

COPSE HILL

CONSERVATION AREA DESIGN GUIDE



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Plans & Projects Section, Environmental Services
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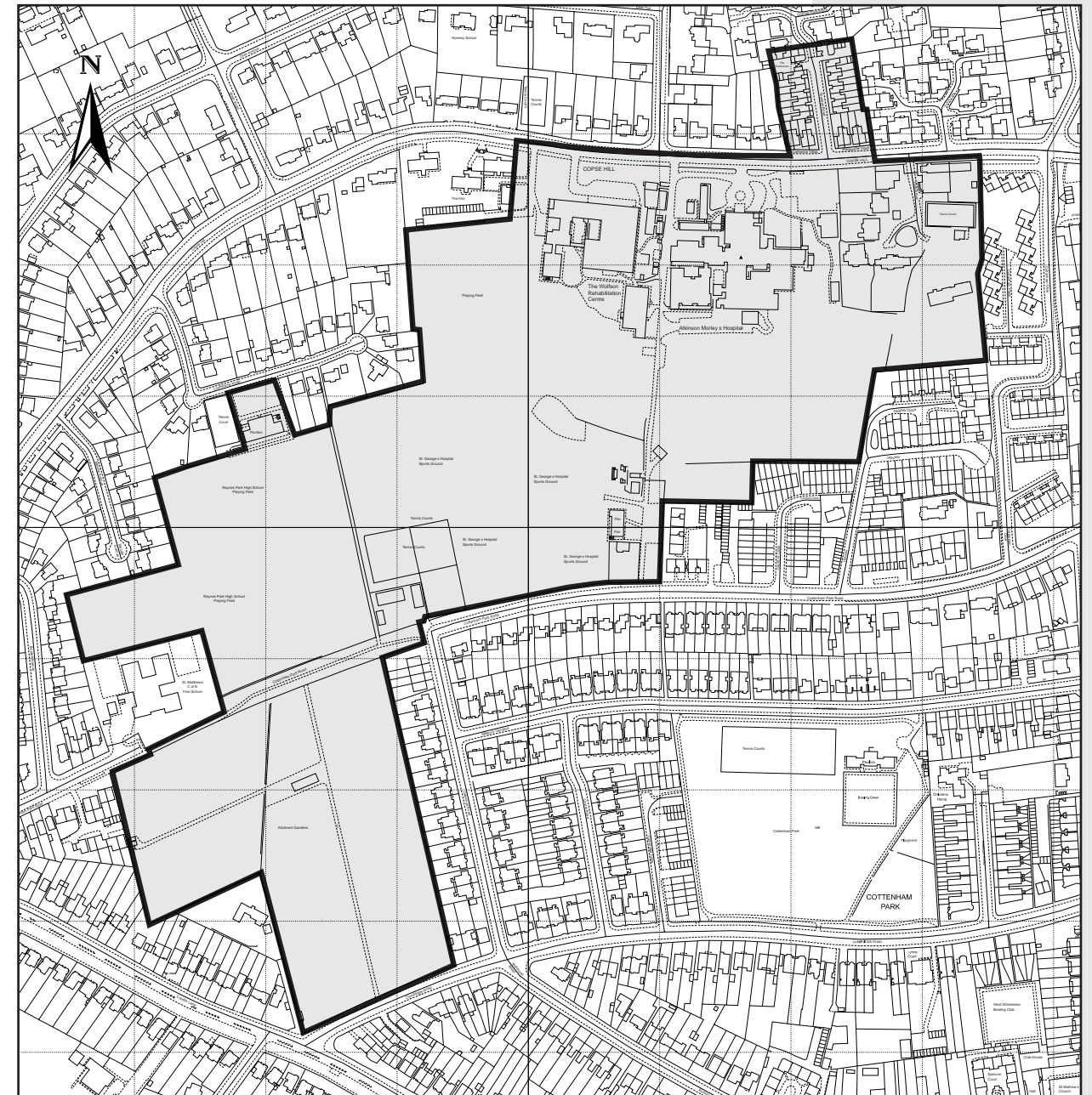


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Map of Copse Hill Conservation Area

Acknowledgements

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COPSE HILL CHARACTER ASSESSMENT

A detailed description of the area and information on the areas development and history are provided in a separate 'Conservation Area Character Assessment' a copy of which can be obtained from the COUNCIL'S ENVIRONMENTAL SERVICES DEPARTMENT.
TELEPHONE: 020 8545 3055.



