



DRAFT

17 Cannon Hill

Cannon Hill Local Neighbourhood

Origins and General Character

The Cannon Hill Neighbourhood falls into both Merton and Morden parishes. Merton was in the hands of Earl Harold by 1066, who then became King and subsequently lost the crown to Edward the Confessor in 1066, whilst Morden was owned by Westminster Abbey from long before the Conquest.

In the 12th century, Gilbert the Sheriff of Surrey, Huntingdonshire and Cambridgeshire set up a priory for Augustinian canons in Merton, which he later gave the whole manor of Merton to. By the end of the 15th century the priory created large farms which were leased to tenants.

In 1600 all the demesne lands of the priory including Canondownehill, were sold by Elizabeth I to Nicolas Zouche. They subsequently passed through several hands until Thomas Cornwall decided to parcel off land and sell it in lots from 1607.

The first mention of Cannon Hill House is in 1763, where William Taylor appears in a list of Surrey freeholders. He also leased the woodland that became Cherry Wood.

Cannon Hill House was purchased by Richard Thornton in 1832, who increased the size of his estate. The estate was retained by his heirs for shooting after his death, but the house was empty by 1880 and was later

demolished.

By the 19th century Merton Common ran along each side of the present Martin Way from just west of Cannon Hill Lane towards London Road and the Civic Centre and was finally enclosed in 1816.

In the late 1870s William Rayne was tenant of Bakers End farm, which was owned by the Whatley family. The farm was demolished in 1920 and the Whatley council estate laid out on its fields, centred on Whatley Avenue. Brocklesby and Marchmont were responsible for the design and layout of the estate in the style of a Garden City suburb. Brocklesby was particularly interested in planning the estate as it almost linked up to Merton Park which he was responsible for designing.

Martin Way was laid out on the line of the old Green Lane in 1923 across Merton Common, and the houses were built on each side by the late 1930s.

In 1926 a further 100 council homes were built in Cannon Hill Lane and the extension of Whatley Avenue.

Joseph Hood Recreation Ground was given to Merton by Joseph Hood, MP for the constituency of Wimbledon, Merton and Morden.

George Blay acquired the Cannon Hill estate in 1925. He offered the site of the former grounds belonging

to Cannon Hill House to Merton and Morden Urban District Council following public pressure against the loss of all public land in the vicinity. After initial doubts, they agreed to purchase the 53 ½ acres and it was to be called Cannon Hill Common, even though it had never been part of the common land of the manor.

Blay began building at the Raynes Park end of the estate, just outside the Cannon Hill Character Area, and had reached Cherrywood Lane and The Green in 1929. Blay sold land here to Messrs Bessant and Brown for development. In 1930 he set out various closes to fill the empty spaces and built Eastway. New Ideal Homesteads completed Blay's estate around 1939.

Cannon Hill Common offers good views across London with local landmarks such as Crown House and the Wimbledon ridge visible from the site. The site of the old Cannon Hill House was declared a bird sanctuary in 1929 and is now managed as a reserve. The mixture of woodland, meadow and water habitats on the common enables a wide variety of wildlife to flourish here and is categorised as a Site of Borough Importance Grade I. The southern length of the Common has been managed as a meadow since 1976.



View over Cannon Hill Common

Cannon Hill Local Neighbourhood

Built Form

The general form is medium density suburban development built in the 1930s. These consist of terraces and semi-detached 2 storey houses in varying styles and materials.

The area around Whatley Avenue was laid out in an interwar Garden City fashion. These houses are 2 storey terraces and semi-detached in form with interesting brickwork and varying styles.

There are some 3-4 storey blocks of flats along Martin Way and off Martin Way at Merton Mansions and also in Heyford Avenue.

Land use

Although the majority of the land is residential in use, there are other uses such as the open spaces of Joseph Hood Recreation Ground, Cannon Hill Common, the four allotments in the neighbourhood and Cherry Wood.

There are blocks of flats on and just off Martin Way and parades of shops on Martin Way and just off the roundabout on Cannon Hill Lane. There is a petrol station on the Cannon Hill Lane/Martin Way roundabout. There are two locally listed churches on Martin Lane.

