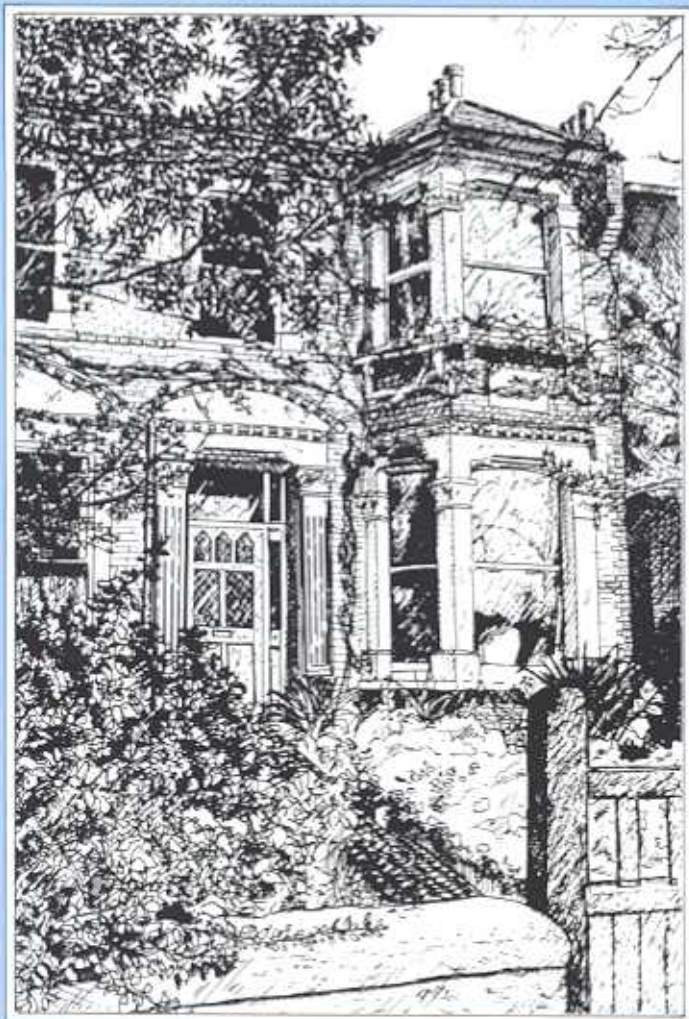


DESIGN GUIDE

SOUTH PARK GARDENS
'CONSERVATION AREA'

F
O
R

H
O
U
S
E
H
O
L
D
E
R
S



LONDON BOROUGH OF MERTON

DESIGN GUIDE

SOUTH PARK GARDENS CONSERVATION AREA

INTRODUCTION

The South Park Gardens Conservation Area, designated by the Council in March 1984 is a good example of late Victorian development, centred around a landscaped garden area.



There are a number of different house types within the Conservation Area ranging from three-storey villas along Queens Road, to two-storey terraced houses fronting Trinity Road.

Many of the houses are finely detailed with patterned brickwork and moulded plaster details. These small details give the houses, and subsequently the Conservation Area, its special character. Over the years alterations to the houses have taken place which, if they continue unchecked, could eventually destroy the character of the Conservation Area.

The Council aims to control harmful changes in the area by the need for planning permission and Conservation Area consent (for demolitions). In addition, the views of local residents' associations are sought regarding development proposals.

To assist in the conservation of the area this design guide has been produced to highlight the important characteristics of the houses and their settings, and to suggest ways that home improvements can be carried out without destroying the character of the area. These principles will be taken into account when planning applications are considered. If you are in doubt as to whether or not planning permission is needed for alterations to your property, then please contact the Development Control Section of the Council's Development Department.

THE CONSERVATION AREA

The houses in the South Park Gardens Conservation Area were built between 1880 and 1923 and have certain features in common. Kings, Princes, Dudley and Trinity Roads consist mainly of two-storey villas with the majority of the three-storey villas in Queens Road and part of Kings Road and Princes Road.

Each house type has a number of characteristic features that contribute to their character, these include:

Contrasting coloured brick courses and door and window surrounds.

