

CHURCH ROAD



[38] Nos. 60-64 Church Road

This long-established highway runs, within the Conservation Area, from the Parish Church of SS Peter and Paul to Lower Green West. Although a relatively major traffic route, it has managed, particularly on its north side and at the Green itself, to maintain much of its traditional character as well as some of its valuable buildings.

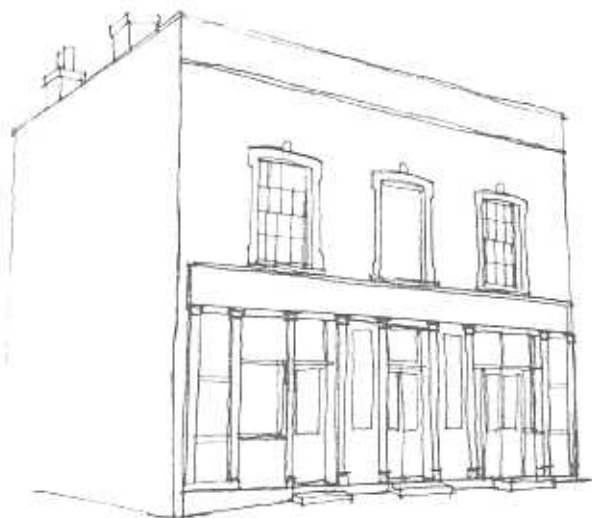
Nos.13, 14-20 (even), and No.32, (The Bull Public House) are all locally listed and the Parish Church, the Vicarage and Nos: 60, 62, 64, 66 have the distinction of being listed grade II. No. 66, which probably dates from the mid-18th Century, is a rare example of weatherboarding. Sadly, it has been allowed to deteriorate to the point where it is almost derelict, but, in contrast, the adjacent early to mid-18th Century terrace of **Nos. 60 to 64 Church Road [38]** has been restored. Coursed stuccoed brick under double pitched gabled mansard roof in plain tile, this two storied terrace with dormered roof half concealed behind a



[39] *The Parish Church*

parapet, forms an invaluable focal point at the centre of this gently curving road. The five bay, symmetrical composition of Nos.60 and 62 has a central entrance with a raised and fielded six panelled door, whilst No. 64 has three bays with the mid-19th Century panelled door to the left. Both entrances are set with a matching pilastered open-pedimented surround with 'gothic' fan lights. The square headed sash windows have recessed frames with flat-topped dormers over. There are continuous horizontal bands at ground and first floor ceiling level under a coped parapet. Railings and decorative gates, wrought iron, in the case of No.64, enclose the small front gardens and the interiors have turned baluster staircases.

To the west stand the **Church [39]** and Vicarage which frame the entrance to this Conservation Area. The Church was rebuilt between 1819 and 1822 in Gothic style on the site of the 13th Century church, part of which was retained in the lower section of the present tower. The architect was George Smith, and the builder John Chart. It has a slate pitched roof behind a parapet. The Church is aisled with a clerestory to the five bay nave and a five light east window with interlacing tracery. The three light aisle and two light clerestory windows have reticulated tracery. The three stage tower with oculus to first floor and two light bell louvres above is topped by crenellated parapets with octagon corner turrets and



[46] *The Bull Public House*

pinnacles. The interior has clustered piers to the tall painted arcade arches, with shafts rising to the tierceron vaults.

The grade II listed two storey **Vicarage [40]** opposite, was built in 1826 with slightly later extensions of 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. The central entrance is set in a semi-circular reveal with a half-glazed four-panel door and decorative fanlight. The square headed, margin glazed, sash windows have round headed reveals to the ground floor and gauged brickheads generally. The left hand wing has painted arched lights to its windows. The rear elevation is similar and the interior has a turned baluster front compartment staircase.

To the side of the Vicarage, **Nos. 2-20 John's Place [41]**, Church Path is a locally listed terrace of two storey artisans cottages. When they were built in the mid-1860's a Saxon burial was discovered on the site. The terrace helps to frame the view of the Church tower when seen from the south. It is of simple design, without decorative embellishment, with round-headed arches to doors and with brick lintels over windows which, originally were timber sashes. The terrace suffers from considerable 'improvement', but could be genuinely enhanced by a little careful authentic restoration.

To the east of the Vicarage lies **Vicarage Gardens [42]**, a cul-de-sac which provides a pleasant group of semi's which date from the 1930's. Facing brick and square bayed ground floors fit under steeply pitched tiled roofs with large feature first floor inset gables. The sunny, well-planted front gardens give this quiet cul-de-sac an attractive unity and cohesion.

Adjacent to the Vicarage Gardens lies the locally listed **No. 13 Church Road [43]**, a two storey stuccoed house built before 1841. A double pitched tiled roof with double end gables over a side entrance with classical portico permits a symmetrical front elevation of twin bays of later date, on the ground floor, and three recessed sash windows within square surrounds on the first floor.

Further east, **Nos.42-46 Church Road [44]** comprise a three storey, mid-18th Century terrace. No.46 retains the original sash windows which, typically for the period, stand well forward in the reveals. The stock facing bricks, gauged window heads and plain red roofing tiles are all original.

