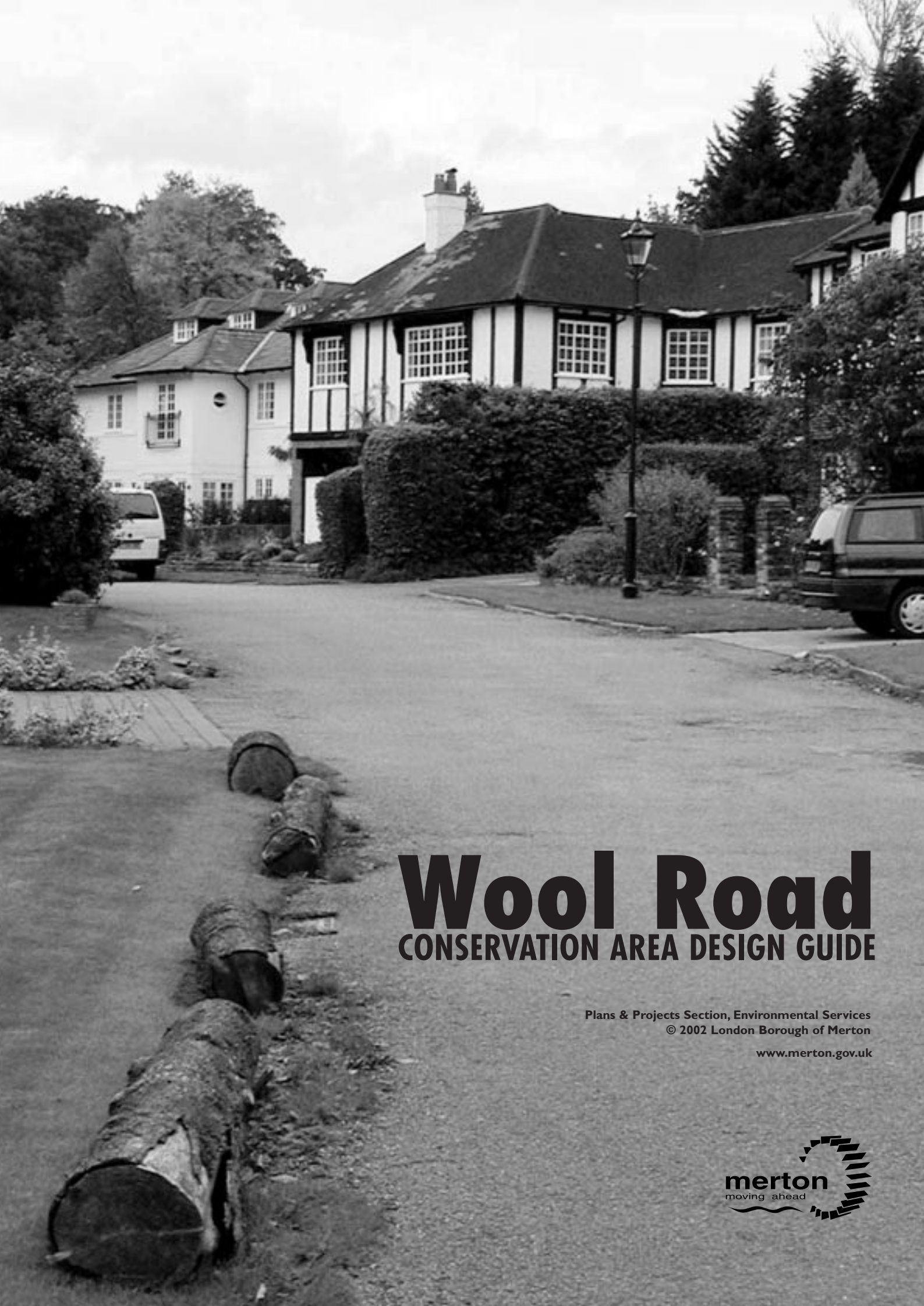


# Wool Road

CONSERVATION AREA DESIGN GUIDE







# Wool Road

## CONSERVATION AREA DESIGN GUIDE

Plans & Projects Section, Environmental Services  
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[www.merton.gov.uk](http://www.merton.gov.uk)





