



Supplementary Planning Document  
London Borough of Merton



# Merton Hall Road Boundary Assessment



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## **ASSESSMENT OF THE APPROPRIATENESS OF THE BOUNDARIES OF THE MERTON HALL RD CONSERVATION AREA.**

At designation in 1987, the Conservation Area included the following properties:

- Wimbledon School of Art
- 46-48 Merton Hall Rd
- Former Tennis Courts, now forming part of Wimbledon Chase Primary School/Wimbledon School of Art
- 80-156 (evens) Merton Hall Rd
- 25-141 (odds) Merton Hall Rd
- the Old Leather Bottle Public House
- 1-12 (consec) Merton Park Parade
- 14 Merton Park Parade
- 10 The Rush
- 267a/269 Kingston Rd, (Long Lodge)
- 271 Kingston Rd
- 279-291 (odds) Kingston Rd
- the Nelson Hospital, Kingston Rd

These remained unchanged at the time of initiating this Character Appraisal (October 2004).

### **Assessment of properties within the existing Conservation Area boundary**

All of the properties which front onto Merton Hall Rd and the open land adjacent to Merton Hall Rd, which currently lie within the Conservation Area are considered to warrant inclusion within this Conservation Area. The buildings all display either architectural interest, high quality building detailing, architectural cohesion, or a combination of these. The open land is considered to have significant landscape value which is a major asset to the street scene.

At the Kingston Rd end of the Conservation Area consideration must be given to the appropriateness of the following properties being included within the Conservation Area:

- 1-12 (consec) and 14 Merton Park Parade
- 10 The Rush
- 267a/269 Kingston Rd, (Long Lodge)
- 271 Kingston Rd
- 279-291 (odds) Kingston Rd
- the Nelson Hospital, Kingston Rd

These buildings focus onto part of the original village of Merton, and they cluster around the triangular space at the Rush. The historical connections of this area, and the unusual layout of buildings around the central space is an argument in favour of retaining Conservation Area status. However the quality of the space itself is today very poor, with excessive areas being given over to car parking, much of it disorganised parking. Set out below is a consideration of each of these buildings and building groups in turn:

Merton Park Parade and 10 the Rush – Numbers 1 to 12 Merton Park Parade forms a pleasing convex curve of buildings, which contains the eastern side of the open space at the Rush. The buildings themselves are unexceptional, though one of the shopfronts (number 6) is original and interesting. Number 14 Merton Park Parade is

detached from the rest of the terrace, and is less interesting architecturally, but its contribution to the enclosure of the space at the southern end of the Rush is important. Number 10 the Rush is well detailed. It was once a shop but has recently been sensitively converted into a dwelling. It too helps to define the enclosure of the Rush.

267a/269 Kingston Rd (Long Lodge) – This is a Grade II Statutorily Listed building, which, as such, can in principle form the basis for the designation of a Conservation Area. It is however situated away from the building cluster centred on the Rush, and it is on the margins of the Conservation Area. However despite that, it is considered on balance that as one of the few remaining relics of the 18<sup>th</sup> century village of Merton, it should be retained within the boundary of the Merton Park Conservation Area.

271 Kingston Rd – This is a modern building of pastiche “Georgian” style. It does not make any positive contribution to the character of the Conservation Area, but if 267a/269 Kingston Rd (see above) is to be included within the Conservation Area then in the interests of achieving a sensible Conservation Area boundary configuration it would be necessary to include 271 within the Conservation Area as well. On that basis it is suggested that it should be included.

279-291 (odds) Kingston Rd – This terrace of shops with flats above is of broadly similar design to the shops at 142 – 154 Merton Hall Rd. There have been quite substantial alterations to the shopfronts and the windows above, however the design relationship to the Merton Hall Rd buildings, and the distinctive Dutch gables tip the balance of argument in favour of continued inclusion in the Conservation Area.

The Nelson Hospital – Planning permission and Conservation Area Consent were granted for the total redevelopment of the Nelson Hospital buildings in 1995. This permission does not appear to have been implemented, and has now therefore lapsed. The existing hospital buildings are of variable architectural interest, the better parts consisting of a series of 4 interlinked pavilions which face towards Kingston Rd. The eastern part of the hospital, which faces towards the Rush, is of lesser interest from an architectural point of view. However the hospital buildings do contain the southern side of the central space at the Rush, and there is value in that. On balance therefore it is felt that it is still appropriate to include the hospital site within the Conservation Area.

### **Assessment of properties outwith the existing Conservation Area boundary**

To the east of the existing Conservation Area boundary there is:

- open space at Dundonald Recreation Ground,
- the houses in Rayleigh Rd,
- new flats on the south side of Henfield Rd,
- 265 Kingston Rd
- new flats on the north side of Kingston Rd, and
- the larger houses of the John Innes Merton Park Estate.

Most of these areas are considered to be quite separate from the Merton Hall Rd area. With the exception of the Merton Park Estate the buildings within them are in some cases of quite indifferent quality, and in the others their architectural merits and character are different to anything that can be found in the existing Conservation Area, and are of lesser quality. The spaces are pleasant (particularly the Dundonald Recreation Ground), but none is felt to possess sufficient character to warrant

Conservation Area status. In any event these areas are set apart from the Merton Hall Rd frontages in terms of views and visual linkages.

The John Innes Merton Park Estate is rightly already designated as a separate Conservation Area, having a separate and quite distinctive character of its own. No boundary alteration in this area is justified.

No. 265 Kingston Rd is a small property which dates from 1926. It is attached to the Statutorily Listed Long Lodge (267a-269 Kingston Rd), and its frontage immediately adjoins that of 267a-269. The frontage of 265 is however set at an angle to that of 267a-269. The most notable feature of the property is that it has attempted to replicate the façade of the central section of 267a-269, with a pedimented feature. Unfortunately the addition of the building has upset the symmetry of the façade of 267a-269.

