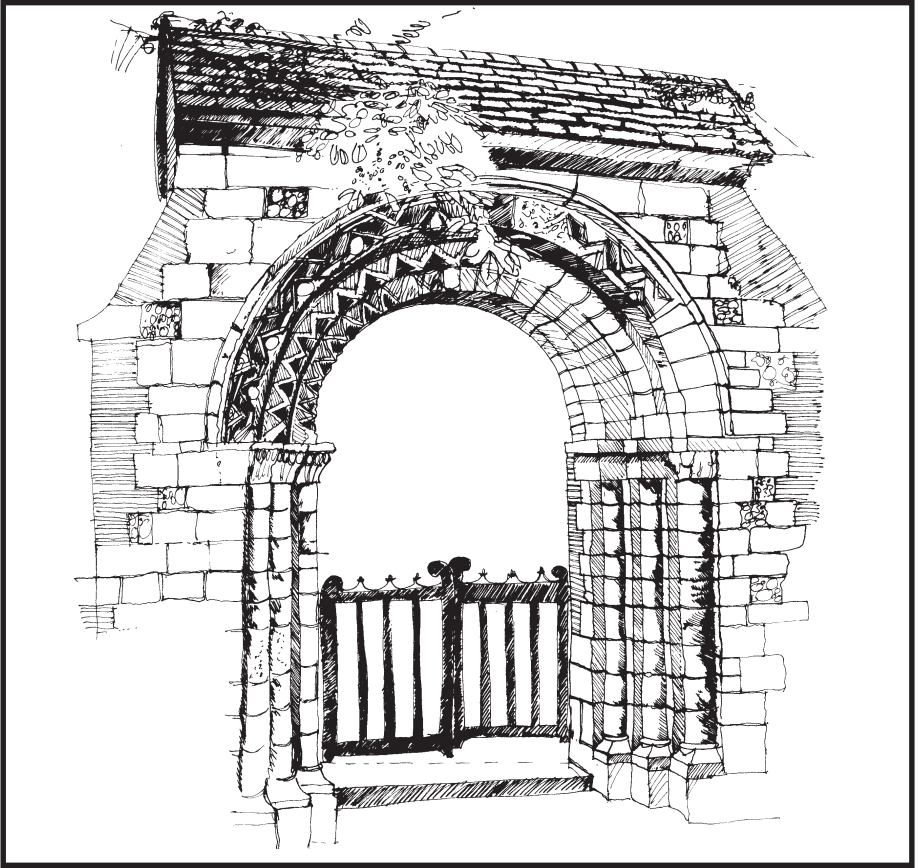




# DESIGN GUIDE



# JOHN INNES

MERTON PARK & WILTON CRESCENT  
CONSERVATION AREAS

# JOHN INNES

## MERTON PARK & WILTON CRESCENT CONSERVATION AREAS

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# INTRODUCTION

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Conservation areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. The John Innes - Merton Park and Wilton Crescent conservation areas were designated by Merton Council in 1968 and 1984 respectively. The particular characteristics that merit these areas' designation as conservation areas include: the historical background to Merton, the numbers of listed buildings, the charm, character and uniqueness of the detailing of the houses and the quality of the open spaces.

This design guide covers the whole of these two conservation areas and aims to highlight the main architectural features, and important qualities that contribute to the areas' character. It also puts forward recommendations and provides guidance and advice on improvements that can be carried out by residents which preserve and enhance the character of these areas.

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

Residents and owners have an important role to play in preserving the character of these conservation areas. The permitted development rights that householders enjoy allow many changes to be made to houses without formal permission. These alterations may be small in scale, but can be prominent and have a large impact on the area that for the most part has a cohesive character. Sensitive alterations and careful maintenance will help preserve the character of the area and also retain the values of its properties.

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Merton Council hopes that residents will find this brochure of interest and take into account the recommendations made in it when considering alterations and improvements to their properties.



If you are in any doubt as to whether planning permission is required for alterations to your property then please contact the Development Control Section of the Council's Environmental Services Department. They have a 'hot line' on 0181 545 3117.

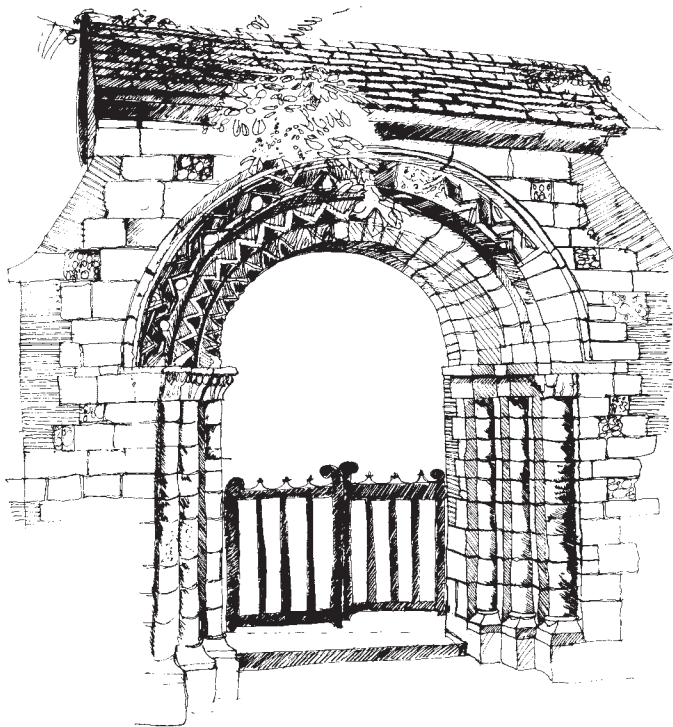
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*John Innes: Merton Park and Wilton Crescent  
Conservation Areas - Design Guide*

# LOCAL HISTORY

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Merton is listed in the Domesday Book as being in the 'Brixton Hundred' (an administrative area with its own court) and owned by the Crown. The area would have been densely wooded, the woodland would have been gradually cleared as small communities developed around the various farms.