There are two schools in the neighbourhood, Joseph Hood Primary School in Whatley Avenue and Hillcross Primary School off Ashridge

Way. There is also a community centre off Ashridge Way.



Cannon Hill Local Neighbourhood

Open Space

Joseph Hood Recreation Ground, just off Martin Way is 8.5 hectares. It has a cricket pitch, three football pitches, two play areas, a paddling pool, tennis courts, a bowling green and a pavilion. It is separated from Cannon Hill Common by a long body of water and a line of trees.

Cannon Hill Common has mature woodland, over 140 years old and is home to a variety of species of plants and animals. It covers 21 hectares and is a natural escape from urban life with opportunities for fishing. There are lakes/ponds and other water features, as well as trees and woodland and it is a site of Nature Conservation.

The Paddock Allotments are situated on Cannon Hill Common. It is a self-managed site set in 5 ½ acres protected by trees surrounding the site. There are further allotments on either side of the northern end of Martin Way and between Eastway and Thurleston Avenue.

Cherry Wood is a local nature reserve dominated by oak, ash and horse chestnut. The wood supports a variety of species over an area of 1.8 hectares. Over 25 species of bird can be found along with the blue butterfly. Grass verges and larger areas of green space in the Hillcross Avenue area make a significant contribution

to the character of the area, providing an important landscaped setting to the houses.

Movement

The major movement corridor of Martin Way crosses the northern part of the neighbourhood linking Morden town centre to Kingston Road. Cannon Hill Lane offers a minor route through the southwestern part of the neighbourhood from the roundabout off Martin Way to Grand Drive. Hillcross Avenue also offers a minor route and boundary across the southern part of the neighbourhood connecting Grand Drive to Morden town centre.



