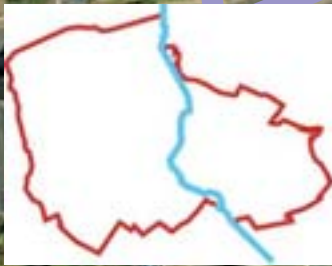


WANDLE VALLEY CONSERVATION AREA



COLLIERS WOOD

SUB-AREA 2: CHARACTER ASSESSMENT

Amended Draft, revised following public consultation.

New text shown underlined and deleted text shown struck through.

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WANDLE VALLEY CONSERVATION AREA CHARACTER ASSESSMENT

SUB-AREA 2: COLLIERS WOOD

INTRODUCTION

The designation of conservation areas is a legislative duty of local authorities. These areas comprise "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities also have a duty to from time to time to review whether any further designations are needed. The Wandle Valley Conservation Area was originally designated by the Council in November 1990 and was extended in April 2000.

BACKGROUND

The Government's Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) advises local authorities to periodically review existing conservation areas and their boundaries. PPG 15 also advises local authorities to define and record, as clearly as possible, the special architectural or historic interest that justifies each conservation area's designation, through an assessment of the elements that contribute to an area's character.

Character assessments are useful tools that not only set out the specific characteristics for which an area has been designated as a conservation area, but also help the Council to assess the impact of development proposals on the character or appearance of a conservation area. They also provide a useful framework within which property owners and developers can work when designing new development or planning alterations to buildings, within

conservation areas, by setting out and describing the special context to which any new development will need to relate.

This Character Assessment for the Wandle Valley Conservation Area has been prepared by the Council's Design and Conservation Team in accordance with Guidelines issued by English Heritage and Planning Policy Guidance Note 15.

STRUCTURE OF THE DOCUMENT

Because of its size and linear nature the Wandle Valley conservation area, whilst having a unifying theme linked to its history, development and links to the River Wandle, does vary in character along its length. The area has, therefore been sub-divided into a series of smaller discernible sub areas which have their own special identities and which form recognisable zones or groups of buildings within the area as a whole and that have their own specific historical background and/or defining features.

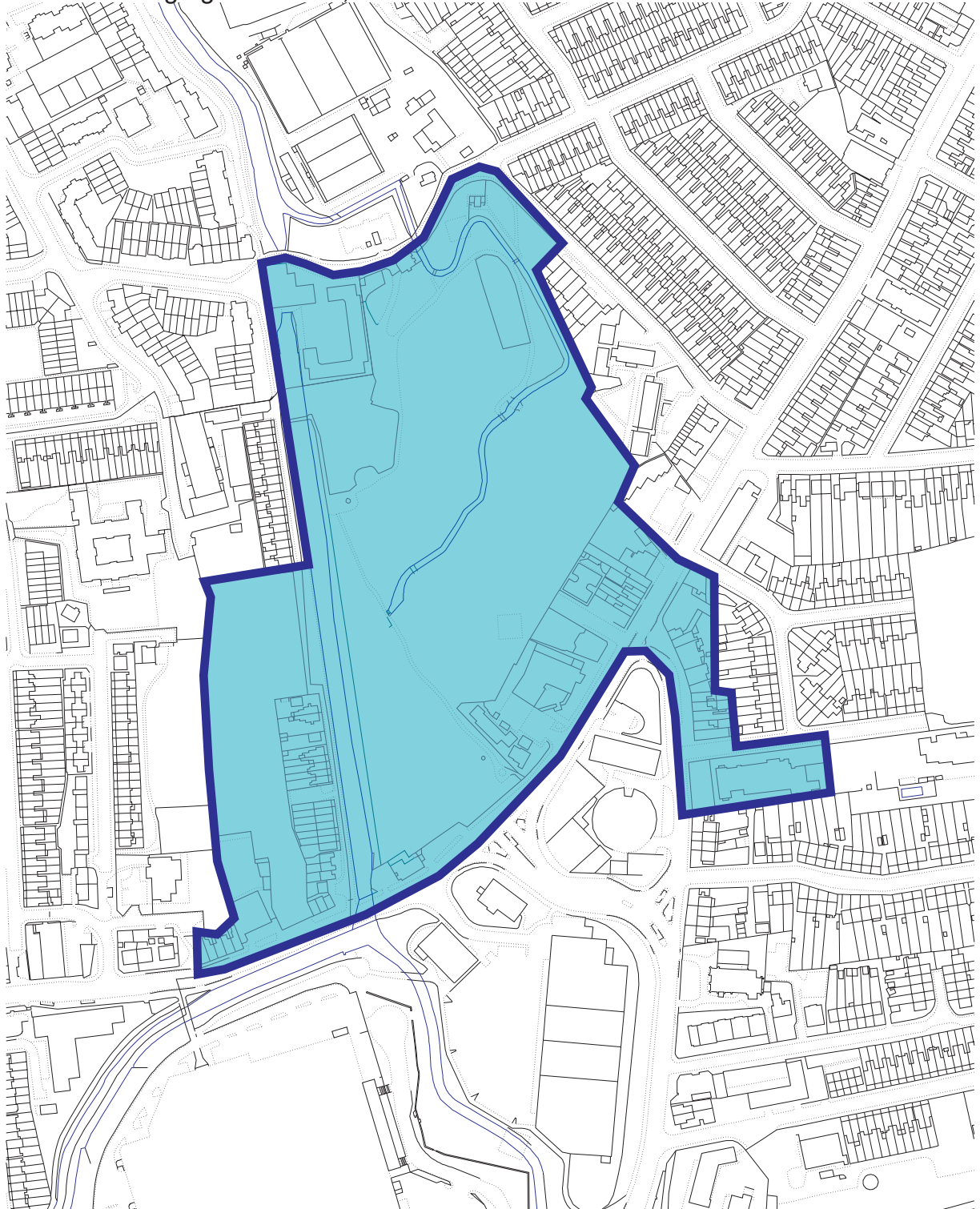
The character assessment for the Wandle Valley Conservation Area has therefore been structured to comprise a general appraisal document covering the whole of the conservation area supported by a series of more detailed appraisals of each of the individual sub-areas.

This appraisal covers Sub Area 2: Colliers Wood and should be read in conjunction with the whole area character appraisal. The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

LOCATION AND EXTENT OF THE SUB-AREA

The Colliers Wood sub-area covers areas fronting Merton and Colliers Wood High Streets and extends to the north to cover Wandle Park and the Mill building former Connolly's Leather factory. To the east it extends to include Singlegate School, Colliers

Wood Underground Station and the Royal Standard Public House. To the west it extends to just beyond the footbridge over the Wandle that connects Merton High Street to the Savacentre Store and the Wandle Trail.