The next four properties, **Nos.34 to 40 Church Road [45]** are about a century later, and of lesser interest. Alterations have reduced their value further, but their height and positioning maintain the village street character. Careful restoration of these buildings could restore much of their appeal.

The Bull Public House [46] has long occupied a prominent spot on Church Road. This locally listed building, known in 1789 as 'The Black Bull', has been much altered down the years. Its essential character of two storey elevations with pitched roof concealed behind a parapet still remains, as does the symmetrical first floor elevation of recessed Georgian sash windows in stone surrounds with central blind window doubling as pub sign. The ornate, elaborate, Victorian-style ground floor pub front has four wide double pilastered panels separating three window and door units, with glazed doors and fan lights over and tile underfill panels. An appropriate depth fascia, tasteful lettering, external lighting and hanging signs complete an attractive facade which is all mirrored in a large doll's house sitting on the flat roof of the single storey extension at the rear.

A traditional shiplap boarded building, at the rear of The Bull, with sash windows and proud brick chimney, provides one of the few remaining examples of a house-type very common in the area until the turn of the century.

At **14-20 Church Road [47]** is a group of four two storey yellow stock brick cottages under slate pitched roofs. Nos.14 and 16 Church Road were originally built as a three bay house in about 1830, and show Regency influence in their symmetrical elevation and hipped shallow double pitched roof with sprocketed overhanging eaves. The rear is of a separate build with crude brick arches above openings. These contrast with the fine rubbed brick flat arches to the front elevation. The front doors would originally have had fanlights above.

Nos.18 and 20 Church Road may be about 1860. Round headed doorways and flat arched, recessed, sash windows are in scale with the whole and the placing of the end doorway in the flank wall allows interesting symmetrical variation to the elevations.

On the south side of Church Road, and set well back from it, are **Hall Place [48]** (1960's), an old persons' residential home, **Worsfold House [49]** (1982), a Social Services office and **Chapel Orchard [50]** (1979), a mental welfare day centre. All have well landscaped grounds, but in themselves contribute little to the character of the area.

Hall Place is a site which has been occupied since the time of the Norman Conquest. It was occupied by a large medieval 'hall house' which was extended in Tudor times. This building was demolished in 1867. A private chapel was built here in the 14th Century, and a much restored archway, believed to be from the undercroft of this chapel, still stands. It is a grade II listed building.

ENHANCEMENT PROPOSALS

● The sensitive redevelopment of the cleared site at the corner of Love Lane and Church Road will achieve an enhancement of this part of the Conservation Area. It will be important to ensure that any new building is properly sited on the back edge of pavement line, and that it is of a height and massing which is appropriate to its neighbours in Church Road and Love Lane.

● The character of the Church Road area is currently devastated by the very busy traffic which uses that road. The very narrow pavements which line the road make walking there an intimidating experience, particularly when larger vehicles are passing. The resolution of this problem raises many complex issues which would range beyond the boundaries of this Conservation Area, and a solution can not therefore be set out here. However the removal of through traffic from this street is the only satisfactory solution from the point of view of the character of the Conservation Area and the creation of an environment which is conducive to the rehabilitation of several buildings of importance.

● This part of the Conservation Area contains several buildings which have for many years remained in a derelict condition. The restoration of 66 Church Road is now urgent as is the restoration of 54-56 Church Road.

● On the south side of Church Road there are several buildings set back from the road, in landscaped grounds. The curtilage treatment of this road frontage, from Hall Place to Nursery Road is generally poor, and an opportunity exists to improve it by providing a length of low wall with iron railings above along this section of the road. This would provide a unity to this frontage, while allowing views into the landscaped area from Church Road. Historic features along this frontage will need to be retained.

● The access to Morland Close from Church Road is detrimental to the character of the area. It has been designed without regard to the irregular and informal layout of Church Road, which is an important aspect of the character of this ancient street. The layout could be changed to allow better continuity for pedestrians across the junction.



THREE KINGS PIECE

Nothing is known about the medieval pattern of settlement in this area, though it may have developed through a process of piecemeal enclosure of land on the margins of the Common. The origins of the Three Kings Pond are not known, but it has existed for over three hundred years. Stone cobbled slipways into the pond survive which were originally used to allow access for horses.

The locally listed group at Nos.3 to 5 Commonside East include Clarendon House, which was formerly the home of the Chart family, one of whom, as an architect, designed the Vestry Hall. The house has been clad in cedar on all elevations which has substantially altered its character. It has a symmetrical front of recessed six-pane sash windows on both floors and a central front door all under a roof and which is currently felted over the original finish.

No.9 Commonside East, Prospect House [51] together with No. 11, is grade II listed, and is a late 18th Century, detached house. Of brown brick under a pantiled roof to parapet, the three bay, two storey front elevation has two storey wings either side, of lower dimensions. The central, square headed entrance, has a bracketed cornice and six panelled door. There are symmetrical two storey splayed bays to either side of the entrance and a matching, segmental headed, window over the central entrance and similar windows in both side wings. The sash windows are in twelve panes. The house is weatherboarded to the rear.