Brocklesby houses on the Whatley estate

Cannon Hill Local Neighbourhood

Neighbourhood Analysis

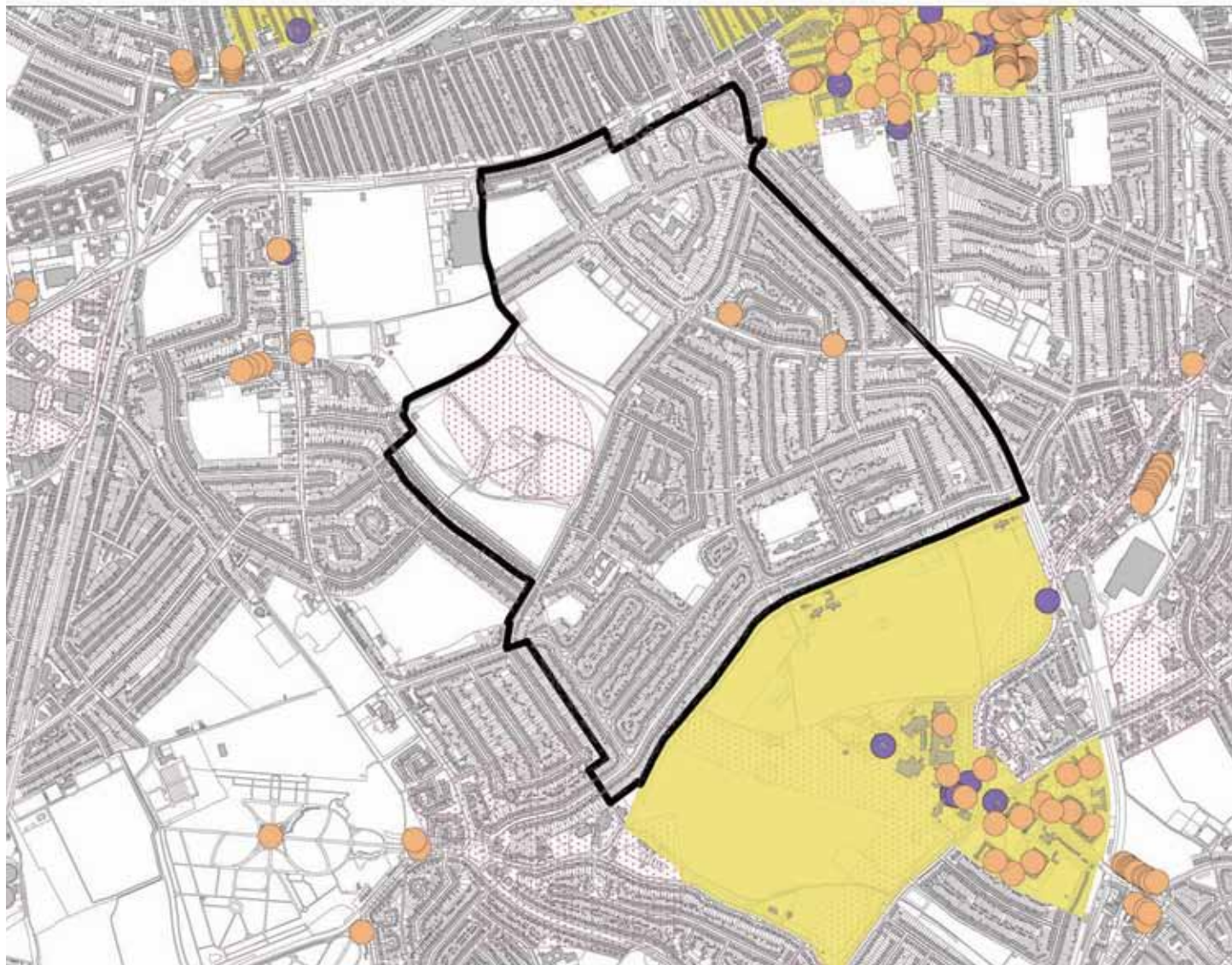


General Neighbourhood Characteristics

- Major movement corridor
- Minor movement corridor
- Major barrier
- Major Gateway
- Minor neighbourhood node
- Neighbourhood node needing enhancement
- Key view to open space
- Glimpsed views
- Panoramic view
- Significant green space
- Linear grass verge
- Significant tree / group of trees
- Waterspace

Cannon Hill Local Neighbourhood

Heritage Assets



Heritage Asset Symbols

- Statutory listed building
- Locally listed building
- ▲ Scheduled monuments
- Conservation area
- Registered parks and gardens
- Archaeological priority zone

Cannon Hill Local Neighbourhood

Character Areas



- 1 Whatley estate
- 2 Joseph Hood
- 3 Cannon Hill Common
- 4 Hillcross Avenue
- 5 Monkleigh Road
- 6 Maycross Avenue

1 Whatley Estate Character Area

Assessment

The Whatley Estate is a distinctive 1920s council estate designed by John Sidney Brocklesby and Wallace Marchmont based on the ideas of a garden city suburb.

There is a mixture of terraces and semi-detached houses, all 2 storey with splayed hipped roofs with grey or red concrete roof tiles. There are variations of house type on the simple form, all houses having distinctive and good quality brickwork with excellent examples of brick details.

Windows are Crittall in some house designs and exposed box sash windows in others. Doors are cottage type with glass panes in the top part of the door with one panel at the bottom. Hanging porches with neo-Georgian details cover the doors.

The area has been carefully planned to include small areas of green space in prominent areas such as the junction of Martin Way and Whatley Avenue and the roundabout at Martin Way and Cannon Hill Lane and also the entrance to Joseph Hood Recreation Ground on Martin Way, buildings are set back here with the provision of a large green verge.

The terraces at the two junctions mentioned above are set at an angle to face each other and form the set pieces providing the gateway to the rest of the estate.

Mawson Close is set in a circular fashion around a relatively large green round close.

Interest is provided to the rest of the roads by setting houses at angles on some corner plots and setting some terraces back to deregulate the building line.

Privet hedges are still plentiful and are the most appropriate type of boundary treatment in this character area. The use of picket fences is a good second option as it is a relatively soft boundary as apposed to brick or no boundary treatment. Shrubs are grown behind the fence to soften the boundary further.

There is one interesting detached three-storey brick house in Cannon Hill Lane, in the Arts & Crafts style possibly designed by Brockelsby, it has an asymmetrical steeply pitched roof with moulded red brick lintels and flat arches. It still retains its original windows.