SEQUENCE OF MAPS AND AERIAL PHOTOGRAPHS



1865



1920



1890



1930



1950



1988



1971



1991



1976

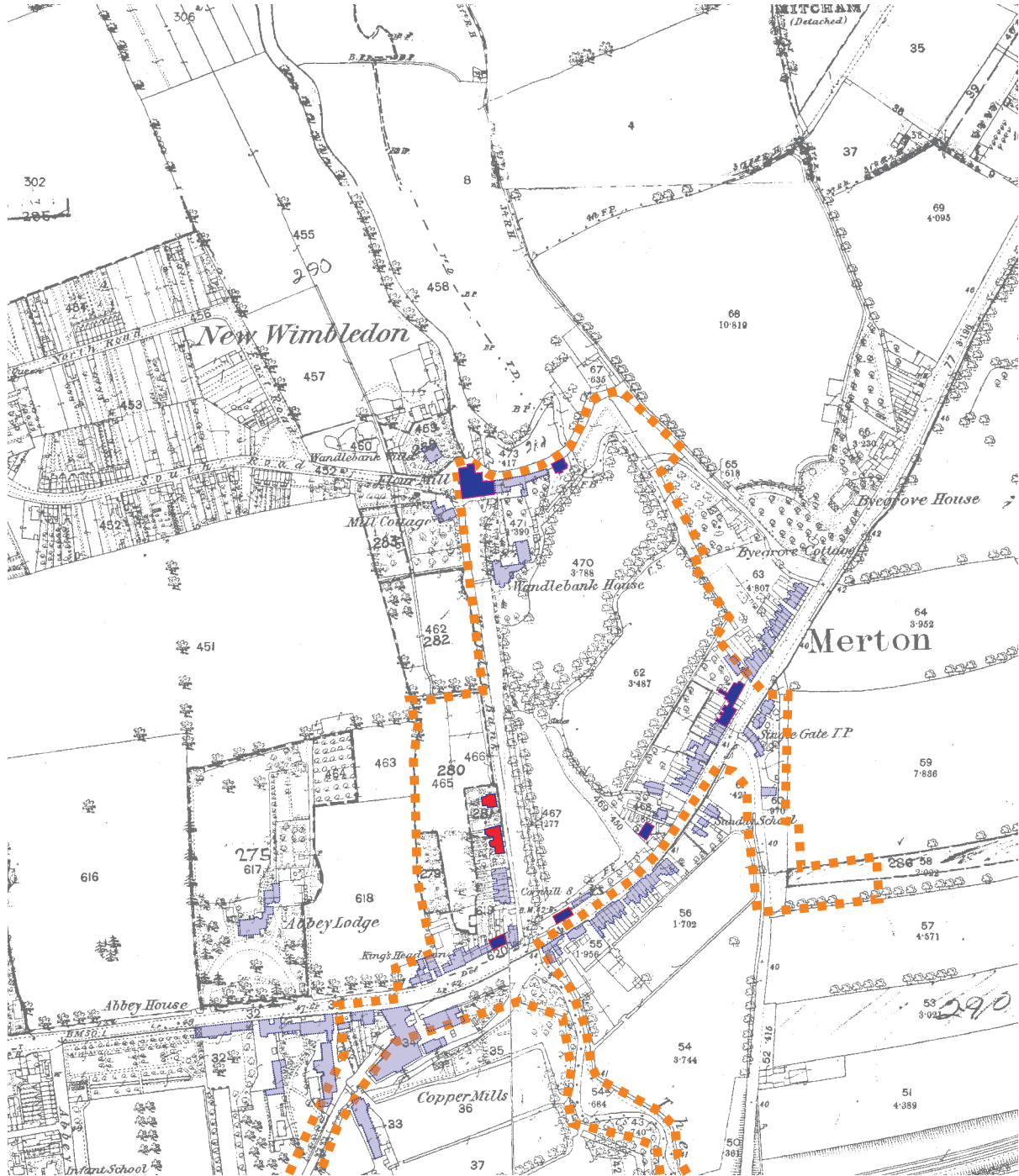


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ORIGINS AND DEVELOPMENT OF THE AREA

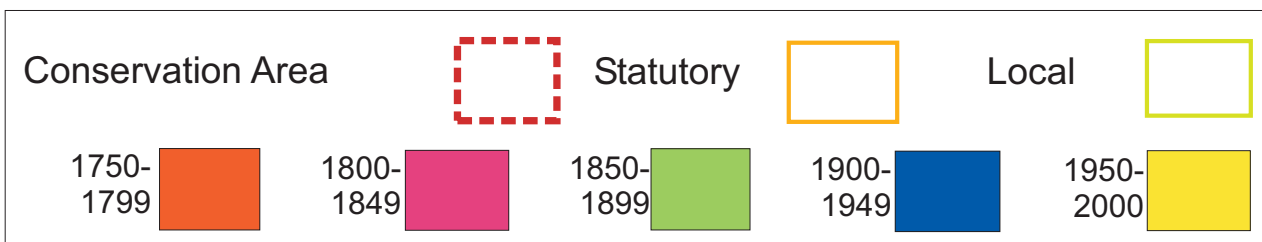
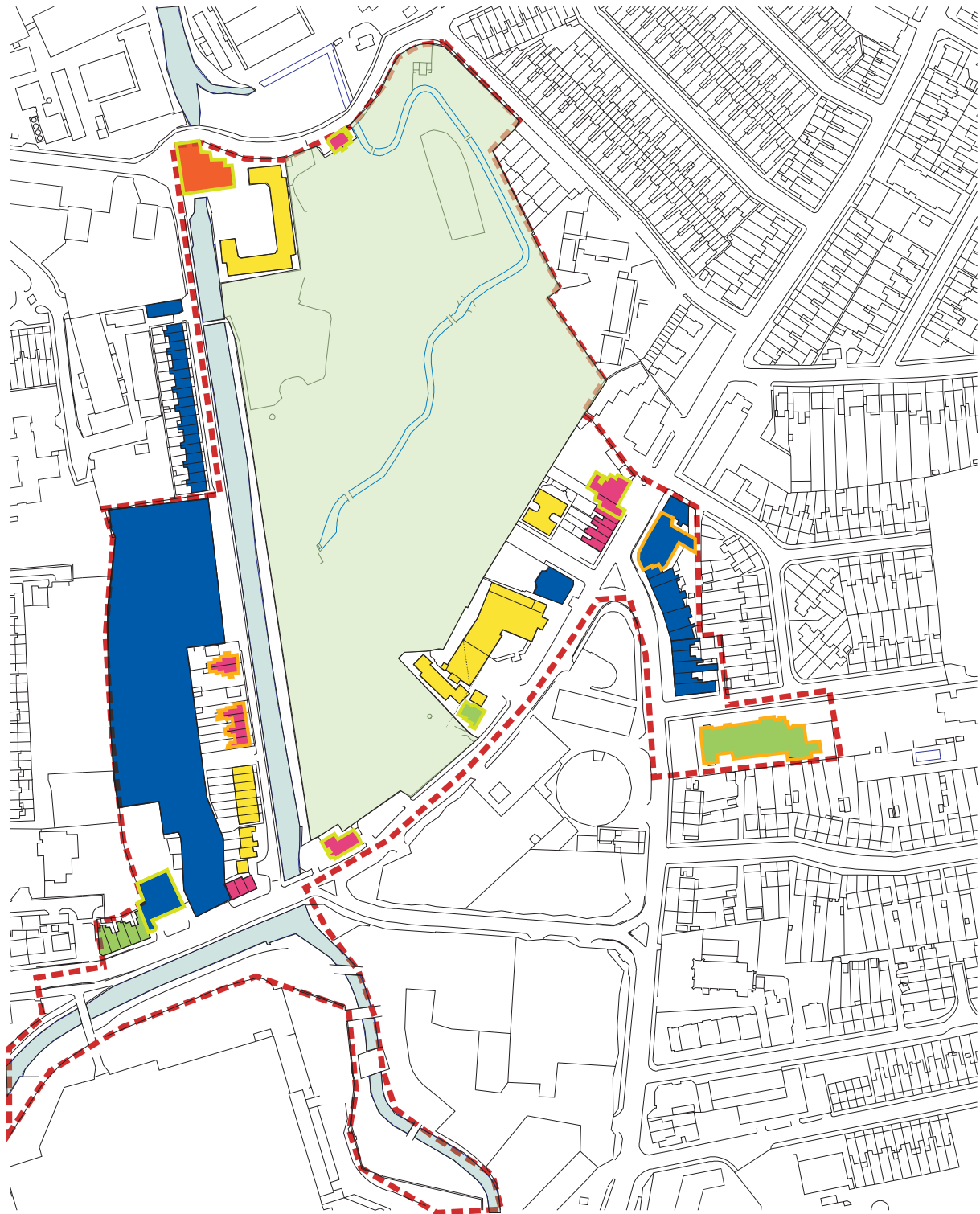
This area has formed a particular focus for riverside industry from at least the medieval period onwards, with several corn mills being located along this stretch of the river during that period.

This type of industry was supplanted in the post-medieval period by textile working, initially cloth fulling, and calico bleaching and subsequently textile printing particularly at the works of Arthur



Surviving fabric from 1865 Ordnance Survey map. Listed buildings shown red, locally listed buildings blue.

Sub Area 2: Colliers Wood - Age of Buildings Map



Liberty and of William Morris. Flour milling continued at the Merton Mill until the 1st World War.

It is also the site of a historic river crossing over the Wandle. The Colliers Wood High Street, roughly follows the alignment of the Roman Road, Stane Street. The village was at one time known as "Singlegate" named after a toll booth located at the Surrey Iron Railway crossing.

The river here flows through an artificial channel that once formed the tail race to a copper mill and later a paper and board mill, Merton Board Mills, that used to be located on the river to west of the modern Savacentre. The 'Pickle Ditch' which flows to the east of the Savacentre probably follows the original river course in Saxon Times.

The north-west corner of Wandle Park once formed part of the grounds of Wandlebank House to which Wandle Lodge, a 19th Century building, provides a surviving link.

Former residents of Wandlebank House included the owner of the corn mill, James Perry (1756 - 1821) a supporter of the Whigs and who was editor of the London Gazette for eight years. He left the Gazette in 1789 and with his partner James Gray purchased the Morning Chronicle which he edited until his death. Perry's views and support for parliamentary reform brought him into frequent conflict with the authorities and he faced a number of charges including seditious libel, libeling the House of Lords and criticising King George III. He and Gray were sentenced in 1798 to three months in Newgate Prison after being found guilty in the House of Lords case. Later contributors to the Morning Chronicle included Charles Dickens who wrote a number of short stories from 1834 under the pen name "Boz" Dickens. These were so popular that they were published as a collection titled "Sketches by Boz" in 1836.

Later residents include the artist Harry Pollard Ashby (1809 - 1892) and his son-in-law Robert Bloomfield Fenwick (1835-1897) who married his daughter Alice Isabel Ashby on 27th July 1867, who was instrumental in the founding and building of All Saints Church. Ashby and Fenwick are commemorated by a drinking fountain located in Wandle Park just south of the footbridge from Wandle Bank.

The house eventually became Wandle Park House after it and the grounds were purchased by the Wimbledon Corporation for a public park, control of which was vested in the National Trust. The Park was opened in 1907 and extended in 1910 to include the "Mill Pond Garden". The building was used for a time as a Child Welfare Clinic but was eventually demolished. The grounds were landscaped with the Mill Pond retained as a lake and in the 1930s an open air swimming pool was constructed in the park to the rear of Millers Mead.

The main thoroughfare, the A24 comprising Merton and Colliers Wood High Streets, that roughly follow the route of the Roman Road "Stane Street", provides the focus to this particular sub-area which has a much more commercial character than other parts of the conservation area. The area used to be known as "Single Gate", named after the tollgate that used to be located at the junction of Christchurch Road and Colliers Wood High Street and from which Single Gate School in Christchurch Road gets its name. The crossing point of the Surrey Iron Railway was located slightly further to the north.