Moulded plaster details around doors and windows.

Decorative finials and ridge tiles on roofs.

Patterned barge boards on gable ends.

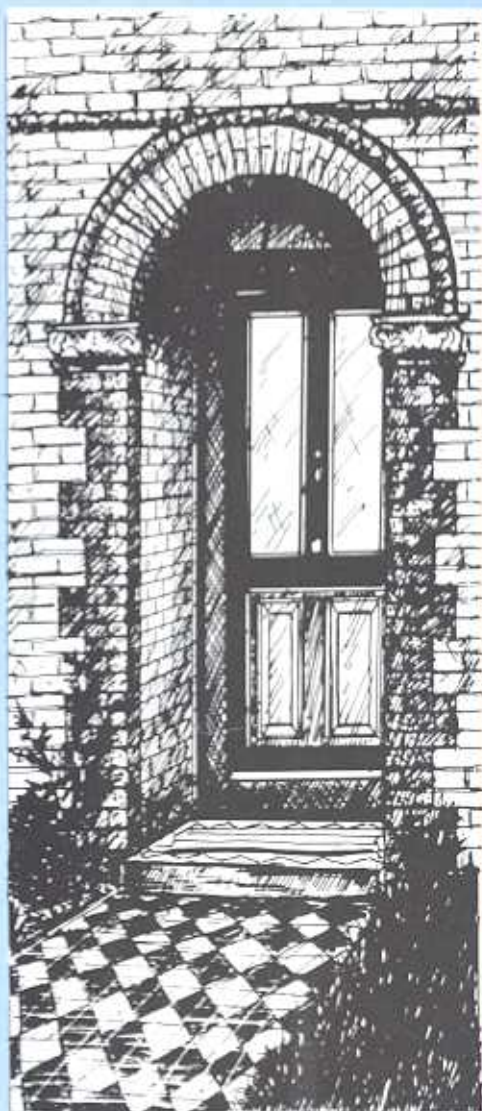
Distinctive original doors.

Brick boundary walls and gate piers.

Tiled front paths.

Lead-coloured glass window panels on some houses.

The retention or replacement of these features combined with regular maintenance of the properties will help to preserve the character of the area and hence retain the value of the properties.



THE HOUSES



THE HOUSES

The architectural features of the houses should be retained and where they have been removed or altered they should be restored whenever the opportunity arises.

The brickwork of the houses is attractive and should not be painted or rendered. As well as being out of character with the area and increasing the amount of maintenance necessary, the application of paint layers or any other covering does not allow the brick wall to "breathe".

Where the front facade has already been painted, consideration should be given to cleaning the brickwork using high pressure water or possibly a weak acid cleaner. Sand blasting should be avoided as it is likely to result in the faces of the bricks being damaged, leading to long-term problems. If the brickwork has been rendered there is little likelihood of the original finish being restored. The aim should be to render the facade with a smooth facing and to paint it a colour that matches the original brickwork.

The roof-line of the houses is of importance, particularly the different roof forms of various house types. The three-storey villas have characteristic gable ends on the front elevation, emphasised by wooden barge boards and finials. These should be restored where necessary and preferably painted white. The smaller two-storey villas have distinctive roofs over the bay windows with finials and decorative ridge tiles. Where these details are missing or damaged, consideration should be given to their reinstatement or repair.

If repairs to the roofs are necessary, the use of natural slates is preferred to artificial slates. In the event of a slate substitute being used, a textured finish should be selected.

Where the sash window frames have decayed the originals should be repaired where possible and any replacements should be made of wood to match the existing style.



Some of the larger houses have coloured leaded light sections in the upper half of the sash windows. These details should be retained and repaired where required.