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## Acknowledgements

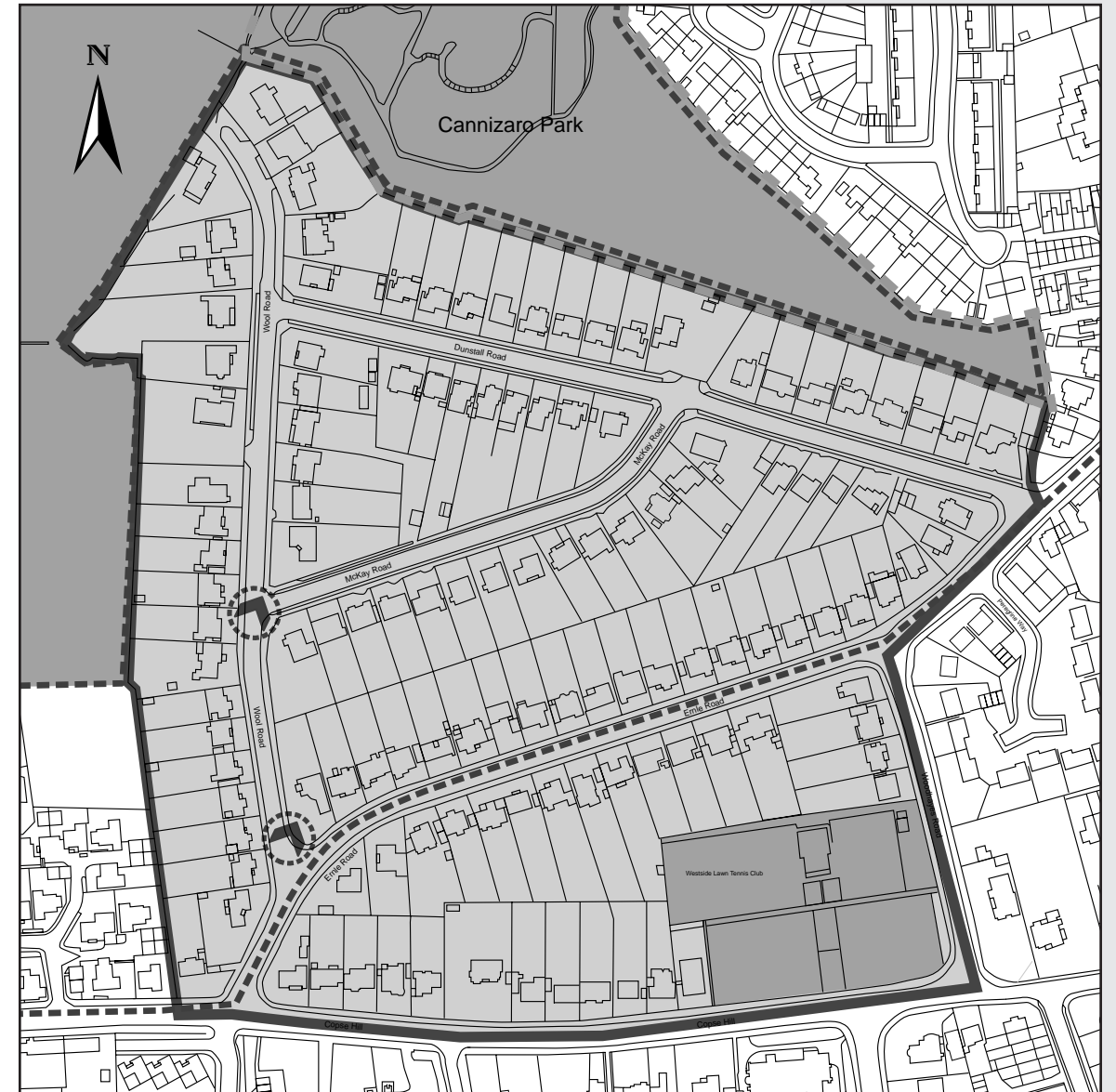
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# Wool Road

## CONSERVATION AREA DESIGN GUIDE



Map of Wool Road Conservation Area

## Acknowledgements

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## Wool Road CHARACTER ASSESSMENT

A detailed description of the area and information on the areas development and history are provided in a separate 'Conservation Area Character Assessment' a copy of which can be obtained from the COUNCIL'S ENVIRONMENTAL SERVICES DEPARTMENT.  
TELEPHONE: 020 8545 3055.



# Introduction

**C**onservation areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced.

The Wool Road conservation area was designated by Merton Council following a Borough-wide review in November 1990.

The particular characteristics that merit this area's designation as a conservation area derives from the early 20th Century architecture and diverse styling of the large 'ornate' detached houses, the uniform street design including grass verges, and natural landscaping of the surrounding area and views towards Wimbledon Common, particularly from Wool and McKay Roads.

This design guide covers the whole of the conservation area and aims to highlight the main architectural features, and important qualities that contribute to the area's character. It also puts forward recommendations and provides guidance and advice on improvements that can be carried out by residents which preserve and enhance the character of these areas.

The Council can control certain adverse changes to the built environment within the area by the way that it determines applications for planning permission and listed building and conservation area consents (for demolitions).

Although many of the recommendations included are advisory only, they nevertheless provide guidance as to good design practice, and, as such, will be taken into consideration when planning applications are considered.

Residents and owners have an important role to play in preserving the character of these conservation areas. The permitted development rights that householders enjoy allow many changes to be made to houses without formal permission.

These alterations may be small in scale, but can be prominent and have a large impact on the area that for the most part has a cohesive character. Sensitive alterations and careful maintenance will help preserve the character of the area and also retain the values of its properties.



▲ 1 VIEW OF WOOL ROAD





▲ 2 EXAMPLES OF FRONT BOUNDARIES

# Front & Rear Gardens

The front gardens in particular are important in contributing to the character of the area, as together with the mature trees that line the roads they create an important softening of the street scene.



▼ 3 TYPICAL DETACHED FAMILY DWELLING

Particularly significant to the conservation area is the open nature of the front garden areas.