LAND USE

The development of the area was originally influenced by the proximity of Merton Priory to the south and the route of historic Roman Road, Stane Street roughly on the alignment of High Street

Colliers Wood and Merton High Street which forms the southern boundary of this sub-area. The area would have primarily been agricultural with early maps indicating the presence of market gardens and orchards. Along the river early milling operations developed and by 1768 Connolly's corn mill was in existence along with a copper mill on the south side of Merton High Street on the west bank of the Wandle.

As population levels increased rows of small dwellings and cottages were constructed and along Colliers Wood and Merton High Street rows of shops appeared, interspersed with larger plots with detached villas including Abbey Lodge and Wandlebank House. Increased suburbanisation throughout the 19th Century resulted in the sites of the larger houses being parcelled up for residential development. However the site of Wandlebank House was saved from development and acquired by the local authority for use as a public park which survives to the present day.

The Wandle and the industries that it supported combined with the commercialising influence of the high streets continued to inform the development of the area until the present day. In recent years the industrial land uses have been in decline and have gradually disappeared, but the main Connolly's Mill building survives and has been converted into residential use. Many of the former millworkers cottages along Wandle Bank have also survived. Today the sub-area is mainly dominated by Wandle Park and mixed use mainly retail and residential development including the bus garage and a number of public Houses along the north side of the two High Streets. The 20th century brought further development to the area and the introduction of the underground railway providing easy access to the centre of London was a further spur for

development. Colliers Wood Underground station dating from 1926 is located on the south side of Colliers Wood High Street at its junction with Christchurch Road and marks the site of the former toll gate and cottage occupies the site of a former fire station. At the end of the 19th Century a smithy also occupied part of the site.

The east side of Christchurch Road is also predominantly mixed use retail and residential development with residential streets behind. Singlegate School, dating from 1897 is located further south down Christchurch Road to the south of South Gardens.

BUILDINGS

The sub-area includes a number of statutory listed and locally listed buildings as well as other buildings of historic interest including a parade of part timber framed shops at Nos 4-8 Merton High Street, and a surviving section of an early 19th Century terrace and adjoining locally listed public house comprising 182 - 192 High Street, Colliers Wood.

Buildings within the conservation area can be divided into six distinct types comprising:-

1. The surviving 18th Century industrial Connolly's mill building in Wandle Bank:



Replacing an earlier mill this building has been much altered. Built of yellow stock bricks the building was originally two storeys probably with a slate pitched roof. During the latter part of the 1950s an additional floor was added incorporating a flat roof set behind brick parapets. The building was converted to residential use during the 1990s and this involved the removal of the original steel framed warehouse style windows and cills and their replacement with domestic style timber sash windows which has diminished its overall character. The main contribution to the character of this part of the conservation area this building makes derives from its industrial scale and the surviving features from its former industrial use, particularly the arches over the former door openings along the Wandle Bank frontage.

2. Small terraces of early to mid 19th Century former millworker cottages in Wandle Bank, punctuated by narrow gaps:

9-13 and 16/17 Wandle Bank

These terraces, or pairs of semi-detached statutory listed cottages are surviving millworker cottages and occupy narrow plots along Wandle Bank the main approach road to the former Connollet's mill. Built of yellow stock brick they are of two storeys with



slate hipped, roofs. In the case of 9 to 13 these are set behind a parapet. The significance of these cottages derives from the composition of the terraced facades with individual houses forming part of a larger unit, the detailed architectural treatment of the elevations, their proportions, the character of materials used and the craftsmanship employed. Particular features include prominent chimney stacks, finely gauged brick arches over the window openings and semi-circular brick arches to the door openings and the ground floor front windows to 16 and 17 Wandle Bank. The windows are traditional timber framed, double-hung sash windows divided into small panes with slim glazing bars. The doors have decorative fan lights set into the arched openings and Nos 10 and 11 Wandle Bank have their fan lights set into square headed openings with a projecting timber canopy with a dentil cornice. The doors are timber with recessed panels and the doors to Nos 10 and 11 Wandle Bank have panelled pilasters. Some cottages have had their slate roof coverings replaced with less appropriate concrete pantiles. Many have been extended to the rear and 16 and 17 have had new brick porch extensions added to the flank walls.

3. More recent groups and terraces of houses, also within Wandle Bank:

1-7 Wandle Bank (Wandle Terrace)



This represents the re-building of an earlier, late 19th Century terrace that dated from 1977, which is commemorated by a stone plaque located on the front of No 1. Whilst following the rhythm of the earlier terraces, and probably the original building it replaces and some similar details such as the doors they lack the proportions and architectural detailing of the earlier terraces. Built of yellow stock brick with concrete tile pitched roofs with gabled ends, the reduced storey heights and shallow pitch of the roofs give the buildings a squat appearance. The windows comprise modern, off the peg, timber sashes of different size and proportions to the earlier terraces. These buildings contribution to the conservation area is mainly in terms of the form and rhythm of the development rather than any architectural quality, their contribution to this part of the conservation area is therefore considered neutral.

Nos 1a - 1d Wandle Bank



Dating from the 1990s this small terrace is built of a beige brick with projecting gables, disproportionately small windows and pitched roofs. These properties have little respect to the existing character of the area in terms of their architectural design and detailing and they have an uneasy relationship with adjacent buildings particularly the buildings fronting onto Merton High Street. They are therefore considered to make a negative contribution to the character and appearance of this part of the conservation area.

4. Individual houses not forming part of a larger group.

14 Wandle Bank

This is a detached house dating from late 1930s. It has a different character from the earlier Georgian terraces and the surrounding conservation area with a prominent gable with mock half-timbering. The original windows have been replaced with non traditional materials and its roof coverings replaced with concrete pantiles. This building also makes a negative contribution to this part of the conservation area.



Millers Mead



Located on the site of a former laundry this late 19th Century building is of differing character to other residential development within this part of the conservation area being of an Italianate style. Originally a short terrace of three properties 1-3 Millers Mead the building was divided into flats in 1981. The building is two storeys with a shallow hipped slate roof. The building has been rendered and painted and had double hung sash windows sub divided into small panes with narrow glazing bars.

5. More modern residential developments including flats to the rear of Millers Mead, Oslo Court in Baltic Close and new flats adjacent to the former Connolly's mill building.

Oslo Court is a Local Authority housing development dating from 1937. An attractive location overlooking Wandle Park the building is of little architectural merit. The original casement windows were replaced in 2002.



The flats behind Millers Mead were built as part of a mixed development in 1981 which included the conversion of Millers Mead and the erection of the office building since converted into the Holiday Inn Express. Again the buildings have a good location with views over Wandle Park but architecturally are considered to be neutral to the

character and appearance of this part of the conservation area.



The new block of flats to the east and south of the former Connolly's Mill building were built during the 1990s in a style reflecting the industrial character of the original mill. Built of yellow stock brick, with some rendered areas the block is three storeys incorporating car parking within the ground floor undercroft. The windows are replica sash windows of a similar domestic character as the mill conversion and its contribution to the character of the sub area is by virtue of its overall scale and proportions complementing the industrial character of the old mill complex.



6. Terraces of shops with flats or offices above, located in Merton and Colliers Wood High Streets and the east side of the northern end of Christchurch Road, comprising: -

4-8 Merton High Street



The remnants of one of the earliest parade of shops within the sub-area. Originally a terrace of 7 properties it was reduced to the west to make way for Merton Bus Garage during the 1920s and No 2 to the east, which housed the local post office which opened in 1840, was also demolished during the 1940s/50s.

The buildings are two storey with additional accommodation within an asymmetrical mansard roof set behind a parapet to the front. The building is of part timber-framed construction, the front elevation is brick which has been rendered over and the rear has weatherboarding fixed to a timber frame. The ground floors are arranged as shops which originally projected forward of the front elevation with offices and flats above. Refurbishment in the 1990s after a long period during which the buildings were allowed to deteriorate converted the upper floors to residential use. The original small paned sash windows were replaced with modern sashes and the dormer windows were altered when the building was re-roofed. The building however retains its original roof form, although largely replaced and makes a significant contribution to the conservation area and represents an important remnant of the history of Colliers Wood. The advertising hoarding fixed to the flank wall to No 4 detracts from the special character of the building and if possible it should be removed.

22-30 Merton High Street



A late 19th Century terrace of shops with flats above, two storeys in height with a slate hipped roof to eaves with projecting party wall parapets. Built of yellow stock bricks the terrace has a variety of different shop fronts at ground floor level. The upper floor windows are timber double hung sash windows with stone cills and exposed stone lintels. Main architectural features include surviving features of the original shop front surrounds, including retractable blind boxes, projecting corbels and pilasters. Not of great significance architecturally their contribution to the conservation area is in terms of the scale and proportions in relation to the townscape and their contribution to the enclosure of the space between the Savacentre and the north side of Merton High Street as a foil to the open aspect of the south side of Merton High Street with the River Wandle running alongside.