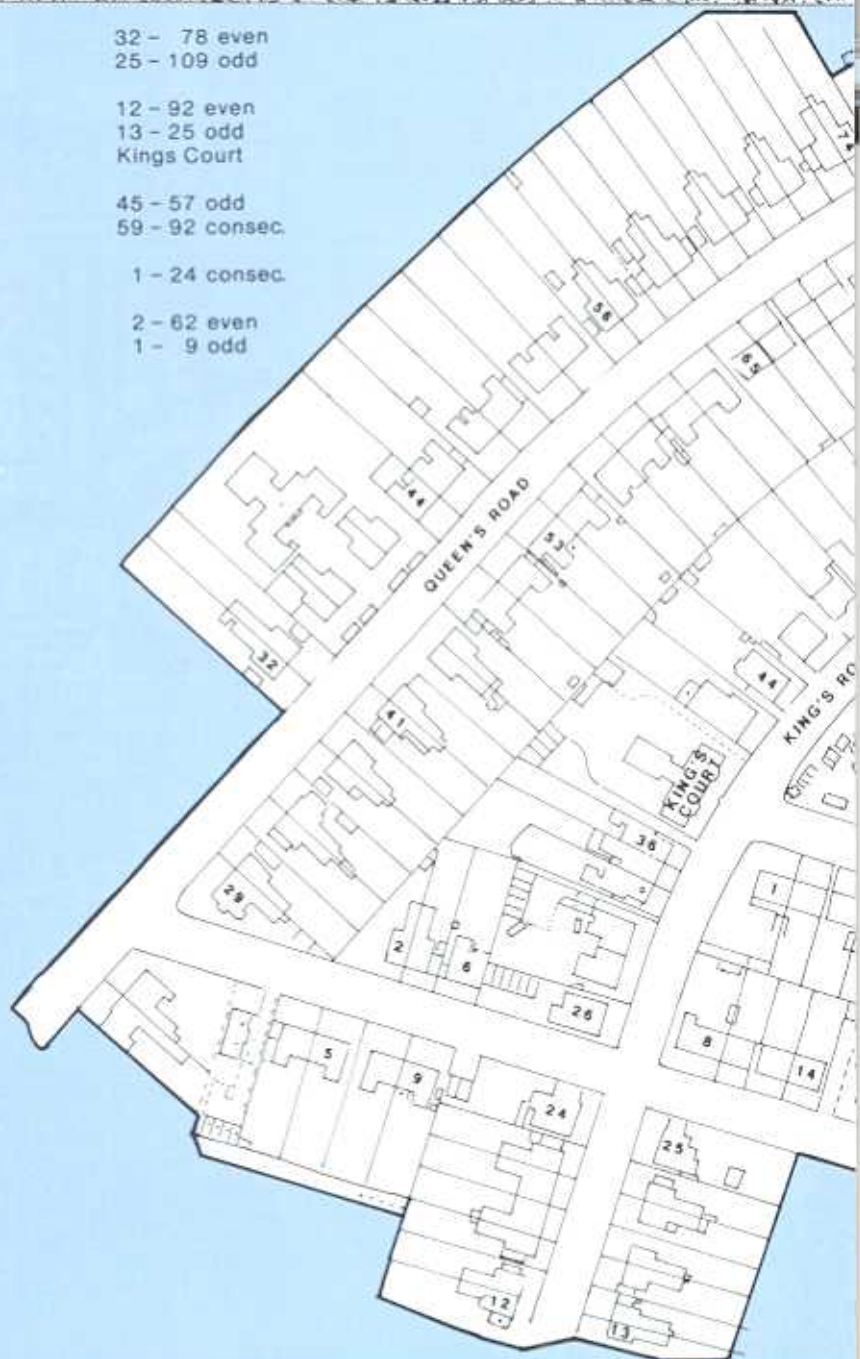
The moulded plaster details above and around doors and windows are important characteristics of the Conservation Area. They should be repaired where necessary and should preferably be painted white or light cream.

Many of the houses in the Conservation Area still retain their original front doors. These doors should be repaired when required and consideration should be given to having new doors made to the original design where they are missing.