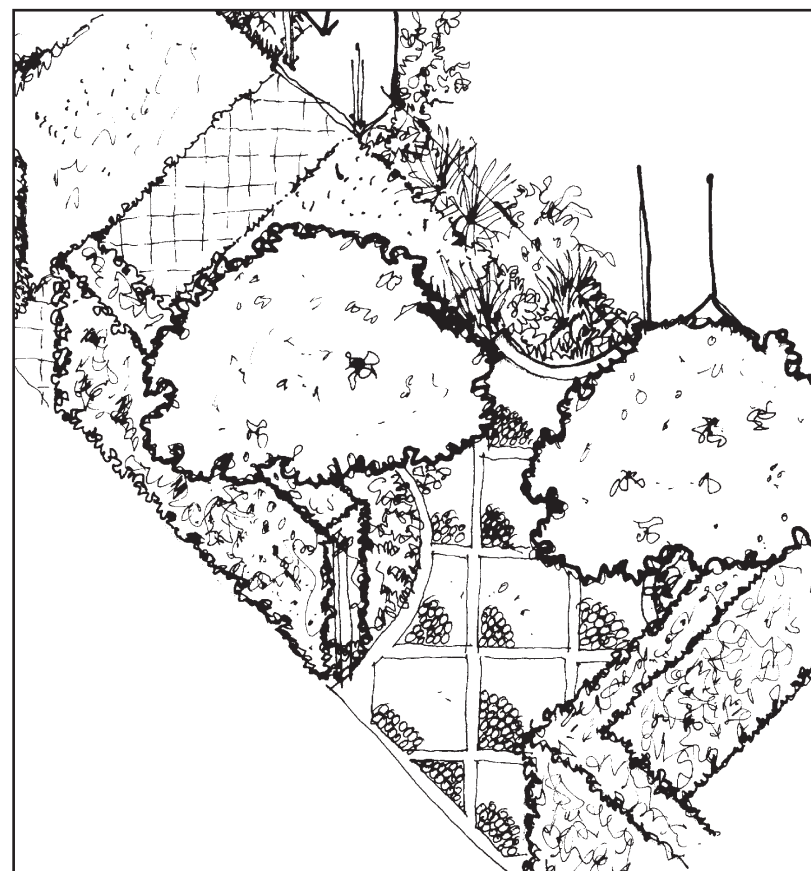
Rear gardens contribute significantly to the nature conservation/ecological value of the area. The erosion of smaller gardens through extensions to houses and the provision of off-street parking for cars can have a significant impact on the immediate vicinity.

## CONSERVATION ADVICE

### Front Boundaries

Generally the front boundaries to the properties are relatively low giving the street scene an open, semi-rural character.

The most appropriate boundary treatment for the area is a low brick wall with either a hedge or shrub planting behind. The introduction of tall boundaries should be avoided as these can have a significant impact on the street scene and character of the conservation area. Alternatively a low picket style fence can be considered again supplemented by hedge or shrub planting behind.



## Car Parking and Garages

A landscaped setting contributes to the character of the houses, and where, possible gardens should be maintained. Many properties in the area benefit from garages, however there can still be pressure to use larger front gardens for the parking of cars.

Planning permission is required where the provision of car parking spaces is associated with flats and also where the proposal would entail the construction of a 'footway crossover' from a 'classified' or 'trunk' road.

A 'Footway Crossover Application' should be submitted for the construction of all cross-overs from the public highway, regardless of its status. Charges are levied and you are responsible for the cost of the works, including the cost of any necessary relocation of underground services, street furniture or replacement trees.

Any application will be considered on its merits, however proposals involving the removal of the front boundary will be resisted. Ideally existing cross overs should be used thus avoiding the need to remove front boundaries.

Where removal of boundaries is anticipated consideration should be given to installing gates, of a design which is in character with the area, across the opening formed. Proposals should seek to retain all existing trees. Trees in conservation areas are afforded statutory protection and the Council must be notified of any proposals involving the felling or lopping of a tree. Materials for surfacing should be selected with care to ensure that they complement the building. The use of block paving or setts is more appropriate than a uniform concrete or bitumen surface.

Gravel provides an attractive finish but there tend to be problems with the material spreading and spilling

## ◀ 4 CAR PARKING IN FRONT GARDENS

over into adjacent areas, especially if insufficient care is given to the design of the edgings and levels.

It should always be possible to retain some soft landscaping with shrubs and trees adjacent to the actual houses or front boundaries, even if parking is to be provided within the boundary of the property, to improve their setting.

Reference should be made to the Council's published guidelines on 'Car Parking in Front Gardens'.

When considering the landscaping of front and rear gardens a balance between native and non native trees and plants is desirable.



# Roofs

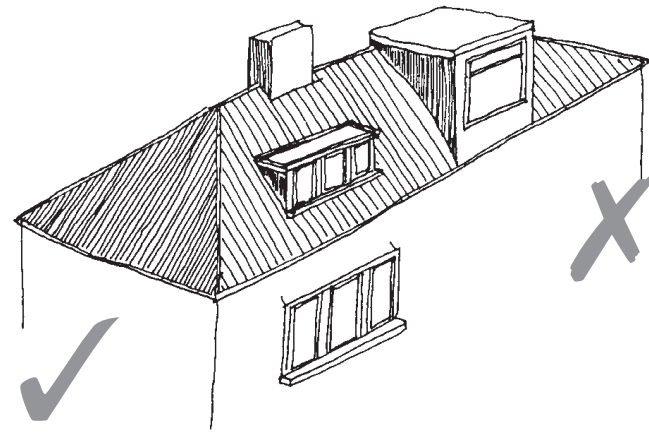
Wool Road is characterised by relatively shallow pitched roof forms. The original roofs are mainly tiled with plain clay tiles. Chimney stacks are also an important contribution to the skyline of this conservation area.

Rainwater gutters and downpipes were originally cast-iron, and flashings in lead.

## CONSERVATION ADVICE

### Roof Forms and Coverings

Barge boards and other decorative features should be restored and re-painted; where missing or damaged consideration should be given to replacing them. The retention of the original roof forms and coverings is desirable and the use of materials or treatments which replace or disfigure the traditional coverings should be avoided. Bituminous, plastic or other waterproof coatings should not be applied to existing roofs.



### ▲ 6 DORMER WINDOWS

A new dormer should be carefully matched in scale and proportion to the existing house.