182-192 Colliers Wood High Street



Located adjacent to the site of the old toll gate this is another late 18th/early 19th Century parade of shops with flats and offices above. Three storeys with shop frontages projecting forward of the front elevation the terrace has an asymmetrical pitched roof. The roof is set behind a parapet at the front and slopes down to the rear. Built of brick the facades have been painted over, obscuring some of the original details. It is possible the upper floor was added at a later stage and some record drawings show a pair of pediments to the parapets. The original windows have been replaced and the shopfronts are also non-original and few original features such as corbells and cornices survive. The building are of historic significance and even though some of the original detailing has been lost they contribute positively to the character and appearance of the conservation area in terms of their built form, scale, scale and proportions.

2-24 Christchurch Road.



A parade of shops dating from the opening of the underground. Nos 2 to 24 are contemporary with the Underground Station development. Built of a brown brick with a flat roof behind a parapet they comprise a parade of two storey shops with purpose built flats above. Although

architecturally of little interest records suggest that they were originally designed with art deco style shop fronts. Recently refurbished after a period of dereliction resulting in the replacement of the original Crittall windows. The uses they contain are important to the vitality and viability of the commercial centre of Colliers Wood and whilst architecturally they contribute little to the conservation area they enclose the space in front of the underground station contributing to the townscape of the sub area.

26-34 Christchurch Road



An other early 20th Century parade of shops contemporary with but of different style to the adjacent parade, 2-24 Christchurch Road. Built of yellow stock brick, two storeys high with a large hipped roof set behind a parapet. Shops to ground floor with a range of different style non traditional shop front and flats above with square opening with replacement windows, also of differing styles. The contribution to the conservation area is in terms of enclosing the space to the south and west of the underground station and the shops at ground floor level contribute to the economic vitality and viability of the area around the station. Architecturally the building is of little merit and contributes little to the conservation in terms of its design.

7. Buildings associated with the earlier historic houses of the area:

Wandle Lodge



A former Lodge building to Wandlebank House, the locally listed Wandle Lodge dates from the late 18th Century. The building is two storeys with the upper floor contained within the roof space and fronts onto Wandle Park. Built of yellow stock bricks with red brick detailing around the lancet window to the west elevation and a pitched slate gabled roof. The building was empty and had been allowed to deteriorate and has recently been renovated and extended by new owners. The Park elevation of the original building was symmetrical with a central porch with a pitched roof, projecting cantilevered bay windows to each side, two pitched roof dormer windows and a pair of prominent chimney stacks. The new two storey side extension has been set back to emphasise the original elevation. The west elevation has a distinctive lancet window and the rear elevation fronting onto Bygrove Road is fairly simple with a curved corner to the west elevation and small casement windows, one with a segmental brick arch over. The roof slopes down to first floor level with a pair of narrow dormer windows. Whilst the renovation of the building has resulted in the slate roof being replaced in artificial slates and the introduction of more modern timber

windows. The overall character of the building has been retained and it is considered to make a positive contribution to the character and appearance of the conservation area.

7. Public Houses and Hotel

This part of the conservation area, adjacent to the A24 is also the location of a number of public houses a number of which are of note. Many originally developed as road houses along the main road to London.

Kings Head, 18 Merton High Street



Located on the site of an earlier Public House the current building dates from the 1930s and is set back from the road, behind the alignment of the original building, with a courtyard area to front. Two storeys with an additional floor within the hipped roof, the building is built of a red brick with the ground floor projecting forward of the main elevation. It has a hipped tiled roof to eaves with dormers and large composite square-headed timber casement windows. Main features include the mosaic panels displaying the pub's name and ceramic plaques illustrated in relief with representations of Kings Heads. With evidence of art deco influences the building does make a positive contribution to the character and appearance of the conservation

area. The pub itself closed in 2004 and the building is to be converted into office accommodation for the adjacent bus garage. The original hanging pub sign is also of interest.

Royal Six Bells, 222 High Street Colliers Wood



Dating from the mid 19th century, this detached 2 storey building divided into parts comprising the main two storey element with a gabled pitched slate roof to eaves with its ridge parallel to the street and a slightly subordinate two storey element to the east with a hipped tiled roof. It is possible that this was a later addition but constructed shortly after the main building was completed as map evidence shows it to have been completed in the early 19th Century. The building is constructed from yellow stock brick, with timber, sash and casement windows and a gabled, shallow pitch slate roof. The main features of interest include the gable and eaves detailing to the main part of the building including the bracket supports, the projecting timber bay and oriel windows to the front elevation at the first floor level, the large central round headed niche on the front façade, which contains the emblem of the public house, and the leaded glass in the ground floor windows, which are typical of some public houses. The design of the property is distinctly different to most

other buildings in the sub area, having a more Italianate appearance.

Holiday Inn Express, 200 High Street, Colliers Wood



Developed from the re-use of an existing commercial building in 1998 this represents a successful example of adapting existing buildings to new uses as a sustainable alternative to redevelopment. The design is of no particular architectural merit and the area in front is dominated by hard landscaping and car parking. There would be scope to improve the relationship to the street possible with imaginative extension and creation of external seating areas.

Former Victory Public House, 198 High Street, Colliers Wood



A late 19th Century public house, located on the corner of High Street Colliers Wood and Baltic Close. Built of yellow stock brick with red brick string courses and detailing around windows with double-hung sliding

sash windows divided into small panes with slender glazing bars and a tiled pitched roof with two gables each with a decorative terra cotta panels above the first floor windows. Features include the decorative aprons in soft red brick beneath the first floor windows the finely gauged flat arches over the first floor windows also in a soft red brick and the detailing of the pub frontage including timber pilasters and cornice feature over the fascia.

**The Royal Standard Public House,
180 High Street, Colliers Wood**



This early 19th Century public house is a two storey building, with a double pitched “London roof” with a central valley gutter set behind a brick parapet. The building is a continuation of the neighbouring building at 182 High Street forming a short terrace. The building retains its original style upper floor windows comprising double hung sliding sash windows, with the sashes divided into small panes with narrow glazing bars however the ground floor elevation has been altered, probably in conjunction with a pub refurbishment and has non original casement windows. Built of brick the building has been rendered and painted obscuring details of the window arches. The front elevation does, however, retain its projecting string course detail to the base of the parapet. On the right hand north-

east) side there is a single storey wing with a lean to hipped roof. The front façade of this wing has an ornate “ Royal Standard” moulded crest set into a prominent curved gable feature at first floor level. A rare survival of the original fabric of Colliers Wood High Street that retains its original Georgian styling in spite of the alterations to the ground floor elevation, this building is of both architectural and historic significance to this part of the conservation area.

8. Community Buildings

Typical of development of outer London areas the main community buildings, comprising schools and churches, rise above the overall level of the surrounding residential development as beacons indicating the importance attached to these buildings when they were first built. Within the area there is Singlegate School and to the south of the conservation area in Christchurch Road is Christchurch.

Singlegate School



Grade II Listed and designed by H P Burke-Downing this is a former Mitcham Board School dating from 1897. The building has an exuberant Gothic style with its prominent square stair tower cumulating in a pyramidal roof with timber louvres and pinnacle, half-timbering to its gables, stone dressings, gothic tracery and steeply

pitched slate roof with tall decorative chimney stacks. Significant features include classrooms arranged with paired bays under high gables. The site boundary has railings set between brick piers with stone banding with stone cappings topped with stone spheres. Listed for its remarkably eclectic design this makes a significant contribution to the character and appearance of this part of the conservation area.

Christchurch, Christchurch Road

Although not within the conservation area this important building is significant as the most prominent religious building within the area. The building, which is locally listed



is designed in a modest but attractively rural Gothic style by Architects Messrs F. J and H. Francis.

Built in 1874, the church is constructed in load-bearing yellow London stock bricks with Bath stone dressings to the windows and buttresses. The main roofs are finished in Welsh slate and the spire is covered in shingles.

At the south west corner of the church is a tower housing the bells and bell ringing chamber, above this is a spire. The ring of six bells in the tower date from 1884.

The building was damaged by a flying bomb during the second World War and the roof and ceiling to the nave was reconstructed, using salvaged timbers, and a new east

window was built at this time. A new south porch was also built on the foundations of the old and windows were salvaged from the church hall. Windows were re-glazed and the stained glass in the chancel and west window is dated 1953 in commemoration of the year the restoration was completed.

9. Commercial Buildings, mainly associated with public transport infrastructure

Colliers Wood London Underground Station



Colliers Wood Underground Station is one of a number of Northern Line stations designed by Charles Holden in connection with the 1926 extension to the City and South London Underground Railway, now the Northern Line. Listed Grade II the station incorporates Holden's hallmark stripped Classical design featuring a symmetrical Portland stone main facade, a large tripartite clerestory window incorporating the London Underground roundel in stained glass and cantilevered canopy with the station signage in enamel supporting two further London Underground roundels. The Station has a tall ticket hall naturally lit by an art deco style metal framed lantern light, and wide entrance on the corner of Christchurch Road and Colliers Wood High Street. Internal features

include the distinctive enamelled metal tiling and art-deco light fixtures particularly associated with the escalators. The building was recently refurbished by London Underground and it makes a significant contribution to this part of the conservation area.

