

Mitcham Cricket Green

Conservation Area Appraisal and Management Plan



July 2013



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Introduction



1.0 Purpose and scope of study

Mitcham Cricket Green is one of 28 designated conservation areas in the London Borough of Merton. It was designated as a conservation area in 1968 and was extended in 1990 to include John's Place in Church Path, Mitcham Garden Village and part of Mitcham Park. An extension was made in July 2007 to include 379 to 393 London Road and 2 and 3 Linden Place. A further extension was made in July 2013 to include Glebe Court on the west side of London Road, the terrace to the south of John's Place in Church Path and the former clinic at junction of Church Road together with open land adjacent Hallowfield Way. Chatsworth Court and Lewis Court were deleted from the conservation area in July 2013.

- 1.1 The Conservation Area Appraisal and Management Plan is the first step in the process to preserve and enhance the character and appearance of the Mitcham Cricket Green Conservation Area and to provide a basis for making informed decisions about its future management. Future change is essential and desirable, but it is important to ensure that it is appropriate to the existing character.
- 1.2 The appraisal and management plan aim to:
 - Identify those elements of the conservation area that contribute towards its character.
 - Identify elements which detract from the character.
 - Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.
- 1.3 Understanding the character of the conservation area is important as the Council exercises its planning powers and ensures coordinated management by all those involved in influencing design quality and change within the area.

2.0 Consultation

Initial consultation on an earlier draft of part of the character appraisal was carried out in 2008. This consultation process highlighted a number of issues which were incorporated into a final draft for consultation in 2010 which included a management plan. This final document which was approved in July 2013 incorporates changes made following the two consultation processes.

3.0 Planning Policy Context

Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as:

“Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.”

In addition, the Act required local authorities to keep their conservation areas under review.

The National Planning Policy Framework defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). In addition, local authorities are required from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas (the management plan).

This appraisal and management plan seek to define the special characteristics of the area and through this analysis, look to the future management of the area and identify opportunities that will enhance it's special characteristics.

This document is guided by the National Planning Policy Framework (2012) and Merton's current Development Plan which comprises:

- The London Plan (2011)
- Merton's Unitary Development Plan (2003)
- Merton's Core Planning Strategy (2011)
- The South London Waste Plan (2012)
- Merton's draft Sites and Policies Development Plan Document (2013)

Once adopted Merton's draft Site and Policies Development Plan Document (2013) will replace Merton's Unitary Development Plan.

Appraisal



4.0 Location and setting

The conservation area is centred on Mitcham Lower Green, to the south of Mitcham Town Centre. It is bounded by Mitcham Common to the east and ends at the churchyard to Mitcham Parish Church to the west.

The conservation area covers the lower green, Cricket Green, Cranmer Green and Three Kings Piece. The area extends to just north of Mitcham tram stop to the south and the junction of Elmwood Road and London Road to the north. It extends over an area of approximately 0.52km².

The area is predominantly flat with the land rising towards the common in the east. To the north is a range of hills extending through Crystal Palace, Sydenham and Forest Hill to the east. This made the area attractive to early settlement because the alluvial deposits proved easier to cultivate than the heavier clays elsewhere in the London basin.

5.0 Historic Development and Archaeology

Historic Development

Mitcham has a significant and varied history which is reflected in its present day character. The earliest historical reference to Mitcham comes from an eighth century document, a charter of 727, confirming the grant by Erkenwald of lands at Mitcham to Chertsey Abbey. Archaeological evidence also points to Roman and early Saxon activity in the area. The presence of Romano-British and early Saxon cemeteries confirm established communities within the area.

The Domesday book records 250 people living in two hamlets, Mitcham (modern Upper Mitcham) and Whitford (Lower Mitcham). By the time of the civil war in 1642, Mitcham had become a prosperous agricultural village with wealthy merchants and those seeking refuge from London life. In 1653, Robert Cranmer, an east India merchant had purchased the manor of Mitcham Canons. In 1680 the lease for a new house on the site of the old parsonage house was granted by Robert's son. The Canons was once the manor house of Mitcham and remained the property of the Cranmer family and their descendants, the Simpsons for over two hundred and fifty years. The dovecote, which pre-dates the house is believed to have been constructed in 1511 and is thought to be the oldest building in Merton.

The village became known as the “Montpellier of England” due to its fine air which was a blessing for Londoners escaping the plague. Mitcham also became an important halting post on the route from London to Brighton, with inns such as the King's Head, now the Burn Bullock, being located along the route.

Lower Green West and the Cricket Green under the control of the Dean and Chapter of Canterbury remained protected as common land, with stewards promptly dealing with any attempts at encroachment. Elsewhere in Mitcham the situation was very different. Piecemeal enclosure was taking place for building and the digging of gravel and removal of turf was destroying the main common. This prompted the formation in 1891 of the Board of Conservators in whom all the common lands of Mitcham were vested including: the Lower Greens, Cranmer Green and the Three Kings Piece.



The Canon and Dovecote

In the 18th century Mitcham evolved as a centre for calico printing as well as the growing and distilling of peppermint and lavender.

Cricket was played on the cricket green from as early as 1707. The popularity of cricket amongst the residents of Mitcham led to the formation of probably the world's oldest cricket club. Before the pavilion was built in 1904, the headquarters and changing rooms of the club were in the Cricketers Inn. During the inter war years, crowds watching the cricket could number as many as 6,000.

The character of much of Mitcham began to change during the 19th and 20th centuries. The arrival of new industries, such as paint, varnish and linoleum manufacture, coincided with the exodus of the wealthy families that occupied the larger houses and the decline of the old industries of calico bleaching and horticulture. Mitcham's rural atmosphere began to disappear and between 1900 and 1910, the population doubled to 29,606.

Settlement Plan

The Medieval village developed as a ribbon settlement, running north east to south west along the London to Sutton road with two centres, Upper Green and Lower Green. The development of the village between the 16th and 19th centuries can be partly characterised by the establishment of large properties within and around the village cores, including Eagle House on London Road and Canons House and Park Place within the conservation area. To the south of the conservation area were Mitcham Hall, Baron House and Mitcham Grove.

Church Road is a long established highway that originally linked the parish church of St. Peter and Paul to the site of “Hall Place”, a substantial medieval house, marked only by a surviving arch from its private chapel.

Along the north side of Church Road are a regular arrangement of house plots. Originally each house plot had a narrow frontage on the road and extended at the rear, with orchards to a back lane beyond which lay the open common field.



Remains of Hall Place chapel

Two other elements typical of medieval settlements still survive. The greens which were used by villagers as rough grazing for their livestock and the strip holdings to the north and north east of the church remain fossilised in the pattern of roads and housing estates of later development.

Archaeology

Within the wider area, the period from the later iron age onwards saw the growth of settlement. Within Merton, from the Roman period and from late Saxon times onwards, this can be characterised by the development of scattered settlements within an agricultural landscape. This produced a network of medieval settlements and homesteads across the borough, now largely hidden following suburbanisation during the 19th and 20th centuries.

One early focus of settlement was probably in the vicinity of the White Hart. A second is likely to have been near the Parish Church where, off Benedict Road, both Romano-British and medieval pottery fragments have been excavated. Yet another was the site of the Medieval Hall Place, where archaeological work, before the erection of Cricket Green school produced a considerable accumulation of Anglo-Norman pottery indicative of an important house.

There is additional evidence of prehistoric and Medieval activity in the area, provided by flint tools and Medieval pottery recovered from the subsoil during excavation to the west of the Wilson Hospital.

6.0 Spatial Analysis

Character areas

The entire conservation area has been designated for its special character. However, within the area there are smaller areas, or character areas, that differ from each other, whilst still contributing to the overall character of the whole. In order to protect and enhance the overall character of the area it is important to understand the special characteristics of these individual areas. This leads to a document that assists the Council's statutory planning functions and the control of development and works to the public realm.

Six distinct character areas within the conservation area have been identified, namely:

1. Church Road
2. The Cricket Green
3. Cranmer Green
4. Three Kings Piece
5. Mitcham Park
6. Mitcham Garden Village

Within the character area sections, two analysis plans help to inform the assessment. The Area Appraisal Plan identifies the key characteristics of the area. It identifies key locations that act as gateways into the conservation area. It identifies local landmarks that enhance the area as well as negative features that detract from the area. Views and significant open and urban spaces are also identified. The Area Appraisal Plans also make reference to suggested environmental improvements which includes sites or buildings that are in need of improvement within the area which are then detailed further in the Management Plan.

Character Areas



- 1 Church Road
- 2 The Cricket Green
- 3 Cranmer Green
- 4 Three Kings Piece
- 5 Mitcham Park
- 6 Mitcham Garden Village

The Building Quality plans identify statutorily listed and locally listed buildings. They also identify other buildings that, although not listed are considered to make a positive contribution to the character of the conservation area. Buildings identified as having a negative impact are those that are considered to have a harmful impact on the character of the conservation area. Buildings identified as having a neutral impact are considered to neither harm nor enhance the character of the area.

This appraisal will outline the features that contribute towards the individual quality of each of these character areas. Within each character area, the appraisal will make reference to the following aspects:

- **Form and layout**
- **Scale and building line**
- **Materials and detailing**
- **Open spaces**
- **Urban spaces**
- **Views and landscape**
- **Public realm and street furniture**
- **Boundary treatments and private space**
- **Significant buildings and groups**

Overview of the character of the conservation area

The conservation area is more a collection of distinct localities than a specific place. The Lower Green and Cricket Green form the central focus of the conservation area around which are located the key areas, namely; Church Road, The Canons and Park Place, Cranmer Green, Three Kings Piece, the Garden Village and Mitcham Park. Each retains its own identity, whilst at the same time relating to the heart of the area.

The most dominant feature within the conservation area is the visual impact of the large areas of green space. Built form is clustered around the greens forming well defined edges. Ages, styles and materials of buildings are mixed, however, the dominant physical layout unifies the area.

The edges of the character area are quite clearly defined, as mixed character, more recent development around the boundaries of the conservation area, give way to the more closely defined historic character of the conservation area. This is particularly noticeable in Church Road when approaching from the north.

The buildings are fairly modest in scale and the predominantly residential development is arranged in short terraces, semi-detached pairs and occasional detached cottages facing on to the village greens. Grander detached houses are found at Park Place and the Canons with larger, non-residential buildings to the south of Cranmer Green. The northern side of Church Road has a more “commercial” feel to it, with two and three storey terraces on narrow plots.

There are a significant number of listed buildings within the conservation area and the area is characterised by a wide variety of styles and types of buildings including; the Parish Church of St. Peter and St. Paul, historic manor houses such as the Canons and Park Place and domestic villas and public houses around the greens.



The White Hart

Another significant feature of the area's character is the historic network of lanes and footpaths some of which are ancient in origin. They create a sense of pedestrian permeability across the conservation area and reinforce the sense of the historic character of the area.

Much of the area, particularly around the Lower Green is affected by the impact of traffic and the associated problems of congestion, noise and fumes. The scale of the green spaces as well as the abundance of mature trees does however, lessen the negative impact.

Summary of Special Interest

The key historic influences and characteristics of the conservation area are:

- Series of linked settlements now forming a collection of distinct localities, each retaining its own identity, but still relating to the overall character of the area.
- Extensive areas of common land of both visual and recreational significance with many mature trees.
- Open spaces bounded by many original, locally significant buildings, primarily residential in character in a variety of architectural styles.
- Contrast between buildings occupying relatively small plots and the scale and openness of the common land.
- Historic network of lanes and footpaths that create a sense of permeability across the conservation area; Jeppos Lane, Glebe Path, Cold Blows Lane and Church Path.

Summary of Conservation Area Issues

The following issues should be taken into account when considering new development or works in the public realm in the conservation area. Reference should be made to the Borough Character Study for more detail on issues and guidance:

Public Realm Issues

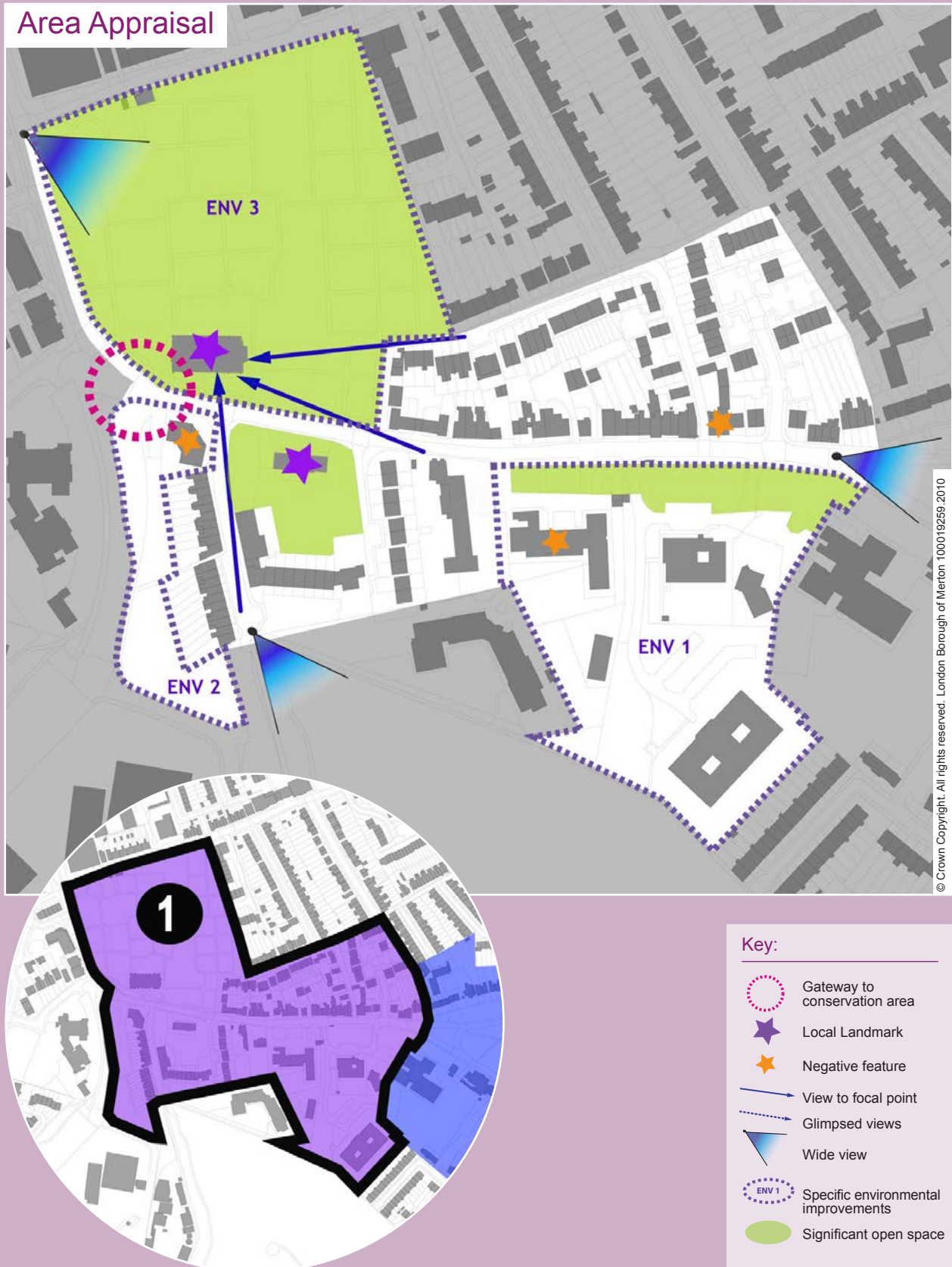
- The narrow public realm with fast moving traffic in Church Road and the heavy traffic on Cricket Green have a negative impact on the character of the area.
- Inappropriate advertising both within the public realm and on buildings creating visual clutter.
- Unauthorised uses can have a harmful impact on the character of the area.
- The loss of street trees and verges.
- The loss of residential front boundaries to accommodate parking in front gardens.

Built Form Issues

- The redevelopment of key sites in the area should be used as a means to reinforce the locally distinctive characteristics of the area.
- The heritage significance of some buildings and areas need to be maximised e.g The Canons.
- The loss of original building features such as porches and original windows and doors has a harmful impact on the character of the area.
- The memorials in the parish church yard are deteriorating and in need of refurbishment.



7.0 Character Area 1: Church Road



Building Quality



Key:

- Listed building
- Locally listed building
- Other building that makes a positive contribution
- Building that has a negative impact
- Building that has a neutral impact



Church Road

The Church Road sub-area covers the area between Mitcham Parish Church and Lower Green West and is centered on Church Road a long-established highway that originally linked the Parish Church of St. Peter and Paul to the site of a substantial medieval house, “Hall Place” now marked only by a surviving arch from its fourteenth century private chapel.

This area embraces an area of specific historic significance and includes properties on both sides of Church Road, extending over residential areas to the north of Church Road up as far as Love Lane and to Church Path to the south of Church Road including Hall Place, Chapel Orchard and Worsfold House. The area also includes properties in Vicarage Gardens and Church Lane the whole of the churchyard and the vicarage including the full extent of its former garden.