### Loft Conversions

Where it is proposed to provide additional habitable rooms within the loft space and this would result in the alteration of the roof form the Council's permission will be required. Large projections beyond the roof slope should be avoided.

Minor alterations such as the incorporation of sympathetically

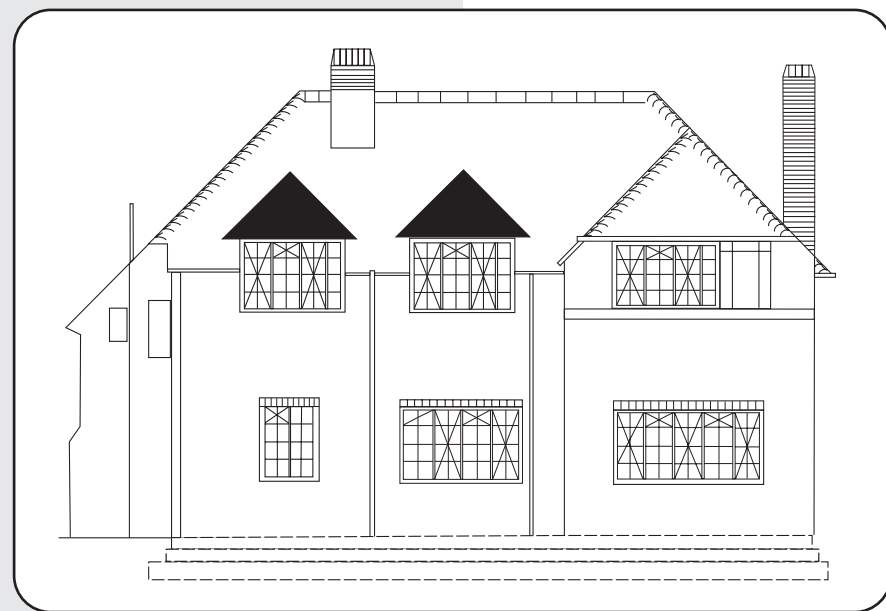
designed dormer windows, complementary to the design of the house, blend in far better with the area's character than major alterations to roof forms. Any dormer should be located on the rear roof slope, set back from the eaves and should not project above the ridge line; the use of high maintenance materials, such as tongued and grooved boarding should be resisted. Suitable materials for dormer construction include lead or tile/slate hanging.

### Re-Roofing

If re-roofing works are to be carried out, existing sound tiles should if possible be salvaged and re-used; this should help reduce the cost of the work. If this is not possible a material similar to the original roof covering should be selected. In particular, the use of concrete tiles, synthetic 'slates' of composite material or plastic to replace traditional materials is to be avoided. Some materials, such as heavy concrete tiles, can affect the roof structure, due to their increased weight.

### Chimneys

Chimney stacks should also be retained, even if the flues are not used. Pots on disused chimneys can be capped; however care must be taken to allow ventilation while minimising the penetration of water.



### ▲ 5 ROOF FORMS & COVERINGS

### Flashings

Flashings should be in lead, and should be installed by an experienced contractor. Sand and cement upstands around chimney stacks should be avoided.

### Gutters and External Pipe work

Traditional cast-iron gutters and external pipework, and their supports, require careful maintenance; if allowed to rust they can, because of their weight, become unsafe. Cast-iron is more in keeping and generally more durable than plastic and should be

considered when gutters and down-pipes are replaced; other materials that are available include powder-coated aluminium, which looks very similar to cast-iron, is lighter and can be cheaper. If plastics are used they should be in black. Consideration could be given to using cast-iron or aluminium on front and conspicuous side elevations and plastics on rear or secondary elevations.

The installation of additional pipe work on the front elevation should be avoided.

# External Walls

Although the houses in the Wool Road area are relatively similar in size, bulk and plan form, great diversity is achieved through the articulation of the elevations and the use of a wide variety of different external wall finishes. These include facing brickwork, half timbering, various applied render finishes, and tile hanging.

## CONSERVATION ADVICE

The retention or replacement of these features combined with regular maintenance of the properties will help preserve the character of the area and as a result enhance the value of the properties.

Where architectural features have been removed or altered they should be restored whenever the opportunity arises.

### Brickwork

The brickwork of the houses is attractive and should not be painted,



### ▲ 7 No. 7 McKAY ROAD

rendered or pebble-dashed. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and also make them more difficult to sell.

The application of stone or reconstituted stone cladding to buildings within conservation areas will require planning permission, and unless there are good reasons for doing so such proposals will be resisted.

Once applied these various treatments can be difficult to remove; the application of render and stone involves damaging the face of the brickwork to provide a key to enable the treatment 'to stick', and once done the original face of the brickwork can never be restored.

Problems with water penetration often associated with brickwork can usually be remedied by good maintenance practices.

Attention should be paid to the brickwork joints/pointing and also

roof guttering. However the careless or unnecessary repointing of brickwork can not only spoil the appearance of the original brickwork, but also cause problems in the future.

The old pointing will have weathered to blend in with the bricks and should only be removed if so badly deteriorated that repointing is essential. If repointing does become necessary this should be carried out by an experienced contractor.

New pointing should match as far as possible the original, both in method employed and mortar mix. Weather-struck pointing as usually employed by the majority of builders is not really appropriate to the older houses that are typical of the Merton

Park area so 'flush', 'bucket-handle' or, where appropriate, 'tuck' pointing should be used. Mortar mixes incompatible with the bricks can result in damage to the brickwork face as a result of water failing to permeate down the face of the wall evenly.