In 1114 ownership of the Manor, or Estate, of Merton was granted, by the Crown, to a Knight called Gilbert. He was responsible for building the Church of St. Mary the Virgin on the site of a much older church recorded in Domesday. Although it has been much extended and rebuilt, parts of the present structure date back to 12th and 13th Centuries. Gilbert is also known to have been involved in the building of Merton Priory which was founded in 1114.

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Over the centuries there gradually grew up, around the church, a community consisting of a number of large houses, some farms, cottages and almshouses. Remnants of this village survive along Church Path and elsewhere.



Among the larger houses in the area was Church House, opposite the church on the site now occupied by the present, much newer, Church House and No 10 Church Path. Its walled garden is now the Church Lane playing fields. This 16th Century house was once called Merton Place (not to be confused with Lord Nelson's house of this name which used to stand a mile to the east). It was rebuilt in 18th Century but demolished earlier this century. All that remains of this house are the boundary walls and gates which are included on the Statutory List of Buildings of Architectural or Historic importance. Some beams and stone from this house were used in the building of two houses, 'Crowsteps' and 'Greystones', in Mostyn Road.

# JOHN INNES - THE MERTON PARK ESTATE

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The later Victorian and early Edwardian periods mark the two main phases of development of the Merton Park and Wilton Crescent Areas. In the early 1860's the 23 Fairlawn Villas appeared in Kingston Road (Nos 209 - 253), the work of a speculative builder. By 1867 a successful businessman John Innes, in partnership with his brother James, had begun to purchase land at Lower Merton and an adjacent part of Wimbledon to create what might be called a garden suburb, although the term did not exist until later. Dorset, Sheridan and Mostyn Roads date from 1870 and Innes was soon building in Mostyn (including a row of labourers' cottages), Dorset and Kingswood Roads. From the beginning he planted avenues of trees and holly hedges which are a distinguishing feature of the estate.

Two Architects, particularly influenced the design of the Merton Park and Wilton Crescent conservation areas. Henry Goodall Quartermain was employed by John Innes until 1904, the year in which they both died. Much of Quartermain's is in the 'Queen Anne' and 'Domestic Revival' styles. Examples of his work can be found in Mostyn, Sheridan, Dorset and Kingswood Roads and Wilton Crescent. Typical features include tile hanging, half timbering, and decorative windows, gables and bargeboards. His own house, in his last years, was No 18 Dorset Road. He also designed artisans' cottages in Watery and Church Lanes.

John Sydney Brocklesby who succeeded Quartermain as principal architect for the Estate was much influenced by the 'Arts and Crafts' movement. His work included 'cottages' with steeply pitched roofs with dormers and angled bay windows in Melrose Road and Watery Lane and others with flint walls and pantiled roofs in Sheridan Road. Examples of larger Brocklesby houses are in Mostyn Road; No 35 (another flint building), the previously noted 'Crowsteps' and 'Greystones', and in Watery Lane, No 17 'Steeproof', briefly lived in by the Brocklesby family.

## OTHER BUILDINGS OF INTEREST

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Merton Park is fortunate in having a number of other interesting buildings. St. Mary's Church is listed Grade II\* on the statutory list of buildings of architectural or historic interest. Between it and the Georgian Vicarage is a reconstructed 12th century archway which once belonged to Merton Priory. The Church has some fine monuments, and there are four stained glass windows, made at the former Morris and Company works in Merton, which commemorate the work of John Innes.

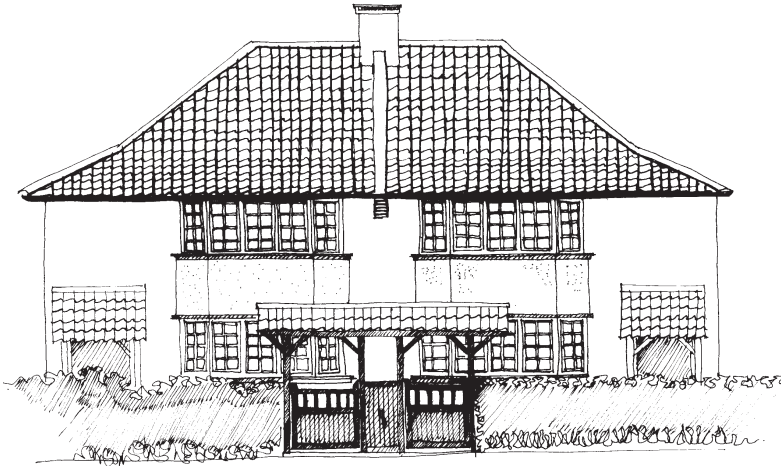


Listed Grade II is Dorset Hall, in Kingston Road, a substantial early 18th Century house. Originally two-storey with an attic under a pitched roof it was enlarged by the addition of an extra storey to the front and a three-storey rear extension. The main elevation is attractively symmetrical and there is an early 19th Century Doric porch.



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Long Lodge, another Grade II listed, 18th Century house in Kingston Road, lies in the adjoining Merton Hall Road conservation area.



The almshouse on the corner of Kingston and Mostyn Roads, which is included in the Council's local list of buildings of architectural or historic interest and dates from 1797, is another surviving remnant of the old village. In Church Path is Merton Cottage, 18th Century in origin though now extensively rebuilt. The former Merton National Schools facing the east end of the Church form a typically Victorian feature.

The large, handsome, late 19th Century Manor House in Watery Lane is now part of the Rutlish School. Once a farmhouse it was rebuilt over a period of 30 years by Quartermain for John Innes, whose home it was. It bears a GLC 'Blue Plaque' and is also listed Grade II.