Merton Bus Garage, Merton High Street and Wandle Bank



The original garage, located to the west of the original Kings Head pub dated from the early 20th Century, this was replaced by a larger garage involving demolition of part of the terrace of which 2-8 Merton High Street survive, in the 1920s. The main significance of the Garage is the large span steel roof structure and the brick building fronting onto Wandle Bank providing a side entrance to the garage. This two storey building built of red brick with double-hung sash windows and fine detailing including stone banding and prominent



keystones set into finely gauged arches over the windows makes a positive contribution to the character and appearance of the conservation area. The front

elevation comprises a projecting bay forming the garage entrance with a prominent Dutch gable and large circular headed composite sash window with a fine brick arch with Portland stone detailing over. To the left of this bay is a two storey range with a pitched roof set behind a sculpted brick parapet with a Portland stone cornice. Other significant features include the projecting stone lintel over the garage entrance extending the width of the gable bay and the quality of detailing and general standard of workmanship in its construction. The modern two storey extension to the north, with a strong horizontal emphasis is of little architectural note and makes little contribution to the character and appearance of this part of the conservation area.

DISTINCTIVE AND TRADITIONAL BUILDING MATERIALS AND LOCAL DETAILS

Within this sub area the most predominant building materials comprise yellow London stock bricks in some cases with softer red brick detailing particularly to the window arches. Some buildings within this sub area have been rendered. Earlier domestic buildings have some distinctive Georgian details such as sash windows and decorative fanlights over the main entrance doors.



Examples of earlier construction methods and materials survive at the rear of 2-8 Merton High Street which retains its feather edged boarding detailing to the rear elevation . Although replaced and repaired over time this is a surviving example of traditional building that would have once been fairly common to the region.



Roofs are predominantly pitched, and either finished in slate or plain clay tiles, mainly hipped but with some gables. Some of the earlier domestic buildings have traditional double pitched London roofs with central valley gutters which was a more economical way to span roofs with using shorter timbers.

Windows are predominantly double hung sash windows most of which have a vertical emphasis to window opening proportions.

The early non residential industrial development is also constructed of yellow stock brick whilst later non



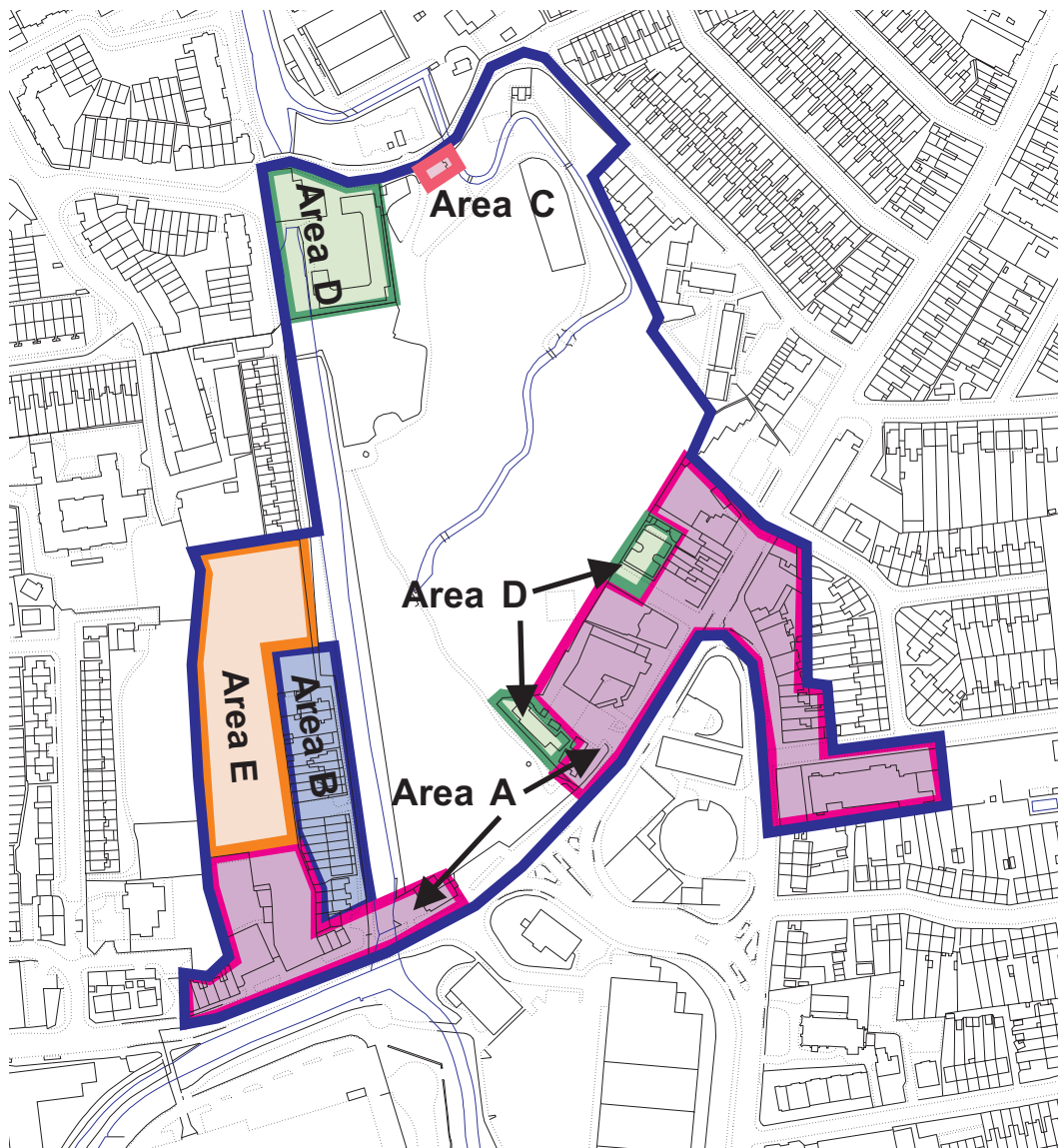
residential architecture incorporates more ornate detailing indicating their superior status. Particularly the bus garage building in Wandle Bank and Singlegate School include finer detailing including the use of Portland stone dressings and details such as keystones. Examples of more Gothic style buildings such as Singlegate School and Christchurch south of the conservation area also include timber detailing in the form of louvres, half timbering, cupolas and pinnacles.

Whilst not a typical material within the conservation there is an example of the use of Portland stone, apart from the occasional stone detailing, in Colliers Wood Underground station. This has its own distinctive classical styling characteristic of Charles Holden's designs for many stations along the Northern Line. This distinguishes it from adjacent development emphasising the significance of the development of the underground railway to the development and prosperity of Colliers Wood.

PLOT WIDTHS AND BUILDING HEIGHTS

This part of the conservation area divides into three distinct areas.

- A. The commercial, predominantly retail development along Colliers Wood and Merton High Streets and Christchurch Road comprising narrow building plots comprising terraces of shops interrupted by larger commercial buildings either built up to the back of pavement line or slightly set back with small private areas in front,
- B. Traditional terraces of cottages broken by narrow gaps and interspersed with individual detached and semi detached pairs of houses in Wandle Bank set within narrow individual plot, set back back from the street with small front garden areas;
- C. Wandle Lodge, detached lodge building and set into the parkland setting of Wandle Park, single storey with its upper floor within the roof space.
- D. Larger more recent residential buildings mainly in more substantial three and four storey blocks set back behind the historic fabric fronting Colliers Wood and Merton High Streets adjacent to the former Connolly's Mill, overlooking Wandle Park.



E. Offices associated with Merton Bus Garage, two storeys with a large floor plate fronting onto Wandle Bank

The narrow plot widths, interspersed with larger plots and surviving Wandle Park give a picture of a cyclical development of the area starting with annexation of agricultural land for large estates, subsequently sub-divided for more intensive development which have then in places been combined together to form larger plots for more major development. This cycle has informed the pattern and grain of development within this sub area resulting in a distinctive rhythm to the street frontages.

The majority of buildings are two storey in height, some with additional accommodation within the roof incorporating dormer windows, usually set behind brick parapets. Buildings which extend above the overall height of development within the area are generally important industrial, cultural and religious buildings, such as the former millbuilding in Wandle Bank and Singlegate School.

Some more recent developments are also extend above the prevalent building height, including Oslo Court which is four storeys, the new flats behind Millers Mead which is three storeys and the former office building, which is now the Holiday Inn Express which is also of three storeys. Building

Immediately adjacent to the conservation area opposite the underground station is the "Brown and Root" Tower a multi-storey office development that is a prominent, and to many unsightly feature within the area. The Priory retail park development also immediately adjacent to this part of the conservation area comprises a number of randomly distributed retail sheds that have little regard to the grain, scale, height and proportions of development within the surrounding area. The

Savacentre development adjacent to Priory Park is located on the site of Merton Priory. The scale of this building may be commensurate with the prominence the Priory would have enjoyed before its demolition the architectural design and articulation of the building pays little respect to the site's historic significance.

OPEN SPACES

Quality of open spaces and form of enclosure

The most significant open spaces contributing to the character and appearance of this part of the conservation area comprise Wandle Park and areas around the Wandle on the south side of Merton High Street. There are also a number of incidental spaces that have the scope to contribute to the urban quality of the area.

Wandle Park



Wandle Park lies alongside the river Wandle, an area rich in early industrial history, and is of informal design consisting of grass, an informal network of paths, many trees particularly beside the river as well as a number of wetland features introduced when the original concrete river channels were removed and more informal natural banks introduced. Originally forming part of the grounds to Wandlebank House owned from 1791-1821 by James Perry who owned the Merton Corn Mill.