No.13 Commonside East [52] has a painted two storey gabled front concealing a pantiled roof over a weatherboarded side elevation to Esher Court. Sixteen-paned sash windows with square headed openings are set on the front elevation. **No.17**

Commonside East [53] is a two storey yellow brick detached house under expressed gabled pediment with slate pitched roof. The building is thought to date from the early 1800's. A matching single storey side extension adjoins the access to Esher Court. Recessed sash windows fit within a stone surround at ground floor. The entrance door has a projecting porch with decorative surround.

The Three Kings Public House [54] dates from 1928, but it occupies the site of a series of public houses of the same name, which have stood here for well over two hundred and fifty years.

Beyond the public house lie **27 and 29 Commonside East [55]** probably dating from the late 18th Century, though much altered in recent years. Formerly these houses had clay pantiled roofs. **Hancocks Cottages [56]** - Nos.35 to 41 and 55 to 65 - are two terraces of cottages which pre-date 1825. These too have been much altered recently. Nos.75 and 77 Commonside East pre-date 1846.

Lavender Walk [57] also known as Crews Alley, runs north from Commonside East, and forms part of a bridle path which linked Church Road and the East Field (now Eastfields). Its origins would appear to lie in the Middle Ages, when the East Field was an unenclosed 'open field' cultivated in strip holdings by

the villagers. It remained in this form until the mid-19th century.

In **Commonside West, No.1 Newton House [58]** is also grade II listed. Originally a detached house it is now offices. Of early 18th Century with late 20th century additions, the two storey building has dormer windows, stucco elevations and a tiled pitched roof. The symmetrical elevations have a single storey bay at either side and a central square headed entrance with pilasters and cornice. The six panelled door is partly glazed with decorative stained glass panels. The recessed square headed windows, are twelve-pane sashes, whilst the dormers are gabled casements. There is a string course between these storeys.

No.4 Commonside West [59] is a locally listed semi-detached house with a yellow stock brick first floor front elevation with deeply coursed stucco to the ground floor, and deep, white painted, feather edge boarded side elevation under a pitched roof. A splayed entrance with sixteen-pane sash windows over provides the major feature of the side elevation. The front part of the house is 18th Century, while the weatherboarded section at the rear is early 19th Century.

The two storey **Windmill Public House [60]** has rendered and painted elevations under a slate pitched roof concealed behind a deep parapet at the front. The central, two storied splayed bay has recessed sash windows with undercill panels at ground floor. The canopied entrance to the right has a casement window over in sixteen panes and sign over. A string course at first floor level links the bay to a single storey side element with arched head recessed window under a decorative parapet. Erected in approximately 1870 it stands on the site of an earlier beer house and 100 yards from the site of an unusual horizontal windmill which was working in the late 18th century, and possibly inspired its name.

Cold Blows Lane [61] runs westwards from Commonside West. It is a further section of the bridleway referred to above, in the section dealing with Commonside East. See No. [57].

No.54, Park Place [62] which is grade II listed was originally a substantial detached house. The present day building essentially dates from the 1770's, though part of it is an earlier, mid-18th century house. It was built in yellow stock brick under a slate double pitched roof to parapet with a simplified cornice above first floor level. Of two stories plus basement, four windows wide, with a two storey wing of lesser height to the right. The offset square headed entrance has a round headed reveal, plain fanlight and Ionic quarter columns. The gauged brick square headed windows have recessed sashes. The house has been converted to a restaurant following fire damage.

ENHANCEMENT PROPOSALS

- Some enhancement work has already been undertaken on the north side of the Three Kings Pond, with a new paving, planting and seating area. This work is in need of additional bollards which are required if vehicles are to be effectively prevented from encroaching onto the footway and landscaped areas.
- On the north side of the bridge approach in Commonside East enhancement is required in respect of the layout, surfacing and containment of car parking areas. The bridge embankment could also be enhanced by provision of additional tree planting. The grass verges have been worn away by pedestrians, particularly to the west side of the common. As suggested for the Cricket Green, the path could be set back behind the existing line of trees and an avenue formed by additional tree planting.
- An area adjacent to the pavilion in the Three Kings Piece is currently used for car parking. It would be of benefit to contain the extent of this car parking area to prevent random encroachment of parking over a wider area. This would need to be done in a relatively informal way, and would need to include some planting to provide a partial screen to parked cars.
- There is scope for a planting and landscaping scheme at the corner of Cold Blows Lane and Commonside West. This should include improved paving, and railings to permit views to the open space from Commonside West and Cold Blows.

CRANMER GREEN

Some twelve acres in extent, Cranmer Green was, like the Three Kings Piece, once part of the greater expanse of Mitcham Common. Enclosure of land on the margins of the Green no doubt occurred throughout the Middle Ages, and evidence of this encroachment can be seen in the layout of buildings to the south of Cranmer Road. In the Eighteenth century there was a formal drive lined with trees across Cranmer Green, leading to the Cranmer family's residence which stood on land now occupied by the Wilson Hospital.

The area is bounded to the east by a thick copse which conceals the railway, to the north by Madeira Road and to the southwest by Cranmer Road. Of the Rectory House and farm purchased by Robert Cranmer in 1625, only the **Cranmer Farm Cottages [63]** remain.