Form and layout

The Church Road Character area has distinctive characteristics that distinguish it from the rest of the conservation area. The eastern entrance to the conservation area is marked by the large expanse of open space of the church yard. This is seen in stark contrast to the built up residential/industrial areas to the north and west. The former clinic at junction of Church Road and Church Path lies at the gateway into the conservation area when approaching from north along Church Road. The corner site occupied by the single storey former clinic together with open space adjacent to Hallowfield Way contributes to the quality of the townscape in this gateway position into the character area, however, these are in need of significant improvement. The Church and former vicarage reinforce the gateway into the conservation area and are both

listed. Development to the north of Church Road forms a strong edge, with buildings on narrow plots lining the edge of the road. To the north of the Church Road frontage, plots remain narrow as more recent development, predominantly since the 1950's has filled the rear gardens of the Church Road buildings.

Today, this area has a close knit, intimate feel with closely spaced terraces of buildings of modest scale.

The south of Church Road has two distinct areas in terms of form. The area behind the old Vicarage including Church Path is characterised by narrow plots, increasing in scale to Vicarage Gardens where semi detached cottages occupy slightly larger plots. Further to the east, the built form is much more open, with large footprint buildings set in open grounds, reminiscent of the open space that remained there until relatively recent years.

Scale and Building Line

The buildings in the character area are primarily two storeys, some with additional floors contained within a roof form as in Church House. The buildings on the northern side of Church Road are a mix of two and three storey terraces. The buildings fronting the northern side of Church Road have a very strong building line with minimal variation. To the east between numbers 6 to 30, the building line is less uniform. To the south, the more recent development is generally of two storeys and set back from the edge of the road behind large landscaped areas. Worsfold House is set well back from the frontage and is not visible from Church Road. It is a single storey building that has little impact on the character of the conservation area. The form of this later development on the southern side of Church Road is in stark contrast to the tightly knit, high density development hard up to the back of the pavement line on the north side.

The compact two storey terraces around Church Path have a spacious feel owing to the single sided nature of the path. The parish centre is located behind high boundary walls which form the eastern boundary to the road and create a strong edge. At its southern end, Church Path opens out to the more contemporary Saints Mews. Additional contemporary development rear of 19 Church Road follows the same form and scale as Vicarage Gardens and Church Path, with short cul de sacs of properties at right angles to Church Road, creating a number of quiet residential enclaves off the main road.

The residential area to the north of Church Road including Church Path and Love Lane has the characteristics of a quiet residential backwater. Rear boundary walls front one side of Church Path while small courts of two storey contemporary houses occupy the western side. The character of Love Lane as it curves around towards the Church is mixed, with three storey flats stepping down to two storey short terraces curving around and framing the view of the Church. The western end of Love Lane is pedestrianised and fronts the open space of the Church yard, giving it a very distinctive, small scale, historic character. Morland Close is a contemporary estate of two storey short terraces, laid out as a series of small courts. The area is set well back from Church Road and does not influence it architecturally.

The roofscape is punctuated by the chimneys of the older properties. The Church stands proud over the overall level of the surrounding buildings.

Materials and Detailing

The variety of building materials that are found in the area are indicative of the different phases of the areas development. The very earliest surviving examples include the remnants of the medieval fabric of the tower to Mitcham Parish Church and the 14th century stone and knapped flint remains of Hall Place.

A number of early buildings in the area are of part brick/part timber construction such as 42-46 Church Road, but by far the most predominant material in the area is brick, either fair-faced or with later render. Many of the earlier buildings incorporated a red brick such as the rear elevation of Church House whilst later Victorian buildings were built of a yellow stock brick, often with brick dressings in a contrasting colour as in the cottages in Church Path. However along the southern terrace on Church Path this detailing has been lost in places with many houses having had render added to original brickwork. Later buildings also have pebbledash and timber strapwork as in the front gables of the houses in Vicarage Gardens. The most recent buildings are also predominantly of brick, but of a more modern, uniform colour and texture to the earlier bricks. There are also examples of the modern use of render, as in 48-50 Church Road and the new development on the site of 54/56 Church Road, which also incorporates a modern interpretation of the use of timber cladding.

Roofs are predominantly pitched and roofing materials vary between plain clay tiles, pantiles or, increasingly during the 19th Century, (Welsh) slate. Many of the earlier buildings have traditional double-pitched "London" roofs with central valley gutters, which at the time was a more economical way to span deeper buildings using shorter timbers.

Windows to the earlier buildings are predominantly double hung sash windows with a vertical emphasis to the window opening proportions. However in many cases these have been replaced with modern window types. Other window types include casements both to some earlier buildings and also more modern developments. Vicarage gardens have composite windows to the ground floor bays and front gables however, many of these have been replaced with modern window types of different styles and detailing.

The modern developments on the south side of Church Road incorporate a variety of predominantly modern window styles and types commensurate with the diversity of their architecture.

Open Spaces

The most significant open space within this sub area is Mitcham Parish Churchyard. The Churchyard as it now stands has developed gradually over centuries from the small 'Ancient Churchyard', which was largely confined to the area immediately around the church until 1855 to an extensive site covering some 2.9 Hectares. The boundaries of the 'Ancient Churchyard' are defined by stone boundary markers set into the ground and is also perceptible through the lines of mature trees which roughly follow the old boundary.

The Historic churchyard contains many memorials to important local people as well as those of significant historic interest, a number of the monuments are included on the Statutory List of Buildings of architectural or historic importance. Many tombs in the churchyard extensions are unmarked, however, the Surrey Family History Society have undertaken an extensive survey. There are many monuments of local historical interest, including the family grave of the Mizen family, a family of market gardeners and horticulturists who were prominent in local life in the



Towards the church across the churchyard

latter part of 19th Century. Many memorials in the churchyard are in need of renovation. The churchyard is a key amenity space in the area and is used as refuge from the busy road around it. It is a site of local importance for nature conservation notable for grassland species and mature trees. The churchyard represents the start of a chain of public and private open spaces running from the Church through to Lower Green West and the Cricket Green and taking in the grounds to Cricket Green School, Hall Place, Worsford House and Chapel Orchard, that provides a significant green swathe that runs through the Church Road and Lower Green area. The mature tree planting to the south side of Church Road is a significant contributing feature to the conservation area contrasting with the far denser development on the north side of Church Road.

The garden to the Vicarage is also an important space, a remnant of its original much larger grounds, which include many significant trees. It is enclosed by a high brick wall and is a quiet haven away from the bustle of Church Road. The open land adjacent Hallowfield Way contributes to the quality of townscape acts as it acts as a landscape buffer to the busy Church Road whilst delineating the gateway into the conservation area.

Trees make an important contribution to the character of the area and also contribute to environmental quality by mitigating the effects of traffic noise and counteracting the effects of pollution. The most significant trees are those surrounding the churchyard screening it from the busy Church Road. There are also significant trees within the garden of the former Mitcham Vicarage. The trees on the south side of Church Road between Vicarage Gardens and Lower Green West are a major feature of the conservation area contrasting with the more urban character prevailing on the north side of the road.

Urban Spaces

The main urban space in the area is the thoroughfare of Church Road, its junctions with the Lower Green to the east and Hallowfield Way to the west. The Church and the former single storey clinic at the junction of Church Road and Church Path, defines the gateway to the conservation area, is at a significant location and would benefit from improvements. Church Road is a fairly narrow road with narrow pavements with a tight pinch point between the Vicarage and Hall Place. To the east of this, the character of the street opens out because of the open space to the south in front of Hall Place and Chapel Orchard, relieving the impact of the considerable volumes of traffic.

Views and landscape

Entering the character area from the north, the fragmented residential and industrial development opens out to the wide, green expanse of the church yard, punctuated by the parish church at its southern end. The openness of the church yard marks the transition from the surrounding later development to the more historic and tighter knit character of Church Road. The Church, located at the bend in the road reinforces the strong identity of this entrance into the area.

This part of the conservation area is dominated by the Church, which can be seen from a number of vantage points. The Church reinforces the gateway to the area. It terminates the vista along Church Path, back up towards Church Road. The Church also terminates the view to the west along Love Lane. At the southern end of Church Path, the view opens out towards the open space of the playing fields giving a sense of space in contrast to the narrow frontage urban terraces. At the eastern boundary of this character area, the narrowness of Church Road opens out towards the Cricket Greens, with wide views of the open space as well as the many historic buildings that line it.

Public Realm and Street Furniture

The public realm around the southern side of Church Road is very mixed in quality. Although the large landscaped areas have many mature significant trees that make a positive contribution to the character of the conservation area, the detailing, in terms of fencing and hard surface treatment is poor, having a negative impact on the character of the conservation area. Uncontrolled parking in this area has a negative impact on the character of the conservation area as a whole.

Street furniture in this area is generally modern. The street lighting, with very tall utilitarian lampposts reflects the character of the carriageway and not the area as a whole. There is a traditional post box at the junction of Vicarage Gardens and Church Road. The area has benefited from the Council's program of bespoke conservation area street name signs.

There are a few surviving examples of historic street furniture within this part of the conservation area. Although the roads have modern surfaces the kerbs along the south side of Church Road are granite, but of a small cross-section suggesting that they are not the original. The north side of Church road has a mixture of mainly slim modern concrete kerbs and some granite probably recycled from other sites. The pavements are of a bitumen finish. The area probably would not have historically had York stone pavements having relatively rural origins, but the area could be improved with a more sensitive surfacing, possibly a bonded gravel or natural aggregate bonded into the surface.

Church Road would probably have originally had cobbled gutters and large granite kerbs and consideration could be given to re-introducing these details when future resurfacing is considered.

Boundary Treatments and Private Spaces

The phases of the extensions to Mitcham Parish churchyard are perceptible in the churchyard boundary treatment to Church Road, which comprises a low flint wall with stone copings and dressings immediately in front of the church with relatively modern railings. There is evidence of former piers which were probably removed when the original railings were taken down most likely during the second world war. The surviving gate piers show fine Portland stone detailing with flint infill panels. The boundaries to the churchyard extensions to Church Road and Miles Road are less finely detailed comprising yellow stock brick with concrete copings and plain yellow brick gate piers and without any railings with a fairly dense tree and shrub screen behind.

A small section of original railing survives along the churchyard boundary to the new Venus Mews residential development.

The modern developments on the south side of Church Road have a variety of boundary treatments within the sites varying from chainlink fences supported on concrete posts, utilitarian galvanised steel anti-intrude fencing, some timber fencing and modern mild-steel gates onto Church Road. This would benefit from a co-ordinated approach and a more consistent approach to design of boundaries.

The front garden Boundaries to Vicarage Gardens comprise distinctive low brick walls finished with rough cast render with a distinctive basket bond brick coping over a red tile creasing, with timber gates.

Many properties within this sub-area are hard up to the back of the pavement line with doors opening directly onto the street. Other boundaries are a mixture of low brick walls, some with railings above, such as 80 - 82a Church Road and Church House.

Similarly in Love Lane the properties have a mixture of low timber fences to older developments and metal railings. Many of these boundaries are complemented by shrub planting contributing to the areas suburban character.

Significant buildings and groups

There are a number of buildings in the Church Road sub area of significance to the conservation area, most notable are the Church and the former Vicarage opposite, both of which are listed and frame the entrance to the conservation area. Church House at 60-64 Church Road is also listed and is an important early to mid 18th Century terrace. Nos.19, 14-20 (even), and No.32, (The Bull Public House) are all locally listed.

Important buildings within the sub area can be divided into seven distinct types comprising:-

1. Individual early to mid 19th Century houses and villas

Church House, 60 - 64 Church Road: Listed Grade II Church House is of brick and render with exposed brickwork on the rear elevation. It has a traditional double-pitched gabled mansard roof with plain tiles and flat roofed dormer. There are railings set within rendered brick piers, enclosing the small front gardens. Nos 60-62 have a central entrance with six panelled door. No 64 has entrance to left with matching pilastered open pedimented doorcases with 'Gothic' fanlight and mid 19th century panelled door.

Mitcham Vicarage: The grade II listed former Vicarage, which along with the church frames the entrance to the Conservation Area, was built in 1826. It is two storey and constructed of a pale yellow brick under a low hipped slate roof with deep eaves. The original part of the house is symmetrical, and a typical late Regency villa.

19 Church Road: To the east of Vicarage Gardens lies the locally listed No. 19 Church Road. Dating from before 1841 this is a two storey rendered house with a traditional double-pitched slate roof. The road frontage has a pair of single storey bays, probably added in the mid 19th Century. The main entrance with a classical portico is on the west elevation.

2. Small terraces of early to mid 19th Century cottages:

John Place, Church Path: A locally listed terrace of two storey artisans cottages. They are of simple design, without decorative ornamentation. The significance of these cottages derives from the composition of the facades with individual houses forming part of a larger unit. The terrace also frames the view of the Church tower when seen from the south. The terrace to the south of John Place is slightly later and has lost more of their original features with many having had render added to the original brickwork. Built in 1904 they are of some historic interest and form an intrinsic part of the character of Church Path.

14 - 20 Church Road: A short terrace of four two storey yellow stock brick cottages with slate pitched roofs. Nos.14 and 16 Church Road were originally built as a single house in about 1830, and their symmetrical elevation and hipped shallow double pitched roof with a central valley gutter show a Regency influence in their design. Significant features include the fine rubbed brick flat arches to the front elevations and the form of the traditional London roof.

14 - 20 Love Lane (Laburnham Cottages): A short early 19th Century terrace of two storey cottages dating from 1853 and arranged in two pairs separated by a central covered passageway through to the rear gardens. It has a continuous double pitched roof with hipped ends and projecting chimney stacks.

2, 4 and 6 Love Lane: Located on the pedestrianised section of Love Lane this group comprises a semi-detached pair and single detached early 19th or possibly earlier cottages. Originally of brick all have been rendered over in a mix of coloured and smooth and textured finishes.



View along Love Lane towards the church



The Old Vicarage



Church Path

3. More recent groups and terraces

Vicarage Gardens: A pleasant group of semi-detached houses dating from the 1930's located to the east of the Vicarage along a cul-de-sac. Constructed from brick with prominent square bays to the ground floor frontages under steeply pitched tiled roofs with large inset gables. The well-planted front gardens give this quiet cul-de-sac an attractive unity and cohesion.

Housing on site of 54/56 Church Road, Mitcham: Occupying the site of an historic pair of timber framed cottages, these houses comprise a three storey building fronting Church Road and a pair of two storey cottages with the upper floors within the roof form at the rear. The three storey building fronting the street is of a contemporary design, which successfully reflects the massing and proportions of the adjacent listed Church House and fits in comfortably within the street scene.

4. Terraces of shops with residential or other uses above located in Church Road.

42 - 46 Church Road: Comprising a three storey, mid-18th Century terrace probably originally built as houses and later adapted to provide shops at ground floor level with accommodation above. No.46 retains the original sash and casement windows, with the frames flush with the face of the brickwork, typical for the period. The roof is a hipped double pitch with an internal valley gutter. The stock facing bricks, gauged rubbed brick arches to the first floor windows are all original. Particular significant features include the original Georgian style windows and the traditional roof tiles to No 46, and the architectural proportions and detailing of the front elevation.

34 - 40 Church Road: This terrace is also three storeys and dates from the late 18th/early 19th Century. The end property, No 34 appears to have been rebuilt at some stage. Whilst of historic significance due to its age and design the buildings have undergone some rather unsympathetic alterations. The building does however retain the scale, rhythm and proportions of the original and it is possible to envisage its original appearance.

48 - 52 Church Road: A mid 20th Century two-storey terraced pair designed as shops with residential above. These have since been altered with ground floor shop units incorporated into the residential units involving removal of the shop fronts. These represent typical interwar shopping parade development. They are examples of an architectural style typical of the 1930s and are evidence of a pattern of change and renewal that has taken place within the area over time.

5. Structures associated with earlier historic houses

Remains of Archway, Cricket Green School: This is a freestanding section of wall incorporating an inset depressed pointed arched moulded doorway constructed from stone and knapped flint. It is about 10 feet high and 12 feet long and is believed to possibly date from the 15th Century although much restored during the 19th Century and after.