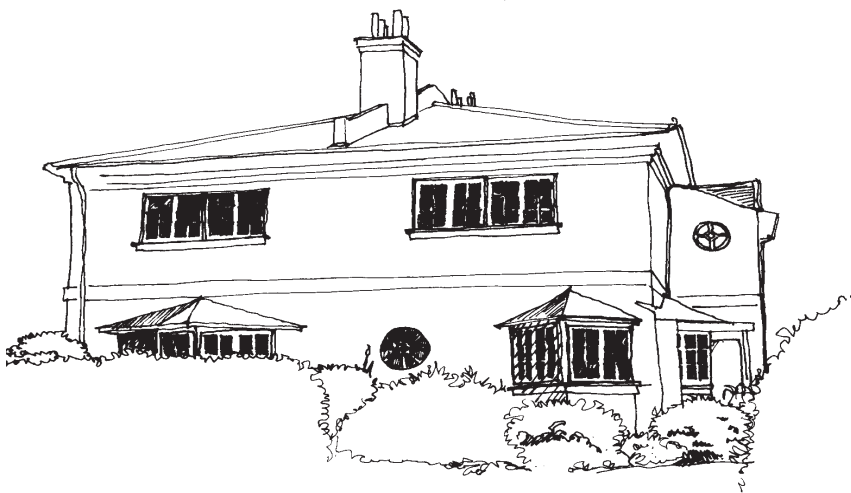
The former private grounds to the Manor House survive as John Innes Park in Mostyn Road. Little altered the park is distinctly intimate in character with winding paths, secluded lawns, varied borders, holly trees and hedges. There is a rustic bandstand by Brocklesby, and the lodge, cottage and archway are by Quartermain.

# DESCRIPTION OF THE AREA

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The Merton Park and Wilton Crescent Conservation Areas display a wide variety of house size and style, earlier examples ranging from large handsome residences in Mostyn and Sheridan Roads to terraced villas of Kingswood Road and the charming rows of cottages in Church and Watery Lanes. John Innes aimed to create a mixed but harmonious community, unified by trees and hedges. This concept still happily succeeds in accommodating more than a century of change in domestic design, from later Victorian to the present day.

## DESIGN GUIDANCE



In general the properties in the Merton Park area are in good condition, the aim of this guide is therefore to provide advice on good maintenance and encourage the preservation and enhancement of the architectural and other features characteristic of the area. Where houses are in need of repair or restoration this guide aims to provide information on how this can be carried out in a sympathetic way. Where the opportunity arises for new development this should be designed so as to relate to its surroundings, particularly where existing buildings adjoin the site.

## 'ARTICLE 4 DIRECTIONS'

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A number of properties in the Merton Park and Wilton Crescent conservation areas' have been identified as having distinctive architectural and landscape qualities that merit special protection through the withdrawal of certain permitted development rights. The Council is able to do this by making an 'Article 4 Direction'. Two such Directions have been made affecting properties in the Merton Park Area, which were subsequently approved by the Secretary of State in April 1987 (No. 1) and February 1990 (No. 2). This means that if you wish to carry out any of the works specified in the Directions you will need to apply for planning permission beforehand.

The map of the conservation areas, on pages 16 and 17, highlights the areas that are subject to Article 4 Directions and a list of the properties affected together with details of the development rights withdrawn, are given overleaf (page 12). If you have any proposals concerning one of these properties you are strongly advised to discuss them with Officers of the Council's Environmental Services Department before making your application.

# PROPERTIES AFFECTED BY 'ARTICLE 4 DIRECTIONS'

## *Article 4 Direction No. 1*

### Permitted Development Rights withdrawn:

- *The enlargement, improvement or other alteration of a dwelling house;*
- *The erection or construction of a porch outside any external door; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure.*

### Properties affected:

Nos 2 - 20 (evens) Melrose Road  
Nos 1 - 7 (odds) Melrose Road  
No 23 Church Lane  
31 - 61 (consec) Church Lane  
2 - 14 (evens) Watery Lane  
9 - 17 (odds) Watery Lane

- *Construction within the curtilage of a dwellinghouse of a hardstanding for vehicles.*

### Properties affected:

31 - 61 (consec) Church Lane

## *Article 4 Direction No. 2*

### Permitted Development Rights withdrawn:

- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

### Properties affected:

1 - 19 (odds) Sheridan Road  
2 - 42 (evens) Sheridan Road  
'Oxton and 'Paxmore' Sheridan Rd  
10 - 62A (evens) Mostyn Road  
3 - 35 (odds) Mostyn Road  
John Innes Park, Mostyn Road  
2 and 10 - 22 (consec) Church Lane  
70 - 78A (consec) Church Lane  
14 and 16 Langley Road  
20 - 26 (evens) Langley Road  
'Wykeham House', Langley Road  
162 and 164 Kingston Road  
Former Melrose School, Melrose Road  
'Old School Close', Melrose Road  
9 - 29 (odds) Melrose Road  
32 and 34 Melrose Road  
The Vicarage, Church Path  
1 - 7 (odds) Dorset Road  
33 - 45 (odds) Dorset Road  
4 - 28 (evens) Dorset Road  
15 - 43 (odds) Wilton Crescent  
22 - 32 (evens) Wilton Crescent  
2 - 26 (evens) Wilton Grove  
23 - 49 Wilton Grove  
Land to the south of 49 Wilton Grove

# FRONT AND REAR GARDEN AREAS

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The front gardens in particular are important in contributing to the character of the area, as together with the mature trees that line the roads they create an important softening of the street scene. Particularly significant to both conservation areas are the holly hedges that mark the boundaries to properties.

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

## CONSERVATION ADVICE

### Front Boundaries

Many holly hedges survive in the area, and indeed many located in Sheridan, Mostyn, Langley, Kingston, Melrose and Dorset Roads, Church Lane, Church Path, Wilton Crescent and Wilton Grove are protected by the second Article 4 Direction (No 2) referred to above. Any proposals to remove or alter them will, therefore, require planning permission.