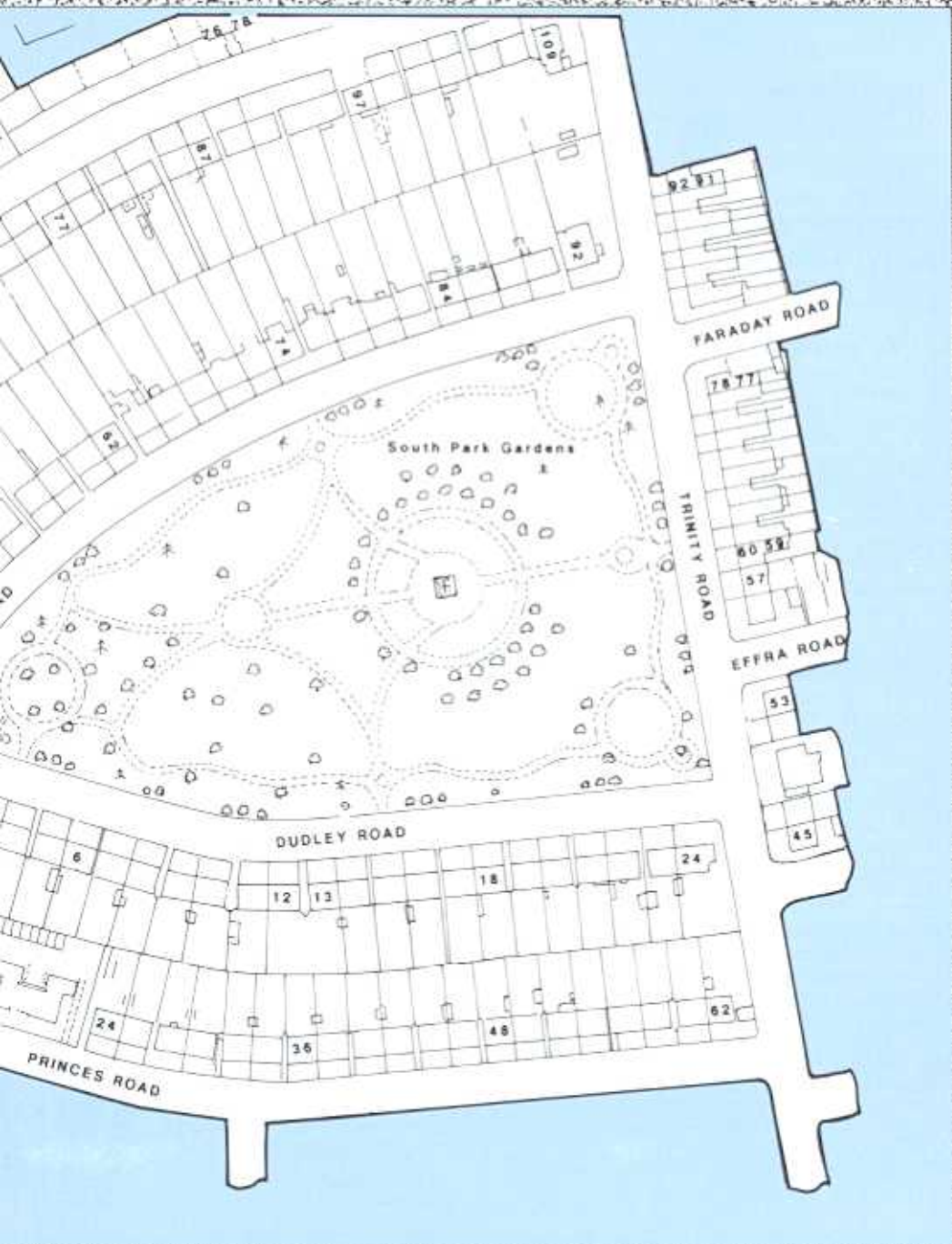
The installation of additional plumbing on the front elevation is to be avoided. A single down-pipe in the centre of semi-detached properties is acceptable, and this should be of cast iron and not PVC.