It is envisaged that when a Character Appraisal is carried out for the John Innes (Wilton Crescent) Conservation Area, that the newly built flats at 255-263 Kingston Rd will be recommended for inclusion within that Conservation Area. If this happens, then this would leave 265 Kingston Rd as a single isolated property excluded from any Conservation Area, while its entire surroundings would be included in one of the three surrounding Conservation Areas. This would not be appropriate, and for this reason it is suggested that it would be most appropriate to include 265 Kingston Rd into the Merton Hall Rd Conservation Area.

To the north of the existing Conservation Boundary there is:

- 21/23 Merton Hall Rd
- 1/1a/1b -19 and 2 – 20 Merton Hall Rd

There is a good case for including 21/23 Merton Hall Rd within the Conservation Area. This pair of houses has a general architectural character which is similar to the adjacent run of houses immediately to the south. The only reason for the initial exclusion of this pair is likely to have been on account of the rather insensitive alterations that have been carried out.

On balance however the view is taken that 21/23 Merton Hall Rd essentially follow the pattern of the initial development which makes up this part of the Conservation Area, and despite the alterations, the merits of including them within it outweigh the merits of exclusion. A boundary alteration is therefore suggested in respect of these 2 houses.

The remaining properties in Merton Hall Rd (which lie to the north of the Dundonald Rd crossroads) are considered to be of distinctly lesser architectural quality, they have in addition suffered quite substantial alterations which have lessened their architectural interest further, and they are physically separated from the remainder of Merton Hall Rd by the crossroads. On this basis it is concluded that they are rightly excluded from the Conservation Area.

To the west of the existing Conservation Boundary there is:

- flats and maisonettes at Oakleigh House, Kingsley House, 22 – 38 (evens) Merton Hall Rd, and in Braeside Avenue
- Houses in Merton Hall Gardens and The Quadrant
- The school buildings and most of the school grounds (except the former tennis courts) of Wimbledon Chase Primary School
- Houses in Quintin Avenue

- Maisonettes at 293 – 309 Kingston Rd

The houses and maisonettes covered by the first 2 bullet points above are considered to be of quite separate and lesser architectural character and quality to the buildings within the existing Conservation Area. Furthermore most of these are physically quite separate from Merton Hall Rd (except for Oakleigh House, Kingsley House, and 22 – 38 Merton Hall Rd). There is not considered to be a good case for including any of them within the Conservation Area.

The school building and the school grounds are considered to be attractive features in themselves, albeit with a different character to the predominantly Victorian character of Merton Hall Rd. However their physical relationship and visual linkage to other properties in Merton Hall Rd is not strong. The school buildings are effectively screened from any view from Merton Hall Rd by the Wimbledon School of Art buildings and by landscaping along the Merton Hall Rd frontage. For this reason it is felt that they should not be included within the Merton Hall Rd Conservation Area.

The houses in Quintin Avenue are quite rightly included within a separate Conservation Area. Their architectural character is very different from that of Merton Hall Rd buildings, and they are physically separated from building frontages in Merton Hall Rd. The existing boundary of the Merton Hall Rd Conservation Area in this area is therefore appropriately drawn.

The maisonettes in Kingston Rd (numbers 293 to 309) are currently within the Richmond Avenue/Quintin Avenue Conservation Area, though the draft Character Assessment for that Conservation Area envisaged that they should be deleted partly on the basis of the poor environmental conditions in this part of Kingston Rd, partly on the basis of the unsympathetic alterations to front windows and doors in the buildings, and partly because of the poor quality of the front gardens of these properties. These factors argue equally for not including this terrace within the Merton Hall Rd Conservation Area.

To the south of the existing Conservation Boundary there is:

- Houses in Manor Gardens and Watery Lane
- The car park of the Nelson Hospital

Manor Gardens is an attractive cul-de-sac of semi detached and terraced houses. The buildings are of considerable architectural interest, and the whole street has a feeling of architectural cohesion. At present the street is not included within any Conservation Area (perhaps an omission which should be corrected), though it immediately adjoins both the Merton Hall Rd Conservation Area and the John Innes Conservation Area. However the character of this street is quite different from anything in the Merton Hall Rd Conservation Area, and the street is also remote from any of the building frontages of public spaces within the Merton Hall Rd Conservation Area. On this basis it is considered that Manor Gardens should not be included within the Merton Hall Rd Conservation Area.

The car park which lies to the west of the Nelson Hospital contains attractive mature trees, but otherwise has little to recommend it in the way of any special character or distinctive appearance. The trees could be afforded protection by means of a Tree Preservation Order. On this basis there is no case for including this area into the Merton Hall Rd Conservation Area.

### **Overall Conclusion on Conservation Area boundaries**

The only places where any changes from the existing Conservation Area boundary are recommended are at

- 21/23 Merton Hall Rd, which should be added to the Conservation Area, and
- 265 Kingston Rd, which should be added to the Conservation Area.

Nov 2004

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*The Character Appraisal is written on the basis of the boundary alterations recommended above.*



**LONDON BOROUGH OF MERTON**  
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**Merton Hall Road Conservation Area**

**Proposed Boundary Changes**

(Plan No DLU/2119)

Scale: 1/2500

Date: 11/3/2005



Albanian

Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutline me poshte.

Arabic

إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المدون ضمن الإطار أدناه.

Bengali

যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লিখিত বক্সে আমাদের ঠিকানা রয়েছে।

Chinese

如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯繫。

Farsi

اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.

French

Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.

Gujarati

જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.

Punjabi

ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

Somali

Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.

Spanish

Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.

Tamil

உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டிருள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.

Urdu

اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتے پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