6. Public Houses

The former Bull Public House: Formerly a coaching inn known in 1789 as 'The Black Bull' this is a locally listed building, and has been much altered over the years. The main building essentially Georgian in character has had its elevations remodelled, probably during the 19th Century. It has a double pitched roof concealed behind a parapet. The first floor elevation of recessed Georgian sash windows is symmetrical with a central blind window doubling as pub sign. The ground floor former pub frontage has an ornate, elaborate, Victorian-style with four



New development rear of 19 Church Road

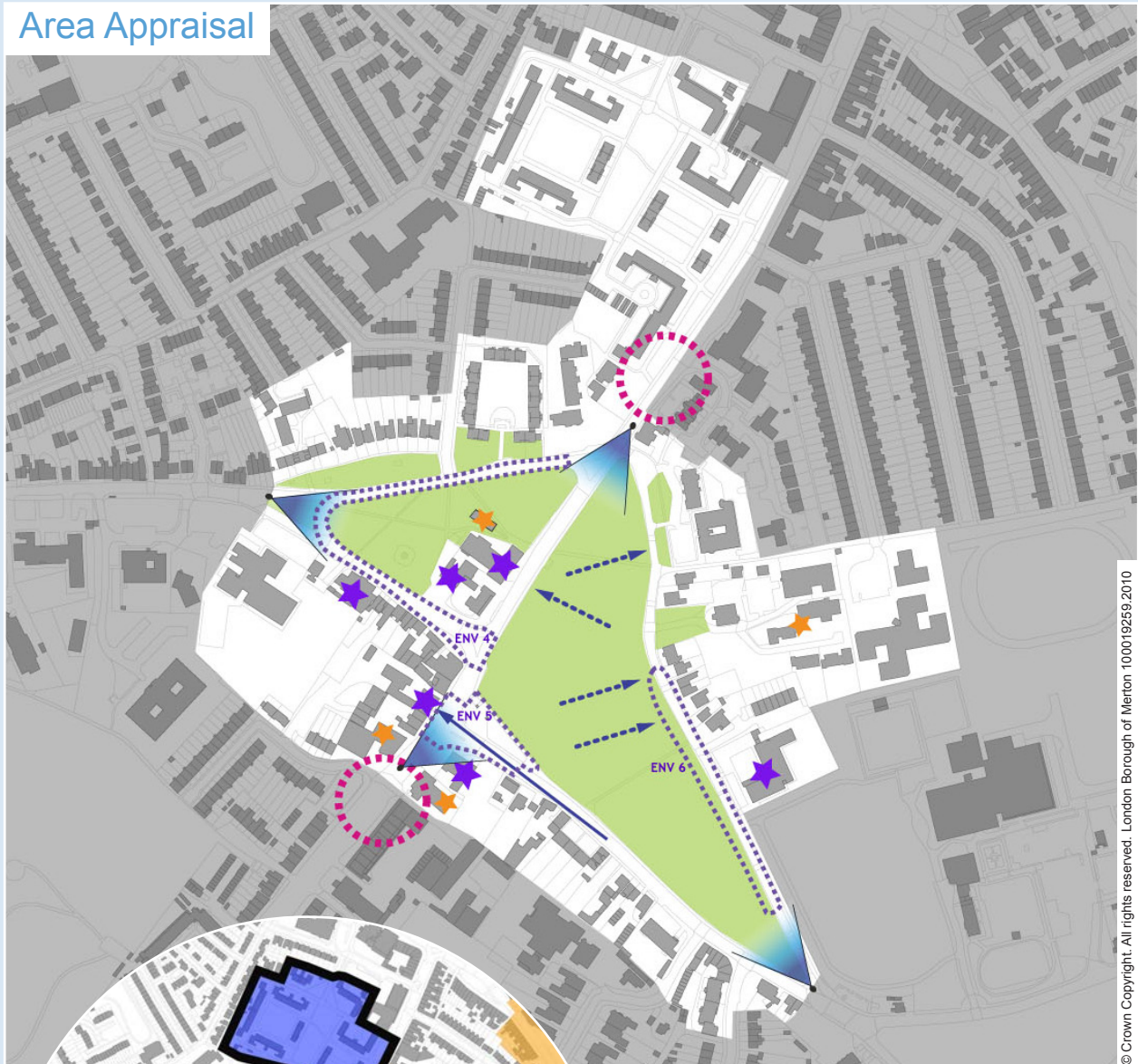
wide double pilastered panels separating the three windows and door. There are tiled spandrel panels below the windows probably dating from the 19th Century. The building currently requires attention to ensure that it's fabric is not damaged beyond repair.

7. Community Buildings

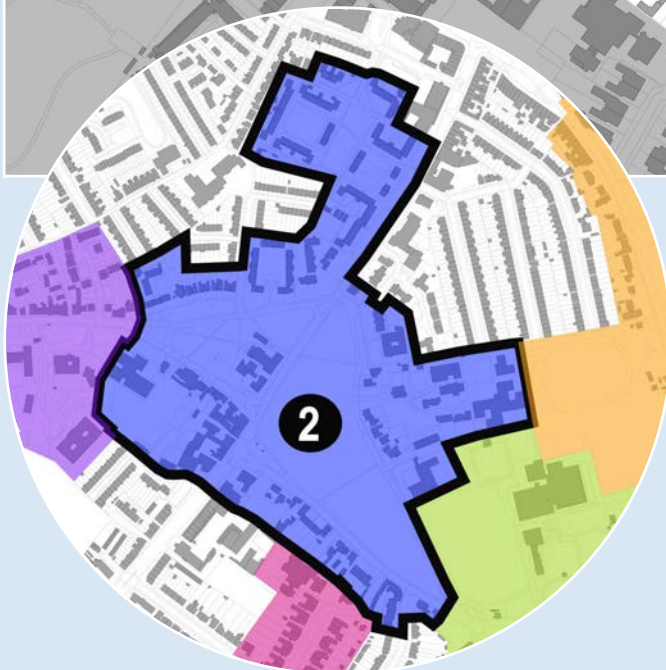
Mitcham Parish Church: The current grade II* listed church was rebuilt between 1819 and 1823 in Gothic style on the site of an earlier church possibly dating from the 13th Century. Part of the fabric was retained in the lower section of the present tower. The architect for the present church was George Smith, and the builder John Chart. It has a slate pitched roof behind a parapet. The church is aisled with a clerestory and has a five light east window with interlacing tracery. The square tower is composed of three stages with louvres to the bell stage and topped by crenelated parapets with octagonal corner turrets and pinnacles. The interior has clustered piers to the tall painted arcade arches, with shafts rising to the ribbed vaults. Further alterations and repairs were carried out in 1869-70, by Edwin Chart, and again 1875-76 when a gallery was added. This is a landmark building within the conservation area.

8.0 Character Area 2: Cricket Green

Area Appraisal



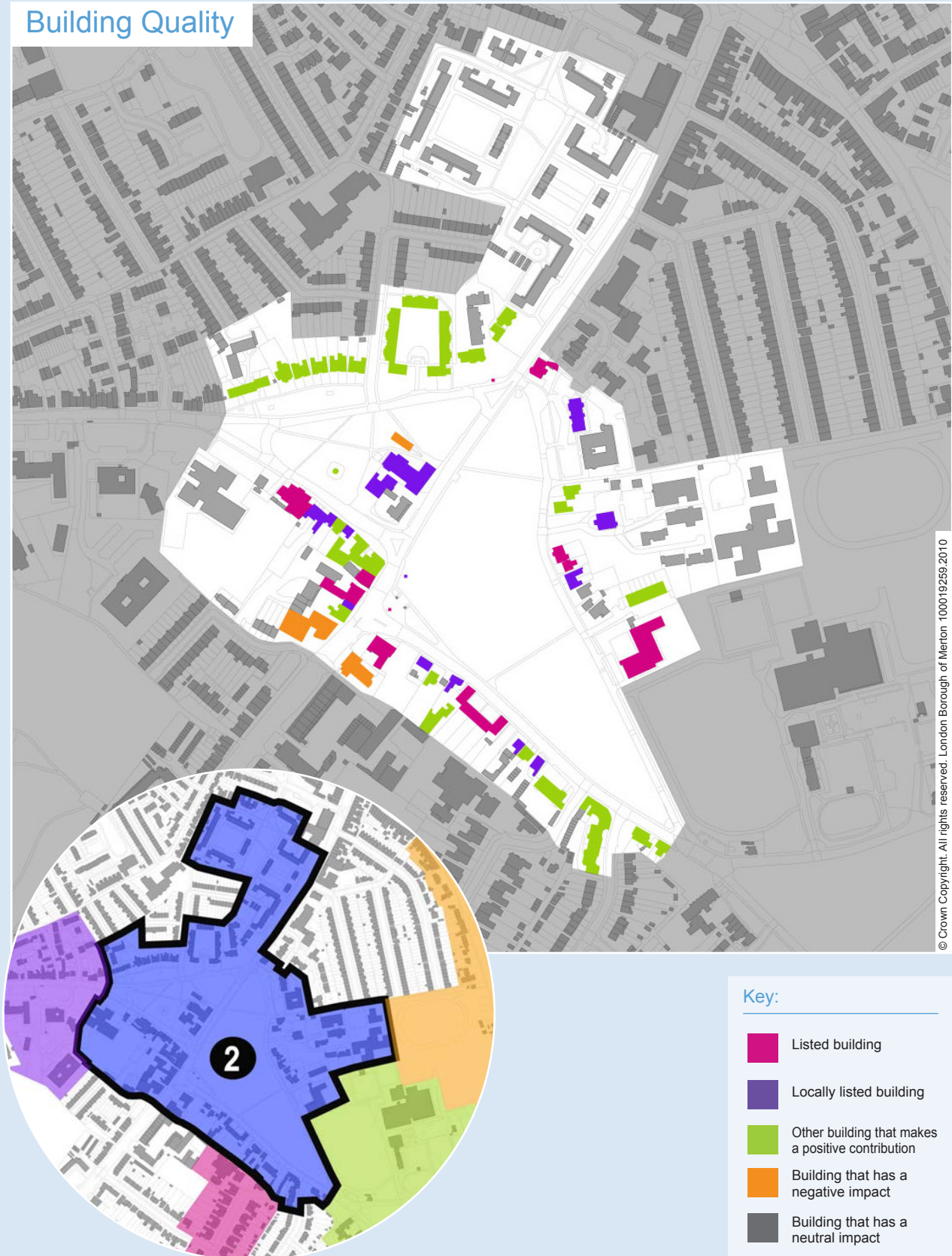
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Key:

- Gateway to conservation area
- Local Landmark
- Negative feature
- View to focal point
- Glimpsed views
- Wide view
- Specific environmental improvements
- Significant open space

Building Quality





The Cricket Club

From the more confined character of Mitcham town centre and Church Road, views suddenly open out into the generous expanses of the greens edged with buildings. This sub area represents the core of the conservation area and covers an area straddling London Road. It includes both the Lower Green West and the Cricket Green and the many historic buildings that surround them. The Cricket green is the larger of the two greens with an extensive open character, surrounded by modest buildings of varying ages and styles illustrating the changes that have occurred in domestic architecture over five centuries. In contrast, lower Green West is much smaller and has a more confined character, with some of the area's most significant buildings being located within the green. Vestry Hall, the Fire station and the Cricketers Pub combine to create a significant group of buildings at the centre of the sub area.

This sub area contains a high proportion of historic buildings with seven listed buildings and nine buildings on the local list.

Many mature trees surround both greens, reinforcing the historic and aesthetic appeal of the area.

Form and Layout

The layout of the Lower Green sub area is in stark contrast to the more confined layout of the Church Road area. The Cricket Green has a very open layout, with the buildings that surround it varying in age, style and building line. The layout is informal and indicative of the way the area developed over time. Buildings are arranged in groups of terraces, detached and semi detached houses with a wide variety in building line. Plot widths vary from narrow fronted terraces at Bramcote Parade on Cricket Green to the larger footprints of the Methodist Church, the police station and Brook House. A departure from the piecemeal development of the area is Glebe Court which is a post war development of flat blocks and bungalows set in a high quality landscaped area. Building forms vary from the modest two storey brick and timber

framed cottages and terraces to the distinctive courtyard layouts of the Almshouses and Glebe Square and the more grand town houses of which Mitcham Court is an example. The small scale development around the greens is punctuated with more imposing civic and community buildings such as the Vestry Hall, the police station and the Methodist Church. Off to the north of the greens is Glebe Court which comprises of predominantly six storey flat blocks interspersed with bungalows. This variety in form and layout, gives the area an eclectic, high quality character that is unified by the greens.

The tight layout of the parades on the western side of London Road and the southern side of Lower Green West, creates a strong urban corner, contrasting with the openness of the greens. Glebe Court with its landscaped boundary treatment acts as a gateway which marks the transition from the commercial core of the town centre into the Cricket Green character area. The group of buildings made up of The Vestry Hall, Fire Station and the Cricket Green pub fronts the Cricket Green and creates its northern built edge. The group fronts the Cricket Green emphasising its importance in the hierarchy of spaces and visually separates the two greens. The group backs on to the Lower Green, contributing to its smaller scale more residential character.

Scale and Building Line

The buildings in the conservation area vary from primarily two storeys around the greens to a mix of two, three and six storeys along London Road. More recent buildings within the sub area tend to have lower floor to ceiling heights than the older buildings and as a result tend to have a more horizontal emphasis compared to the predominantly vertical emphasis of the older buildings. The former bank at the corner of Lower Green West and London Road and the Vestry Hall on the green, form a focus of higher buildings, reinforcing this area as the core of the sub area.

Materials and Detailing

The variety of building materials that are found in the area are roughly indicative of the different phases of the areas development. The very earliest surviving examples include the remnants of hardwood frame construction with brick infill to the rear of the Burn Bullock public house to predominantly softwood framing to the 17th and 18th Century cottages.

Softwood framing was a particularly common form of construction from the 18th Century onwards and in the case of Chestnut Cottage has a render finish to give the impression of a more solid construction.

A number of early buildings in the area are of part brick/part timber construction such as Elm and Ivy Cottages, the main part of the Burn Bullock public house. However, by far the most predominant material in the area is brick, either fair-faced or with later render, such as Elm Lodge and Cricketers Cottages. The very earliest buildings used a brownish red brick, such as in the infill panels to the rear range to the Burn Bullock.

Many of the 18th and early 19th Century buildings within the sub-area incorporated a yellow brick such as Mitcham Court and the former Parish Rooms whilst some of the later Victorian buildings included red brick as in the Vestry Hall, the Fire Station and the former bank, and gault (white) brick, often with brick dressings in a contrasting colour as in 326 London Road. Evidence of the transition from yellow to red brick can be seen in the terrace comprising 352 -356 London Road, with the earliest of the three buildings being of yellow brick and the later in red.



Preshaw Crescent, Lower Green West

Later 20th Century buildings show a return to the use of a yellow stock brick as evidenced in the Cricketers Public House, Mitcham Police Station, Brooke House, the Methodist Church and Glebe Court. Stone is also used in some of the grander buildings such as Portland stone to the ground floor of the former bank building, Mansfield stone to the entrances to Vestry Hall and red sandstone to the piers and fascia of Mitcham Fire Station. Other 20th Century buildings also have pebbledash and timber strapwork as to the front gables of the houses in Preshaw Crescent and Sibford House.

Roofs are predominantly pitched and roofing materials vary between plain clay tiles, pantiles or, increasingly during the 19th Century, (Welsh) slate. The more modern later 20th Century buildings include different roof forms and the use of different materials, most distinctive is the listed Methodist Church with its striking saw tooth roof finished with lead.

Windows to the earlier buildings are predominantly double hung sash windows with a vertical emphasis to the window opening proportions. However in many cases these have been replaced with modern window types. A distinctive feature on the post-war flat blocks of Glebe Court are the panelled concrete balconies.

Open Spaces

This part of the conservation area is defined by the quality of its open spaces. The open spaces within this sub area are Cricket Green and Lower Green which provide the focus for the conservation area as a whole. The Lower Green is characterised by the wide verges to the north of the Lower Green and the mature tree planting forming avenues encircling the green which is a significant contributing feature to the character of the area. The main focus of Lower Green is the War Memorial. Although the edges of the space are well defined by the buildings that surround it, the group comprising the Fire Station, Vestry Hall and Cricketer's Pub do not directly front the open space and this results in the area having a more informal, undefined character. The open



Across the Cricket Green

landscaping layout of Glebe Court and boundary treatment of trees along London Road make a positive contribution.

By contrast, the main focus of the Cricket Green is the Cricket Pitch and the pavilion located across a busy road. The majority of the key buildings within the conservation area front the green, establishing it as the most important open space within the conservation area. On the eastern side of the Cricket Green, Chart Close and Birches Close create quiet backwaters set away from the busy Cricket Green. Again mature trees enclosing the Green make a significant contribution to the character of the area.

Urban Spaces

The main urban space in the area is the thoroughfare of London Road and its junctions with the Lower Green to the west and Cricket Green to the east. The urban spaces are affected by the impact of the heavy traffic passing through the area and the Lower Green is located on a major road junction between London Road and Church Road to the west and Madeira Road to the east. However, the scale and quality of the public spaces ensures that the overall character of the area is still maintained. Cold Blows Lane is a historic lane which connected the common and the cricket green through open fields before the area was developed. It has attractive flint knapped walls and takes its name from Cold Winds that blew along it.

Views and Landscape

Trees, particularly those enclosing the green and lining the main roads encircling the green, are a significant feature of the conservation area and this sub area in particular. The trees and green spaces are of absolute value not only to the areas character but also to the areas biodiversity. A number of trees in the area have been identified as being of particular significance and are now protected by Tree Preservation Orders.

At the gateways to the open space, significant views open out from the confined spaces of the surrounding roads, such as Church Road and London Road to the wide open spaces of the greens. The attractive buildings surrounding the open spaces create impressive streetscapes, set behind the mature trees that surround the greens. There are important local views and vistas towards the Vestry Hall, and the Burn Bullock and White Hart public houses. The main significant panoramas however are the wider street views of the groups of buildings which act as the backdrop when viewed across the open spaces.

Public Realm and Street Furniture

Street furniture in this area is generally modern. The street lighting, particularly along London Road and Lower Green West comprises very tall lamp posts which are very utilitarian in appearance, reflecting the character of the road rather than the area as a whole. There are some Victorian, lantern style street lights along the east side of Cricket Green which are more appropriate to the character in terms of style and scale as well as lower levels of overall illumination.

