



Supplementary Planning Document
London Borough of Merton



Wimbledon Chase Sustainability Appraisal



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Sustainability Appraisal Statement for Character Appraisal of the Wimbledon Chase 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 on to 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 scoping for a 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 it is 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 3.26 hectares to the south of Wimbledon town centre in a residential setting. Before the boundary changes it consisted of two short cul-de-sacs of early twentieth century residential properties and a short row facing onto Kingston Road. All of the buildings are two storeys in height apart from one and are either arranged in terraces or semi detached form. The area is bounded on the western side by the Merton Hall Road conservation area, a thin strip of land important for nature conservation to the north and is partly covered by area recognised for archaeological priority.

Boundary Changes

It is proposed to include all the numbered houses on Chatsworth Avenue and remove the houses along the Kingston Road frontage from the area. It is also logical that the name for the conservation area be changed from Quintin Avenue/Richmond Avenue to Wimbledon Chase.

Actions

- Redeveloping 2/4 Quinton Avenue for a building more in keeping with the conservation area.
- Replacing the chalk stick bollards at the ends of the cul-de-sacs with a more appropriate vehicle control measure .
- Replacing the 100mm lines with 50mm yellow lines.
- Preparing Article 4 directions to protect against the replacement of front doors and windows.
- Considering the possibility of Tree Preservation Orders for the major trees either within the area or just outside.

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 aims to summarise the various types of positive and negative effects.

Topic	Objective	Comments
Land-Use	– Increase the use of urban brown field land	The action proposing redevelopment of 2/4 Quintin Avenue would be the only relevant issue. This building is currently vacant which is an inefficient use of land and buildings therefore re-use or redevelopment would be encouraged.
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	The action proposing redevelopment of 2/4 Quintin Avenue could involve recycling of demolition materials. Although it should be noted that re-use of the building would be preferred to demolition.

Carbon Reduction and Energy	<ul style="list-style-type: none"> – Ensure specific measures to improve carbon efficiency are used in new developments, refurbishment and/or renovations and extensions. 	<p>The action proposing redevelopment of 2/4 Quintin Avenue could involve greater use of renewable energy sources such as solar panels coupled with a more energy efficient building design.</p> <p>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.</p>
Pollution	<ul style="list-style-type: none"> – 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	<ul style="list-style-type: none"> – 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. The proposed actions would have no impact on the site for nature conservation importance to the north.
the Built Environment and its heritage	<ul style="list-style-type: none"> – Encourage sustainably built development 	<p>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.</p> <p>The proposed redevelopment of 2/4 Quintin Avenue would need to have regard to the archaeological priority of the area.</p>
Basic Needs	<ul style="list-style-type: none"> – Increase the number of appropriate affordable housing units in Merton to reflect increases in demand 	The current legal use for the site is employment which is protected in the Unitary Development Plan. In any case any redevelopment of 2/4 Quinton Avenue would not meet the threshold that requires affordable housing therefore this is not relevant for this appraisal.
Work and the economy	<ul style="list-style-type: none"> – Maintain local employment capacity 	If the proposed redevelopment at 2/4 Quinton Avenue were residential it would result in employment loss which would need to be considered as an issue in sustainability terms.
Health	<ul style="list-style-type: none"> – Improve health equality 	This is not relevant for this appraisal.
Transport and access	<ul style="list-style-type: none"> – The need for travel is minimised 	This is not a relevant impact for this appraisal as the scale of proposed redevelopment at 2/4 Quinton Avenue would not be significant.
Crime	<ul style="list-style-type: none"> – Reduce the level of street crime 	This is not relevant for this appraisal.
Education	<ul style="list-style-type: none"> – Increase educational attainment of the boroughs residents 	This is not relevant for this appraisal.
Equity and Participation	<ul style="list-style-type: none"> – Poverty is reduced 	Any redevelopment at 2/4 Quinton Avenue should take into account peoples accessibility requirements.
Cultural, leisure and social activities	<ul style="list-style-type: none"> – Improve the access to and quality of open spaces 	This is not relevant for this appraisal.

Conclusions

The above table has highlighted that the sought after redevelopment of 2/4 Quinton Avenue is the main issue raised by this appraisal. Demolition would not be sustainable but maybe acceptable if the replacement building is energy efficient and flexible in use. Demolition materials would be expected to be recycled. The appraisal has also recognised the positive aspects of amending the boundaries. The only other 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

如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯繫。

Farsi

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

French

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

Gujarati

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

Punjabi

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

Somali

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

Spanish

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

Tamil

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

Urdu

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