Introduction

Conservation areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. The Copse Hill conservation area was designated by Merton Council, following a Borough-wide review, in November 1990.

The unique character and appearance of the Copse Hill area derives from its special historic interest, the number buildings of architectural importance and interest, two of which are Listed, the significant and unusual ecology particularly within the grounds of the Atkinson Morley Hospital and the diversity of recreational, leisure and sporting activities it supports.

The open nature of the area on the south side of Copse Hill along with the natural landscaping in front of buildings and the long distance views to the south and west are also significant contributing features to the area's character which is contrasted by the cohesiveness and tight planning of the fine terraces of similar Victorian houses within Thurstan Road to the north of Copse Hill. These features taken together reinforce the unique overall character and appearance of the area as a whole.

Residents and owners have an important role to play in preserving the character of these conservation areas. The permitted development rights that householders enjoy allow many changes to be made to houses without formal permission. These alterations may be small in scale, but can be prominent and have a large impact on the area that for the most

part has a cohesive character. Sensitive alterations and careful maintenance will help preserve the character of the area and also retain the values of its properties.

Although this design guide covers the whole of the Copse Hill conservation area, because a major part of the area comprises hospital grounds, playing fields and allotments it focuses on the residential area located mainly to the north of Copse Hill. The principles governing the advice contained in this guide will nevertheless be applicable to any new development that may be introduced into the conservation area.

The guide which aims to provide advice to residents also highlights the main architectural features, and

important qualities that contribute to the area's character and puts forward recommendations and provides guidance and advice on improvements that can be carried out by residents which preserve and enhance the character of these areas.

The Council can control certain adverse changes to the built environment within the area by the way that it determines applications for planning permission and listed building and conservation area consents (for demolitions). Although many of the recommendations included are advisory only, they nevertheless provide guidance as to good design practice, and, as such, will be taken into consideration when planning applications are considered.



▲ 1 ATKINSON MORLEY HOSPITAL



▲ 2 THURSTAN ROAD, COPSE HILL

Front and Rear Garden Areas

The small front gardens to the Victorian cottages in Thurstan Road and fronting Copse Hill in particular are important in contributing to the character of this part of the conservation area, as together with the low boundary fences and railings they create an important softening of the street scene.

In contrast the landscaped grounds of Cottenham House are extensive, comprising remnants of landscaping, attributed to Humphrey Repton, to the former grounds to Prospect Place, a large Villa which occupied the area immediately to the east of the present Atkinson Morley Hospital

building until around 1863 when it was demolished.

Rear gardens also contribute significantly to the nature conservation /ecological value of the area. The erosion of smaller gardens through extensions to houses and the provision of off-street parking for cars can have a significant impact on the immediate vicinity.

CONSERVATION ADVICE Front Boundaries

Generally the front boundaries to the properties are relatively low; in Thurstan Road comprising distinctive

hooped railings with shrub planting behind and gateway arches, whilst properties fronting onto Copse Hill have low painted timber picket fences. These along with the planting in the front garden areas make an attractive contribution to the street scene and the character of this part of the conservation area.

The original front boundaries should be retained and restored. The introduction of tall boundaries should be avoided as these can have a significant impact on the street scene and character of the conservation area. Some alterations to front boundaries require planning permission particularly where these would involve increasing the height of the boundaries to over 1 metre.

Car Parking and Garages

A landscaped setting contributes to the character of the houses, and where, possible gardens should be maintained. Generally the front gardens to properties on the north side of Copse Hill are not large

enough to provide space for the parking of cars.

Where parking is proposed and it is associated with flats planning permission is required. Planning permission is also required where the proposal would entail the construction of a 'footway crossover' from a 'classified' or 'trunk' road.

