



Merton Hall Road Sustainability Appraisal

Sustainability Appraisal Statement for Character Appraisal of the Merton Hall Road Conservation Area

Introduction

This statement sets out the findings of the Sustainability Appraisal into the character appraisal and boundary assessment for the above Conservation Area. A character appraisal is a document that looks in detail at the special character of a Conservation Area accurately describing the areas history, layout, land use, building form, architecture and urban space. It then goes onto recommend the positive and negative features and any suggested opportunities and recommendations within the Conservation Area. The boundary assessment is a separate document that looks specifically at changes to the boundary of the Conservation Area. It should be noted that the boundary assessment precedes the character appraisal and takes its recommendations into account.

The need to review and monitor the boundaries of the existing Conservation Areas through the preparation of Character Assessments is recognised in paragraph 4.28 of the Merton's Unitary Development Plan. And in paragraph 4.38 it sets out that these character assessments are to be published as Supplementary Planning Guidance SPG or, since the commencement of the Planning and Compulsory Purchase Act a Supplementary Planning Document.

Background

The Government has recently made changes to the planning system through the commencement of the Planning and Compulsory Purchase Act. The new Regulations require that any document that needs to be termed a Supplementary Planning Document SPD has to undergo a Sustainability Appraisal, including character appraisal of Conservation Areas so that it can be a material consideration in any decision relating to development in the Conservation Area.

Sustainability and sustainable development has become a key issue for government and is reflected in the UK Sustainable Development Strategy and its four key aims. These are social progress, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth. There is a growing wealth of guidance being produced for planning which increasingly incorporates these issues.

This appraisal has been produced in accordance with the Consultation paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'. The appraisals level of detail has been applied in accordance with the spatial scale, size and possible environmental effects of the designation.

Scope of the appraisal

To undertake the sustainability appraisal the document to be appraised needs to have strategic aims and objectives. In the case of a character assessment this is not possible as the main strategic objective of this type of document will be the same as the objective of the policy its based on, ie to preserve and enhance the character of the conservation area. And this appraisal should not be looking at the policy as this will be the focus of an appraisal of the relevant Development Plan Document when this is undertaken. It should also be pointed out that the Character Assessment does not have any significant land use proposals for redevelopment nor does it include a major programme of enhancement therefore making it hard to come up with various options.

However, to be in compliance with the Regulations and the SEA Directive it is necessary to follow the process set out in ODPM guidance. Therefore it is necessary to consider options and environmental impacts. Environmental impacts are likely to be minimal as a Conservation Area is protectionist in nature. The only suitable alternative to carrying out the appraisal is the "do nothing" option of not doing the character appraisal at all. This option would not be acceptable because the council has a statutory requirement to undertake a character appraisal.

Any changes to the boundary of the conservation area will be appraised as well as any opportunities or actions that maybe recommended by the character assessment. The factual detail and description of the conservation area, which is the bulk of the document, is irrelevant to this process.

Description of the conservation area

The conservation area covers 6.27 hectares and is situated 1 km to the south of Wimbledon town centre in a residential setting. It can be separated into four distinct areas. The first at the southern end of the area is made up of the various architectures centred around the Rush which include the Nelson hospital, a number of Locally Listed buildings and the statutorily listed eighteenth century Long Lodge building. This is part of the original mediaeval section of Merton village. The second area is residential going north along Merton Hall Road from the 'Rush' up to Henfield Road. The third area is the Wimbledon School of Art and the Wimbledon Chase school grounds with its high quality trees. And the fourth area is the eastern side of Merton Hall Road to the north of Henfield Road.

Apart from the statutorily listed building there are 25 Locally Listed buildings and almost three times that number that are deemed to make a positive contribution to the conservation area. Architecturally the buildings are very rich in detail with for example ornate timberwork porches, octagonal turrets at corner buildings and intricate designs for timber window frames and glazing bars. The majority of the buildings were built in the period 1884 – 1911 giving a high degree of homogeneity to the area.

Also it should be noted that the southern part of the conservation area is covered by an archaeological priority zone that is based on the mediaeval village of Merton and that the area to the south and east is part of the John Innes/Merton Park conservation area.

Boundary Changes

There are two boundary changes, both of which are additions. 21/23 Merton Hall Rd and 265 Kingston Rd.