There are, however, a number of historic structures, including the Grade II Listed milestone on the corner of Lower Green West and London Road and the horse trough which commemorates the golden jubilee of Queen Victoria at the southern junction of Cricket Green to London Road which make a positive contribution to the areas character.

A particular feature of the Lower Green is the low timber bollards that define the edges of the unenclosed areas of the green, particularly along the eastern edge of the Cricket Green and along the deep grass verge to the north of Lower Green West. Elsewhere there are a variety of different railings, with low hooped railings enclosing grassed areas between the Cricket Green and the road.

Efforts to control parking on pavements through the use of bollards, particularly adjacent to the former bank building on the corner of London Road and Lower Green West, restricts the width of the footway. Pedestrian barriers and an ad hoc mixture of paving and some redundant street furniture all contributes towards an uncoordinated appearance.

Pedestrian routes and road crossings need rationalising particularly links to the Vestry hall and the Lower Green itself and the routing of northbound traffic around the Lower Green should be reviewed with the aim of improving the environment for residents and pedestrians.

Roads have modern surfaces and kerbs are mainly slim modern concrete with a mixture of block paving, concrete slabs and bitumen pavements.

There are a few surviving sections of granite kerbs, but traditional granite sett gutters have long disappeared. The area probably would not have historically had York stone pavements having relatively rural origins, but the area could be improved with a more sensitive surfacing, particularly around the Lower Green and the London Road junctions to replace the current mix of paving materials with a more cohesive unified approach. Possibly large format concrete slabs, or even some York stone particularly along the London Road footways, such as in front of significant buildings.

Boundary Treatments and Private Spaces

Most of the buildings are located close to the street and have relatively small front garden areas enclosed with a variety of boundary treatments ranging from distinctively detailed low timber fences and gates in front of Preshaw Crescent, low brick walls in front of cottages on the south side of Lower Green West, low brick walls with metal railings, mainly modern replacement of earlier wrought iron railings such as at the former Parish Rooms and Elm Cottage and slightly more informal boundaries along the east side of the Cricket Green.

Along London Road and also on the south side of the Cricket Green, buildings are aligned hard up against the pavement without any spaces in front.

Significant buildings and Groups

There are a number of buildings in the Cricket Green sub area of significance to the conservation area, most notable are the Burn Bullock and 346/348 London Road both of which are listed and of timber framed construction are amongst the oldest surviving buildings within the borough. There are a significant number of listed buildings around the Cricket Green.

The sub-area reflects a variety of different architectural styles that have developed over the years ranging from the medieval in terms of the rear of the Burn Bullock and 346/348 London Road, to 1930s moderne in the case of Bramcote Court to innovative use of new materials in the late 20th Century as reflected in the Mitcham Methodist Church.

Many of the earliest buildings are timber framed some of which have had their front elevations modified during the 18th and 19th Centuries such as the Burn Bullock. This seems to have been a fashionable practice in the area at the time to give buildings a more modern appearance and also as a demonstration of the wealth of the owner.

The most significant buildings and structures within the sub area can be divided into ten distinct types comprising:

1. Individual early to mid 19th Century houses and villas

326 London Road: A late 19th Century detached house the last survival of a row of detached and semi-detached houses that used to be located on the west side of London Road between the Upper and Lower Greens. The building, which now provides offices for the Citizens Advice Bureau is distinctive with white "gault" brick front elevation with projecting brick quoins and red-brick dressings and details.

Elm Lodge: Built around 1808, stands at the northern end of the Cricket Green. It is a grade II listed building and it neatly turns the corner to commence the development overlooking the east side of the Green. A detached, two storey, stuccoed Regency villa, under a shallow pitched, slate roof and typically wide, open bracketed, eaves, it presents three symmetrical bays to the Cricket Green.

Mitcham Court: Originally known as Elm Court the locally listed, Mitcham Court was probably erected as a villa around 1824 and was roughly square in plan. It was subsequently extended with the addition of two symmetrical wings to its present form around 1870. The front elevation is composed of three elements comprising the original house and the two later wings to each side, linked by a continuous raised string course at first floor level.



Mitcham Court

White House, 7 Cricket Green: The White House is an elegant grade II listed, detached late 18th Century house with a "modernised" front facade dating from around 1826. The three storey, three bay coursed stucco elevations fit under a shallow pitched roof with corniced parapet.

Chestnut Cottage: Also grade II listed. A charming two-storey timber framed house with a plain tiled double pitched "London" roof and a symmetrical front facade, terminating in a low parapet. The front elevation has had its timber-boarding replaced with render on lathes, probably an 18th Century modernisation to give the impression of a more solid construction.

2. Small terraces or semi-detached pairs of early to mid 19th Century cottages:

Ivy and Elm Cottages and Kingsdene: The semi-detached Ivy and Elm Cottages are built of red brick under a hipped slate pitched roof with the entrances at the extremities and the recessed sash windows forming a symmetrical pattern. They probably date from around 1800, and are locally listed buildings.

The adjoining third cottage, separated from the other two by a covered passageway in this group is Kingsdene, which is also locally listed.

Caxton Cottages: Built in 1879 from a white "gault" brick these are also locally listed. Two storeys with a pitched roof to eaves, originally they would have had Welsh slate roofs.



Cricketers Cottages: Adjoining Caxton Cottages these date from the early to mid 19th Century and are also locally listed. Built of brick that has been rendered over and painted, these are a symmetrical pair of cottages with entrances at either end.

Nos.11 and 13 Cricket Green: These are a locally listed semi-detached pair of early to mid 19th Century villas. They are two storey, with painted pebbledash under a hipped slate roof with lead flashings. Both have elegant iron porches under tented lead canopies.

Mary Tate Almshouses: Grade II listed these are a single storey and arranged as an open courtyard facing onto the Cricket Green and were erected in 1829 on land formerly occupied by the Tate family's Mitcham house. Financed by Miss Mary Tate for "twelve elderly ladies of good character, regular Church of England communicants and who had never been a charge on the Parish". The Almshouses were built to the design of John Buckler in modified Tudor style in yellow stocks under a slate pitched roof forming three sides of a rectangle facing the Green.

8 and 10 Cricket Green: A two storied semi-detached pair, originally of brick but latterly rendered under a pitched tiled roof, were erected in 1835 to provide accommodation for the master and mistress of the National Infants School which survives at the rear. The architect was Thomas Finden and the building is included on the local list.

Nos. 346 to 348 London Road: Located to the right of the former White Hart (now Hodden on the Green) stands this pair of equally important grade II listed cottages. Concealed behind the "modernised" rendered Georgian facade with three simple canopy door cases and flush framed boxed sashes is a much older building. The heavy timber framing of the interior, and the gabled rear elevation show this to be in fact, a Tudor building.

3. Early 20th Century houses and groups and terraces of houses

Sibford House: Located on the corner of the Lower Green and London Road, this two storey detached Edwardian house built of brick with tile hanging to the upper floor beneath a steeply pitched tiled roof with large flat roofed dormers window and prominent chimney.

Preshaw Crescent: Preshaw Crescent represents a series of interwar half-rendered semi-detached pairs of villas under tiled gabled roofs arranged in a gentle crescent.

74 and 76 Cricket Green: On the south side of the Cricket Green, stands a simple rendered stock brick cottage with a jettied mock Tudor first floor under a hipped tiled roof.

4. Terraces of shops with residential or other uses above located in London Road.

352 to 356 London Road: Immediately adjoining The White Hart to the south is this three-storey late 18th/early 19th century terrace. Comprising three distinctively different elements they combine to form a complementary group. No 352 is of a Georgian design with vertical sliding box sash windows that are set back in their reveals with finely gauged flat arches over and is locally listed. The central of the three appears later and has a prominent gable. The front elevation is more ornate than the adjacent 352 with the windows set within gauged flat arched openings set within tall brick recesses topped with a semi-circular arches. The third of the three is later still and even more elaborate in its detailing, again with the prominent first floor with tall windows opening onto a balcony and sash windows above.

5. More recent groups and terraces of houses

Brampton and Avoca, 3-5 (Odds) Cricket Green: An early to mid 20th Century pair of houses, these are two storey with brick elevations and sash windows. Over the entrance, between the two pairs of upper floor sash windows is a ceramic circular plaque.

Glebe Square: A postwar symmetrical group arranged in a square around a courtyard that sits back from The Green, with two storey yellow brick terraces on three sides with pan tiled and pitched roofs. Balconies at first floor, and patios at ground floor level provide modelling and private outdoor space.

Bramcote Court: This is an impressive four storey red brick block of 1930's flats with shops in the ground floor of the curved corner block. The flat roofed ends and hipped roof centre block feature curved corner glazing and horizontal banded panels in the 'moderne' style. Somewhat out of scale with its neighbours it is nevertheless a good example of its type and time.

Vine Cottages and Beadle Court: A 1960s development, on the site of an earlier house, which was demolished in the early 20th Century to make way for a timber yard, arranged around an open sided courtyard. The block fronting Lower Green West is arranged as a symmetrical terrace with a central shallow arched opening through to the courtyard behind, which is enclosed on two sides by Beadle Court comprising two blocks of flats. The design is uncomplicated contrasting with the more exuberant detailing of the adjacent inter war buildings.

Chart Close: A short terrace of late 20th Century cottages on the site of a former tennis court formerly within the garden of 21 Cricket Green. Two-stories and built of rendered blockwork these are of pastiche Victorian styling with traditional style sash windows and projecting canopies over the entrances.

Glebe Court: One of the first post-war social housing developments in the United Kingdom, brick flat blocks comprising of 1, 2 & 3 bedroom layouts, maisonettes and a number of bungalows built in two phases during the period 1950-1953. The relationship of the buildings to the landscaped areas and the contribution of trees particularly along the London Road edge of the development are particularly notable features of the layout.

6. Public Houses

Burn Bullock Public House: A grade II listed former coaching house on the London Road, has a front of early to mid-18th Century and a wing to the left return of 16th-17th Century. It uses yellow stock brickwork with red-dressed window heads under a hipped tiled roof. There are blind windows to the second and fourth bays at first floor, and also on the side. These have been painted to imitate real windows. The timber framed jettied wing to the north return is evidence of an earlier part of the building and chimney stacks to the east and south walls possibly date from the 16th Century. The building interior is timber framed and contains impressive panelling.

White Hart Public House: On the west side of London Road stands another former coaching inn which is grade II listed. It was substantially rebuilt between 1749 and 1751, and the resulting structure can be seen today. Its two storey elevation of seven bays which sits beneath a steeply pitched hipped slate roof that is partially concealed behind a balustraded parapet and cornice.

Queens Head Public House: This two storey building is of a typical early 20th Century design with arched head windows in a red brick ground floor and a balconied rendered first floor under a steep, hipped, tiled roof.



The Burn Bullock

Former Britannia Inn, 40 Cricket Green: A two storey probably 18th Century building now with rendered elevations under a tiled double pitched London roof behind a parapet. The three bay elevation is still recognisable as 18th Century however the building was converted into a house in the mid 20th Century.

7. Community Buildings

Fire Station: This locally listed building erected in 1927 is of a simple Classical design typical of the interwar period. Materials used include red brick on the upper floor, and ashlar sandstone on the ground floor. The roof is of green slate. The main features of interest include the curved roof slope, the diamond window set within the front facing gable, and the inscribed lettering above the fire engine doorways.

Former Parish Rooms: Dating from 1788 and listed grade II, the building was extended in 1812 when it was converted for use of a day school providing education for "the poor". It was repeatedly extended after that to accommodate ever increasing numbers of pupils. The building has now been converted into artists studios and flats.

Vestry Hall: Occupying a prominent position at the centre of the London Road frontage to the Green, the locally listed Vestry Hall was erected in 1887 to the design of Robert Masters Chart. In 1915 it became the Urban District Council's Offices, and with Borough status granted in 1934, the Town Hall. Its two storey asymmetrical, elevations in red brick and Mansfield stone sit under a steeply pitched gabled, slate roof, with slate roofed dormers on the rear elevations. It has a prominent clock tower topped by a truncated spire with decorative slates and ornate dormers with louvres.



The Fire Station

Cricket Pavilion: Also on the local list and built around 1920, when traffic was somewhat lighter, the pavilion is now uniquely separated from the Cricket Green by a main road. Of two storeys in red brick under a steep pitched tiled roof with truncated hips and central gable the pavilion has a full width projecting balcony at first floor.

Methodist Church: The grade II listed Methodist Church is a large L shaped building, which was designed by Edward D. Mills FRIBA, who pioneered the innovative use of concrete, and stands on the site of an earlier Methodist Chapel. The building dates from 1958 to 59 and its design is uncompromisingly modern. The building has a striking saw tooth roof design, raised high on supporting slender concrete columns, and which overhangs to one side to create a covered cloister access to the church.

Police Station: Equally very much a building of its time, is the three storey typical early 1960's Police Station which features two storey window panel at first and second floors, set in reconstructed stone surround and mullions. The building positively adds to the architectural variety which is a feature of this area.

The Birches: The locally listed Birches is a traditional two storey house set well back at the end of its drive. The brick elevations have block bonded ashlar quoins and a steep double pitched hipped tiled roof. The general design draws inspiration from the Queen Anne period, which was much favoured at the turn of this century, when this house was built. It was constructed for Sir Isaac Wilson, a local benefactor, on site of the Birches estate owned by Sir Isaac; land and house were bequeathed on Sir Isaac's death "for the well-being of Mitcham residents" and used for health purposes; with the inception of the NHS in 1948, the site was absorbed and is currently used by the local health service.

46 Cricket Green: Formerly a Methodist Chapel this is a single storey building that dates from 1789. On one occasion John Wesley preached here so it is of historic significance. The building has been much altered.

Merton Tenants and Residents Federation, 328 London Road Mitcham: Formerly a surgery dating from the early 20th Century this single storey building occupies the plot immediately to the south of 326 London Road. As single storey red brick building with a hipped tiled roof it has been much extended and altered in recent times and may once have served as a coach house to the adjacent Sibford.

8. Commercial Buildings

Caxton House: Also locally listed, was built in 1879, and has an irregular pattern of pilasters with capitals with inset doors and windows.

Former Bank, 442-444 London Road: A survival from the time the tram route extended to Lower Mitcham promoting a short-lived focus of commercial development. This early 20th Century Building replaced a much earlier terrace and occupies a prominent corner position at the junction of Lower Green West and London Road. It has an imposing three storey corner element of a classical design that stands proud of the adjacent development.



The Methodist Church

9. Small workshops occupying backland sites

Cottages and the former bank building, 342-344 London Road and behind 8-10 Cricket Green: Groups of mainly single storey ad hoc buildings squeezed into small sites mainly behind buildings and which accommodate a range of primarily artisan and craft activities such as joiners. They contribute to the compact character of development around the green and are in contrast with the openness of the green.

10. Monuments and other Structures

War Memorial: On the Green behind the Vestry Hall and to the west of the Fire Station stands the War Memorial constructed from Portland stone and commemorating the First World War and which was unveiled on 21 November 1920, by Lieutenant General Sir Herbert Edward Watts KCB, KCMG. Known details and short biographies of many of those commemorated can be viewed on the 'Role of Honour' website: www.roll-of-honour.com/Surrey/Mitcham.html

Milestone: Listed milestone outside Sibford Court. 18thC Portland stone, square in section.

Horse Trough: Listed drinking fountain and horse trough, late 19C, granite rectangular horse trough with chambered base on granite supports.