A 'Footway Cross-over Application' should be submitted for the construction of all cross-overs from the public highway, regardless of its status. Charges are levied and you are responsible for the cost of the works, including the cost of any necessary relocation of underground services, street furniture or replacement trees. Any application will be considered on its merits, however proposals involving the removal of the front boundary will be resisted. Ideally existing cross-overs should be used thus avoiding the need to remove front boundaries.

Where removal of boundaries is anticipated consideration should be given to installing gates, of a design



◀ 3 FRONT BOUNDARIES





▲ 4 PUBLIC RIGHT OF WAY - ATKINSON MORLEY HOSPITAL GROUNDS

which is in character with the area, across the opening formed. Proposals should seek to retain all existing trees.

Where it is proposed to introduce hard surfaces or paving to front garden areas materials should be selected with care to ensure that they complement the building.

The use of block paving or setts is more appropriate than a uniform concrete or bitumen surface.

Gravel provides an attractive finish but there tend to be problems with the material spreading and spilling over into adjacent areas, especially if insufficient care is given to the design of the edgings and levels.

It should always be possible to retain some soft landscaping with shrubs and trees adjacent to the actual houses or front boundaries, even if parking is to be provided within the boundary of the property, to improve their setting.

Reference should be made to the Council's published guidelines on 'Car Parking in Front Gardens'.

Trees

Trees in conservation areas are afforded statutory protection and the Council must be notified of any proposals involving the felling or lopping of a tree.



▲ 5 THE SPORTS PAVILION - LINDISFARNE ROAD

When considering the landscaping of front and rear gardens a balance between native and non native trees and plants is desirable. The use of trees and shrubs native to the London area would provide a link with the woodlands and hedgerows that were here in the past.

Other Open Space

A large part of the conservation area is also designated a Metropolitan Open Land and is largely Council or Area Health Authority owned. This area contains playing fields, pavilions, an adjacent school, scout hut and other community uses.

The Council attaches a high priority to the preservation and enhancement of Metropolitan Open Land.

In considering any future development proposals for the Atkinson Morley Hospital and grounds, the Council will seek to improve use, and appropriate access, by local people. Improvements to be sought include the retention of existing appropriate community uses, management, enhancement and controlled access to wildlife and the provision of open space with seating and play equipment.

The hospital grounds, playing fields and allotments are also of nature conservation interest because of the diverse natural habitats.

The protection of wildlife habitats is of primary importance. There is scope for habitat enhancement and diversification over the whole area.

Improvements for wildlife could include the development or enhancement of hedgerows, woodland planting, pond creation and less frequent mowing of grassland.

Where possible enhanced but controlled public access is considered desirable, to give maximum local benefit from the wildlife of the site.

Roofs

The houses in Thurstan Road and Copse Hill are characterised by relatively steep pitched roof forms with projecting party walls.

Cottenham House and former stables on the South side of Copse Hill also have steeply pitched slate roofs. This is contrasted by the much shallower roof pitches to the main hospital building a feature of its 'Italianate' styling.

Within the conservation area the roofs were typically covered with slate although all the houses in Thurstan Road have been re-tiled in concrete pantiles and have had their projecting party wall removed.

The houses in Thurstan Road appear also to have originally had ornate carved barge boards which have at some time been replaced with the present plainer ones.

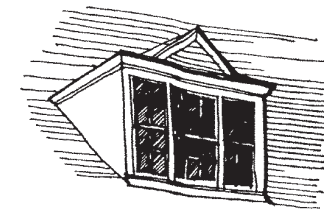
Chimney-stacks make an important contribution to the skyline of this conservation area.

Rainwater gutters and downpipes were originally cast-iron, and flashings in lead.

CONSERVATION ADVICE

Roof Forms and Coverings

Decorative barge boards and other decorative features should be restored and re-painted; where missing or damaged consideration should be given to replacing them. The retention of the original roof forms and coverings is desirable and the use of materials or treatments which replace or disfigure the traditional coverings should be avoided. Bituminous, plastic or other waterproof coatings should not be applied to existing roofs.