Actions

- The central space at the Rush would benefit from the planting of trees which will grow to a very large size. The scale of the space in which they would sit requires major trees in such a location.
- The central space at the Rush would benefit from re-planning so as to reduce the extent of car parking, provide the parking in a more orderly way and to improve the space for pedestrians, with enlarged areas of planting.
- The shops at Merton Park Parade would benefit from a unified painting scheme for the pilasters and corbels which separate one shop unit from its neighbours.
- The entrance to Dundonald Park (adjacent to 45 Merton Hall Road) could be made more impressive through the planting of a regular avenue of trees, all of the same species.
- The recent traffic management schemes, which use inappropriate materials and inappropriate street furniture, should, when the opportunity arises be altered, so as to minimise street clutter and to use appropriate materials.
- The 100mm wide yellow lines should be amended to the narrower 50 mm width, so as to reduce their intrusive appearance.
- Article 4 Directions to protect the detailing on the houses within the Conservation Area, including replacement of front doors, infilling of porches and replacement of front windows.
- Tree Preservation Orders should be considered for all major trees and tree groups, which are considered to be an asset to the Conservation Area.
- To work with the Primary Care Trust in the development of any proposals for the future development of the Nelson Hospital, in order to secure a scheme which retains the buildings which make a positive contribution, and a scheme in which the design of any new buildings has full regard to the character and appearance of the Conservation Area.
- There is an opportunity to develop the open storage area at the rear of 46/48 Merton Hall Rd, including the removal of the associated temporary storage sheds, and to provide new buildings.

The Sustainability Framework

The basis for the appraisal is the development of a Sustainability Framework. This is a draft set of objectives developed by the council that cover the sustainability issues for the borough. These objectives are developed through assessment of the objectives of various other documents from European Directives to the Mayors London Plan (Spatial Strategy) through to other council policy documents such as Merton's Environmental Action Plan. The baseline of environmental information is also taken into consideration when setting out the sustainability objectives. Many of the sustainability objectives are not relevant to the opportunities and proposed actions of the character appraisal but have been included anyway for completeness sake. Instead of tabulating the results a comments column has been included that hopes to consider the various types of positive and negative effects.

Topic	Objective	Comments
Land-Use	– Increase the use of urban brown field land	There are no current proposals that affect land use although redevelopment of the Nelson Hospital should be noted.
Minerals and soils	– Where possible maintain and enhance soil quality	This is not relevant for this appraisal.
Waste	– Reduce the amount of waste generated, maximise reuse, recycling and recovery and reduce our reliance on landfill disposal	There is no proposal made that could improve waste disposal efficiency. However any discussions with the PCT regarding development at Nelson hospital should include discussions on this.
Carbon Reduction and Energy	– Ensure specific measures to improve carbon efficiency are used in new developments, refurbishment and/or renovations and extensions.	There is no proposal made that could improve energy efficiency. However any discussions with the PCT regarding development at Nelson hospital should include discussions on this. If an Article 4 Direction is implemented to prevent replacement of front doors and windows this would impact upon energy efficiency preventing draught reduction and improvements in thermal resistance.
Pollution	– Ensure the risks of pollution to human health and all areas of the boroughs environment are reduced	This is not relevant for this appraisal.
Biodiversity and the Natural Environment	– Further protect existing designated sites through the use of S106 agreements	Increasing the numbers of trees protected by tree preservation orders will help aid protection of biodiversity and the natural environment as will planting larger trees. The proposed actions would have no impact on the small portion of site for nature conservation importance to the west.
the Built Environment and its heritage	– Encourage sustainably built development	This is not relevant for this appraisal but a sub objective for this objective should be noted. This states that the boroughs heritage will be protected and enhanced which by expanding the area covered by a conservation area will satisfy this. The additional protection suggested for the buildings through use of an article 4 direction would add to this. Any substantial redevelopment of the Nelson hospital would need to have regard to the archaeological priority of the area.
Basic Needs	– Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	This is not relevant for this appraisal.
Work and the economy	– Maintain local employment levels	The development of the open storage site within the School of Art will offer the potential to increase employment opportunities.

Health	– Improve health equality	This is not relevant for this appraisal.
Transport and access	– The need for travel is minimised	The proposed reorganisation of the parking in the 'Rush' will improve access for pedestrians and reduce space for parking thereby reducing car use.
Crime	– Reduce the level of street crime	This is not relevant for this appraisal.
Education	– Increase educational attainment of the boroughs residents	The development of the open storage site within the School of Art will offer the potential to increase educational opportunities.
Equity and Participation	– Poverty is reduced	Accessibility will be improved if there is reorganisation of parking in the Rush as would any measures to reduce street clutter.
Cultural, leisure and social activities	– Improve the access to and quality of open spaces	This is not relevant for this appraisal.

Conclusions

The above table has highlighted that the main measure providing benefits would be the reorganisation of parking and pavement around the 'Rush' which would give accessibility benefits and improve the appearance of the area. The only other possible effect would be any possible development of Nelson Hospital which would need sustainability issues raised in discussions with the PCT. The only negative effect would be an Article 4 direction preventing the replacement of front doors and windows. This would reduce energy efficiency. However this would have to be balanced against the need to protect the heritage and character of the area and could be mitigated through the use of acceptable timber framed alternatives where replacement is absolutely necessary or use of specialist draught sealing that's now available for these types of windows.

Mike Carless

Albanian

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

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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۔