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*John Innes: Merton Park and Wilton Crescent  
Conservation Areas - Design Guide*

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Where hedges have been removed in the past a number of alternative boundary treatments have been introduced, such as timber fences of various designs.

Where hedges survive they should be retained and properly pruned. Where they have been removed and replaced consideration should be given to reinstating a holly hedge.

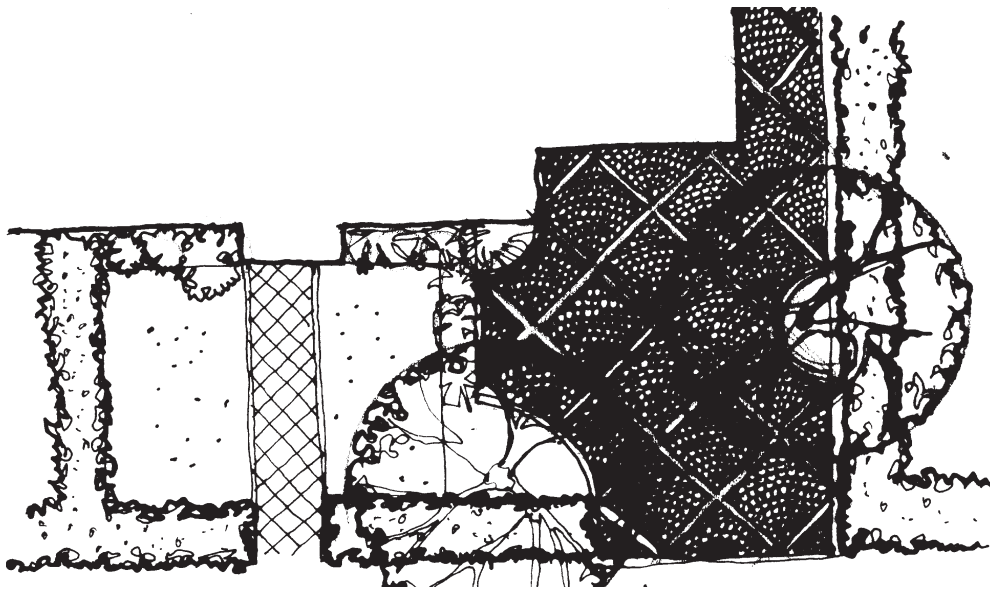
### **Car Parking and Garages**

Frequently there is pressure to use larger front gardens for the parking of cars, this often entails the removal of the front boundary. The first of the two Article 4 Direction's (No. 1) referred to above further restricts the construction of a hardstanding for cars within the curtilages of nos 31 - 61 Church Lane. Planning permission is therefore required if development of this nature is proposed to these properties, as will the construction of a garage.

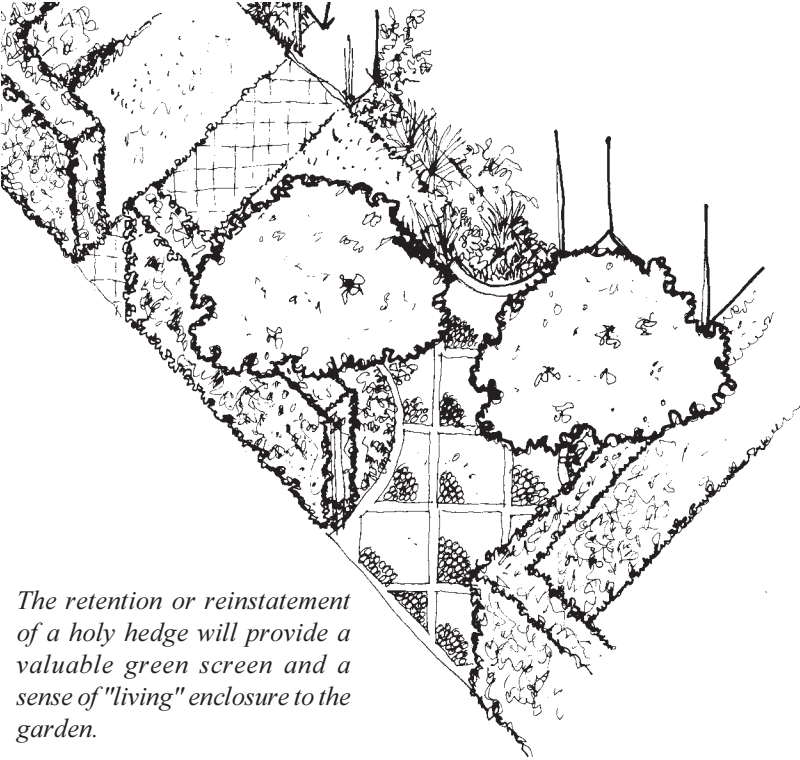
Planning permission is also required for the provision of car parking spaces associated with flats and where the proposal would entail the construction of a 'footway crossover' from a 'classified' or 'trunk' road. Listed building consent is required where the property concerned is statutorily listed.

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

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



*The retention or reinstatement of a holy hedge will provide a valuable green screen and a sense of "living" enclosure to the garden.*

Often houses of the Victorian era had tiled front paths and surrounds to the bay windows, although there are few examples in these conservation areas, these add an interesting feature which complement the style of the houses. Consideration should be given to repaving front paths in tiles or other small element paving material where the need arises.

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.



# ROOFS

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Merton Park is characterised by the many and various pitched roof forms. The original roofs are tiled with clay tiles or natural slate, sometimes with decorative terracotta ridge pieces. Chimney-stacks are an important contribution to the skyline of these conservation areas. 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.

## CONSERVATION ADVICE

### Roof forms and Coverings

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

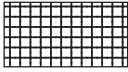
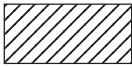
### Loft Conversions

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.