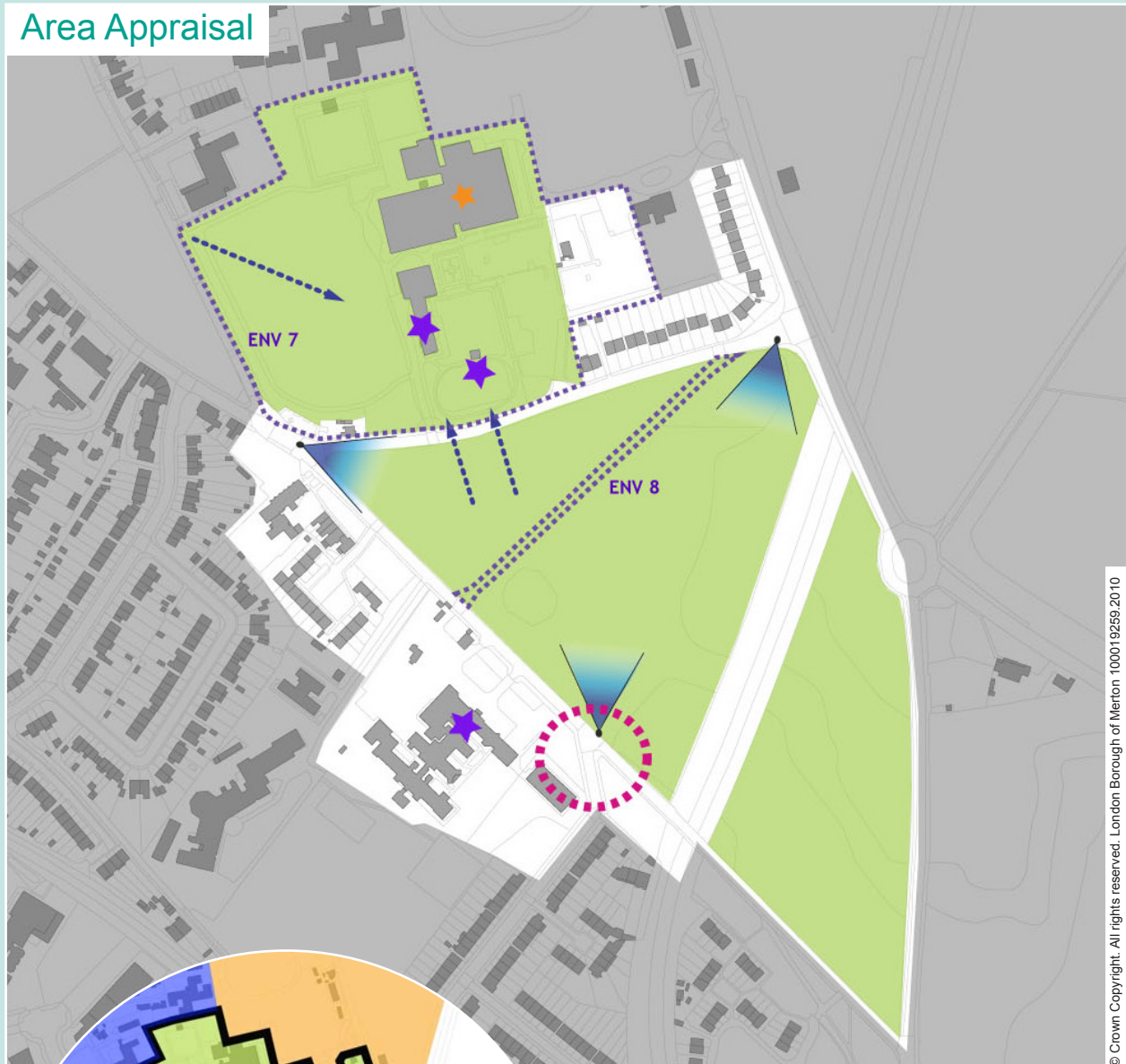
Cricket Memorial Stone: The locally listed memorial stone is located in the south western corner of the Cricket Green, to the east of London Road. The memorial stone is made of portland stone. It is roughly cut, and contains 4 smooth surfaced panels. It commemorates "the birthplace of the noble game of cricket which has been played here since the early 18th century".





9.0 Character Area 3: Cranmer Green

Area Appraisal



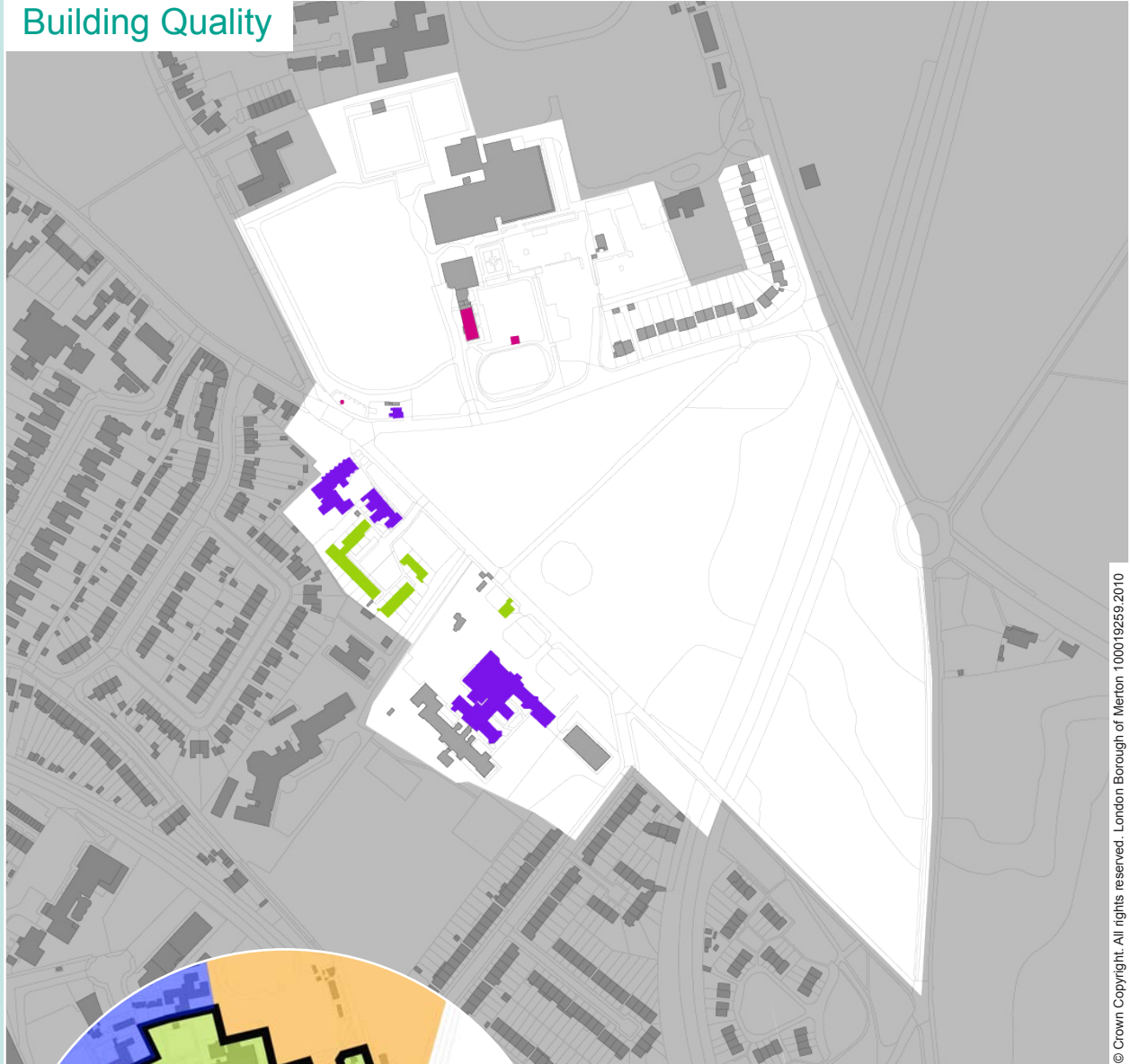
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Key:

- Gateway to conservation area
- Local Landmark
- Negative feature
- View to focal point
- Glimpsed views
- Wide view
- Specific environmental improvements
- Significant open space

9.0 Character Area 3: Cranmer Green

Building Quality



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Key:

-  Listed building
-  Locally listed building
-  Other building that makes a positive contribution
-  Building that has a negative impact
-  Building that has a neutral impact



Cranmer Green

The Cranmer Green sub-area covers an area to the east of the Cricket Green and embraces the grounds of the Canons. Cranmer Green and the area of Mitcham Common between the railway line and Carshalton Road along with the buildings facing onto the green are all included within the area.

The character area is characterised by the surviving historic manor house of The Canons and the qualities of the buildings overlooking Cranmer Green which, like the conservation area as a whole, subtly reflect changes which have occurred in popular domestic architecture over five centuries. There are three statutory listed buildings and a listed Obelisk at the junction of Madeira Road and the Cricket Green and eight buildings on the local list within the sub-area. Again, mature trees have a significant impact on the character of the conservation area, particularly along Madeira Road.

Form and Layout

This character area is defined by larger detached buildings set within open grounds contrasting with a much finer grain of the smaller residential development. The character area is dominated by the open space of Cranmer Green and its surroundings. Buildings edge two sides of the Green and are predominantly of an informal layout with a wide variety of building line.

A group of semi-detached houses at the corner of Madeira Road and Commonsides West are closely spaced with relatively narrow frontages. Small scale cottages fronting Cranmer Road and the later development behind them share this narrow frontage character. Other buildings within the character area including Wilson Hospital and the Canon's Leisure Centre, are set within larger plots and the main historic buildings, although originally residential now accommodate other uses.

Buildings on the north side of Cranmer Green i.e. The Canons and the leisure centre are set well back from Madeira Road behind extensive mature landscape, with the other buildings in the area directly fronting the Green.

Building forms vary from the low slightly open layout of the Wilson Hospital to much more tightly packed cottages and terraces.

Scale and Building line

Buildings within the area are predominantly of one and two storeys. Although they are all predominantly low, they vary enormously in terms of their footprint, from small narrow fronted cottages to the large extended footprint of the Wilson Hospital.

Building lines around the green are generally varied with a mixture of properties fronting the greens and others set back and at right angles to the green. The semi-detached houses on Madeira Road have a strong building line fronting the green.

Materials and detailing

There are a variety of different building materials that predominate within this character area. By far the most predominant material in the area is brick, either fair-faced or with later render, such as Cranmer Cottages. There is a variety of brick including a brownish brick to the Wilson Hospital, red brick to the houses in Madeira Road/Commonside West and yellow stock brick as can be seen at Cranmer Farm Close. Older buildings have traditional bonding mainly Flemish bond whilst newer recent developments predominantly employ modern stretcher bond.



Catholic Church of St. Peter and St. Paul

The more modest residential developments are not embellished with ornate architectural features but the larger buildings do have decorative details such as emphasised quoins, moulded cornices, as at The Canons and the Wilson Hospital, bold pediments and portico to the main entrance to the Wilson Hospital and the brickwork detailing of the arched window openings to St Peter and Paul Church. Roofs are predominantly pitched with plain clay tiles.

Windows to the earlier buildings are predominantly double hung sash windows with a vertical emphasis to the window opening proportions. However in some cases these have been replaced with modern window types.



Wilson Hospital detail

Open Spaces

The most significant open spaces within this sub area are Cranmer Green and the grounds to the Canons.

Cranmer Green covers an area of about 3 hectares and includes a pond that has been identified as being a site of local importance for nature conservation. The eastern part of the Green between King George VI Avenue and the railway line is also a designated Local Nature Reserve. The green is roughly triangular in form and contains a scattering of trees and areas of acid grassland, improved neutral grassland and native woodland towards its eastern boundary in addition to the pond. A significant number of wildfowl graze in the area.

The Green takes its name from the family, which held the lordship of the manor of Mitcham for much of the 18th century. The land opposite the pond, now the Wilson Hospital and grounds, was the site of their family home, The Cranmers.

King George VI Avenue bisects the green and is aligned with the original entrance to the now demolished Cranmers house. The avenue is lined on each side by a row of flowering trees, which appear to be planted in the later part of the 20th Century.

The Canons has been in local authority ownership since 1939. The present grounds comprise an area of parkland as well as areas of car parking associated with the adjacent Leisure Centre. These grounds contain the remains of original estate walls, which are important parts of the house's curtilage and features of the conservation area.



The area to the east of the railway line, effectively cut off from the main body of the conservation area by the railway line effectively forms part of Mitcham Common and comprises an area of woodland to the west of the Mitcham Common golf course. The area is managed by Mitcham Common Conservators who prepared a management Plan for the whole of the Common covering the period from 2007 to 2012. The area is quite densely wooded so not much used for recreational pursuits but it provides an important local habitat, forming part of the Site of Metropolitan Importance for Nature Conservation extending over the part of Mitcham Common lying within Merton. The area also effectively screens the railway line from the Common.

Urban Spaces

The main urban space in the area is the area around the Obelisk at the junction of Madeira Road and Cricket Green. The area is significant as a focal point within the area and would benefit from an improvement scheme to emphasise its significance. There is potential to possibly link the space to the Canons entrance and its grounds.

Views and Landscape

The mature landscape both within and around the open spaces makes a significant contribution to the character of the area.

Views within the area range from wide panoramas to glimpses over walls to the canons and the dovecote. Approaching the area from Carshalton Road, dense woodland on the northern side of the road narrows the outlook. At the junction of Cranmer Road and Caesar's walk the views open out dramatically to the open space and buildings around it. The Wilson Hospital building is an attractive local landmark at this point where the aspect opens out.



Wilson Hospital

Approaching the area from the Cricket Green, views open out from the Cricket Green as the road divides into Madeira Road and Cranmer Road. Trees within the grounds of the Canons and also the Wilson Hospital contribute significantly to the areas suburban character, they also provide an important backdrop to significant buildings and mitigate against the environmental impact of traffic by absorbing noise and pollution. There is a significant group of trees to the east of the hospital, which are an important green feature within the area. Trees along the grass verges on the south side of Cranmer Road also contribute significantly to the area's character.

There are a number of specimen trees within the grounds of the Canons, many surrounding the pond to the south of the Dovecote and around the perimeter to the grounds to the east of the house.

Public Realm and Street Furniture

Street furniture in this area is generally modern. The street lighting, along Madeira Road and Cranmer Road comprises tall lamp posts which are utilitarian in appearance. On the green, Victorian style lanterns complement the character of the area. Generally street furniture is varied with metal bollards surrounding the green and concrete bollards at Cranmer Farm Close.

The Grade II Listed Obelisk makes a positive contribution to the area's character. As with the rest of the conservation area, there are a variety of different items of street furniture, such as litter bins, seats, planters and again the area's character would benefit from a more co-ordinated approach to the design and siting of these items generally.

There are few examples of surviving historic street furniture within this part of the conservation area, but there is a cast-iron post box in Cranmer Road. The roads have modern surfaces and most kerbs have been replaced with mainly slim modern concrete with a mixture of block paving, concrete slabs and bitumen pavements. There are a few surviving sections of granite kerbs, mainly on the south edge of Cranmer Road.

The area being mainly of a suburban village character probably would not have historically had flagstone paving having relatively rural origins. However, the area could be improved with a more sensitive surfacing, particularly around the Cranmer Green and the Obelisk to replace the current mix of paving materials with a more cohesive unified approach. Around the green itself, steel bollards protect its edge. Although not of traditional appearance, they do not detract from the character of the area. Low rails with timber bollards line the southern side of King George VI Avenue with more utilitarian steel rails on the northern sides.

Boundary Treatments and Private Spaces

Unlike the adjacent Green character areas, most of the buildings are set well back from the street behind green verges or in the case of the Canons and Wilson Hospital, within open grounds.

Front boundaries on the south side of Cranmer Road are mainly open or comprise low picket fences and hedges, and hooped, parkland style fencing enclosing Cranmer Farm Close. This contrasts with the more enclosed character of the Canons grounds, with relatively high brick boundary walls which screen the grounds from the effects of traffic.

The housing to the east of the Canons, wrapping around the corner from Madeira Road have low, predominantly brick boundaries. The entrance to Cranmer Primary School has some old cast or wrought iron railings and gates, which is a rare survival. Behind these are a more

modern, utilitarian secondary gates in mild steel. There are also some steel railings and gates to the Canons Lodge which are of an art deco style which is unusual for the area.

Significant Buildings and Groups

The buildings cover a range of ages and styles from the 16th Century Dovecote to late 20th Century housing at Cranmer Farm Close. Some of the original smaller building plots have been amalgamated into single developments such as at 6 Cranmer Road. All have reasonably proportioned storey heights with a general vertical emphasis to the elevations.

There are a number of significant buildings in the Cranmer Green character area, most notable are the Canons and the adjacent Dovecote and the Wilson Hospital. The Canons and Dovecote are amongst the oldest surviving buildings within the borough.

The character area reflects a variety of different architectural styles that have developed over the years ranging from the medieval in terms of the Dovecote, the oldest surviving complete building in Mitcham, Victorian ecclesiastical as in the St. Peter and Paul Roman Catholic Church, interwar Classical styling of the Wilson Hospital to 1960s housing at Cranmer Farm Close.



The Dovecote and pond

Important buildings and structures within the sub area can be divided into distinct types comprising:

1. The early Manor House

The Canons, Madeira Road: The Canons stands in its own grounds and is set well back from Madeira Road. The present grade II* listed Canons house was erected in 1680, extended in the 18th century, and remained in the ownership of the Cranmer family and their descendants the Simpsons until 1939. It is built in brick with later coursed stucco, under a hipped tiled roof. The two storeys plus basement and attic has a west facade of five bays with two bay extension to the left. The grounds contain a number of early walls which are survivals from the original estate grounds and also contains the Grade II Listed Dovecote and also the locally listed Canons Lodge. The lake within the grounds is of significance and in need of comprehensive restoration.

2. Community Buildings

Wilson Hospital, Cranmer Road: This locally Listed hospital was opened in 1928 having been endowed by Isaac Wilson. Chart Son & Reading were the architects for the building, who also designed the Fire Station and Vestry Hall. Set within a large plot it is a one and two storey building under a steeped pitched tile roof. The scale and proportions of the building reflect that of the early Manor Houses and it set back from the road behind a landscaped zone. The hospital is of a "corridor plan" with the wards arranged at right angles to the central spine corridor as a series of linked pavilions reminiscent of the earlier pavilion plan hospitals. Recent works involving the installation of new car park lighting have had a negative impact.

St Peter & Paul's Church, Bell Tower and Presbytery: These locally listed buildings were completed in 1889 to the designs of Frederick A. Walters. The church has five bay buttressed side elevations with inset windows with semicircular heads under brick arches. The offset bell tower, has exposed bells set within its arches. The Presbytery is built with a matching brick to the church with a tile roof and has recessed Georgian sash windows in square openings.