▲ 6 SOME APPROPRIATE DORMER WINDOW DESIGNS FOR REAR ROOF PITCHES

Loft Conversions

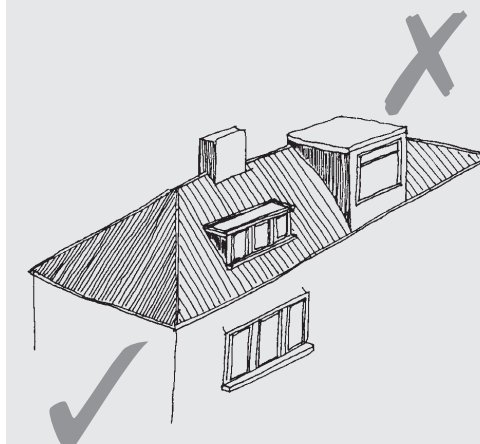
Where it is proposed to provide additional habitable rooms within the loft space and this would result in the alteration of the roof form the Council's permission will be required. Large projections beyond the roof slope should be avoided.

Minor alterations such as the incorporation of sympathetically designed dormer windows, complementary to the design of the house, blend in far better with the area's character than major alterations to roof forms.

Any dormer should be located on the rear roof slope, set back from the eaves and should not project above the ridge line; the use of high maintenance materials, such as tongued and grooved boarding should be resisted. Suitable materials for dormer construction include lead or slate hanging.

Re-Roofing

If re-roofing works are to be carried out, where original roof coverings survive, existing sound tiles should if possible be salvaged and re-used; this should help reduce the cost of the work.



▲ 7 DORMER WINDOWS

A new dormer should be carefully matched in scale and proportion to the existing house.



If this is not possible a material similar to the original roof covering should be selected. In particular, the use of concrete tiles, synthetic 'slates' of composite material or plastic to replace traditional materials is to be avoided. Some materials, such as heavy concrete tiles, can affect the roof structure, due to their increased weight.

In Thurstan Road consideration should be given to reinstating the original slates in conjunction with reinstatement of the projecting party walls which would overcome potential problems at the abutments between different materials.

Chimneys

Chimney stacks should also be retained, even if the flues are not used. Pots on disused chimneys can be capped; however care must be taken to allow ventilation while minimising the penetration of water.

Flashings

Flashings should be in lead, and should be installed by an experienced contractor.

Sand and cement upstands around chimney stacks should be avoided.

Gutters and External Pipe Work

Traditional cast-iron gutters and external pipework, and their supports, require careful maintenance; if allowed to rust they can, because of their weight, become unsafe. Cast-iron is more in keeping and generally more durable than plastic and should be considered when gutters and downpipes are replaced; other materials that are available include powder-coated aluminium, which looks very similar to cast-iron, is lighter and can be cheaper.

If plastics are used they should be in black. Consideration could be given to using cast-iron or aluminium on front and conspicuous side elevations and plastics on rear or secondary elevations.

However the combination of cast-iron and aluminium should be avoided as this can cause problems with electrolytic erosion. The installation of additional pipe work on the front elevation should be avoided.



▶ 8 CATHERINE VILLAS, COPSE HILL

External Walls

The houses in the Copse Hill area, apart from Cottenham House are relatively similar in size, bulk and plan form. The elevations are predominantly of a yellow stock brick with gauged red brick window arches and red brick banding. The houses have single storey cant or square bays to the front.



▲ 9 THURSTAN ROAD - COPSE HILL

Good & bad examples of Brickwork pointing



'Flush' pointing



'Recessed' pointing



'Bucket-handle' pointing



'Weather-struck' pointing



'Tuck' pointing



'Strap' pointing

Examples of typical brickwork bonding



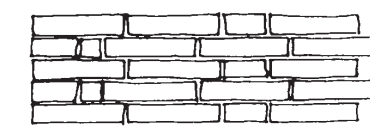
'Flemish' bond



'English' bond



'English garden wall' bond



'Sussex' bond or 'Flemish garden wall' bond

▲ 10 EXAMPLES OF TYPICAL BRICKWORK

CONSERVATION ADVICE

The retention or replacement of these features combined with regular maintenance of the properties will help preserve the character of the area and as a result enhance the value of the properties.

Where architectural features have been removed or altered they should be restored whenever the opportunity arises.

Brickwork

The brickwork of the houses is attractive and should not be painted, rendered or pebble-dashed. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and also make them more difficult to sell.