The area is dominated by the locally Listed **Wilson Hospital [64]** which was opened in 1928 having been endowed by Isaac Wilson. Chart Son & Reading were the architects for the building. It is a one and two storey building under a steeped pitched tile roof with twelve-pane sash windows, in brown brick elevations and a central entrance portico with a porch supported on two stone pillars. Stone quoins are featured at the corners of the two storey section of the building, together with a projecting central bay above the portico. There is a modillion eaves cornice and a cupola on the roof.

The adjacent **Cranmer Farm Close [65]** is a well-maintained, two storey post-war courtyard of houses, which received a Civic Trust commendation in 1968. Set back from the road with mature trees and excellent views out to the green it evinces an atmosphere of calm divorced from the major traffic flow just beyond its boundaries. In yellow brick under a steeped pitched tiled roof its elevations are broken into panels of brickwork with punched hole windows, horizontal cladding with doors and clear



[64] *Wilson Hospital*

storey windows, or vertical emphasis windows with coloured undercill panels and expressed floor slab line.

The locally listed **Cranmer Cottages [63]** are thought to date from the late 18th Century, and they stand on land enclosed from the Green. Their coursed rendered two-storey elevations, under a tile pitched roof, with an Edwardian gabled return at the left hand end, provide a visually important element to the Green. The casement windows and bay of the gable end are in sympathetic contrast to the flush sash windows and doors within their square-headed opening. No.7, at the end of the terrace is late 19th or early 20th Century.

The adjoining **SS Peter & Paul's Church, Bell Tower and Presbytery [66]** are also locally listed. These buildings were completed in 1889 to the designs of Frederick A. Walters. The five bay buttressed side elevations have inset windows with semicircular heads under a brick arch with linking string course at springing level and continuous string course at cill-level. The steep pitched tiled roof partially returns at the east end to emphasis the gabled main entrance. This elevation has semicircular headed windows with springing level string course and central medallion at first floor level over a semicircular headed entrance with inner arch set in a rectangular slightly proud panel. A blue brick feature at gable level is echoed by a blue brick

course over the semicircular door and window opening. The offset bell tower, has exposed bells set within its arches. The Presbytery, in matching brick and tile roof, has recessed Georgian sash windows in square openings. The adjoining modern garage completes Cranmer Road.

On the corner opposite, the **Obelisk [67]** erected by the Reverend Richard Cranmer in 1822, commemorates the appearance of a natural artesian spring following a period of prolonged drought. This is a grade II listed monument.

Madeira Road marks the boundary and entrances to, **The Canons [68]** with only the small, single storey, locally listed, **Canon's Lodge [69]** circa 1870, breaking the wall line and marking the point where the original entrance gate once stood.

The land on which the Canons stands is set well back from Madeira Road, and it was enclosed from the former Parish Waste. 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 central bay of the original block projects slightly with an architraved, and corniced square headed entrance reached by steps. The slightly recessed framed sash windows are set in square headed openings, some fitted with blind boxes. The two end bays have blind windows. The sash dormers are flat topped. There is a wide modillion eaves cornice and string course at ground floor level. A three bay return to the south is similarly detailed.

To the side of the Canons is the modern one and two storey leisure centre in heavily modelled brown brick with timber windows and clere storey under a wide metal pitched roof.

The grade II listed **dovecote [70]** in the grounds of the Canons has the date 1511 carved in one of the chalk blocks making it the oldest remaining complete



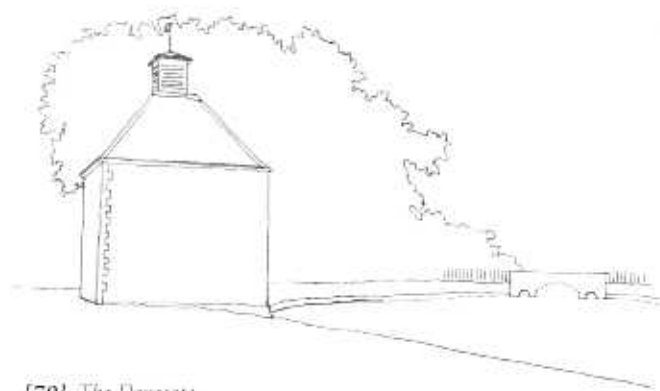
[68] *The Canons*

building in Mitcham. The square single storey structure under a hipped tiled roof surmounted by a timber louvred cupola is constructed of chalk blocks with knapped flint plinths and panels and red brick quoins. The entrance has a depressed, pointed, cambered arch.

Roosts were provided for some 500-600 birds and the right to keep pigeons 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.

ENHANCEMENT PROPOSALS

- The integrity of Cranmer Green as an open space would be enhanced if car parking along the line of King George VI Avenue were to be curtailed. This could be done by restricting vehicular access to the Avenue from both ends. The use of small ornamental trees along the line of King George VI Avenue appears to be out of character for this area. Replacement with indigenous, forest type trees, possibly limes or chestnut, would be appropriate.
- The vehicular entrance to the Canons from Madeira Road is out of scale with this area. The wide sweeping bellmouth of this access road, together with the



[70] *The Dovecote*

detailing of this area are damaging to the character of the area. The width of carriageway space available here only encourages people to park vehicles in the bellmouth. Improved paving, landscaping and curtilage treatment would be of benefit here, and improved continuity across the junction would help pedestrian movement.