Cranmer cottages



3. Small terraces or semi-detached pairs of late 18th Century and early to mid 19th Century cottages

Cranmer Cottages, 3 - 5 Cranmer Road: These are locally listed and believed to date from the late 18th Century, on land enclosed from the Green. Formerly part of a larger terrace, these are built of brick with later render. These are two storeys with a tiled pitched roof and their smooth rendered two-storey elevations with canopied doors provide a visually important element to the Green.

Cranmer Farm Cottage, 6 and 7 Cranmer Road: No 6 Cranmer Road occupies the site of an earlier short terrace that was orientated at right angles to the road possibly dating from the 18th Century. The building was either adapted or re-built as a single unit in the early 20th Century. No.7 Cranmer Road at the end of the terrace is single storey also built of red brick and dates from the early 20th Century. The building is architecturally distinctive from the rest of the terrace and has the appearance of a small hall or chapel. The building however marks the entrance to Cranmer Farm Close.

4. Individual early to mid 19th Century houses and villas

Canon's Lodge, Madeira Road: Marking the boundary and entrance to the Canon's is Canons Lodge a small, single storey, locally listed, lodge building dating from around 1870. Built of brick and breaking the boundary wall line the building marks the location where the original entrance gate to the Canons once stood.

5. Mid twentieth century semi-detached pairs of houses

"News of the World" Houses, Madeira Road and Commonsides West: These asymmetrical pairs of inter-war semi-detached houses were built by the News of the World presumably for their employees. The designers were London Architects E. G Culpin and Bowers who were also responsible for the rebuilding of Southwark Town Hall in the 1930s. One half of each pair has a gable and the other a hipped roof.

6. Late twentieth century housing developments

Cranmer Farm Close: This is small close of 1960s two-storey housing arranged in a courtyard and is relatively well maintained. They are built of yellow stock brick with the elevations broken into panels interspersed with composite cladding panels. The development, which received a Civic Trust commendation in 1968, is set back from the road with mature trees and excellent views out to the green.

7. Other structures

Dovecote to the Canons, Madeira Road: Set within the grounds of the Canons the grade II listed Dovecote has the date 1511 carved in one of the chalk blocks making it the oldest remaining complete building in Mitcham. Built of chalk blocks with contrasting knapped flint plinths and panels and red brick quoins it is a fairly modest square single storey structure under a hipped tiled roof surmounted by a timber louvred cupola. It makes a significant contribution to the character of the conservation area. Roosts were provided for some 500-600 birds and the right to keep pigeons was jealously guarded by the Lord of the Manor at a time when this could supply a valuable additional source of food in hard winters.

The nearby pond probably originated from a carp or 'stew' pond belonging to the Augustinian Priory of St. Mary Overy at Southwark.

Obelisk, Madeira Road at junction with Cricket Green: This monument was erected by the Reverend Richard Cranmer in 1822 to commemorate the appearance of a natural artesian spring following a period of prolonged drought. Built of rendered brick it has an inset Portland Stone tablet. It is a grade II listed monument and an important feature within this part of the conservation area.

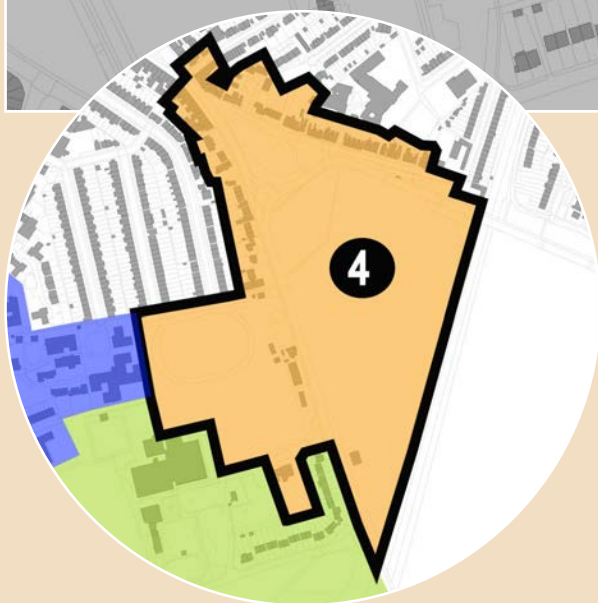


10.0 Character Area 4: Three Kings Piece









Area Appraisal



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Key:

-  Gateway to conservation area
-  Local Landmark
-  Negative feature
-  View to focal point
-  Glimpsed views
-  Wide view
-  Specific environmental improvements
-  Significant open space

Building Quality



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Key:

- Listed building
- Locally listed building
- Other building that makes a positive contribution
- Building that has a negative impact
- Building that has a neutral impact



Three Kinds Pond



Across the pond to Commonsides East

The Three Kings Piece character area covers an area to the south-east of Mitcham Town Centre and the Fair Green between Commonsides East and Commonsides West. It includes the Three Kings Piece and adjacent area of common land, which is separated from the wider Mitcham Common by the railway cutting.

The sub-area is characterised by the cluster of older individual buildings close to the Three Kings Pond and the rows of mainly two storey cottages facing onto the Green and common land. The architecture, which like the conservation area as a whole, reflects changes which have occurred in popular domestic architecture over five centuries. There are three statutory listed buildings and seven buildings on the local list within the sub-area.

Form and Layout

The layout of the area is dominated by the open space of the Three Kings Piece and Pond. The buildings on Commonsides East and Commonsides west closely define the open space, with a strong building line close to the edge of the pavement which is in stark contrast to the openness of the public space.

The area is characterised by a combination of finely grained short terraces of small cottages with narrow building plots primarily along Commonsides East, and larger detached and semi-detached buildings some of which were originally set within open grounds that have since been parcelled up for additional development, such as 7 - 13 Commonsides East, the Three Kings public house and 27 - 29 Commonsides East.

Development along Commonsides West comprises a combination of shorter terraces and detached houses set within slightly wider plots to Commonsides East. The built edge is interrupted by the open sports ground with shallower wider plots to the east occupied by the Windmill pub, Air Training Corps and Sea Cadets training buildings backing onto the sports ground. The listed Park Place has an attractive open aspect, fronting onto the open space of the recreation ground.

Scale and Building Line

The buildings in this part of the conservation area are primarily two storeys, apart from the flats at 23 Commonside West which are three storeys and the Air Training Corps building which is single storey.

The buildings along Commonside East are set back from the pavement behind narrow front garden areas. The road splits as it approaches the railway line with the main highway rising up to the bridge over the railway and the residential arm remaining level and separated by a banked grassy verge, screening the buildings from the main road. Buildings along Commonside West are mainly set back further from the street with deeper front gardens, with Nos 9 - 13 projecting slightly forward. Park Place is set back from the road at right angles to it and has a wide open aspect fronting the recreation ground.

Materials and detailing

There are a wide variety of different building materials that predominate within this character area. The listed Park Place is of yellow stock brick, while the smaller residential buildings are a mix of yellow stock, red brick, render, pebble dash and timber boarding. The Three Kings public house has distinctive Tudor style timber work to its upper floors. The sea cadets building is finished in a contemporary smooth render. Near the pond, weather boarding can be seen on a number of properties and is a feature of this part of the conservation area.

Roof finishes are a mixture of clay tiles, slates and concrete tiles, with no particular finish dominating.



Across the pond to Prospect House



Across Three Kings Piece towards Commonsides East

Open Spaces

The central open space and pond dominate the area. As Commonsides East rises to cross the railway line, the embankment is a distinctive feature as the road rises from the level of the common.

The green space has a less formal character than the Cricket Green, with less mature, planned planting and a more informal open layout, characteristic of the wider Mitcham Common. The pond at the northern end of the character area has a more defined character, with informal planting and seating with the properties in Commonsides East and West closely defining its edges. The 300 year old pond is stream fed and was once known as Heathernderry Pond, it was recently renovated by the borough and the groundwork trust. A significant number of wildfowl graze in the area. The ramps to the pond are significant in that they facilitated access into the water by vehicles and herds of farm animals.

The Mitcham sports ground to the west of Commonsides West which was created in 1922 is significant in that it nurtured much athletic talent in the past. The field passed into public authority ownership in 1963.

Views and Landscape

Again, significant views in the area are across the open spaces to the buildings beyond. There is a significant view from Upper Green East, across the pond to the open space beyond.

Planting around the pond is informal and the planting on the open space is less extensive and planned than in the other character areas. There is a significant avenue of trees lining the footpath across the open space.

There are also a number of significant trees within the grounds of Park Place and many are protected by Tree Preservation Orders, including a number of Yews, Holm Oaks, Limes, Sycamores, Hollies and a Maple.

Public Realm and Street Furniture

Street furniture in the area is very varied. Within the common area, utilitarian concrete and mesh fencing are prominent at the boundary with the railway line. There is some contemporary street furniture around the pond including stainless steel tree guards, bins and seating, as well as signage and information board. Around the pond and on the open space numerous different seating designs have been used.

Lighting is a mixture of Victorian style lanterns around the pond and other more utilitarian designs elsewhere. Railings around the pond are black painted horizontal railings of a traditional design and timber low railings on the Commonside West side.

The area would benefit from rationalising the street furniture in the area to provide some consistency.

Boundary treatments and private spaces

There is a variety of boundary treatments in the area, with timber picket fencing to the small gardens of cottages on Commonside East to larger set backs on Commonside West behind brick walls and front gardens.

Significant buildings and groups

There are a number of significant buildings in the Three Kings Piece character area. The oldest buildings comprise some of the terraces along Commonside East, the larger buildings located close to the Town Centre and The Lawns, Commonside West which date from the mid to late 18th Century.

Park Place, Commonside West: A Substantial detached house (grade II listed) dating from around 1800 with mid and late 20th Century additions. Built of yellow stock brick with a slate, double pitched roof set behind a parapet. It is of two storeys plus basement. The open space to the rear of Park Place which is now semi derelict and closed to public access has potential amenity value which should be exploited. The building was used as a club house when the 'News of the World' playing fields were created.



Park Place



Park Place entrance detail



Prospect House

No.9 Commonsides East, Prospect House: This building together with No. 11, is grade II listed, and was a late 18th Century, detached house of two storeys that is currently in educational use. Built of part brown brick and part timber frame construction, with weather-boarding to the rear and a pantiled roof set behind a parapet at the front.

1 Newton House, Commonsides West: A grade II listed house built in the early 18th century with a stucco finish. It has later 20th century additions to the rear and a fully paneled front room.

55 Upper Green East: A grade II listed late 18th century, originally detached, weather boarded cottage. Pantiled, hipped roof to eaves with a 19th century shopfront added at ground floor.

3 - 5 Commonsides East (Clarendon House): This locally listed two storey building is an example of a local vernacular style though it possesses a relatively imposing symmetrical three bay front façade. The building was once the home of the Chart family (designers of the Vestry Hall), who were for a long time prominent in local civic affairs. The materials used include weatherboarding on all the walls (reclad over the original materials), a white brick chimney, and a slate roof. The style of the building does not relate closely to that of other buildings in the vicinity, though it is part of a small collection of weatherboarded cottages in the Mitcham area.

13 Commonsides East: This is a narrow fronted, locally listed, detached, 2 storey building, which probably dates from the 18th or early 19th centuries. It has a rendered front façade, with a dominant gable feature, and the flank elevation is mainly of weatherboarding with some red brick.



1 Newton House, Commonsides West



View from Three Kings Pond towards open space

17 Commonside East: This is a tall two storey, locally listed detached building with a single storey wing, and the building is thought to date from the early 1800's. Its design indicates a classical architectural style. The materials used include yellow stock brick. The main feature of interest is the very prominent pediment feature which forms the main front gable of the building.

4 Commonside West (The Lawns): This is a two storey, locally listed building, comprising one half of a non matching pair of semi detached houses. The front part of the house is considered to be eighteenth century, while the rear most wing (with the slate roof) is thought to be early nineteenth century. The building comprises a clear contrast of architectural styles, the front façade being correctly classical in style, while the side elevation is vernacular weather boarding. The main feature of interest is the contrasting architecture within the building, which demonstrates how it has evolved over time.

42 Commonside West: The sea cadets training building is an attractive contemporary building occupying a prominent position along Commonside West, overlooking the open space. Smooth rendered first floor elevations are raised up on "piloti" with prominent curved front bay.

49 - 51 Upper Green East: This is a locally listed semi-detached pair, built around the middle of the 19th century. The pair have symmetrical, well detailed elevations with stucco framed windows and pedimented gable features.

Three Kings Pub: The 18th century Three Kings pub was rebuilt in mock Tudor style in 1928.



The Sea Cadets, Commonside West



The Three Kings

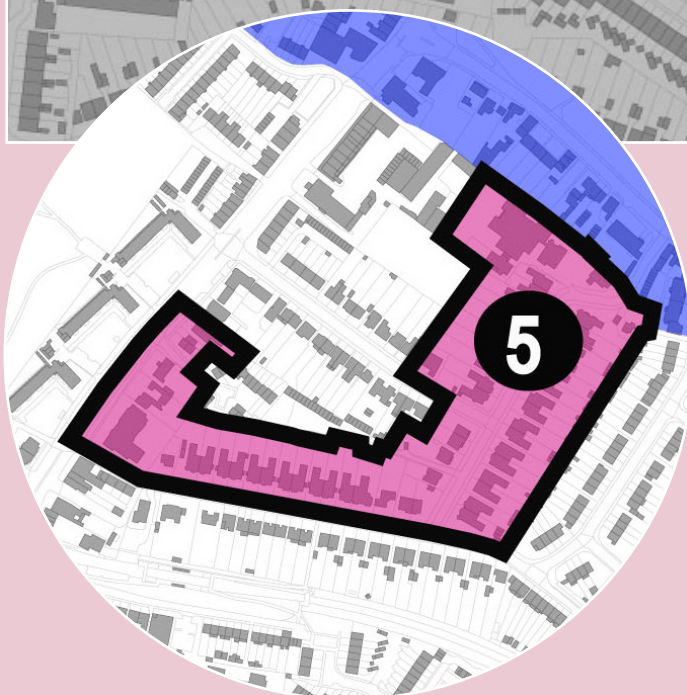


11.0 Character Area 5: Mitcham Park









Area Appraisal



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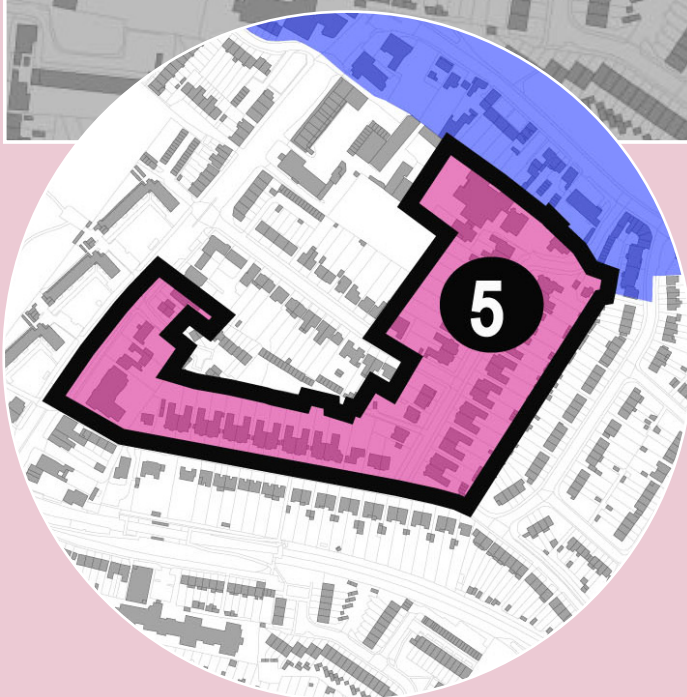


Key:

-  Gateway to conservation area
-  Local Landmark
-  Negative feature
-  View to focal point
-  Glimpsed views
-  Wide view
-  Specific environmental improvements
-  Significant open space

11.0 Character Area 5: Mitcham Park

Building Quality



Key:

-  Listed building
-  Locally listed building
-  Other building that makes a positive contribution
-  Building that has a negative impact
-  Building that has a neutral impact

This character area is a relatively small area that is distinctly different in form and layout to the other character areas. The Park, as it was known, forms a pleasant dog legged avenue, the oldest houses of which comprise matching, two storey semi detached residences, the reasonably modest frontages concealing an L shaped plan of considerable depth.

Mitcham Park was predominantly laid out before 1916, with the houses exhibiting many features characteristic of Edwardian domestic architecture.

Form and Layout

The road contains substantial semi detached properties with large “L” shaped plans. The layout is formal and reflects the fact that the plots were laid out and built on over a short period of time as a planned development. This layout is in stark contrast to the more informal and varied character of the development that surrounds the greens.

Scale and Building Line

The houses are all of two storeys and have a strong and regular building line. Numbers 21 to 31, being of a different design to the other houses, have a slightly more irregular building line but this does not impact on the uniformity of the area.



Mitcham Park detail

Materials and detailing

The detailed design of the houses is consistent with domestic Edwardian detailing. The front elevations are generally in red or yellow brick to the ground floor with rendered first floors over. The steeply pitched hipped roofs were originally in plain tile with finial ridge tiles, many of these are still intact, but there are now a variety of roof finishes. The “tudorbethan” upper elevations of numbers 2 and 4 are in direct contrast to the 1970’s functional Catholic junior school opposite with its curtain walling and brick flank walls.