The application of stone or reconstituted stone cladding to buildings within conservation areas will require planning permission, and unless there are good reasons for doing so such proposals will be resisted.

Once applied these various treatments can be difficult to remove; the application of render and stone involves damaging the face of the brickwork to provide a key to enable the treatment 'to stick', and once done the original face of the brickwork can never be restored.

Problems with water penetration often associated with brickwork can usually be remedied by good maintenance practices. Attention should be paid to the brickwork joints/pointing and also roof guttering.

However the careless or unnecessary repointing of brickwork can not only spoil the appearance of the original brickwork, but also cause problems in the future. The old pointing will have weathered to blend in with the bricks and should only be removed if

so badly deteriorated that repointing is essential.

If repointing does become necessary this should be carried out by an experienced contractor. New pointing should match as far as possible the original, both in method employed and mortar mix.

Weather-struck pointing as usually employed by the majority of builders is not really appropriate to the older houses that are typical of the Merton Park area so 'flush', 'bucket-handle' or, where appropriate, 'tuck' pointing should be used.

Mortar mixes incompatible with the bricks can result in damage to the brickwork face as a result of water failing to permeate down the face of the wall evenly.



Doors & Windows

The majority of houses still retain their original sash windows, and panelled and glazed front doors. Many of the doors have decorative canopies over them.

Original windows either had each sash divided by a single vertical glazing bar or had their upper sashes divided into small panes with narrow glazing bars with plain glazed lower sashes.

CONSERVATION ADVICE Renovation and Restoration

The original doors and windows, where surviving, are generally well made and seldom deteriorate if well maintained. Renovation is preferable to replacement. Sills or bottom rails, which may have perished due to exposure to the weather, can be cut

out and replaced with new matching pieces joined to the existing in a traditional way.

Replacement Windows and Doors

Where windows or doors have deteriorated to a point that replacement is essential then consideration should be given to having new units made to the original design.

Generally it is not possible to obtain a suitable standard pattern from commercial stockists; however, occasionally a standard window can be found which can be reasonably easily modified to fit in with the existing house design.

The Council can assist with advice on suitable suppliers.

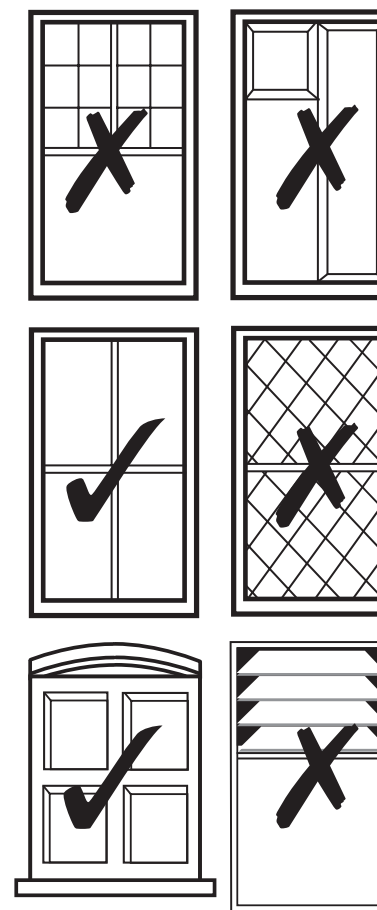
Some of the original front doors and windows have already been replaced. Where the originals have been removed, consideration should be given to reinstating good quality doors and windows of the original style.

Modern replacement doors and windows of different styles, patterns or materials do not blend well with the existing architectural style and should be avoided.

Joinery should be painted rather than stripped or stained.

▶ 12 REPLACEMENT WINDOWS

ORIGINAL WINDOWS
Should not be replaced by ones of a totally different nature. Appropriate and inappropriate window replacements are illustrated on the right.



Double Glazing

If the existing windows are draughty and consideration is being given to the installation of double-glazing, care should be taken when selecting a suitable replacement, to ensure that the character of the houses is preserved.

Some manufacturers do provide double-glazed sashes and casements which can be used as an alternative. Replacement windows should be timber, which should be painted.

In most instances white PVC windows are inappropriate and unfinished aluminium is not acceptable.