PROPERTIES IN THE SOUTH PARK

Queens Road	32 - 78 even 25 - 109 odd
Kings Road	12 - 92 even 13 - 25 odd Kings Court
Trinity Road	45 - 57 odd 59 - 92 consec.
Dudley Road	1 - 24 consec.
Prince's Road	2 - 62 even 1 - 9 odd



GARDENS CONSERVATION AREA



THE FRONT GARDEN AREA

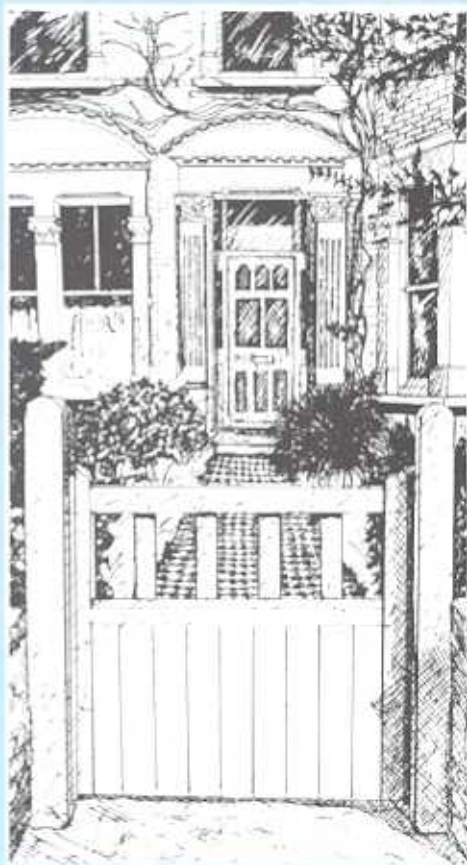
Together with the South Park Gardens in the centre of the Conservation Area, the front gardens of the houses are important in contributing to the character of the area.

The brick walls and tall gate piers with coping stones make an important contribution to the street scene. They define the boundary between public and private space and provide the privacy and protection associated with Victorian residential areas.

If taller enclosure is required then a railing on top of the wall or a hedge planted behind it would be suitable. Many of the walls and gate piers have been removed and replaced with boundaries of an alternative design. Where the original walls and piers remain they should be repaired and retained. Where the original brick walls and piers are missing consideration should be given to rebuilding them to match the original design. Many of the larger three-storey houses have been converted to a number of flats. In order to provide sufficient parking spaces it is often necessary to demolish the front wall. Where this happens brick piers should be retained where possible.

A landscaped setting complements and contributes to the character of the houses. Where possible the planting in the front garden area should be retained. Mature trees in front gardens make a significant impact on the street scene, and where possible they should be retained, but if removal is necessary a replacement tree should be planted.

Many of the two-storey villas still retain the original front paths consisting of a chequer-board pattern of small black and white tiles. These add an interesting feature which is complementary to the style of the houses. Where these paths remain they should be maintained and where they have been removed consideration should be given to repaving the paths in tiles or other small element paving materials when the need arises.



Where a hard standing for cars is required in the front garden area the materials for surfacing should be chosen with care so that they complement the building. The use of a block paving is more appropriate than a cast concrete slab or black tarmac. Alternatively, some form of stone cobble or sett may be used. Gravel provides an attractive finish but may cause problems if the edgings and levels are not designed with care, because of a tendency to spill over onto paths or the adjacent roadway.

THE FRONT GARDEN AREA



EXTENSIONS

Rear and side extensions which are permitted development should be sympathetically designed and should not rise above eaves level. Extensions beyond permitted development will be stringently assessed in terms of whether they enhance or preserve the character of the Conservation Area. If you are considering extending your property you should consult the Council's published guidelines on residential extensions.

Generally there is no scope for side extensions on the smaller two-storey villas. Rear extensions may be acceptable as long as they are sensitively designed and have no adverse effects on the amenities of the adjoining properties.

Any rear or side extension on the large three-storey houses should be subordinate to the main house and, in the case of side extensions, should be recessed behind the frontage of the house. All new additions to the houses should respect the original design in terms of window proportions, building materials and details.

Flat roofed extensions should be avoided, pitched roof forms integrating with the existing roofs are more suitable.