- The constricted space which links Cranmer Green with the Cricket Green is flanked on the north side by the Obelisk, and on the south side by a petrol filling station. The paved area around the Obelisk could be improved by removing the concrete bollards, and replacing with a belt of landscaping along the line of the kerb. Openings could be cut in the brick wall behind the obelisk to permit views to the open space behind.

- The view towards the petrol filling station opposite is in need of improvement, and this could be achieved by the construction of a raised brick planter along the back edge of the footway to a maximum length and width in order to reduce the visual impact of large areas of hard parking, and by the replacement of the red cladding which forms the edge of the canopy by material in black.

- The cul-de-sac signs at the Cranmer Road junction of King George IV Avenue are crooked and this entrance area would be enhanced if they were straightened and the uprights painted black.

- The grass verges to the Green are heavily eroded along the pedestrian route opposite the Wilson Hospital up to the bus stop and telephone kiosk. This could be enhanced by setting back from the road a new footway possibly with additional trees to form an avenue.

MITCHAM GARDEN VILLAGE

Built between 1929 and 1932, this locally listed development in what had been the grounds of the Cranmers, the Garden Village [71] occupies a secluded corner at the southern extremity of the Conservation Area.

Funded by Sir Isaac Wilson, designed by Chart, Son & 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 dormered roofs are grouped attractively around a green.

This quiet backwater with its clipped hedge gardens survives virtually unchanged and continues to provide the pleasant domestic enclave envisaged by its designers.

ENHANCEMENT PROPOSALS

● An informal parking area off Cranmer Road has expanded into a large muddy area with pools of rainwater. This approach to the village would be much enhanced by a properly landscaped and surfaced parking area.



CONSERVATION ADVICE

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

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

FRONT & REAR GARDEN AREAS

The front gardens in particular are important in contributing to the character of the area, as together with the trees and shrubs they contain they help to create an important softening of the street scene.

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

FRONT BOUNDARIES

Original boundary treatments comprise combinations of either brick walls and piers, metal railings and hedges. In many cases these have been removed altogether or replaced with timber fences or other treatment.

Where front boundaries have been removed or and replaced consideration should be given to reinstating the original style front boundary.

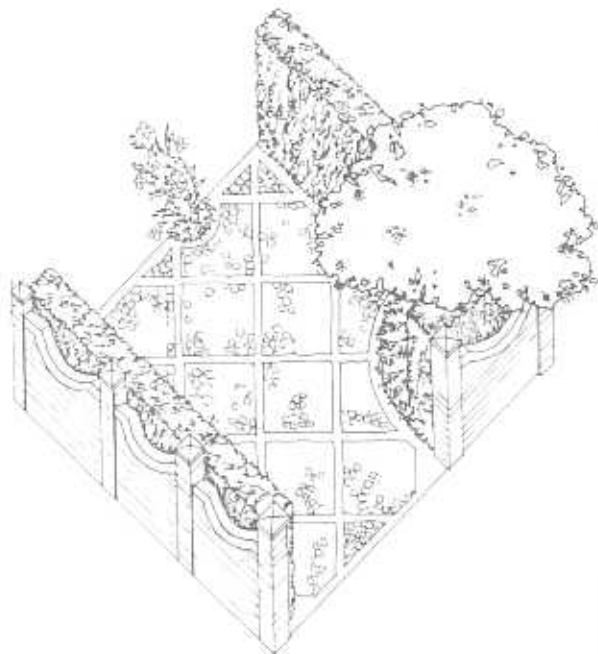
CAR PARKING & GARAGES

Frequently there is pressure to use larger front gardens for the parking of cars. This invariably entails the removal of all or part of the front boundary and paving over of a significant portion of the front garden, which if not carried out sympathetically, can have detrimental impact on the conservation area. Merton Council have produced a Guidance Note on "Car

Parking in Front Gardens" which is available from the Environmental Services Department.

Planning permission is required for the provision of car parking spaces associated with flats and where the proposal would entail the construction of a 'footway crossover' from a 'classified' or 'trunk' road. Listed building consent is required where the property concerned is statutorily listed.

A 'Footway Crossover Application' should be submitted for the construction of all crossovers from the public highway, regardless of its status. Charges are levied and you are responsible for the cost of the works, including the cost of any necessary relocation of underground services, street furniture or replacement trees. Any application will be considered on its merits, however proposals involving the uprooting of hedges will be resisted.



A suggested layout for hard standing in a front garden. The use of a well-managed hedge will provide a valuable green screen and a sense of living enclosure to the garden. The careful selection of a suitable hedging species will ensure all year round interest.

Where removal of other boundaries is anticipated consideration should be given to installing gates, of a design which is in character with the area, across the opening formed. Proposals should seek to retain all existing trees. Trees in conservation areas are afforded statutory protection and the Council must be notified of any proposals involving the felling or lopping of a tree. Materials for surfacing should be selected with care to ensure that they complement the building. The use of block paving or setts is more appropriate than a uniform concrete or bitumen surface. Gravel provides an attractive finish but there tend to be problems with the material spreading and spilling over into adjacent areas, especially if insufficient care is given to the design of the edgings and levels. It should always be possible to retain some soft landscaping with shrubs and trees adjacent to the actual houses or front boundaries, even if parking is to be provided within the boundary of the property, to improve their setting.