Wandlebank House and grounds were purchased by Wimbledon Corporation for a public park and vested in the National Trust. It opened on 11 July 1907 and a Grade II listed three-sided stone drinking fountain at the southern end of the park commemorates the opening and each side has a plaque with inscriptions, one being: 'This garden is given for the enjoyment of the people of Wimbledon and Merton in memory of John Feeney of Birmingham and Berkswell, one who loved nature and his fellow men'. It is now surrounded by a broken circle of planting, part of re-landscaping works within the park by Merton Groundwork Trust in recent years.

In 1910 the Mill Pond Garden was added to the park, purchased by public subscription and presented to the National Trust. The pond dates from the late 18th Century and was originally, created as a reservoir for the Merton Corn Mill however it eventually silted up and was infilled between the wars.



During the 1930s an open air swimming pool was introduced to the east of the Mill Pond however this appears to have been short lived and is shown filled in by the 1950s.



Also in the park is a C19th stone drinking fountain, close to the footbridge linking the Park to Wandle Bank which was erected through private subscription in memory of Robert Bloomfield Fenwick (1835-1897), an artist who had lived at Wandlebank House from 1867 to 1895 and who was instrumental in the founding and building of the nearby All Saints Parish Church. The fountain also commemorates his father-in-law Harry Pollard Ashby (1809 - 1892); it formerly had medallions of heads, now missing, as is a feature at the top. The re-design of Wandle Park through Merton Groundwork Trust was supported with SRB funding and funds from the Environment Agency, London Borough of Merton, The Heritage of London Trust, English Heritage, local business Connolly's Leatherworks and the European LIFE Budget. The works have transformed the park's wetland features along the river, and incorporated design input from schools and local residents. The improvement works included the re-design of the gates and railings at the south entrance, new paths as well as works connected with the river.



The character of the part of Merton High Street that runs through the conservation area is influenced by the area to the south of Merton High Street between the Savacentre and the High Street and which forms part of the adjacent Merton priory sub area. This



has the Wandle running through, parallel and immediately adjacent to Merton High Street. Opposite Wandle Bank the Wandle is joined from the south by the Pickle which runs along the east side of the surviving section of Priory precinct wall. This space, juxtaposed with Wandle Park contrasts with the more enclosed parts of the High street to either side of the conservation area relieving the canyon effect of the main parts of the busy high streets. The Savacentre development provided for the opening up of the once culverted river and the banks landscaped to a good standard around the main store building which has contributed to the character of the area and provides an important habitat supporting a diverse bird population including herons and kingfishers. The tree screen along the south bank of the river provides a welcome green interlude and also provides some screening of the Savacentre building and pleasant seating areas have been provided from which the river and surrounding habitat can be observed.

The penetration of these two open spaces, right up to the main high streets allows the two spaces to merge at Wandle Bank to create an openness to the conservation area contrasting with the more enclosed urban areas adjacent.

Urban Spaces



The main urban space within the conservation area is the space in front of the Underground Station at the junction of Christchurch Road and High Street Colliers Wood. For people arriving in the area by underground this is the main gateway to the area. The space is enclosed by the station and adjacent parades of shops along the east side of Christchurch Road, the “Brown and Root” office tower to the south and 180 - 192 High Street Colliers Wood to the west. The space is distinctly urban with hard landscaping augmented by softer landscaping and tree planting at the base of the Brown and Root tower. The area in front of the underground station has recently been re-paved in large format paving slabs replacing some modern block paving. This sets a



standard for future paving in the vicinity, particularly around the Brown and Root building. The area would benefit from removal of pedestrian barriers and hopefully the area around the tower building can be incorporated to make a far more consolidated public space.

The areas along Colliers Wood and Merton High Streets are punctuated by the occasional gaps between building and incidental spaces such as adjacent to 30 Merton High Street. These relieve the hard edge of the high street frontages and provide opportunities for activities such as seating areas associated with cafes.

Boundary Treatments and Private Spaces



The new boundary railings and piers to Wandle Park provide a means of enclosure to the Park whilst maintaining views into and out of the park and make a positive contribution to the character of the conservation area.

Properties on the west side of High Street, Colliers Wood and along Wandle Bank are set back slightly from the back of pavement line. In the High Street these spaces form the interface between the street and the buildings. Boundaries to these spaces tend to be ill defined and the spaces neglected, there is an opportunity to improve these spaces, and in the case of the local pubs and the Holiday Inn possibly create sitting out

areas to contribute to activity thus improving the vitality of the street scene.



The spaces in front of the cottages in Wandle Bank form small garden areas set behind better defined boundaries mainly comprising low brick walls with hedges behind, metal railings and gates.



The planting within these garden areas contributes to a softer street frontage giving Wandle Bank a more suburban character in contrast to the more urban feel of the High streets.



Singlegate School is also set back from the street and the site is enclosed by its original boundary wall and piers with more recent railing infills. The front garden area contains a number of significant streets which also contribute to the character and appearance of the conservation area.

NEGATIVE FACTORS

Main negative factors are the less than sympathetic developments that have occurred to the south of the sub area, between and including the Savacentre and the Brown and Root Tower. Some of the landscaping, particularly to the perimeter of the Priory Park retail warehouse development is also of questionable quality and poorly detailed.



Some of the less appropriate replacement shopfronts also detract from the area. Some of the more recent housing developments, particularly 1a - 1d Wandle Bank and their relationship to adjacent buildings giving a cramped appearance also detracts from the prevailing character of the sub area.

There is also a vacant site screened by advertising hoardings adjacent to 192 High Street Colliers Wood. In its current state it has a negative impact on the character and appearance of the conservation area. This does however represent an opportunity for a new development which should be of a high quality design to address the open space at the front of the underground station.



The advertising hoarding attached to 4 Merton High Street is also a negative feature within this part of the conservation area

Some of the 20th Century shopping parades between the underground station and Singlegate School are of limited architectural merit and have a number of unsympathetic alterations.

STREET AUDIT

There are few examples of any surviving historic street furniture within this part of the conservation area. There are some

original large format granite kerbs in Baltic Close and there is a large quadrant set at the junction with High Street, Colliers Wood, although this has been set into more modern block paving.

There would have originally been a defined gutter probably formed with rows of granite setts, however the roads have been resurfaced numerous times raising the road level in relation to the kerbs and the gutter details have either been buried by successive layers of road surface or removed. Colliers Wood and



Merton High Streets have a mix of traditional and concrete kerbs and a plethora of different paving from block paving, modern small format concrete slabs with block paving inserts and plain tarmac.

Wandle Bank also has some smaller format granite kerbs and the footways are paved in concrete and tarmac. The footways are very narrow and have been sacrificed in places to parking due to the narrowness of the road. The whole area



needs a comprehensive re-design, possibly along “Home Zone” principles with defined area for parking and safe and clear access for pedestrians.

Street Furniture

Street furniture in the area is generally modern and utilitarian. No historic street furniture survives, apart from the railings along the Wandle on the south side of Merton High Street and in Wandle Bank. There is scope for a street furniture policy possibly involving the commissioning of quality, specially designed street furniture which could complement and help define the character of the area.



Some new street furniture that has been introduced including cycle stands at Colliers Wood Underground Station and some new park furniture in Wandle Park including benches.

CONSERVATION AREA PROPOSALS AND POLICY

The policies and proposals set out in this document are intended to preserve or enhance the character and appearance of the conservation area and assist in managing change without compromising the historic environment. The preservation and enhancement of the historic integrity of the conservation area as a whole is a core objective of the document. These policies and proposals seek to preserve the best historic, landscape/townscape and architectural features that contribute to essential character and historic interest without stifling change. It will also form the basis for resolving problems such as the

existing street environment, ad hoc approach to the design of shop fronts and inappropriate alterations. It is intended that these policies and proposals should provide a framework to guide future development in the area likely to impact on the conservation area particularly in relation to the Colliers Wood “Area for Intensification”

In order to secure good quality development that enhances the character of the conservation area and address problems, appropriate methods and standards for new development and for alterations are proposed.

The policies and proposals contained in this document accord with;

- Government Planning Policy Notes; and
- Merton's Unitary Development Plan (UDP) and emerging Local Development Framework (LDF).

The statutory development plan applying to Colliers Wood Sub-Area is the London Borough of Merton Unitary Development Plan, adopted in October 2003. This plan will eventually be replaced by the emerging Local Development Framework and supporting Action Plans and associated planning documents.

The relevant policies within the adopted Unitary Development Plan are:

1. In relation to Conservation Areas - policies BE.1 Conservation Areas, New Development, Change of Use, Alterations and Extensions, BE.2: Conservation Areas Demolition and BE.3 Development Adjacent to a Conservation Area.
2. In relation to Archaeology - Policies BE.13: Archaeological Protection and Preservation, and BE.14 Archaeological Evaluation.
3. In relation to New Buildings and Extensions - Policies BE.15: New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise, BE.16: Urban Design, BE.22: Design of New Development, Policy BE.23: Alterations and Extensions to Buildings
4. In relation to Streetscape - Policy BE.33: Street Furniture and Materials.

In terms of the application of those policies to this part of the Conservation Area the following supplemental policies are proposed to secure good management and to help achieve the

objectives of preservation and enhancement of the character and appearance of the conservation area.

These policies are informed by the Character Appraisal and aim to take it forward as a positive plan for this part of the conservation area.

With respect to development proposals the following supplementary policy is proposed.