The Council can assist with advice on suitable suppliers. If proposing to install double glazing, care must be taken to provide opening windows to ensure that adequate ventilation is maintained.

Where windows are required to provide an alternative escape route, consideration will need to be given providing opening windows of adequate size.

The better, or preferred, solution is to fit secondary glazing to the insides of the existing windows. This avoids altering the appearance of the elevations whilst achieving the required improved standards. Any divisions can follow the glazing bars of the existing windows.

'Storm Porches'

The addition of porches to the fronts of the houses will often require planning permission.

A successful porch can be achieved with sensitive design, using traditional materials and usually incorporating a pitched roof.

The closing in of recessed doorways, to create a 'storm porch' if essential, should be in the form of a glazed screen which should be designed with care. Glazing bars and frame should be of timber and the screen should be set back slightly from the building frontage.

Care must be taken to avoid damage to the surrounding brickwork. Removal of existing door canopies or porches should also be avoided.

New Door and Window Openings

New door and window openings to flank and rear walls, especially where not visible from the street, will not normally require the Council's permission. Where proposed new window openings should be considered in terms of the design of the overall elevation. They should, where possible, be carefully detailed to copy the original details, and the sizes should be of a scale appropriate to the whole house.

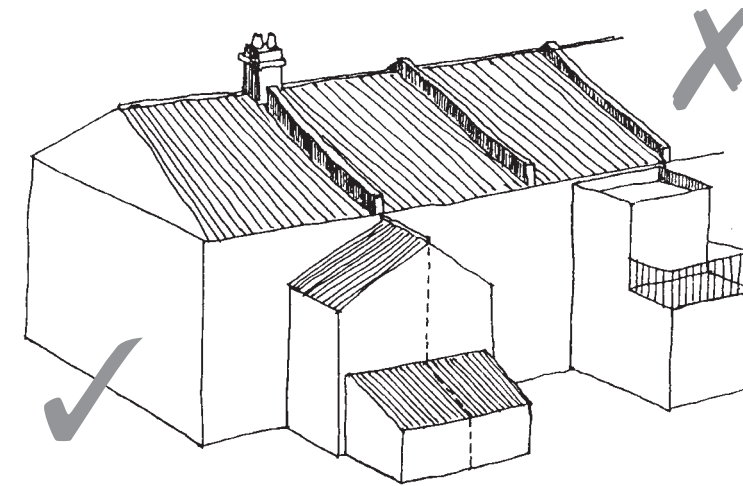
New window openings involving material alterations to the principal elevations may require planning permission.

Shutters

External, non-functional, shutters, especially modern louvre panels, should be avoided as they would not have been fitted to the buildings originally and would, therefore, be inappropriate to the Copse Hill Conservation Area.

There is limited scope for side-extensions to the majority of houses within this Conservation Area.

Side & Rear Extensions



Smaller rear-extensions under a certain size may be erected in accordance with 'permitted development' rights.

Larger extensions, or extensions proposed close to the highway will require formal planning approval.

CONSERVATION ADVICE

Extensions

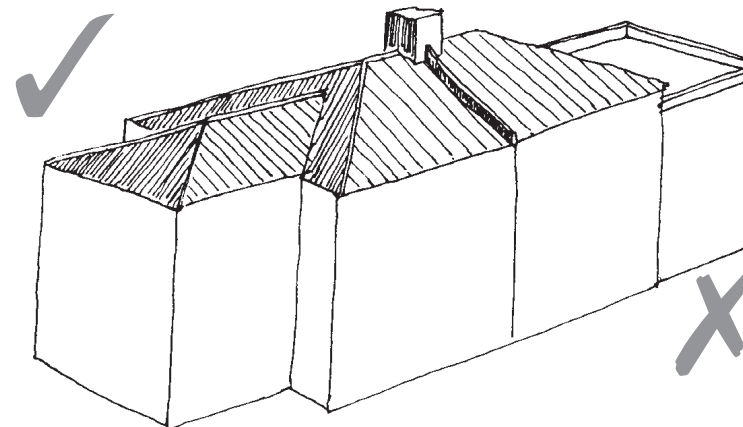
Side and rear extensions which are permitted development should be sympathetically designed. Extensions should be subordinate to the main house with a pitched roof.