### Tile Hanging and other External Wall Finishes

Vertical tile hanging should be retained. Damaged tiles should be replaced with tiles of a similar style. If it is necessary to completely replace tile hanging sound tiles should be re-used if possible and new tiles selected to match. Any special tile features such as shaped tiles should be retained.

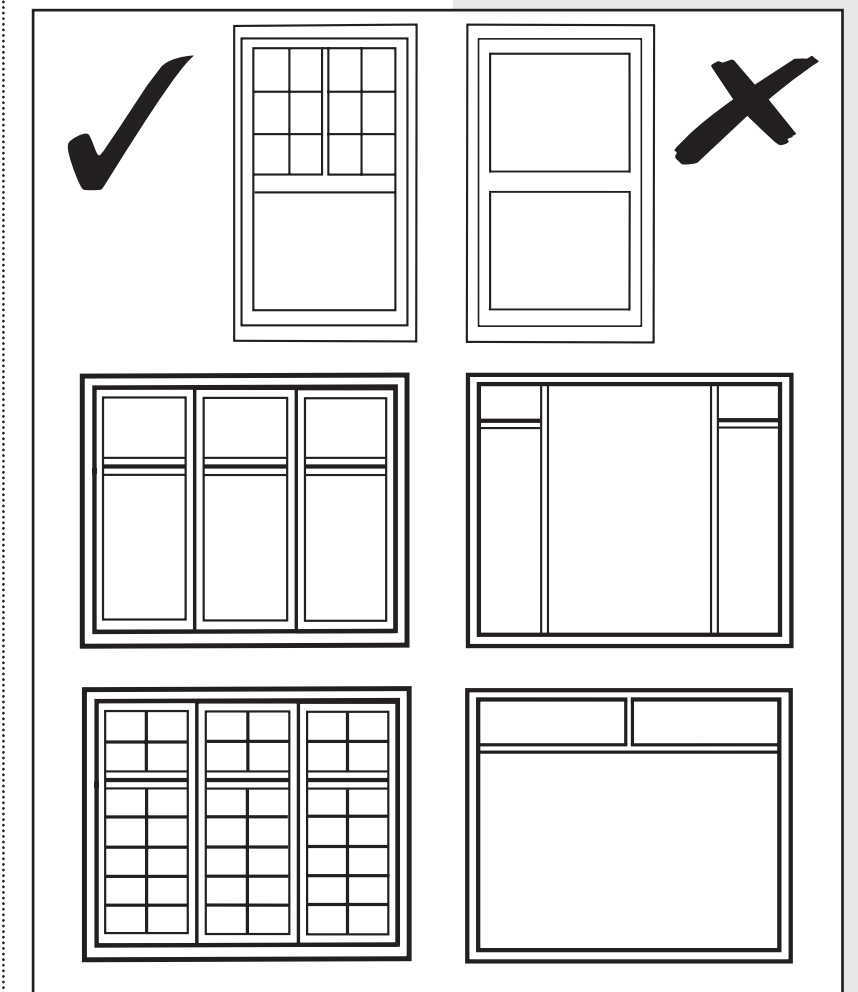
Some of the houses were originally wholly or partly rendered or pebble dashed. Where this is an original feature of the house it should be retained. Where render has a painted finish regular repainting can retain a good appearance as well as retain the value of the property. When considering colours for painting render careful consideration should be given to the likely effect it is to have on adjacent or neighbouring properties. Generally white or pale pastel colours are most appropriate, ideally repainting should be carried out in the same colour as was originally applied.

### Timber Strap-Work

Where this is an original feature of the house it should be retained. However applying strapwork to buildings where this was not an original feature should be avoided. Regular maintenance will ensure the timber retains its appearance and condition. Any replacement timbers should be treated and finished and stained to match the existing.

# Doors & Windows

Quite a few houses still retain their original sash and casement windows, and panelled and glazed front doors. Many of the doors have decorative canopies over them. Original windows were often divided into small panes with narrow glazing bars.



### ▲ 9 REPLACEMENT WINDOWS

ORIGINAL WINDOWS (illustrated ABOVE) should not be replaced by ones of a totally different nature (illustrated ABOVE, right column).

### Good & bad examples of Brickwork pointing



'Flush' pointing



'Recessed' pointing



'Bucket-handle' pointing



'Weather-struck' pointing

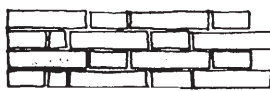


'Tuck' pointing

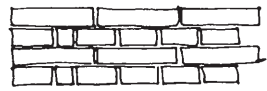


'Strap' pointing

### Examples of typical brickwork bonding



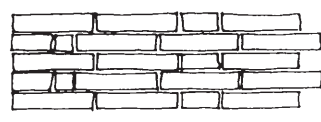
'Flemish' bond



'English' bond



'English garden wall' bond



'Sussex' bond or 'Flemish garden wall' bond

### ▲ 8 EXAMPLES OF TYPICAL BRICKWORK BONDING



## CONSERVATION ADVICE

### Renovation and Restoration

The original doors and windows, where surviving, are generally well made and seldom deteriorate if well maintained. Renovation is preferable to replacement. Sills or bottom rails, which may have perished due to exposure to the weather, can be cut out and replaced with new matching pieces joined to the existing in a traditional way.

### Replacement Windows and Doors

Where windows or doors have deteriorated to a point that replacement is essential then consideration should be given to having new units made to the original design. Generally it is not possible to obtain a suitable standard pattern from commercial stockists; however, occasionally a standard window can be found which can be reasonably easily modified to fit in with the existing house design. The Council can assist with advice on suitable suppliers.