POLICY WV.CW1: NEW DEVELOPMENT, CHANGE OF USE, ALTERATIONS AND EXTENSIONS.

WITHIN THIS PART OF THE CONSERVATION AREA, PROPOSALS FOR NEW DEVELOPMENT, ALTERATIONS OR EXTENSIONS OR FOR THE CHANGE OF USE OF LAND OR BUILDINGS WILL BE REQUIRED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE SUB-AREA.

PROPOSALS WILL BE EXPECTED TO:

- (i) RESPECT OR COMPLEMENT THE DESIGN, SCALE, FORM, LAYOUT AND MATERIALS OF SURVIVING HISTORIC BUILDINGS AS IDENTIFIED IN THE APPRAISAL
- (ii) RESPECT THE HISTORIC STREET PATTERN OR OTHER FEATURES CONTRIBUTING TO THE CHARACTER, HISTORIC VALUE OR THE PATTERN OF DEVELOPMENT IN THE AREA
- (iii) HAVE REGARD TO VIEWS WITHIN AND OUT OF THE AREA, PARTICULARLY TOWARDS AND ACROSS WANDLE PARK, ALONG THE RIVER WANDLE AND THE PICKLE
- (iv) DEVELOPMENT ALONG COLLIERS WOOD AND MERTON HIGH STREETS SHOULD BE DESIGNED TO CREATE A COHERENT EDGE TO THE STREET AND MAINTAIN THE RHYTHM OF THE EXISTING SHOPFRONTS.
- V) PROVIDE ACTIVE FRONTAGES TO COLLIERS WOOD AND MERTON HIGH STREETS.
- VI) ENSURE THAT THE LEVEL OF ACTIVITY, TRAFFIC, PARKING SERVICES OR NOISE GENERATED BY THE DEVELOPMENT WOULD NOT DETRACT

FROM THE CHARACTER OR APPEARANCE OF THE AREA

DESIGN STATEMENTS MAY BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE ABOVE CRITERIA WILL BE ADDRESSED AND HOW THE PROPOSALS WILL CONTRIBUTE TO THE SPECIAL CHARACTER OF THE AREA.

With respect to development proposals involving demolition of buildings the following supplementary policy will be taken into consideration.

POLICY WV.CW2: DEMOLITIONS.

TOTAL OR SUBSTANTIAL DEMOLITION OF UNLISTED BUILDINGS THAT HAVE BEEN IDENTIFIED AS MAKING A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THIS PART OF THE CONSERVATION AREA WILL NOT BE PERMITTED.

DEVELOPMENT PROPOSALS INVOLVING DEMOLITION OF OTHER BUILDINGS WITHIN THIS PART OF THE CONSERVATION AREA WILL BE CONSIDERED ON THE MERITS OF THE PROPOSED REPLACEMENT BUILDING. REDEVELOPMENT PROPOSALS INVOLVING DEMOLITION WILL BE EXPECTED TO PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

A CONDITION WILL BE IMPOSED ON A PLANNING PERMISSION GRANTED, TO ENSURE THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR THE CARRYING OUT OF THE DEVELOPMENT WORKS HAS BEEN MADE.

With respect to development adjacent to the conservation that would have an impact on the conservation area's character or setting, the following supplementary policy is proposed.

POLICY WV.CW3: DEVELOPMENT ADJACENT TO THE CONSERVATION AREA

DEVELOPMENT PROPOSALS ADJACENT TO THIS PART OF THE CONSERVATION AREA, PARTICULARLY OPPOSITE THE UNDERGROUND STATION WILL BE EXPECTED TO HAVE REGARD TO THE

HISTORIC PATTERN OF DEVELOPMENT WITHIN AND AROUND THE CONSERVATION AREA AND PRESERVE OR ENHANCE ITS SETTING AND NOT DETRACT FROM VIEWS INTO OR OUT OF THE AREA.

DESIGN STATEMENTS WILL BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE DEVELOPMENT WILL CONTRIBUTE TO THE CHARACTER AND SETTING OF THE ADJACENT CONSERVATION AREA

The terrace of shops comprising 4-8 Merton High Street have been identified as making a positive contribution to the character and appearance of the conservation area are considered to merit inclusion on the Council's non-statutory local list and the following supplemental policy is proposed.

POLICY WV.CW4: LOCAL LIST

PROPOSALS TO ALTER, EXTEND OR CHANGE THE USE OF A LOCALLY LISTED BUILDING WILL BE EXPECTED TO:-

- (I) BE SYMPATHETIC TO THE DESIGN, SCALE, PROPORTIONS, CHARACTER AND DETAILING OF THE ORIGINAL BUILDING;
- (II) RESPECT ITS SETTING; AND
- (III) PRESERVE THE LOCAL HISTORIC INTEREST OF THE BUILDING.

ADEQUATE ARRANGEMENTS SHOULD BE MADE FOR THE RECORDING OF ANY HISTORIC FABRIC OF THE BUILDING, INCLUDING REMNANTS OF OUTBUILDINGS AND EXTENSIONS, THAT WOULD BE DESTROYED OR SIGNIFICANTLY ALTERED OR DAMAGED IN THE COURSE OF THE WORKS.

In terms of Urban Design the following supplementary policy objective has been proposed.

POLICY WV.CW5: URBAN DESIGN

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO ACHIEVE URBAN DESIGN OBJECTIVES FOR THE CONSERVATION AREA BY:

- (i) RESPONDING TO AND REINFORCING LOCALLY DISTINCTIVE PATTERNS OF

DEVELOPMENT AND LANDSCAPE AS IDENTIFIED IN THE CHARACTER APPRAISAL.

- (ii) CREATING A NEW URBAN SPACE IN FRONT OF COLLIERS WOOD UNDERGROUND STATIONS AS A FOCUS TO THE AREA.
- (iii) PROMOTE LEGIBILITY TO HELP PEOPLE FIND THEIR WAY AROUND.
- (iv) INCORPORATE DESIGN AND LAYOUT FEATURES THAT CAN RESPOND TO CHANGING SOCIAL, TECHNOLOGICAL AND ECONOMIC CONDITIONS.
- (v) CREATING VIABLE PLACES THAT OFFER VARIETY AND CHOICE AND RESPONDS TO LOCAL NEEDS.

URBAN DESIGN STATEMENTS WILL BE REQUIRED IN SUPPORT OF NEW DEVELOPMENT PROPOSALS TO DEMONSTRATE HOW THE ABOVE CRITERIA HAVE BEEN ADDRESSED.

Any highway works will be expected to comply with the following supplementary policy

POLICY WV.CW6: STREET FURNITURE AND MATERIALS

MAJOR DEVELOPMENT PROPOSALS WITHIN AND ADJACENT TO THE COLLIERS WOOD SUB AREA WILL BE EXPECTED TO CONTRIBUTE TO IMPROVEMENTS TO THE STREET ENVIRONMENT.

IN PARTICULAR THE PROVISION OF APPROPRIATE, CO-ORDINATED, WELL DESIGNED STREET FURNITURE THAT IS SITED SO AS TO AVOID VISUAL CLUTTER AND TO ALLOW CLEAR AND SAFE PASSAGE FOR PEOPLE WITH SENSORY AND MOBILITY DIFFICULTIES WILL BE SOUGHT.

WHEN IMPLEMENTING ENVIRONMENTAL IMPROVEMENTS THE COUNCIL WILL ENDEAVOUR TO:

- (i) RE-INTRODUCE TRADITIONAL MATERIALS AND DETAILS OR APPROPRIATE ALTERNATIVES INCLUDING LARGE FORMAT YORK STONE OR CONCRETE PAVING SLABS AND LARGE FORMAT GRANITE KERBS TO MATCH EXISTING KERBS IN BAL TIC CLOSE;
- (ii) RETAIN AND RE-USE SURVIVING GRANITE KERBS;

- (iii) REMOVE ALL REDUNDANT STREET FURNITURE, PEDESTIAN BARRIERS AND SIGNAGE AND, AS PART OF A PLANNED REPLACEMENT, TO INSTALL MORE APPROPRIATE STREET FURNITURE;

- (iv) PROVIDE MORE STREET TREES PARTICULARLY WITHIN THE AREA BETWEEN COLLIERS WOOD UNDERGROUND STATION AND THE "BROWN AND ROOT TOWER" AND TO REINFORCE EXISTING PLANTING ALONG THE RIVER WANDLE, THE PICKLE AND IN ANY AREAS WHERE THEY ARE LACKING.

THE COUNCIL WILL EXPECT CHANGES IN THE STREET ENVIRONMENT TO COMPLY WITH THE GUIDANCE CONTAINED IN ITS GOOD PRACTICE ON STREET MANAGEMENT AND DESIGN.

The Colliers Wood Sub-Area is of particular archaeological significance falling within the Wandle Valley Alluvium, Wandle Colliers Wood and Stane Street Archaeological Priority Zones. Development proposals involving excavation in the area will need to have regard to the following policies.

P O L I C Y W V . C W 7 : ARCHAEOLOGICAL PROTECTION AND PRESERVATION

THE COUNCIL WILL EXPECT EARLY CONSULTATION WHERE DEVELOPMENT IS PROPOSED WITHIN THE ARCHAEOLOGICAL PRIORITY ZONES AND MAY REQUIRE A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT BEFORE PROPOSALS ARE CONSIDERED.