Ground floor bays are well detailed with generous cornices and timber mouldings at the corners. Bays are both of angled and square bay designs, with square bays predominating at the Cricket Green end of the road. A dentiled brick detail separates the ground floor and rendered upper floors. Entrances are generally at the sides.

The first floor elevations have either, vertical sash windows or a full height, four light, unit with French windows opening on to the roof of the ground floor bay. The sash windows are of a distinctive design with the upper section being subdivided with smaller panes at the top and larger panes at the bottom of the top section. At the Cricket Green end of the road, some houses have coloured glass leaded panels in casement windows. The corner building and both end houses have gable bays set diagonally on the external corner.

Render was probably originally all roughcast. This still remains in places, but has now been replaced with smooth render on many of the houses.

A number of properties have been damaged by the insertion of replacement windows and the loss of the original glazing pattern. Balustrading around the first floor balconies has also been significantly altered.



Open Spaces

The main open spaces in the area are the front gardens. Many have been given over to parking which has had a significant impact on the street scene. However, planting between the plots has helped to retain some of the leafy character of the area. The Road is tree lined and this helps to unify the area. Grass verges between the trees have been lost and their reinstatement would help dramatically in re-establishing the park like character of the road.

Views and Landscape

There are no significant views within the area and the landscape is defined by the street trees and front garden planting.

Public Realm and Street Furniture

Pavements are a mixture of concrete slabs and tarmac which has been laid where the verges once were. There are some granite corner kerbs at the crossovers, but all other kerbs are predominantly concrete.

The “no entry” signs at the Cricket Green end ensure that a potential rat run is now a quiet backwater. Street furniture at the entrance to the school including bollards and guard railing would benefit from being rationalised.

Boundary treatments and private spaces

Houses are set back from the road with remaining boundaries being either of brick or timber fencing. The loss of many of the front boundaries has contributed to the erosion of the frontage character of many of the properties.

Significant buildings and groups

Other than the main houses which were all laid out and built at the same time, numbers 21 to 31 form a cohesive group that were built shortly afterwards. They are detached and semi-detached houses of a similar design which has cottage style features, with roughcast render, hipped, tiled roofs, leaded light windows and tiled eills, all giving this group a unified character.

Given the planned layout and the fact that all the original building are retained, it is considered that in spite of some having been substantially altered, they are all considered to make a positive contribution to the character of the conservation area.

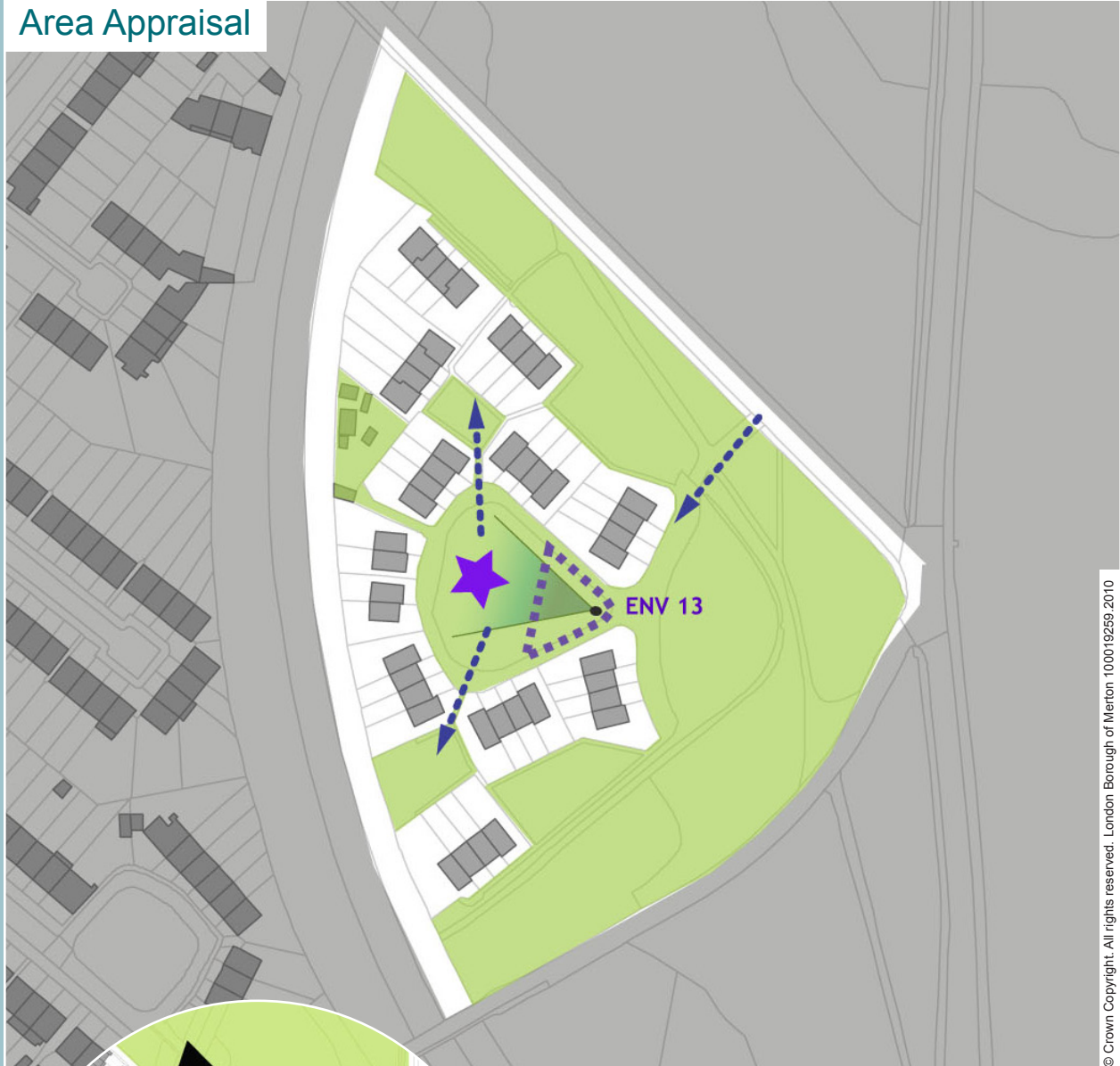
Mitcham Park window details



Mitcham Park front boundary detail

12.0 Character Area 6: Mitcham Garden Village

Area Appraisal



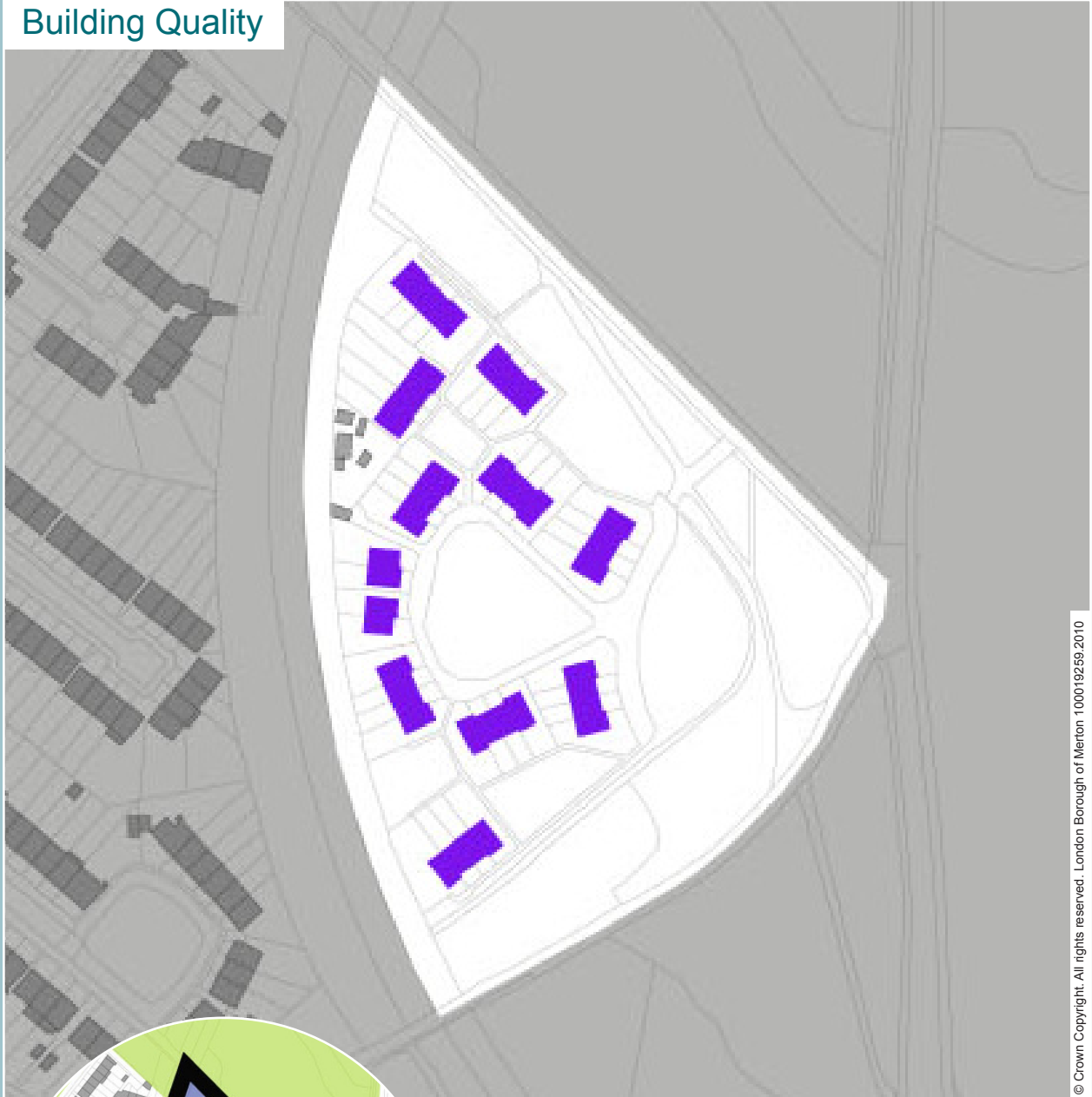
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Key:

- Gateway to conservation area
- Local Landmark
- Negative feature
- View to focal point
- Glimpsed views
- Wide view
- Specific environmental improvements
- Significant open space

Building Quality



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Key:

- Listed building
- Locally listed building
- Other building that makes a positive contribution
- Building that has a negative impact
- Building that has a neutral impact



Entrance to the village



Detail

This area was built between 1929 and 1932 in what had been the grounds of the Cranmers. The locally listed Garden Village occupies a secluded corner at the southern extremity of the conservation area. Funded by Sir Isaac Wilson, designed by Chart, Son and Reading, and erected by local builder Charles Higginson as housing for the elderly, these two storey brick houses with jettied front gables under steep tiled dormer roofs are grouped attractively around a green.

This quiet backwater with it's gardens with well kept clipped hedges survives virtually unchanged and continues to provide the pleasant domestic enclave envisaged by its designers.

Form and Layout

The layout of this character area is planned and was laid out at one time along the principles of garden villages. The garden village principles adopted in the layout were:

- Cottages grouped in pairs, or fours
- Groups set back from open green spaces, each house with its own front garden
- All cottages were well built with light airy rooms and good sanitation
- Building was restricted on each plot to prevent gardens being overshadowed and to retain the rural aspect
- Cottage detailing including: gables with timber strapwork, prominent chimneys, decorative brick infill panels, cottage style windows, neat privet hedges and roofed porches.
- All cottages have a strong relationship with the landscaped open space that surrounds them and there is a clear definition between public and private space.
- Informal layout around the "Village green" with curved access roads limiting vehicular traffic to the edges of the village with limited vehicular access around the green.
- Layout of the central green and secondary open spaces ensures that all parked cars are kept to the edges of the village.



The village green

Scale and Building Line

All cottages are two storeys and set back from the green behind private gardens. The building line of the cottages defines the public, private and semi private spaces that surround them.

Materials and detailing

The cottages are finished in a combination of brick with pebbledash and timber strapwork details to the gable ends. Gables are prominent, with the groups of four cottages being designed to appear as one large unit with central gabled porch and large paired gables at each end. Attractive chimneys punctuate the hipped roofs.

Windows are not original, but still retain the original proportions and glazing pattern. They are of a distinctive cottage style design with leaded details, substantial black painted timber mullions and tiled cills.

Open Spaces

The houses are surrounded by generous open spaces, both within the centre as well as around the edges of the village. Each of the houses directly fronts onto public open space in the form of the central green or one of the secondary open spaces around the village.

Views and Landscape

The “Village” is well screened from the surrounding areas and is accessed by a very narrow drive onto Cranmer Road. Landscape within the open areas is informal, grassed areas, however, the private gardens of the houses are clearly marked with clipped privet hedges. Within the central open space there is some feature planting of conifers. The landscaped strip between the village and Cranmer Road ensures that it is screened from passing traffic.

The main view is into the village enclave from the narrow drive off Cranmer Road, while The view from the edge of the green opens out towards the houses circling the green.

Public Realm and Street Furniture

There is little street furniture within the village which is wholly in keeping with the principles of the development. A traditional post box sits on the corner of the green. Timber benches edge the central grassed area. There are no defined pavements within the character area, with the layout and scale ensuring that pedestrians can safely use the carriageway.

Signage at the corner of the green including no entry and one way signs could be rationalised and reduced to minimum size.

Boundary treatments and private spaces

Private boundaries consist of privet hedges, all kept relatively low to retain the open aspect of the development. Low, curved concrete retaining walls act as a base for the privet hedges.

Significant buildings and groups

All of the properties within the character area are considered to make a positive contribution to the character of the area and are equally significant.



Conservation Area Management Plan



13.0 Introduction

Having identified the conservation area's special architectural and historic interest that justified the area's original designation, the Council now needs to consider how the area will be looked after in the future and to identify opportunities for improvements to parts of the conservation area that may detract from it's special character. This management plan will ensure that future decision making is coordinated with the common purpose of enhancing the quality of the area.

Change is inevitable within the conservation area and the following policies are intended to manage the change in a way that does not lose sight of the special qualities of the conservation area.

The management plan is divided into three sections, Environmental Improvements, Management Policies and Action Plan



14.0 Specific Environmental Improvements

Although the conservation area is generally of high quality, there are a number of areas where either redevelopment or works to the public realm, would be of significant benefit to the character of the conservation area. The following identified improvements will be promoted by the Council and are illustrated on the relevant character area appraisal plan.

ENV 1: Chapel Orchard, Hall Place, Worsfold House

The Council will support proposals that can deliver the creative redevelopment of these sites. Schemes for redevelopment that build on the surrounding quality of the conservation area and create new, high quality contemporary developments will be encouraged.

The architectural quality of these buildings as well as the public realm that surrounds them, has a detrimental impact on the character of the conservation area. Their redevelopment would be supported to achieve a high quality of built form that would make a positive contribution towards the character of the conservation area.

In addition, the public realm around these buildings is in need of improvement. There is a need to rationalise the parking within these areas and to improve the boundary treatments adjacent to London Road. Uncontrolled parking is intrusive in the street scene, especially at the two entrances onto Church Road where parked cars narrow the access. Parking occurs on the grassed areas, damaging the landscape as well as the kerbs. Boundary fencing in this area is of poor quality and the area would be greatly improved by replacing it with railings. In addition, the trees in this area make a significant contribution to the character of Church Road. They should be maintained to ensure their future protection.

ENV 2: Site corner of Church Path and Church Road and open land adj. Hollowfield Way

Refurbish existing building or redevelop site to create a high quality gateway to the conservation area that complements the adjacent Parish Church. Implement public realm improvements on the open space adjacent to Hollowfield Way.

This Important corner site lies at the gateway to the conservation area. As part of this appraisal, it is proposed that it, along with the open space to the west of it, is incorporated within the conservation area. There is potential for improvement or redevelopment to create a more appropriate gateway building.

The open space adjacent to Hollowfield Way is in need of upgrading to create an attractive entrance to the conservation area, particularly at it's junction with Church Road.



Former clinic, junction of Church Road and Church Path

ENV 3: Church Road Cemetery

A number of memorials are in need of repair or renovation. Broken stonework should be removed.

Many of the listed memorials are in need of restoration. Some work has been carried out but there is need for further intervention in order to improve the quality of this important open space. The site is currently identified on English Heritage, Heritage at Risk Register.

ENV 4: Rationalise traffic flows around the Lower Green

Traffic flows around the lower green should be reduced to allow better pedestrian links between the green and the buildings that surround it. Proposals to reroute northbound traffic along London Road should be investigated.

Northbound traffic from London Road around the Lower Green has a detrimental impact on the character of the green. Pedestrian movement across and around the green is restricted and the connection between the green and its surrounding properties is lost. Removing northbound traffic from London Road would begin to restore the original sense of tranquility and connection with the open space, particularly for those properties on the southern side of Lower Green West. The Lower Green contains some of the finest buildings in the conservation area as well as the war memorial and improvements to the public realm associated with these changes all around the green would help to restore the significance of these buildings and structures in the townscape.