Some of the original front doors and windows have already been replaced. Where the originals have been removed, consideration should be given to reinstating good quality doors and windows of the original style. Modern replacement doors and windows of different styles, patterns or materials do not blend well with the existing architectural style and should be avoided.

Joinery should be painted rather than stripped or stained.

### Double Glazing

If the existing windows are draughty and consideration is being given to the installation of double-glazing, care should be taken when selecting a suitable replacement, to ensure that the character of the houses is

preserved. Some manufacturers do provide double-glazed sashes and casements which can be used as an alternative. Replacement windows should be timber, which should be painted. In most instances white PVC windows are inappropriate and unfinished aluminium is not acceptable. The Council can assist with advice on suitable suppliers.

If proposing to install double glazing, care must be taken to provide opening windows to ensure that adequate ventilation is maintained.

Where windows are required to provide an alternative escape route consideration will need to be given providing opening windows of adequate size.

An alternative solution is to fit secondary glazing to the insides of the existing windows. This avoids altering the appearance of the elevations whilst achieving the required improved standards. Any divisions can follow the glazing bars of the existing windows.

### 'Storm Porches'

The addition of porches to the fronts of the houses will often require planning permission. A successful porch can be achieved with sensitive design, using traditional materials and usually incorporating a pitched roof.

The closing in of recessed doorways, to create a 'storm porch' if essential, should be in the form of a glazed screen which should be designed with care. Glazing bars and frame should be of timber and the screen should be set back slightly from the building frontage. Care must be taken to avoid damage to the surrounding brickwork. Removal of existing door canopies or porches should also be avoided.

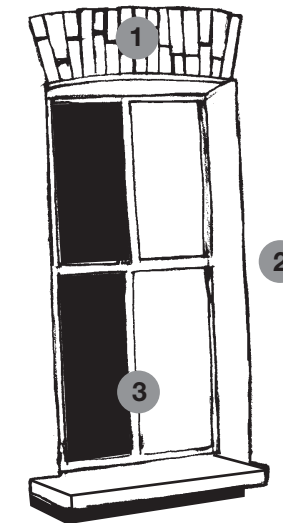
### New Door and Window Openings

New door and window openings to flank and rear walls, especially where not visible from the street, will not normally require the Council's permission. Where proposed new window openings should be considered in terms of the design of the overall elevation. They should, where possible, be carefully detailed to copy the original details, and the sizes should be of a scale appropriate to the whole house.

New window openings involving material alterations to the principal elevations may require planning permission.

#### ▶ 10 NEW DOOR AND WINDOW OPENINGS

- 1 Finely gauged brick arch
- 2 Size and proportion to match existing windows
- 3 Timber sash window



### Shutters

External, non-functional, shutters, especially modern louvre panels, should be avoided as in the majority of cases they would not have been fitted to the buildings originally and would, therefore, be inappropriate to the Wool Road conservation area.

## Side & Rear Extensions

There is scope for extending some buildings within this Conservation Area. Smaller extensions under a certain size may be erected in accordance with 'permitted development' rights. Larger extensions, or extensions proposed close to the highway will require formal planning approval.

### CONSERVATION ADVICE Extensions

Side and rear extensions which are permitted development should be sympathetically designed. Extensions

should be subordinate to the main house with a pitched roof. Larger extensions that require planning permission will be stringently assessed in terms of whether they preserve or enhance the character or appearance of the conservation area particularly with respect to any impact on existing residential densities and the spaces between buildings.

Flat-roofed extensions should be avoided; pitched roofs, integrating with existing roofs are more suitable visually and also less likely to give long term maintenance problems.





All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details.

**Conservatories**

Conservatories or verandahs should be lightweight, constructed of painted timber with plain, untinted glazing. They should be of a design and scale appropriate to the style of house.

**Planning Advice**

As stated above, extensions that are beyond a certain size will require planning permission and will be assessed on their particular merits, taking into consideration their effect upon the amenities of adjoining residents, whether or not they complement the existing building

and their impact upon the appearance of the area. All extensions require Building Regulations Approval.

If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions. These are available from the Merton Civic Centre, Morden, and local libraries. Alternatively you should contact below:

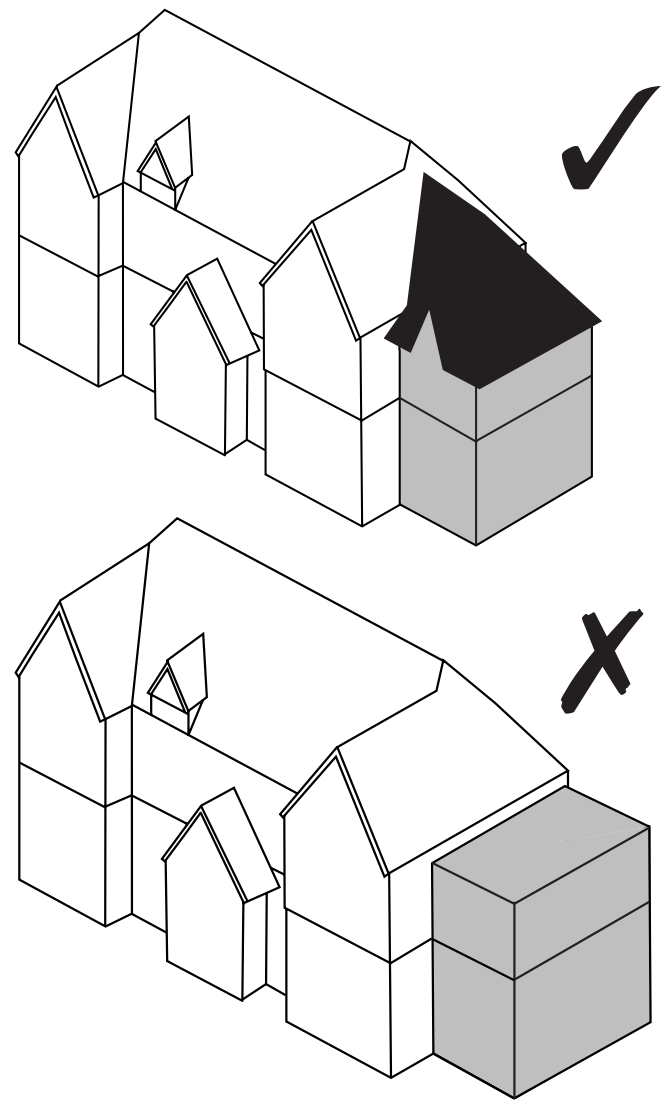
**Development Control  
Section of the Council's  
Environmental Services  
Department on  
020 8545 3117 or 3238**

# New Development



**▶ 11 HOUSING EXTENSIONS**

**HOUSE EXTENSIONS - detached.**  
The example on the right is sympathetic to the original building whereas the one below clashes.



**▲ 12 NEW DEVELOPMENT**

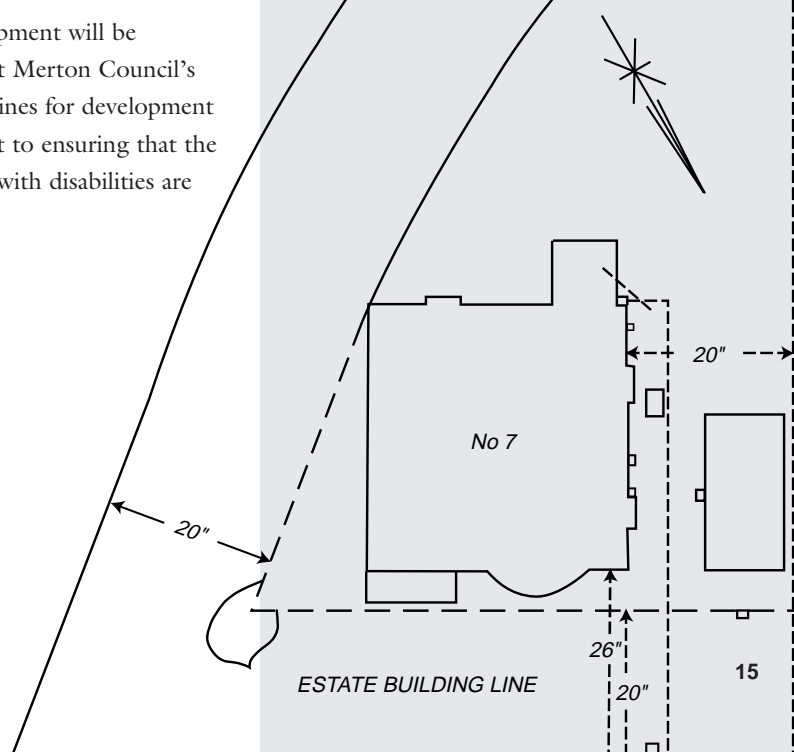
Although it is unlikely to be an option for many home owners, the Council would resist any proposal to demolish existing housing accommodation and redevelop the resultant site, in order to maintain the uniformity of the area.

Any proposals for infill development will require special consideration to be given to the need to retain trees, preserve the open character of the area and long distance views.

Planning applications for new buildings will be carefully scrutinised to ensure that new development blends in with the surrounding area, in terms of scale, massing and materials used, and respects the

privacy and rights to daylight of neighbouring residents.

All new development will be expected to meet Merton Council's published guidelines for development and commitment to ensuring that the needs of people with disabilities are met.



# Telecommunications Equipment

The installation of satellite dishes and other telecommunications apparatus on the elevations of the houses can have a harmful visual effect on both your own and your neighbours' houses, and the gradual invasion of these types of equipment can have a seriously detrimental effect on the character and appearance of the Conservation Area. The installation of burglar alarms boxes can also affect the appearance of your property, such equipment should, subject to security considerations, be located on the side or rear elevations of your house.

Television aerials, satellite dishes and other telecommunications equipment should, whenever possible, be sited on the rear of property and mounted below eaves level. In some situations, planning permission will be required for the installation of a satellite dish. Similar considerations need to be taken into account when proposals are formulated for the installation of solar panels.

The Council will seek to encourage, wherever possible the use of cable services or joint stations to prevent the proliferation of satellite dishes.