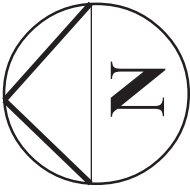
# MAP OF THE MERTON PARK AND WILTON GROVE

## KEY

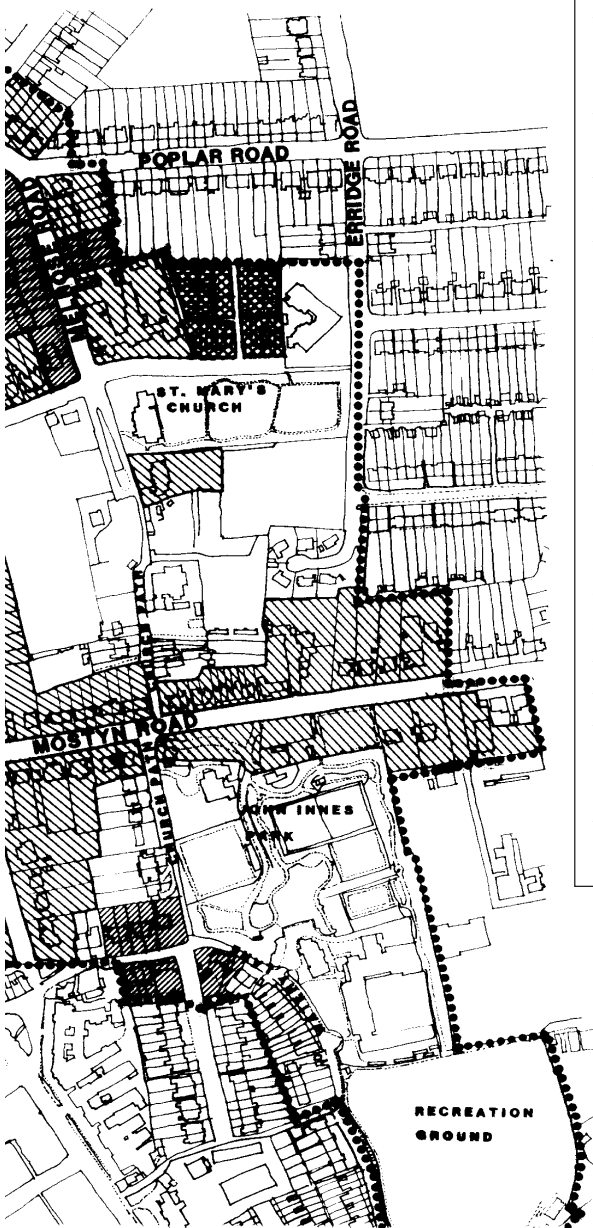


*Article 4 Direction No 1*

*Article 4 Direction No 2*



# WILTON CRESCENT CONSERVATION AREAS



## ***John Innes - Merton Park***

*Kingston Road - Nos 148 - 200 evns*

*Dorset Road - Nos 1 - 45 odds,  
Nos 2 - 28 evns*

*Langley Road - All properties*

*Sheridan Road - All properties*

*Melrose Road - All properties*

*Church Lane - All properties*

*Church Path - All properties*

*Poplar Road - Nos 2A and 2B*

*Erridge Road -*

*Merton Park Primary School*

*Stratton Close - All properties*

*Mostyn Road - Nos 1 - 37 odds,  
Nos 2 - 62 evns*

*Watery Lane - All properties*

## ***John Innes - Wilton Crescent***

*Sherwood Road - All properties*

*Kingswood Road - All properties*

*Kingston Road - Nos 195 - 252 odds*

*Mayhew Road - All properties*

*Wilton Grove - All properties*

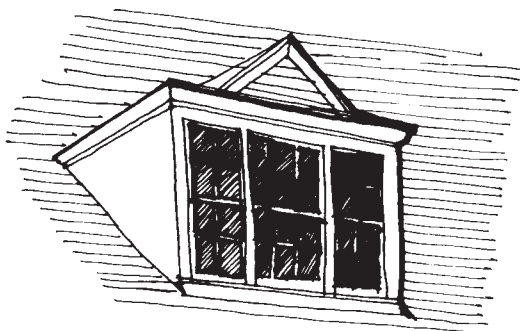
*Wilton Crescent - All properties*

*Henfield Road - Rears of Nos 209 -253  
(odds) Kingston Road*

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## Re-Roofing

If re-roofing works are to be carried out, existing sound tiles or slates should if possible be salvaged and re-used; 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.



*Some appropriate 'Dormer Window' designs*

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*John Innes: Merton Park and Wilton Crescent  
Conservation Areas - Design Guide*

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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.

Residents and owners of buildings within the area covered by the first Article 4 Direction (No 1) need formal planning approval if they propose to make changes to roof finishes.

### **Chimneys**

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

### **Flashings**

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

### **Gutters and External Pipe work**

Traditional cast-iron gutters and external pipework, and their supports, require careful maintenance; if allowed to rust they can, because of their weight, become unsafe. Cast-iron is more in keeping and generally more durable than plastic and should be considered when gutters and down-pipes 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 WALLS

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A wide variety of different external wall finishes are found in the Merton Park area. These include facing brickwork, flintwork, 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;
- shaped window openings some with red brick surrounds;
- patterned vertical tile hanging;
- decorative porches; and
- prominent chimney forms.



## 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.

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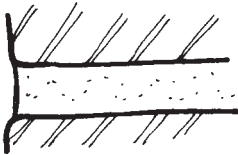
## **Brickwork**

The brickwork of the houses is attractive and should not be painted, rendered or pebble-dashed. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and also make them more difficult to sell. The application of stone or reconstituted stone cladding to buildings within conservation areas will require planning permission, and unless there are good reasons for doing so such proposals will be resisted. Further within the area covered by the Article 4 Direction - No 1 permission is required for any changes to external wall finishes.