ENV 5: Junction of Cricket Green and London Road adj. to the Burn Bullock

Rationalise street furniture and signage, including removal of guard railing, to improve the public realm at this key location within the conservation area.

The public realm around this junction is dominated by signage, guardrailing and traffic. The Burn Bullock is one of the most significant buildings within the conservation area and there are other listed buildings on the western side of London Road overlooking the junction. It is at this junction that the first views of the wide expanses of the cricket greens are glimpsed from London Road. There is scope to rationalise the street furniture in this area with a view to restoring this junction as one of the key gateways to the conservation area.

ENV 6: Finish railing and remove posts - Cricket Green

The project to upgrade boundaries around the Cricket Green should be completed, removing existing posts and erecting new fencing to complete boundary treatment.

In order to create a consistent boundary around the Cricket Green the boundary is in need of rationalisation.

ENV 7: Canons and Projects

A masterplan should be developed for the Canons House and grounds with a view to realising its full cultural and heritage potential.

A masterplan is required which will form the basis of a bid to the HLF. A steering group will be set up to formulate the plan and to guide and implement the individual projects. The steering group will contain representatives from stakeholders to guide the following potential projects. Refurbishment of Canons House for cultural uses, restoration of carp pond, walled garden and obelisk.



ENV 8: King George VI Avenue

Restrict parking along King George VI Avenue, to reinstate its value as a landscape feature and replace the steel rails on its northern side with a more appropriate boundary treatment.

At present, the parked cars that line King George VI Avenue have a detrimental impact on the character of Cranmer Green. The semi rural character of the green is harmed by the visual intrusion of the parked cars and their associated signage. The northern side of the avenue is currently edged with an inappropriate steel rail which should be replaced with a low timber post and rail to match that on the southern side.

ENV 9: Roundabout at junction of Commonsides East and Three Kings Road

Improve the visual appearance of the roundabout to create an attractive feature that reinforces the distinctiveness of this part of the conservation area.

The existing roundabout is featureless and dominated by signage, and as such has a negative impact on the character of this part of the conservation area. There is the potential in this location to create a focal point that complements the adjacent pond and highlights the quality and significance of the area. Improvements could involve hard and soft landscape, public art reinforcing the significance of the area and alternative signage.



ENV 10: Athletics Track

Provide interpretation material in order to publicise the historical significance of the athletics track.

The historic athletics track is currently undervalued. Its significance is not immediately obvious and there is a need to ensure that it is maintained and interpreted.

ENV 11: Reinstatement of grass verge in Mitcham Park

The grass verges in Mitcham Park should be reinstated in order to restore the original landscaped character of the road.

The loss of the grass verges in Mitcham Park has had a significant detrimental impact on the character of this part of the conservation area. The reinstatement of these verges would complement the existing tree planting and reinforce the relationship between the houses and their landscaped setting. In addition, the landscaped areas will provide soakaways for flash flooding or heavy downpours.



ENV 12: Interpretation of the remaining sections of the original route of the Surrey Iron Railway

Visible remains of the original route of the Surrey Iron Railway should be revealed and interpretation material provided to illustrate its significance.

Although this location is just outside the conservation area boundaries and its physical remains do not merit conservation area status, the original route of the railway is of historic interest and would merit interpretation.

The Surrey Iron Railway has been described as the world's oldest railway. Opened in 1803, it ran originally from Wandsworth to Croydon via Mitcham and was extended to Merstham in 1805 by the Croydon, Mertham and Godstone Iron Railway Company. The CM&G Iron Railway Company was closed in 1838, with part of the line of the route being used for the London to Brighton line. The Wandsworth to Croydon stretch remained open until 1846, the Wimbledon and Croydon Railway later using part of this route in 1855. The line was basically a turnpike with rails, which anybody could pay to use with freight. The carriages were horse drawn and had plain wheels, with the track being flanged on stone sleepers.

ENV 13: Rationalise signage on Mitcham Garden Village Green

Existing signage at the entrance of the green should be rationalised to minimise its impact on views into the village.

The existing signage at the entrance to the green is located at the key viewpoint into the Village. It is visually intrusive within the village setting and opportunities should be explored to reduce the amount of signage or relocate it to a less prominent position.



15.0 Area wide Management Proposals

The following proposals cover the key aspects of the future management of the conservation area. It is the Council's intention to work with partners where appropriate, to promote and implement the following proposals over the entire conservation area.

MP 1: New Development

The Council will encourage the redevelopment of sites or buildings within the area which fail to enhance the character or appearance of the conservation area and ensure that new development enhances its surroundings and reinforces the special characteristics of the conservation area.

New development within the conservation area can have a positive impact on its surroundings, by replacing existing buildings that make a negative contribution to the area. The redevelopment of buildings in the conservation area that fail to make a positive contribution to the area's character, should be seen as an opportunity to enhance the site itself as well as its surrounding context. Opportunities should be taken to reinstate the historic street pattern or layout where this has been lost and to relate creatively to the special characteristics of the area both in detailed design as well as layout. Traffic management and public realm proposals should be design led where possible, taking into account the character of the surrounding area.

Opportunities should be taken to explore the surrounding context with a view to preserving or recreating pedestrian routes in and around the area. Existing views should be considered as well as opportunities to create new views and vistas.

Where the appearance of a site is detrimental to its surroundings, consideration should be given to serving a S215 notice requiring the proper maintenance of the property or land.

MP 2: Preservation of Architectural Detailing of buildings and structures within their curtilage

The special qualities of all key unlisted buildings and their surroundings should be protected by means of an Article 4 Direction.

Small changes such as replacement of front doors and windows, infilling of porches, change of roof covering and removal of front boundaries etc. can cumulatively erode the area's special character. When resources become available, it is the Council's intention to make an Article 4 Direction that removes permitted development rights for these works in order to ensure that these aspects, which can have such a significant impact on the area's character, are brought under control.

MP 3: Buildings at risk

Buildings that are vulnerable or currently at risk within the conservation area should be identified and measures put in place to ensure their preservation.

The majority of buildings within the conservation area are in good condition, however, when a building or structure is poorly maintained important historic features that contribute to the character of the conservation area can be lost.

St. Peter and St. Paul's Churchyard is included on English Heritage's list of Buildings at Risk. Some repairs to the listed memorials have taken place, however, not all works have been completed. In addition, the locally listed Bull Public House at 32 Church Road is in a state of disrepair which is having a negative impact on the character of the conservation area.

Consideration may be given to the serving of Section 215 notices on unlisted buildings in poor repair where their condition is considered to affect the amenity of the conservation area.

MP 4: Incorporating energy efficiency measures

The special characteristics of the conservation area should be taken into account when considering the installation of renewable energy systems. Advice on energy efficiency for older buildings should be added to the Council's supplementary planning guidance on design.

A rising expectation for micro generation can have a significant affect on the appearance of areas that are of historic significance. English Heritage has anticipated this by publishing guidance and setting up a specific website www.climatechangeandyourhome.org.uk which contains advice on energy efficiency and historic buildings. The use of inappropriate measures can cause irreparable long term structural damage as well as having a harmful impact on the historic character of the conservation area.

MP 5: Quality of the public realm

The overall aim when considering any new works to the public realm within the conservation area is to ensure that the quality of the historic buildings and spaces is reflected in the simple and dignified design of the public realm that surrounds them.

The quality of the public realm plays a significant part in defining the character of the conservation area and the Council's Street scene design guide highlights the Council's commitment to improving the quality of the borough's public realm. It's overall focus is on creating an uncluttered, simple and robust public environment.

Within the conservation area the focus should be on reinstating traditional 600mm wide paving modules and using resin bound gravel for pedestrian areas associated with the greens. Grass verges should be reinstated where these have been lost or damaged (for example in Merton

Park) and existing features such as granite kerbs, historic street lamps or railings should always be retained, and reinstated if possible where they have been lost. Larger historic elements within the street such as horse troughs and monuments are an intrinsic part of the historic fabric of the area and should be regularly inspected and maintained.

Areas of significant open space, as identified on the Area Appraisal plans for the character areas, should be maintained and protected. They are intrinsic to the established character of the area and they should be maintained and enhanced where necessary.

In some parts of the conservation area street furniture is uncoordinated, particularly around Three Kings Pond, Mitcham park around the entrance to Peter and Paul Primary School and at the junction of London Road and Cricket Green adjacent to the Burn Bullock. Street audits should be carried out in these areas with a view to removing unnecessary signage and coordinating the design of the remaining street furniture. Throughout the conservation area, opportunities should be explored for removing or minimising the amount of guard railing.

Generally street signage and road markings should be kept to a minimum and where yellow lines are present, these should be no more than 50mm wide and of a pale yellow colour.

Opportunities for public art within the conservation area should be explored with a view to reinforcing the distinctive character of the area. One possible location for public art is in the vicinity of the roundabout at the junction of Commonsides East and Three Kings Road.

Careful consideration should be given to ensuring that hard surfaces are designed to be as porous as possible to enable surface water to drain away.

English Heritage's publication *Streets for All*, A guide to the management of London's Streets (2000), gives more specific public realm guidance relating to conservation areas.

MP 6: Tree Management

All significant trees within the public realm should be identified and priorities agreed and resources sought for their maintenance, remedial works or succession planting.

The existing mature trees within the conservation area around the greens are a key component of the conservation area and make a vital contribution to its special character. The loss of trees and hedgerows is an issue in the area. Existing and replacement trees should be protected.

The preparation of a Tree Management Strategy could be undertaken as a partnership between local groups and the Council and would help to give a better understanding of issues that are likely to arise in the future regarding the condition of the trees.

MP 7: Traffic Management review

Traffic control measures should be reviewed, with a view to improving pedestrian movement around the conservation area and between the greens ensuring that the historic character of the area as defined in the character appraisal is not harmed by traffic and its associated signage and street furniture.

The Strategy should be based on a full tree survey, which identifies prevalent tree species. This understanding will then inform suitable forward planning for maintenance, succession planting and further development of the tree stock. Trees, which may need tree surgery, those whose roots have disrupted the pavements, and where branches obstruct pedestrians, should be noted and remedial action programmed.

The conservation area currently suffers from a loss of connection across the greens. The open spaces are divided by traffic, and pedestrian access across the greens and between the open space and the buildings that surround them, is currently difficult and dangerous. A review of traffic control measures in the area will need to focus on improving the environment for pedestrians and reducing traffic related clutter.

The northern side of the Cricket Green has benefitted significantly from traffic management measures and there is now the opportunity to review traffic movements around Lower Green West, with a view to enhancing the pedestrian experience in this area and giving greater access to the Lower Green (see ENV3).

There are a number of locations within the conservation area where traffic related signage and street furniture such as guard railing have a detrimental impact on the character of the conservation area e.g. at the junction of London Road and Cricket Green. These areas are referred to in the section dealing with specific environmental improvements and are illustrated on the Character Area analysis plans.

MP 8: Paths and alleyways

The network of lanes and footpaths in the area should be maintained and preserved and where appropriate enhanced, to ensure that the historic routes and connections are protected.

The paths and alleys within the conservation area are a key historic characteristic of the area that combine to create permeability across the neighbourhood. They need to be pleasant to use and well maintained to ensure that they are retained as well used, safe routes throughout the area

16.0 The Action Plan

This Action Plan demonstrates how the specific environmental improvements and area wide management proposals within the management plan might be achieved in the short (up to 1 year), medium (up to 3 years) and long (over 3 years) term or ongoing. The Council's Heritage and Design Working Group will be a consultee in the development of the following improvements.

Specific environmental improvements

Proposal: ENV 1 - Chapel Orchard, Hall Place, Worsfold House

Action: Work with partners to achieve proposals that deliver the creative redevelopment of these sites in a way that enhances this part of the conservation area.

Responsibility: Development control/ urban design/ conservation

Timescale: Medium to long term

Proposal: ENV 2 - Site corner of Church Path and Church Road and open land adj. Hallowfield Way
--

Action: Encourage the imaginative improvement of this site and ensure that public realm improvements are designed to recognise the significance of this part of the conservation area.
--

Responsibility: Conservation/ highways/ development control

Timescale: Short term

Proposal: ENV 3 - Church Road Cemetery

Action: Further repairs to listed monuments are required. Proposal needs to be formulated and funding sought.

Responsibility: Conservation / Church / Local Groups
--

Timescale: Medium to long term

Proposal: ENV 4 - Rationalise traffic flows around the Lower Green

Action: Work with Highways to explore opportunities for re routing northbound traffic and to create more crossing opportunities

Responsibility: Conservation/highways

Timescale: Short to medium term

Proposal: ENV 5 - Junction of Cricket Green and London Road adj. to the Burn Bullock

Action: Carry out audit of site with a view to removing unnecessary items of street furniture and signage and identifying any possible public realm improvements
--

Responsibility: Conservation /highways
--

Timescale: Short to medium term

Proposal: ENV 6 - Finish railing and remove posts - Cricket Green

Action: Complete project to finish the installation of railings around the Cricket Green including the removal of existing posts. Explore funding options.

Responsibility: Conservation / Highways

Timescale: Medium to long term

Proposal: ENV 7 - Canons & Projects

Action: Prepare masterplan for the Canons and its surrounding parkland including the Dovecote, carp pond, walled garden, athletics track and surrounding buildings and monuments. Submit HLF bid to realise the full heritage and cultural potential of the complex. Implement masterplan projects.

Responsibility: Conservation / Development Control / Local Partners

Timescale: Short to medium term

Proposal: ENV 8 - King George VI Avenue

Action: Implement parking restrictions and seek S106 funding to replace railing on northern boundary of road

Responsibility: Conservation / Highways

Timescale: Short to medium term

Proposal: ENV 9 - Roundabout at junction of Commonside East and Three Kings Road

Action: Explore possibilities for upgrading the appearance of the roundabout with a view to reinforcing the distinctiveness of the conservation area possibly incorporating public art

Responsibility: Conservation / Highways

Timescale: Medium to long term

Proposal: ENV 10 - Athletics track

Action: Provide interpretation panel for athletics track as part of Canons masterplan for HLF funding

Responsibility: Conservation / Local Partners

Timescale: Short to medium term

Proposal: ENV 11 - Reinstatement of grass verges in Mitcham Park

Action: Investigate reasons for removal of original verges and seek funding for their reinstatement

Responsibility: Conservation/ highways

Timescale: Short to medium term

Proposal: ENV 12 – Interpretation of the remaining sections of the original route of the Surrey Iron Railway

Action: Work with partners to investigate the most effective way of interpreting the historic route of the Surrey Iron Railway
--

Responsibility: conservation/ libraries and heritage/ highways
--

Timescale: Medium to long term

Proposal: ENV 13 – Rationalise signage on Mitcham Garden Village Green

Action: Work with highways to investigate options for improving the visual appearance of the entrance to the green by removing or relocating signage
--

Responsibility: Conservation/ highways
--

Timescale: Short

Area wide management proposals

Proposal: MP 1 – New development

Action: Work alongside development control, including at pre application stage, to develop high quality proposals for new development that complement and enhance the conservation area

Responsibility: Development control/ conservation/ urban design

Timescale: Ongoing

Proposal: MP 2 – Preservation of Architectural Detailing of buildings and structures within their curtilage

Action: Make Article 4 Direction to control works that would otherwise have a detrimental impact on the character of the area

Responsibility: Conservation

Timescale: Medium term

Proposal: MP 3 – Buildings at risk

Action: Assess the current condition of the tombs within the churchyard of St. Peter and St. Paul's and seek additional funding from English Heritage if further restoration is required. Investigate ownership of 32 Church Road and explore the possibility of serving a 215 notice to improve the appearance of the site

Responsibility: Conservation/ enforcement/ English heritage

Timescale: Short to medium term

Proposal: MP 4 – Incorporating energy efficiency measures

Action: Include specific guidance in relation to energy efficiency within conservation areas in revised design SPD

Responsibility: Urban design/ conservation

Timescale: Medium term

Proposal: MP 5 – Quality of the public realm

Action: Work with highways to ensure that all works in the public realm are sensitively designed and respect the principles set out in MP 5

Responsibility: Highways/ conservation

Timescale: Ongoing

Proposal: MP 6 – Tree management

Action: In association with partners, carry out tree surveys within the conservation area in order to identify future issues and agree priorities

Responsibility: Community/ tree officer/ conservation

Timescale: Medium to long term

Proposal: MP 7 – Traffic management review
Action: Review traffic control measures with highways to ascertain potential improvements
Responsibility: Conservation/ highways
Timescale: Medium term

Proposal: MP 8 – Paths and alleyways
Action: Review paths and alleyways within the conservation area and propose measures for their ongoing maintenance
Responsibility: Conservation / Highways
Timescale: Medium to long term

References

London Borough of Merton:	Streetscene Design Guide (2010)
English Heritage: Streets (2000)	Streets for All, A guide to the management of London's
English Heritage:	Guidance on Conservation Area appraisals – 2005
English Heritage:	Guidance on Management Proposals for Conservation Areas – 2005
HMSO:	PPS 5 – Planning for the Historic Environment – 2010

Notes

Notes

Request for document translation

Mitcham Cricket Green Conservation Area : Appraisal and Management Plan

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