A landscaped setting contributes to the character of the houses, and where, possible gardens should be maintained. When considering the landscaping of front and rear gardens a balance between native and non native trees and plants is desirable.

Mitcham Cricket Green Conservation Area is characterised by the many and various pitched roof forms. The original roofs are finished with clay tiles or natural slate, sometimes with decorative terracotta ridge pieces. Chimney-stacks are an important contribution to the skyline of this conservation area. Constructed of brick there are a wide variety of styles and forms incorporating corbelled brick courses and terracotta pots. Rainwater gutters and downpipes were originally cast-iron, and flashings in lead.

ROOF FORMS & COVERINGS

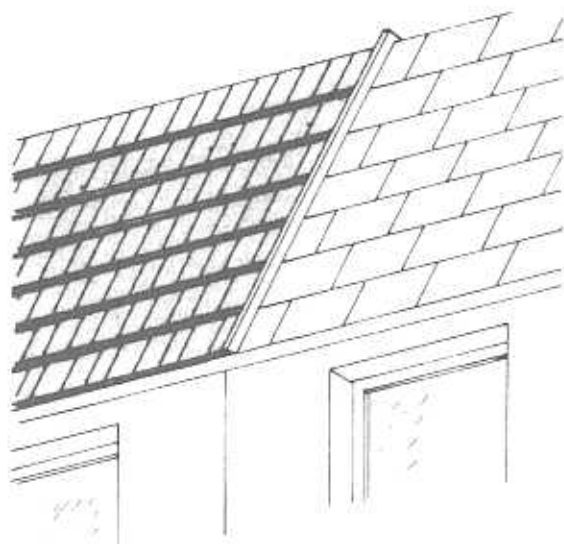
Barge boards and other decorative features should be restored and repainted; where missing or damaged consideration should be given to replacing them. The retention of the original roof forms and coverings is desirable and the use of materials or treatments which replace or disfigure the traditional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

LOFT CONVERSIONS

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

Minor alterations such as the incorporation of sympathetically designed dormer windows, complementary to the design of the house, blend in far better with the area's character than major alterations to roof forms. Any dormer should be located on the rear roof slope, set back from the eaves and should not project above the ridge line; the use of high maintenance materials, such as tongued and grooved boarding should be resisted. Suitable materials for dormer construction include lead or tile/slate hanging.

RE-ROOFING



Above: If the property is located in a terrace of houses, or is semi-detached, roofing materials should be compatible with the other houses in the terrace, or the other half of a pair of semi-detached houses. Where possible, terraces of houses should be re-roofed as a whole, to prevent ridging and to maintain a unified appearance.

If re-roofing works are to be carried out, existing sound tiles or slates should if possible be salvaged and reused; this should help reduce the cost of the work. If this is not possible a material similar to the original roof covering should be selected. In particular, the use of concrete tiles, synthetic 'slates' of composite material or plastic to replace traditional materials is to be avoided. Some materials, such as heavy concrete tiles, can affect the roof structure, due to their increased weight.

CHIMNEYS

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

FLASHINGS

Flashings should be in lead, and should be installed by an experienced contractor. Sand and cement upstands around chimney stacks should be avoided.

GUTTERS & EXTERNAL PIPEWORK

Traditional cast-iron gutters and external pipework, and their supports, require careful maintenance; if allowed to rust they can, because of their weight, become unsafe.

Cast-iron is more in keeping and generally more durable than plastic and should be considered when gutters and downpipes are replaced; other materials that are available include powder-coated aluminium, which looks very similar to cast-iron, is lighter and can be cheaper. If plastics are used they should be in black. Consideration could be given to using cast-iron or aluminium on front and conspicuous side elevations and plastics on rear or secondary elevations. The installation of additional pipe work on the front elevation should be avoided.

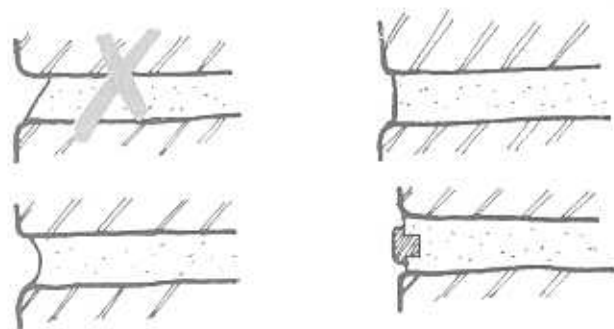
EXTERNAL WALL FINISHES

External wall finishes found in the area include facing brickwork, half-timbering, various applied render finishes, and tile hanging. The houses are of numerous different styles many of which incorporate various design features that contribute to the picturesque style of the houses of the area. These include angular bay windows; balconies; patterned vertical tile hanging; decorative porches; canopies; and prominent chimney forms.

BRICKWORK

The brickwork of the houses is attractive and should not be painted, rendered or pebble-dashed. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and also make them more difficult to sell. The application of stone or reconstituted stone cladding to buildings within conservation areas requires planning permission, and unless there are good reasons for doing so such proposals will be resisted.

