. These were built in a traditional style with Georgian influences, they have simple elevation in brown brick with hipped roof and tall chimney stacks, flats are accessed by external balcony on one side of the building whilst private balconies are on the opposite side. The blocks are arranged horizontally in a row of 3 set in small green space behind railings. There has been loss of front gardens for car parking which detracts from the street scene. Also there has been a more recent developments have put an emphasis on car parking to the detriment of the pedestrian environment.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **60**

Area type:

Area with scope to reinforce the existing character



Berkshire Road

2 Yorkshire Road Character Area

Issues & Guidance



Carisbrooke Road



Westmorland Way



Yorkshire Road



Hertford Way



Lancaster Avenue

Issues

Public Realm:

- Lack of tree planting in some streets and loss of original grass verges in places.
- Variety in front boundary treatment degrades the cohesion of street scene.
- Carparking in recent developments dominates the streetscape.

Built Form:

- Proliferation of satellite dishes on houses in some streets which creates visual clutter along the front elevation.
- Loss of front boundary and or front garden.
- Inappropriate addition of porches which break the architectural rhythm of terraces.

Guidance

Public Realm:

- Strengthen tree planting.
- Retain original boundary if present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain existing front boundaries and front gardens.
- Roof lights or PV panels should where possible be located on the rear elevation of houses.

Enhancement Project

PH2: Strengthen tree planting throughout the area.

3 Recreation Way Character Area

Assessment

This area comprises high density low rise housing completed in the early 1970s to the east of the area and school buildings to the west. The area is characterised by the openness of the built form with buildings set in green open space.

The housing to the east has a distinctive layout which runs from Recreation Way across to Lancaster Avenue. The estate consists of 3 storey houses and flats, laid out in a rectilinear Greek key form which meander around the edge of Recreation Road. The terraces compactly zigzagging around the edge of a generously large open space. The estate buildings are stark in appearance; they are constructed in prefabricated concrete framework with white stove enamel panels, wooden frame windows. Terraces are accessed off Recreation Way or South Lodge Avenue via cul de sac roads. Terraces have integral garages and face onto garage courts. The surrounding landscape and planting was conceived to contrast the starkness of the buildings appearance. There is a hierarchy of open space around the estate which ranges from small private gardens which back onto small grassy squares that are partly enclosed by the rectilinear building layout

culminating in a large open space along South Lodge Avenue. Towards the neighbourhood centre is the library building which was refurbished in 2009 and is a focal point in the area. It is a one storey building with entrance onto South Lodge Avenue and glazed front façade. Around the entrance there is a cladding feature which extends above the height of the building and incorporates grey and blue panels.

To the west are the Merton Harris Academy and William Morris school buildings which are set back from the road behind established trees. The Merton Harris Academy consists of a series of two storey contemporary blocks in red brick with yellow brick and multi panelled glazing strips. The William Morris school is a single storey red brick building. The Pollards Hill recreation ground is located to the rear of these buildings.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity
- Urban Layout
- Movement
- Architectural Interest
- Built Form
- Public Realm
- Trees
- Landscape
- Features
- Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **65**

Area type:

Area with scope to reinforce the existing character



Pollards Hill Library

3 Recreation Way Character Area

Issues & Guidance



Donnelly Green on South Lodge Road



Kent Close



Merton Harris Academy on the Wide Way



Lincoln Close



Northumberland Gardens

Issues

Public Realm:

- Paving and other surface materials patchy and in need of revitalisation.
- Public and private spaces conflict and detract from the overall vision of the estate.
- Large areas surrounding the estate are given over to parking with little landscape.
- Lanscaped areas in need of maintenance.
- Quality of most areas of the public realm is poor.

Built Form:

- Enamelled panel cladding has weathered.
- Piecemeal alterations such as replacement windows in a variety of styles and fenestration patterns has damaged the architectural unity of the estate.
- Satellite dishes on balconies disrupt the simple line of the elevations.

Guidance

Public Realm:

- The area is in need of comprehensive public real enhancement to upgrade the landscape and parking and to improve the hierarchy of spaces from private through to public.

Built Form:

- Refurbishment scheme required to revamp the visual appearance of the estate whilst retaining and enhancing the successful parts of the original concept.

Enhancement Project

PH3: Public realm enhancements around the estate incorporating additional planting.