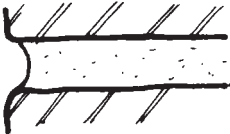
Once applied these various treatments can be difficult to remove; the application of render and stone involves damaging the face of the brickwork to provide a key to enable the treatment 'to stick', and once done the original face of the brickwork can never be restored.

Problems with water penetration often associated with brickwork can usually be remedied by good maintenance practices. Attention should be paid to the brickwork joints/pointing and also roof guttering. However the careless or unnecessary repointing of brickwork can not only spoil the appearance of the original brickwork, but also cause problems in the future. The old pointing will have weathered to blend in with the bricks and should only be removed if so badly deteriorated that repointing is essential. If repointing does become necessary this should be carried out by an experienced contractor. New pointing should match as far as possible the original, both in method employed and mortar mix. Weather-struck pointing as usually employed by the majority of builders is not really appropriate to the older houses that are typical of the Merton Park area so 'flush', 'bucket-handle' or, where appropriate, 'tuck' pointing should be used. Mortar mixes incompatible with the bricks can result in damage to the brickwork face as a result of water failing to permeate down the face of the wall evenly.

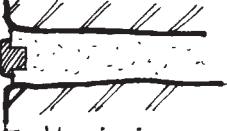
*Good*



'Flush' pointing

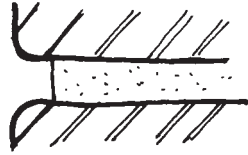


'Bucket-handle' pointing

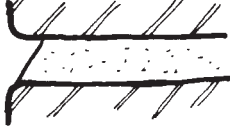


'Tuck' pointing

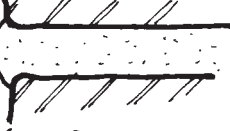
*Bad*



'Recessed' pointing

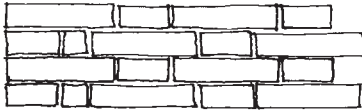


'Weather-struck' pointing

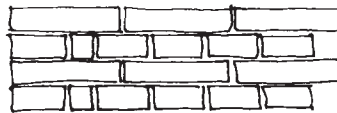


'Strap' pointing

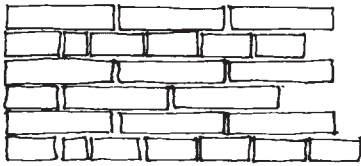
*Good and bad examples of brickwork pointing*



'Flemish' bond



'English' bond.



'English garden wall' bond



'Sussex' bond or 'Flemish garden wall' bond.

*Examples of typical brickwork bonding*



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## Flintwork

Some of the houses designed by Brocklesby have flint faced concrete walls, these include the Flint Barn in Mostyn Road and a number of houses in Sheridan Road, which are included on the Council's local list of buildings of architectural or historic importance. Flint is an intensely hard material and therefore durable; it should not be painted, rendered or covered in any other material. Regular maintenance can prevent problems emerging. Any work proposed to flint walls should be carried out by experienced craftsmen.



## Tile hanging and 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 re-used 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 or pebble dashed. Where this is an original feature of the house it should be retained. Where render has a painted finish regular repainting 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 white or pale pastel colours are most appropriate, ideally repainting should be carried out in the same colour as was originally applied.

# DOORS AND WINDOWS

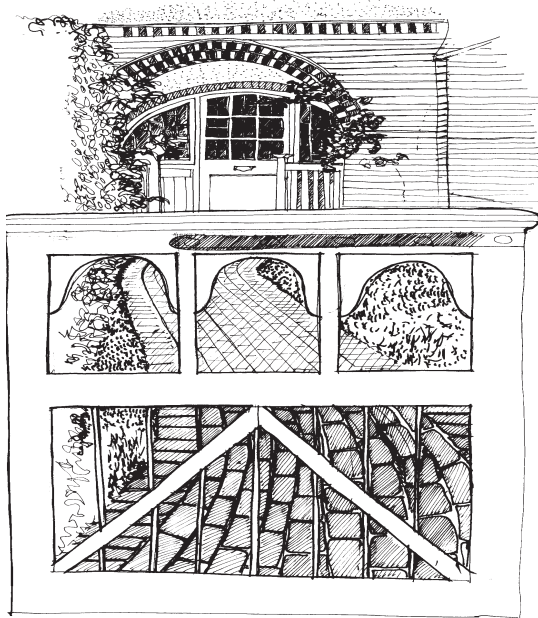
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Quite a few houses still retain their original sash and casement windows, and panelled and glazed front doors. Many of the doors have decorative canopies over them. Original windows were often divided into small panes with narrow glazing bars. Some of the houses also feature circular or shaped windows.

## CONSERVATION ADVICE

### Renovation and Restoration

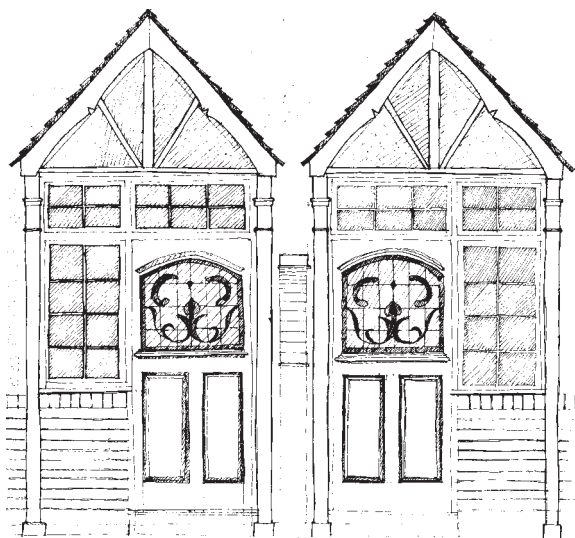
The original doors and windows, where surviving, are generally well made and seldom deteriorate if well maintained. Renovation is preferable to replacement. Sills or bottom rails, which may have perished due to exposure to the weather, can be cut out and replaced with new matching pieces joined to the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



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## Replacement Windows and Doors

Where windows or doors have deteriorated to a point that replacement is essential then consideration should be given to having new units made to the original design. Generally it is not possible to obtain a suitable standard pattern from commercial stockists; however, occasionally a standard window can be found which can be reasonably easily modified to fit in with the existing house design. The Council can assist with advice on suitable suppliers. Within the area covered by Article 4 Direction - No 1 permission will be required for replacement doors and windows of a different style to the original.