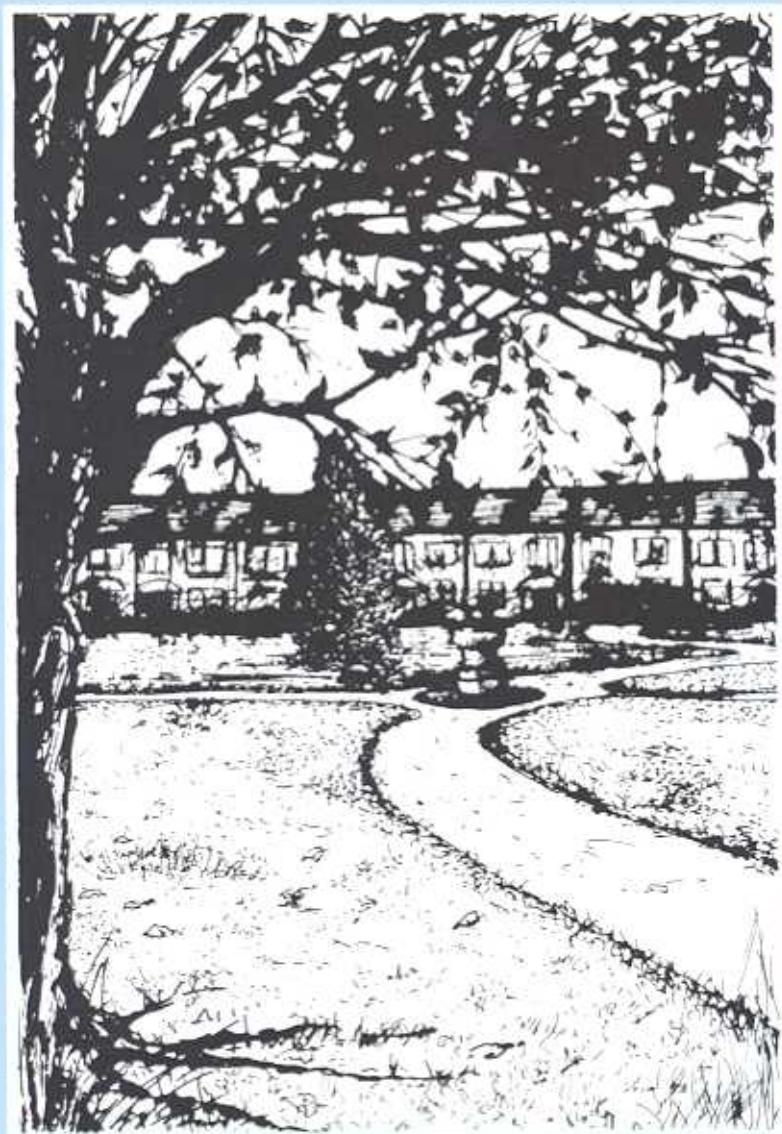
Loft conversions should not alter the shape of the roof-line as seen from the street. Small dormer windows may be acceptable on the rear elevation providing that they are sensitively designed. Any dormers should be set back from the line of the rear elevation with the window sill forming the base of the projection from the roof. Flat roofed dormers should be avoided and roof lights should be restricted to the side and rear roof slopes.

Radio aerials, satellite dishes and any other telecommunications apparatus should be sited at the rear of the property. However, proposals that have a detrimental effect on the Conservation Area will be refused.

In general, parking to the rear of properties will be resisted.



SOUTH PARK GARDENS



FURTHER ADVICE

If you require further information regarding the contents of this brochure please do not hesitate to contact the Development Department of the Council at the following address:

Development Department
London Borough of Merton
Crown House
London Road
Morden
Surrey SM4 5DX
Telephone 01-545 3055

Local contacts:

Mrs Paula Burnett
Queens Road Group
62, Queens Road
London SW 19

PROPERTIES IN THE SOUTH PARK GARDENS CONSERVATION AREA

Queens Road	32 – 78 even 25 – 109 odd
Kings Road	12 – 92 even 13 – 25 odd Kings Court
Trinity Road	45 – 57 odd 59 – 92 consec.
Dudley Road	1 – 24 consec.
Prince's Road	2 – 62 even 1 – 9 odd