Larger extensions that require planning permission will be stringently

assessed in terms of whether they preserve or enhance the character or appearance of the Conservation Area.

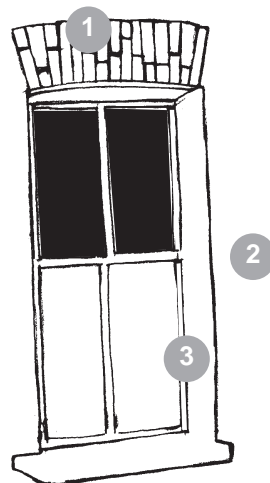
Flat-roofed extensions should be avoided; pitched roofs, integrating with existing roofs are more suitable visually and also less likely to give long term maintenance problems.

All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details, although good modern design can be appropriate if sympathetic to design and styling of the existing building.



▶ 13 WINDOW OPENINGS

- 1 Finely gauged brick arch
- 2 Size and proportion to match existing windows
- 3 Timber sash window



◀ 14 HOUSING EXTENSIONS

HOUSE EXTENSIONS - terraces (rear only). Again, the example on the left is the better of the two.

◀ 15 HOUSING EXTENSIONS

HOUSE EXTENSIONS - semi detached. The example on the left is sympathetic to the original building whereas the one on the right clashes.

Conservatories

Conservatories or verandahs should be lightweight, constructed of painted timber with plain, untinted glazing. They should be of a design and scale appropriate to the style of house.

Planning Advice

As stated above, extensions that are beyond a certain size will require planning permission and will be assessed on their particular merits, taking into consideration their effect upon the amenities of adjoining residents, whether or not they complement the existing building and their impact upon the appearance of the area. All extensions require Building Regulations Approval.

If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions. These are available from the Merton Civic Centre, Morden, and local libraries. Alternatively you should contact the address below.

**Development Control
Section of the Council's
Environmental Services
Department on
020 8545 3117 or 3238**

New Development

Although it is unlikely to be an option for many home owners, the Council would resist any proposal to demolish existing housing accommodation and redevelop the resultant site, in order to maintain the uniformity of the area.

With respect to potential development within the grounds of the Atkinson Morley Hospital and Cottenham House and former stables, although there has already been significant development over recent years there are a number of buildings, including the main original hospital building of quality which positively contribute to the character and appearance of the Conservation Area by virtue of their overall proportions, materials and detailing.

The Council will, therefore wish to seek the retention of these buildings.

All new development proposals will be assessed against policies within Merton's Unitary Development Plan and will need to preserve and enhance this character and appearance of the Conservation Area, allow for the retention of trees, preserve the open character of the area particularly long distance views.

Special consideration should be given to the need to retain buildings which positively contribute to the character and appearance of the area and the need to locate and design new development to provide an appropriate setting for these buildings and provide for public visibility.

The scale and massing of new buildings should relate to existing buildings and the predominant scale and rhythm of development on the south side of Copse Hill.

Other considerations include the relationship of new buildings to the surrounding landscape and in particular the retention of the soft landscape zone that extends between existing building frontages and the road boundary, and the lawn and woodland behind the hospital.

A separate development brief is being prepared for the hospital grounds in response to plans to close the hospital in the future.

Planning applications for new buildings will be carefully scrutinised to ensure that new development blends in with the surrounding area, in terms of scale, massing and materials used, and respects the privacy and rights to daylight of neighbouring residents.

All new development must preserve and enhance the character of the Conservation Area.