Pollards Hill Local Neighbourhood

1 New Barns Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest : Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality : Area with few vacant or underused sites which affect the character			
Criteria Score	40	30	
Character Area Total Score	70		

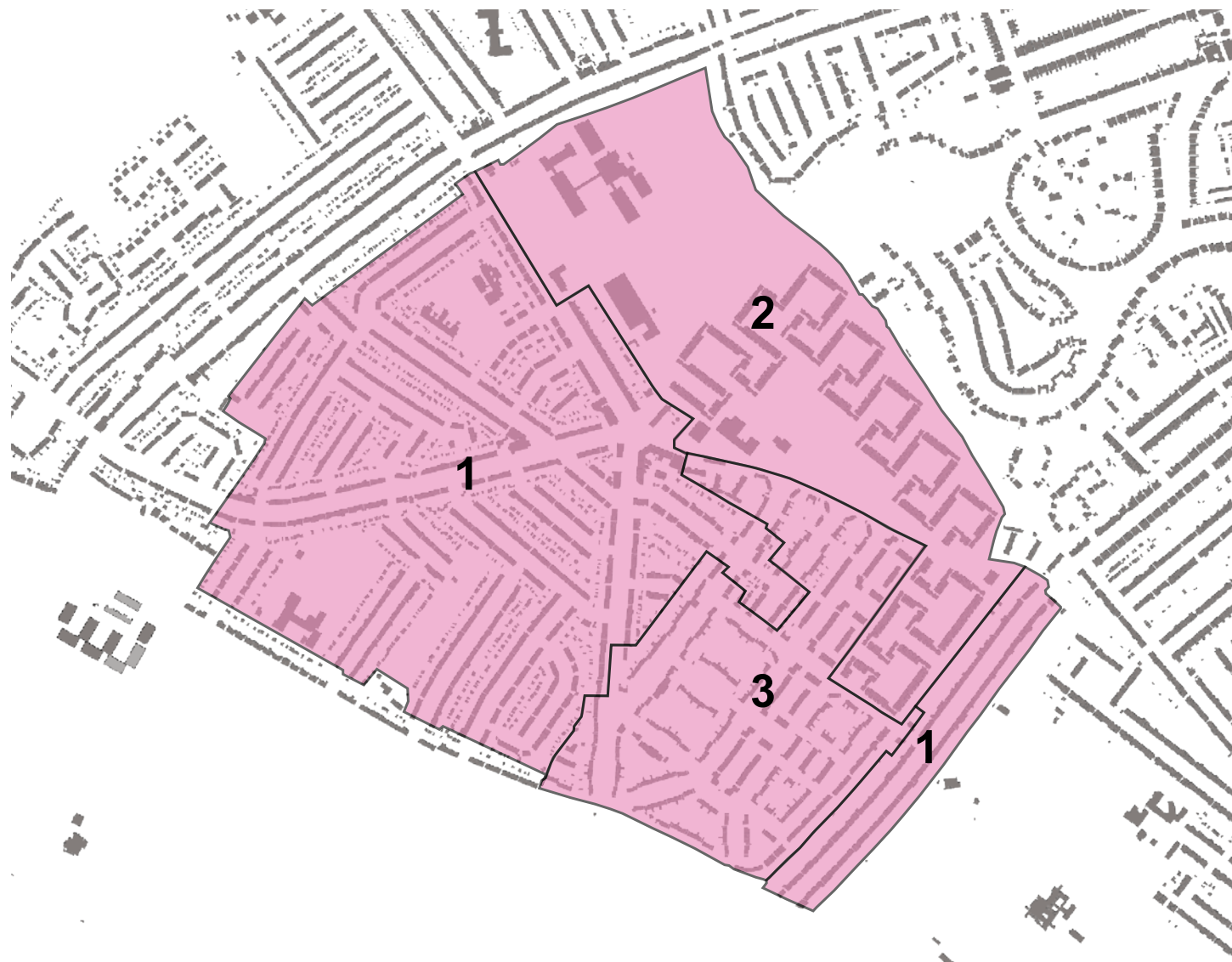
2 Yorkshire Road Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest : Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality : Area with few vacant or underused sites which affect the character			
Criteria Score	40	20	
Character Area Total Score	60		

Pollards Hill Local Neighbourhood

3 Recreation Way Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces		Moderate	
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			Poor
Architectural Interest : Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality : Area with few vacant or underused sites which affect the character	Good		
Criteria Score	50	15	
Character Area Total Score	65		

Pollards Hill Local Neighbourhood

Character Area Assessment



- 1** New Barns
- 2** Yorkshire Road
- 3** Recreation Way
- Area of established high quality
- Area with scope to reinforce existing character
- Area requiring enhancement to reinforce identity