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

Joinery should be painted rather than stripped or stained.

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## **Double Glazing**

If the existing windows are draughty and consideration is being given to the installation of double-glazing, care should be taken when selecting a suitable replacement, to ensure that the character of the houses is preserved. Some manufacturers do provide double-glazed sashes and casements which can be used as an alternative. Replacement windows should be timber, which should be painted. In most instances white PVC windows are inappropriate and unfinished aluminium is not acceptable. Within the area covered by Article 4 Direction No 1 permission will be required for replacement doors and windows of a different style to the original. 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 windows. This avoids altering the appearance of the elevations whilst achieving the required improved standards. Any divisions can follow the glazing bars of the existing windows.

## **‘Storm Porches’**

The addition of porches to the fronts of the houses will often require planning permission, especially in the area covered by Article 4 Direction No 1. A successful porch can be achieved with sensitive design, using traditional materials and usually incorporating a pitched roof.

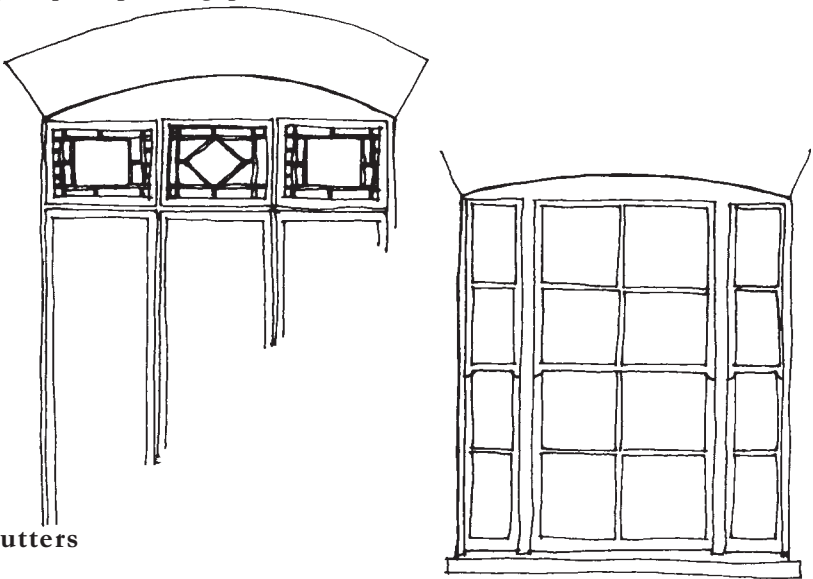
The closing in of recessed doorways, to create a ‘storm porch’ if essential, should be in the form of a glazed screen which should be designed with care. Glazing bars and frame should be of timber and the screen should be set back slightly from the building frontage. Care must be taken to avoid damage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

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## New Door and Window Openings

New door and window openings to flank and rear walls, especially where not visible from the street, will not normally require the Council's permission, unless the property concerned is covered by the first of the two Article 4 Directions (No 1), in which case any new window opening will require planning 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 Merton Park and Wilton Crescent conservation areas.

# SIDE AND REAR EXTENSIONS

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There is scope for extending some buildings within these Conservation Areas. 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.

## CONSERVATION ADVICE

### **Extensions**

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. Within the area covered by the first of the two Article 4 Directions (No 1) all extensions require planning permission.

Flat-roofed extensions should be avoided; pitched roofs, integrating with existing roofs are more suitable visually and also less likely to give long term maintenance problems. All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details.

### **Conservatories**

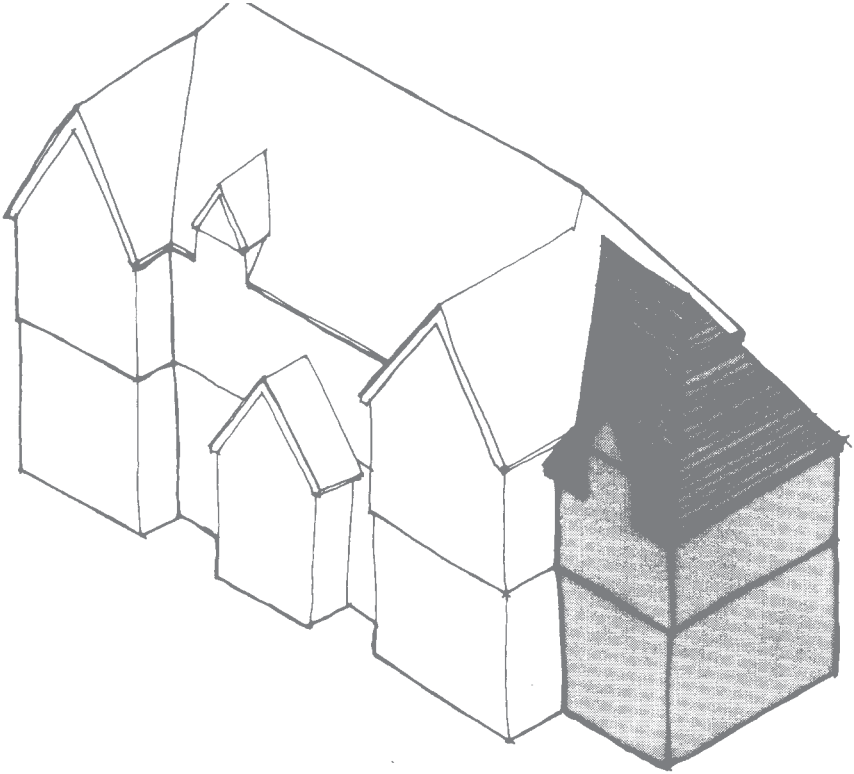
Conservatories or verandahs should be lightweight, constructed of painted timber with plain, untinted glazing. They should be of a design and scale appropriate to the style of house.