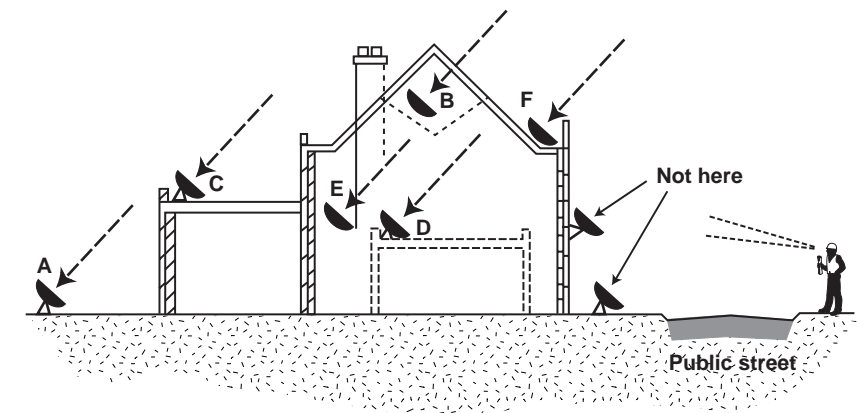
All new development will be expected to meet Merton Council's published guidelines for development and commitment to ensuring that the needs of people with disabilities are met.

Telecommunications Equipment

The installation of satellite dishes and other telecommunications apparatus on the elevations of the houses can have a harmful visual effect on both your own and your neighbours' houses, and the gradual invasion of these types of equipment can have a seriously detrimental effect on the character and appearance of the Conservation Area. The installation of burglar alarm boxes can also affect the appearance of your property, such equipment should, subject to security considerations, be located on the side or rear elevations of your house.

Television aerials, satellite dishes and other telecommunications equipment should, whenever possible, be sited on the rear of property and mounted below eaves level. In some situations, planning permission will be required for the installation of a satellite dish.

The Council will seek to encourage, wherever possible the use of cable services or joint stations to prevent the proliferation of satellite dishes.



▲ 17 TELECOMMUNICATION EQUIPMENT

▲ 16 NEW DEVELOPMENT

Solar Cells & Panels

The installation of solar panels will require planning permission where they would materially alter the appearance of the building to which they are to be affixed. In assessing proposals the Council will seek to strike a balance between the impact on the character of the area and the desire to promote sustainability.

Where proposals are being formulated for the installation of solar panels they should where appropriate be located away from principal roof pitches and if possible designed in such a way that they can be set into the roof coverings to minimise any projection beyond the existing roof slopes.

Conclusions

A greater appreciation of the distinctive visual qualities of the Copse Hill Conservation Area by all owners and residents would result in the gradual improvement in the houses that have been insensitively treated in the past and the maintenance of those that have largely survived in their original form.



If you require a translation of this document, please contact:

এই ডকুমেন্টটির একটি অনুবাদ যদি আপনি পেতে চান তাহলে অনুগ্রহ করে যোগাযোগ করুন:

如果閣下對這份文件需要翻譯請聯絡：

જો તમને આ દસ્તાવેજનું ભાષાંતર જોઈતું હોય તો, મહેરબાની કરી સંપર્ક સાધો:

यदि आपको इस दस्तावेज़ के अनुवाद की आवश्यकता है तो, कृपया सम्पर्क करें:

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਅਨੁਵਾਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ, ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ:

இத்தகவல் பத்திரத்தின் மொழிபெயர்ப்புப் பிரதி உங்களுக்குத் தேவையாயின் தயவுசெய்து தொடர்பு கொள்ளவும்:

اگر آپ کو اس دستاویز کے ترجمہ کی ضرورت ہے، تو برائے مہربانی رابطہ قائم کریں:

020 8545 3055

(9am - 5pm)

For information on this **Conservation Design Guide**, for people who are visually impaired, please telephone **020 8545 3055**. Information can be provided in large print. For enquiries from members of the public with hearing impairments, a minicom facility is available on **020 8545 3245**.

FURTHER ADVICE

If you have any plans to alter property, or you would like some further information regarding the contents of this brochure, then please do not hesitate to contact the **Environmental Services Department** of the Council at the following address.

**Environmental Services
Department,
Merton Council,
Merton Civic Centre,
London Road,
Morden,
Surrey SM4 5DX.**

www.merton.gov.uk

**Development Control South
'Hotline' 020 8545 3117**

**Development Control North
'Hotline' 020 8545 3238**

**Design and Conservation
020 8545 3055**

Most alterations require **Building Regulation Approval**, further information can be obtained by ringing 020 8545 3969

ACKNOWLEDGEMENTS

Residents Association of West Wimbledon
Richard Milward - Historic Wimbledon





Plans & Projects
Environmental Services

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