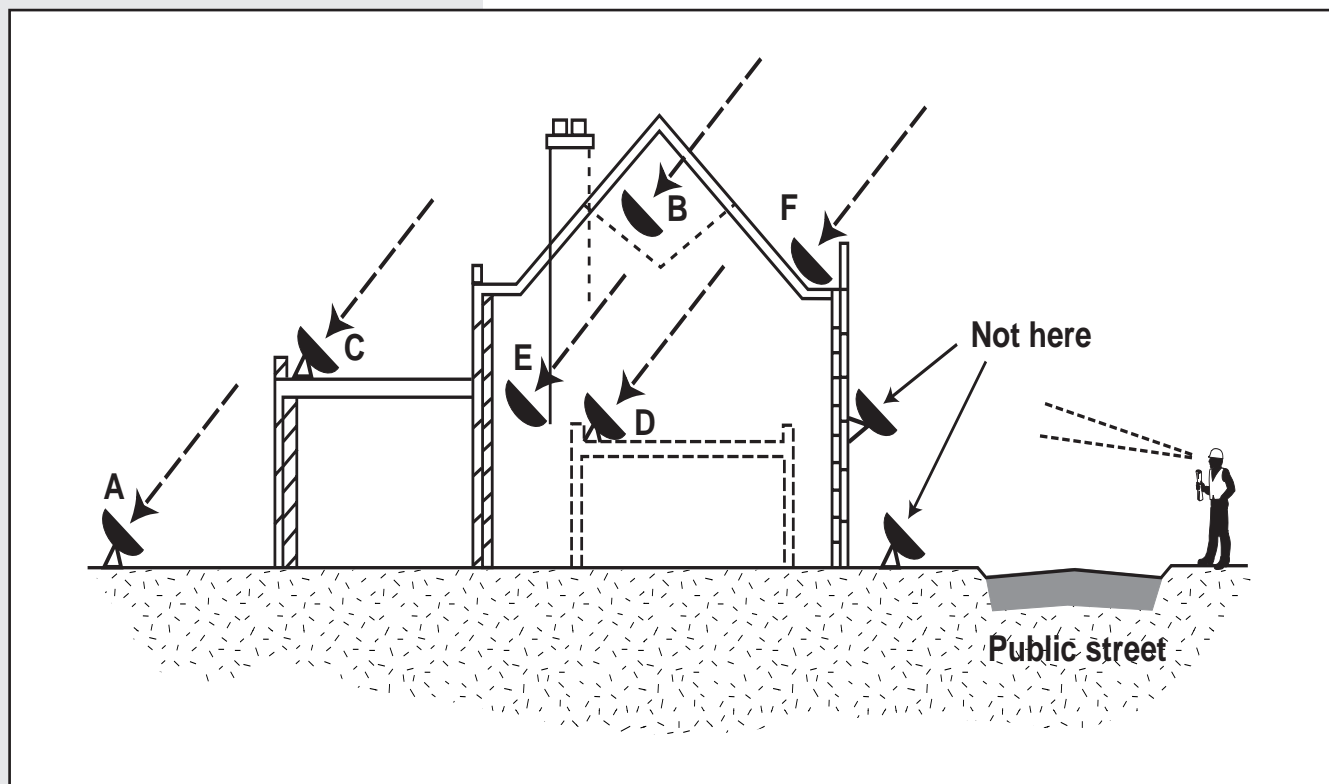
# Solar Cells & Panels

The installation of solar panels will require planning permission where they would materially alter the appearance of the building to which they are to be affixed. In assessing proposals the Council will seek to strike a balance between the impact on the character of the area and the desire to promote sustainability.

Where proposals are being formulated for the installation of solar panels they should be appropriate be located away from principal roof pitches and if possible designed in such a way that they can be set into the roof coverings to minimise any projection beyond the existing roof slopes.

# Conclusions

A greater appreciation of the distinctive visual qualities of these conservation areas by all owners and residents would result in the gradual improvement in the houses that have been insensitively treated in the past and the maintenance of those that have largely survived in their original form.



▲ 13 TELECOMMUNICATION EQUIPMENT





If you require a translation of this document,  
please contact:

এই ডকুমেন্টটির একটি অনুবাদ যদি আপনি পেতে  
চান তা'হলে অনুগ্রহ করে যোগাযোগ করুন:

如果閣下對這份文件需要翻譯  
請聯絡：

જો તમને આ દસ્તાવેજનું ભાષાંતર જોઈતું હોય તો,  
મહેરબાની કરી સંપર્ક સાધો:

यदि आपको इस दस्तावेज़ के अनुवाद की आवश्यकता है तो,  
कृपया सम्पर्क करें:

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਅਨੁਵਾਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ,  
ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ:

இத்தகவல் பத்திரத்தின் மொழிபெயர்ப்புப்  
பிரதி உங்களுக்குத் தேவையாயின்  
தயவுசெய்து தொடர்பு கொள்ளவும்:

اگر آپ کو اس دستاویز کے ترجمہ کی ضرورت ہے، تو برائے مہربانی  
رابطہ قائم کریں:

**020 8545 3055**

(9am - 5pm)

For information on this **Conservation Design Guide**, for people who are visually  
impaired, please telephone **020 8545 3055**. Information can be provided in large  
print. For enquiries from members of the public with hearing impairments, a minicom  
facility is available on **020 8545 3245**.



## FURTHER ADVICE

If you have any plans to alter property, or you would like some further information regarding the contents of this brochure, then please do not hesitate to contact the **Environmental Services Department** of the Council at the following address.

**Environmental Services Department,  
Merton Council,  
Merton Civic Centre,  
London Road,  
Morden,  
Surrey SM4 5DX.**

**[www.merton.gov.uk](http://www.merton.gov.uk)**

**Development Control South**  
'Hotline' 020 8545 3117

**Development Control North**  
'Hotline' 020 8545 3238

**Design and Conservation**  
020 8545 3055

Most alterations require **Building Regulation Approval**, further information can be obtained by ringing 020 8545 3969

### ACKNOWLEDGEMENTS

Richard Milward - Historic Wimbledon







**Plans & Projects**  
Environmental Services

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