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



*Different types of pointing:
Weather-struck pointing
Bucket-handle pointing*

*Flash pointing
Tuck pointing*

Problems with water penetration often associated with brickwork can usually be remedied by good maintenance practices. Attention should be paid to brickwork pointing and also roof guttering. However the careless or unnecessary repointing of brickwork can not only spoil the appearance of the original brickwork, but also cause problems in the future. The old pointing will have weathered to blend in with the bricks and should only be removed if so badly deteriorated that damage is being caused. If repointing does become necessary this should be carried out by an experienced contractor. New pointing should match as far as possible the original, both in method employed and mortar mix. Weather-struck pointing as usually employed by the majority of builders is not really appropriate to the older houses that are typical of the Mitcham Cricket Green Conservation Area. The joints should be finished flush - not struck or raised - with the mortar brushed back with a bristle brush to expose both the aggregate and the edges of the adjacent brick. Mortar mixes stronger than the bricks can result in damage to the brickwork face which should be allowed to breathe.

TILE HANGING & OTHER EXTERNAL WALL FINISHES

Vertical tile hanging should be retained. Damaged tiles should be replaced with tiles of a similar style. If it is necessary to completely replace tile hanging sound tiles should be reused if possible and new tiles selected to match. Any special tile features such as shaped tiles should be retained.

Some of the houses were originally wholly or partly rendered, pebbledashed or weather boarded. Where this is an original feature of the house it should be retained. Where render has a painted finish regular repainting with a porous paint can retain a good appearance as well as retain the value of the property. When considering colours for painting render, careful consideration should be given to the likely effect it is to have on adjacent or neighbouring properties. Generally off-white or pale pastel colours are most appropriate; ideally repainting should be carried out in the same colour as was originally applied. Weather boarding should be replaced in the pattern, style and finish to match the original.

Quite a few houses still retain their original sash and casement windows, and panelled front doors. Some front doors have decorative canopies over them. Original windows were often divided into small panes with narrow glazing bars.

RENOVATION AND RESTORATION

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

REPLACEMENT WINDOWS & DOORS

Where windows or doors have deteriorated to a point that replacement is essential then consideration should be given to having new units made to the original design and in the original material, usually timber, painted off-white or light cream.

Some of the original front doors and windows have already been replaced. Where the originals have been removed, consideration should be given to reinstating good quality doors and windows of the original style. Modern replacement doors and windows of different styles, patterns or materials do not blend well with the existing architectural style and should be avoided. Joinery should be painted rather than stripped and stained.

DOUBLE GLAZING

If the existing windows are draughty they can be successfully repaired and draught-proofed.

If consideration is being given to the installation of double-glazing, care should be taken when selecting a suitable replacement, to ensure that the character of the houses is preserved. Some manufacturers do provide double-glazed sashes and casements which can be used as an alternative. Replacement windows should be timber, which should be painted. In most

instances white uPVC windows are inappropriate and unfinished aluminium is not acceptable. The Council can assist with advice on suitable suppliers.

If proposing to install double-glazing, care must be taken to provide opening windows to ensure that adequate ventilation is maintained. Where windows are required to provide an alternative escape route consideration will need to be given providing opening windows of adequate size.

An alternative solution is to fit secondary glazing to the insides of the existing window openings. This avoids altering the appearance of the elevations whilst achieving the required improved standards. Any divisions can follow the glazing bars of the existing windows.

STORM PORCHES

The addition of porches to the fronts of the houses will often require planning permission. A successful porch can be achieved with sensitive design, using traditional materials and usually incorporating a pitched roof.

The closing in of recessed doorways, to create a 'storm porch' if essential, should be in the form of a glazed screen which should be designed with care. Glazing bars and frame should be of timber and the screen should be set back slightly from the building frontage. Care must be taken to avoid damage to the surrounding brickwork. Removal of existing door canopies or porches should also be avoided.

NEW DOOR & WINDOW OPENINGS

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

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

SHUTTERS

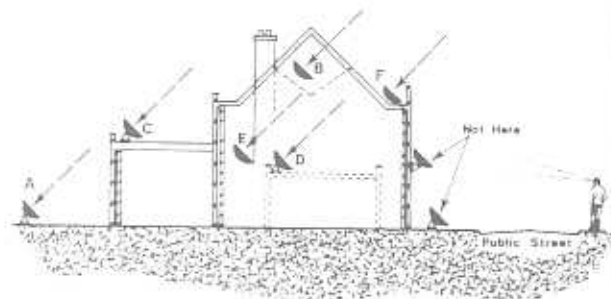
External, non-functional, shutters, especially modern louvre panels, should be avoided as they would not have been fitted to the buildings originally and are, therefore, inappropriate to the Conservation Area.

EXTENSIONS

There is scope for extending some buildings within this Conservation Area. Smaller extensions under a certain size may be erected in accordance with 'permitted development' rights. Larger extensions, or extensions proposed close to the highway will require formal planning approval.