THE COUNCIL WILL SEEK PRESERVATION, IN SITU, OF ANY LOCALLY SIGNIFICANT ARCHAEOLOGICAL REMAINS, THROUGH THE DESIGN AND LAYOUT OF THE PROPOSED DEVELOPMENT, PARTICULARLY FOUNDATIONS AND BELOW GROUND SERVICES AND DRAINAGE.

ONLY, WHERE REMAINS CANNOT BE PRESERVED IN SITU, WILL THE COUNCIL CONSIDER PRESERVATION BY RECORD BEFORE DEVELOPMENT BEGINS. THIS SHOULD BE THROUGH AN APPROPRIATE

PROGRAMME OF ARCHAEOLOGICAL WORK BY A RECOGNISED ARCHAEOLOGICAL ORGANISATION, IN ACCORDANCE WITH A PROJECT DESIGN APPROVED BY THE COUNCIL. SUCH PROVISION SHALL ALSO INCLUDE THE SUBSEQUENT PUBLICATION OF THE RESULTS.

SPECIAL GUIDANCE

The character appraisal has identified areas that would benefit from additional guidance. This should include: -

- A shop front design guidance note
- A street design policy document to provide a framework for a unified approach to streetscape within the conservation area, ideally linked to an Urban Design Strategy for the whole of the Colliers Wood urban area.
- Linked to the street design policy document a set of design proposals for Wandle Bank to rationalise parking / vehicular circulation/pedestrian movement to create an attractive area to complement the character and appearance of the conservation area and possibly incorporate additional links to Wandle Park.
- Guidance to inform the development of the vacant site at 194 High Street Colliers Wood.
- There would be scope for a planning brief or development framework to inform potential re-development of existing properties to the south of Colliers Wood Underground Station to meet the GLA's aspirations regarding intensification of development within the Colliers Wood area.

Key objectives of the brief/framework will be to achieve an appropriate form of mixed-use development that maintains and enhances the public space to the west of the Station and integrates with

the historic character of the area. Key requirements will include: -

1. Buildings of a form and scale that reinforces the character of Colliers Wood and respect the setting of the Grade II Listed underground station.
2. Buildings designed of a high quality with active uses fronting Christchurch Road.
3. Use of good quality materials that reflect and complement but not necessarily copy the palette of historic materials that survive within the area.

NEED FOR ADDITIONAL PLANNING CONTROL

Alterations such as the installation of replacement doors, windows and porches, the removal of original boundary treatments, can be carried out as "Permitted Development".

They may appear insignificant as individual alterations, but the cumulative effect together with the removal of other architectural details such as chimneys, and ridge tiles have a negative effect on the character of the conservation area.

In order to prevent erosion of the character, it is intended to remove some permitted development rights by means of placing an Article 4(2) Direction on unlisted properties in Wandle Bank.

An Article 4 (2) Direction applies to residential properties only and removes permitted development rights from the front and significant elevations of dwellinghouses.

Under article 5 of the Town and Country Planning (General Permitted Development Order) 1995, directions under article 4 bring certain categories of permitted development within planning control, requiring planning permission to be obtained for minor developments. The planning fee is waived in these circumstances.

The alterations suggested to be brought under planning control through the making of an Article 4(2) Direction are: -

Part 1: Development within the curtilage of a dwellinghouse.

- i) The enlargement, improvement or other alteration of a dwellinghouse.

(this would be intended to ensure retention or re-instatement of traditionally detailed windows and doors).
- ii) The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- iii) The erection or construction of a porch outside any external door.
- iv) The erection, alteration or removal of a chimney

Part 2: Minor operations.

- v) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- vi) The formation of a means of access to a highway.
- vii) The painting of the exterior of any building.

(This is intended to prevent paint being applied to facing brickwork and ensure that render and exterior paintwork is painted with colours which will preserve or enhance the character of the conservation area and.)

REVIEW OF THE CONSERVATION AREA BOUNDARY

The existing conservation area boundary is fairly tightly drawn around the most significant buildings within the area. With respect to adjacent areas, the terrace of housing to the north of and on the west side of Wandle Bank has been considered for potential inclusion within the conservation area. However these

properties comprise a Victorian terrace of houses of a style which is fairly commonplace across London and it is not considered that they are sufficiently distinguished architecturally or historically to merit inclusion on these grounds. They do contribute to the enclosure of the conservation area in terms of their relationship with Wandle Park which could contribute to the character of the Park. There are, however existing policies in relation to development adjacent to conservation areas to ensure that such development either preserves or enhances the character or appearance of the conservation area.

Christchurch in Christchurch Road is a significant building within the area not included within the conservation area, it is however separated from the conservation area by buildings of little architectural or historic merit and these would need to be included as well to link Christchurch to the existing conservation area. The options available are as follows: -

1. Extend the conservation area up to and including Christchurch and the properties between Christchurch and the existing conservation area and either: -
 - make an article 4(2) Direction to cover the properties between Christchurch and Singlegate School; or
 - develop a design/development brief to inform an appropriate form of future development of these properties in connection with the Colliers Wood area of intensification.
2. Retain the existing conservation area boundary unaltered

It is suggested that this be a matter for to be decided following public consultation on the appraisal and its recommendations.

ADDITIONAL READING, REFERENCES AND BIBLIOGRAPHY

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'Reminiscences of Old Merton - Chamberlain - 1925

A History of Merton and Morden - Evelyn Jowett MA (Oxon) - 1951

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The Archaeology of Greater London - Museum of London 2000

A Brief History of Merton - John Precedo

Derek Bayliss, Retracing the First Public Railway (2nd edn., 1985)

History and Heroes of Old Merton - Kathleen Denbigh 1975

Interim report by Judie English & John Leveson Gower, Sussex Archaeological Society Newsletter No. 47, pp. 456-7, Dec 1985

Archaeological reports by Museum of London Archaeology Service and other Archaeological Organisations copies of which are held in the Merton Local Studies Centre at Morden Library

Eric Montague - Historical notes on Mitcham and Colliers Wood

Merton Historical Society Publications

- Mitcham Histories - No 4: Lower Mitcham
- Trouble at Mill (Textile Printing at Liberty Print Works and Merton Printers Ltd)
- Daughter Houses of Merton Priory
- The Bridges and Roads of Mitcham
- Copper Milling on the Wandle
- Phipps Bridge, Phipps Mill and Bunce's Meadow
- The Railways of Merton
- A History of Lord Nelson's Merton Place
- The Patent Steam Washing Factory at Phipp's Bridge, Mitcham
- Morden Hall
- The Amery Mills of Merton Priory, the Copper Mills and the Board Mills
- The Ravensbury Mills
- Ravensbury Manor House and Park
- Some Memories of Merton
- The Historic River Wandle
 - No 1 The Merton Section
 - No 2 Phipps Bridge to Morden Hall
 - No 3 Ravensbury to Mill Green

- Town Trails
 - No 6 Mitcham, Ravensbury
 - No 8 Morden Town Centre and Morden Hall
 - No 9 Wandle Park to Merton Abbey Mills
- Local History Notes
 - No 3 Stane Street in Upper Morden
 - No 8 Liberty Print Works - Wartime Reminiscences
 - No 12 The Parish of Merton 1844 - The Tithe Apportionment Map
 - No 13 Morden in 1838 - The Tithe Apportionment Map
 - No 15 Recollections of an Edwardian Childhood in Colliers Wood
- Studies in Merton History
 - Archaeology of Mitcham
 - Textile Bleaching & Printing in Mitcham & Merton 1590-1870

There are a number of web sites containing historical information relevant to the Wandle Valley

Merton Priory Trust web Site <http://www.mertonpriory.org>

Wandle Industrial Museum Web Site
<http://www.curator.pwp.blueyonder.co.uk/common.htg/frameb.htm>

Croydon Online History: <http://www.croydononline.org/History/>

London Borough of Croydon History web pages
<http://www.croydon.gov.uk/leisure/artsentertainmentculture/culture/localhistoryheritage/>

The Croydon Caving Club website has some Historic Notes on the Surrey Iron Railway by Allan Ockenden.

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London Borough of Merton 100019259. 2005

APPENDIX A: LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST STATUTORY GRADE II

Colliers Wood Underground Station - Corner of Christchurch Road and High Street, Colliers Wood.

Singlegate School and gatepiers, Christchurch Road

Drinking Fountain in Wandle Park, Merton High Street, Colliers Wood.

Nos 16 and 17 Wandle Bank, London SW19

Nos 9-13 (consecutive) Wandle Bank, London, SW19

APPENDIX B: NON-STATUTORY LIST OF BUILDINGS OF HISTORIC OR ARCHITECTURAL INTEREST

Connolly's Mill, Wandle Bank, Colliers Wood, SW19

Lodge, Wandle Park, Colliers Wood, SW19

Stone Drinking fountain, near footbridge, Wandle Park, Colliers Wood, SW19

180-182 High Street (Royal Standard), Colliers Wood, SW19

220 High Street (Millers Mead), Colliers Wood, SW19

222 High Street (former Royal Six Bells), Colliers Wood, SW19

4-8 Merton High Street, Colliers Wood, SW19

18 Merton High Street (Former Kings Head), Colliers Wood, SW19

Wandle Valley Conservation Area Character Appraisal

Colliers Wood Sub Area Post - Consultation Draft

February 2007