### **Planning Advice**

As stated above, extensions that are beyond a certain size will require planning permission and will be assessed on their particular merits, taking into consideration their effect upon the amenities of adjoining residents,

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whether or not they complement the existing building and their impact upon the appearance of the area. All extensions require Building Regulations Approval.



If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions. These are available from the Merton Civic Centre, Morden, and local libraries. Alternatively you should contact the **Development Control Section of the Council's Environmental Services Department on 0181-545 3117 or 3621**

# NEW DEVELOPMENT

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

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.



# TELECOMMUNICATIONS EQUIPMENT

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

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

# CONCLUSION

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

## FURTHER ADVICE

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

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

Telephone: 0181 545 3117  
0181 545 3055

Most alterations require Building Regulation Approval, further information can be obtained by ringing 0181 545 3969

## ACKNOWLEDGEMENTS

John Innes Society

E. M. Jowett (ed.), *An Illustrated History of Merton and Morden*

Bridget Cherry and Nikolaus Pevsner, *The Buildings of England - London 2: South*

J. Wallace, *Dorset Hall in Merton*

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*London Borough of Merton 1994*

*John Innes: Merton Park and Wilton Crescent  
Conservation Areas - Design Guide*

## ENGLISH

If English is not your first language and you do not understand this document we can arrange to explain it for you. Please contact the address or telephone number below, giving your name and your first language.

## CHINESE

如果英語不是您的母語，而且您不明白這份文件，我們可以安排人向您解釋。請聯絡下述地址或電話號碼，並說明您的姓名和母語。

美敦翻譯處(Merton Translation Service), 9th Floor, Civic Centre, London Road, Morden, Surrey SM4 5DX 電話號碼: 081 545 3397

## TAMIL

ஆங்கிலம் உங்கள் தாய் மொழியாக இல்லாவிட்டால், மேலும் உங்களுக்கு இந்தப் பத்திரத்தை விளங்கிக் கொள்ள முடியாவிட்டால் எங்களுக்கு இதனை உங்களுக்கு தெளிவாக்க ஏற்பாடு செய்யலாம். உங்கள் பெயரையும் தாய் மொழியையும் எடுத்துக் கூறி தயவு செய்து கீழ்வரும் விவரத்துடன் அல்லது தொலைபேசி இலக்கத்துடன் தொடர்பு கொள்ளவும்.

மேட்டன் மொழியெயர்ப்புச் சேவை,  
9வது மாட, சிவிக் சென்ட்ரல் வண்டன் ரோட், மோர்டன் சாரீ ஏன்ஸ்டம்4 5டிஎக்ஸ்.  
தொலைபேசி 081 545 3397

## URDU

اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ اس دستاویز کو سمجھنے سے قاصر ہیں تو ہم آپ کو سمجھانے کا انتظام کر سکتے ہیں۔ براہ مہربانی اس پتے یا ٹیلیفون نمبر پر رابطہ کیجئے اور اپنا نام اور مادری زبان بتائیں مرن ٹرانسلیشن سروس، نویں منزل، سوک سینٹر، لندن روڈ، مورڈن، سرے SM4 5DX ٹیلیفون 081 545 3397

## GUJARATI

અંગ્રેજી તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજ સમજવા માટે સહાય જોઈએ તો, અમે તંની અવસ્થા ડરી આપશું. કૃપા ડરી, નીચે જણાવેલ સરનામા ઉપર સંપર્ક ડરી અથવા ડીન ડરી, તમારું નામ અને તમે પ્રથમ ભાષા બાલતા હોવ તે જણાવશો: - મર્ટન ટ્રાન્સલેશન સર્વિસ, સિવિક સેન્ટર, નવમો માળ, લંડન રોડ, મોર્ડન, સરે. SM4 5DX ડીન: 081 545 3397

## BENGALI

যদি ইংরেজী আপনার বাবহার্য প্ৰথম ভাষা না হয় এবং এই ডকুমেন্টটি আপনি বুঝতে না পারেন তবে আমরা এটা আপনাকে বোঝানোর ব্যবস্থা করে দিতে পারি। অনুগ্রহ করে আপনার নাম ও প্ৰথম ভাষা কি তা উল্লেখ করে নিম্নলিখিত ঠিকানায় বা টেলিফোন নাম্বারে যোগাযোগ করুন: মর্টন ট্রান্সলেশন সার্ভিস, ৯ তলা, Civic Centre London Road, Morden Surrey SM4 5DX. Tel 081 545 3397

## HINDI

अगर अंग्रेजी आपकी मातृ भाषा नहीं है और आप इस दस्तावेज़ को समझ नहीं सकते तो इसे आपको समझाने का प्रबंध हम आपको लिय कर सकते हैं। कृपया नीचे दिए गये पते पर अथवा टेलीफोन नंबर पर संपर्क कीजिय और अपना नाम तथा अपनी मातृ भाषा बताइये।

मर्टन ट्रांसलेशन सर्विस, नौवीं मंज़िल, सिविक सेंटर, लंडन रोड, मोर्डन, सरै, SM4 5DX. फ़ोन: 0181 545 3397.

## MERTON TRANSLATION SERVICE

9th Floor, Civic Centre, London Road, Morden, SURREY  
SM4 5DX

Telephone: 020 8545 3397