Side and rear extensions which are permitted development should be sympathetically designed. Extensions should be subordinate to the main house; generally single storey with a pitched roof. They should not rise above eaves level. Larger extensions that require planning permission will be stringently assessed in terms of whether they preserve or enhance the character or appearance of the conservation area.

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



Preferred locations for satellite dishes

maintenance problems. All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details.

CONSERVATORIES

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

TELECOMMUNICATIONS EQUIPMENT

The installation of satellite dishes and burglar alarms on the elevations of the houses can have a harmful visual effect on both your own and your neighbours' houses, and the gradual invasion of these types of equipment can have a seriously detrimental effect on the character and appearance of the Conservation Area.

Television aerials, satellite dishes and other telecommunications equipment should, whenever possible, be sited on the rear of property and mounted below eaves level. In some situations, planning permission will be required for the installation of a satellite dish. Similar considerations need to be taken into account when proposals are formulated for the installation of solar panels.

ARCHAEOLOGICAL CONSIDERATIONS

The whole of the Cricket Green Conservation Area is within the Archaeological Priority Zone as defined in the Council's Unitary Development Plan. Parts of the area have probably been in occupation for over one thousand years, and yet little is known of the early pattern of settlement. Any new development that is proposed, or extensions to buildings which may affect possible archaeological remains, will need to include a preliminary archaeological site evaluation, followed if necessary by preservation in situ, provision of public access or archaeological investigation as appropriate.

PLANNING ADVICE

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

If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions. These are available from the Development Control Section, Environmental Services Department, at Merton Civic Centre, Morden, and also from local libraries.

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

Any proposals for infill development will require special consideration to be given to the need to retain trees and preserve the open character of the area.

Planning applications for new buildings will be carefully scrutinised to ensure that new development blends in with the surrounding area, in terms of scale, massing and materials used, and respects the privacy and rights to daylight of neighbouring residents. All new development will be expected to meet Merton Council's published guidelines for development and commitment to ensuring that the needs of people with disabilities are met.

CONSENTS

Listed Building Consent is required for any works which would affect the special character of a building on the Statutory List of Buildings of Special Architectural or Historic Interest.

Building Regulations Approval may be needed to ensure that shop front proposals comply with

structural, fire and access for people with disabilities requirements.

Planning permission is required if it involves a change of use of the building or would result in changes in the appearance of the building.

Conservation Area Consent is required prior to the demolition of any building in a Conservation Area.

Advice can be sought on planning and advertisement proposals, Listed Buildings, Building Regulations or Conservation Area Consent from the Environmental Services department.

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

FURTHER ADVICE

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

The Environmental Services Department,
12th Floor, Civic Centre, London Road,
Morden, Surrey, SM4 5DX.
Telephone: 0181 - 545 3117.

TRANSLATION SERVICE

If you need to understand this publication in your own language, please contact Merton Translation Services, 9th Floor, Merton Civic Centre, Telephone: 0181 545 3397.

உங்களுக்கு இந்தப் பிரகாசத்தை உங்கள் சொந்த மொழியில் விளங்கிக் கொள்ளத் தேவை யெனில், தயவு செய்து மேட்டன் மொழி பெயர்ப்புச் சேவைகள், 9வது மாடி, மேட்டன் சிவிக் சென்டர், தொலைபேசி 0181 545 3397 உடன் தொடர்புக் கொள்ளவும்.

अगर इस प्रकाशन की आप अपनी ही भाषा में समझने की जरूरत महसूस करते हैं तो कृपया मर्टन ट्रांसलेशन सर्विसेज़, 9वीं मंज़िल, मर्टन सिविक सेंटर के साथ संपर्क कीजिये । फ़ोन: 0181 545 3397.

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টেলি : 0181 545 3397

आ प्रकाशनने, तमारी भाषामां समझवामां सहायता जोईअ तो, कृपया कही संपर्क कइयो: मर्टन ट्रांसलेशन सर्विसेस, मर्टन सिविक सेंटरना नवमे माणे, फोन : 0181 545 3397

ਜੇ ਇਸ ਪ੍ਰਕਾਸ਼ਨ ਨੂੰ ਤੁਸੀਂ ਆਪਣੀ ਹੀ ਭਾਸ਼ਾ ਵਿਚ ਸਮਝਣ ਦੀ ਜ਼ਰੂਰਤ ਮਹਿਸੂਸ ਕਰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਮਰਟਨ ਟ੍ਰਾਂਸਲੇਸ਼ਨ ਸਰਵਿਸਜ਼, 9ਵੀਂ ਮੰਜ਼ਿਲ, ਮਰਟਨ ਸਿਵਿਕ ਸੈਂਟਰ ਨਾਲ ਸੰਪਰਕ ਪੈਦਾ ਕਰੋ। ਫ਼ੋਨ: 0181 545 3397.

اگر آپ اس اشاعت (پبلیکیشن) کو اپنی زبان میں سمجھنا چاہتے / چاہتی ہیں تو برائے مہربانی مرٹن ٹرانسلیشن سروسز، نویں منزل، مرٹن سوکس سینٹر سے فون نمبر 0181 545 3397 پر رابطہ قائم کیجئے

如果您需要中文譯本，請聯絡設在市政中心九樓的美敦翻譯服務處。

電話 : 0181 545 3397

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