Joseph Hood Primary School and Merton Adult Education Centre in Whatley Avenue are brick 2 storey school buildings built just prior to the Whatley Estate being laid out.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity

Urban Layout

Movement

Architectural Interest

Built Form

Public Realm

Trees

Landscape

Features

Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor.

The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Mawson Close

1 Whatley Estate Character Area

Issues & Guidance



Stone cladding and roof extension



Joseph Hood Primary School



Loss of brick mullions and use of pebbledashing



Laying of front gardens to hard standing



Innes Close



Render and painting of brickwork

Issues

Public Realm:

- Replacement of hedges with hard boundaries or no boundary with hardstanding to the front of houses.

Built Form:

- Use of stone cladding/pebbledashing/rendering/painting over the brickwork.
- Replacement UPVC windows and doors.
- Inappropriate repointing, for example strapwork pointing or protruding weather struck pointing.
- Use of unmatching rooftiles, either in colour or material.
- Original hanging porches replaced with modern versions lacking original details.
- Addition of external porches disrupting the building line.
- Addition of drainpipes to front facades from bathrooms being installed at the front of houses.
- Large loft extensions to front and side elevations disrupting the rooflines.
- Removal of brick mullions for the installation of UPVC windows, particularly along Botsford Road, Bakers End and Whatley Avenue.

Enhancement Projects

CH4: Explore options for tree planting and reinstatement of verges with designated areas for parking in Whatley Avenue.

1 Whatley Estate Character Area

Issues & Guidance



Detached house in Cannon Hill Lane



Cannon Hill Lane



Terrace at the Cannon Hill roundabout



Sash windows in Martin Way



Tudorising in Haynt Walk



Porch addition and loft extension in Haynt Walk

Guidance

Public Realm:

- Reinstatement of hedges when possible and encourage planting to front gardens when laid to hardstanding to soften the streetscene.

Built Form:

- It is important to keep the brickwork exposed as it is of a high quality with interesting detailing.
- All alterations to be informed by original details and materials.
- Repointing to be informed by original pointing, either recessed or flush.
- Reinstatement of original porches when possible to retain rhythm of terraces.
- Bathrooms to be installed at the back of houses to retain clear facades from drainpipes.
- Loft extensions to be restricted to the rear elevation respecting the original rooflines.
- Reinstatement of brick mullions when replacing windows with appropriate Crittall windows.

2 Joseph Hood Character Area

Assessment

The Joseph Hood Character Area is comprised of seven distinct areas amalgamated into one Character Area. Merton Mansions faces onto the busy dual carriageway of Bushey Road and is composed of a series of blocks of flats, 3 storeys in height with a central courtyard area for parking and a grassed area. The blocks are art deco in style and the blocks facing the main road are brick built with Crittall windows. The blocks to the rear of the development are rendered with matching form and windows.

The houses on the other side of Martin Way, also facing Bushey Road are 1930s terraces with brick and pebbledashed exteriors, Crittall windows with stained glass leaded glass in the upper part of the transom, round bay windows with hipped gables, interesting brick square porches and a shallow hipped roofline with red clay tiles. There is a large verge leading to Bushey Road with parking to the rear of the houses.

The houses either side of the northernmost section of Martin Way are also 1930s terraces with red brick and rendered exteriors with bay windows, inset porches, Crittall windows with stained glass leaded lights in the top part of the transom, oriel windows to the front and side elevations, and Tudorised gables at each end of each

terrace above the bay window, topped with hipped red clay roof tiles.

There are two allotments tucked behind the houses/flats on each side of Martin Way, these are secluded as the only view of them is from the houses/flats.

Whatley Avenue and the houses on the north side of Cannon Hill Lane were developed at the same time in the same style in 1926. These are rendered terraces with some variations in the terraces. Some have ground floor bay windows with a cottage style front door and simple overhanging porch, timber sliding sash windows with three over four panes in the ground floor windows and four over four in the first floor windows with a hipped red tile clay roof. Most original windows have been replaced by UPVC windows, but there are a couple of examples still in existence. Hedges soften the streetscape and are more appropriate than harder treatments or no treatment at all.

Finally the Joseph Hood Recreation Ground can be accessed off Martin Way or via the footpath that runs from Cannon Hill Lane to Whatley Avenue. It is a large multi-use recreation ground with two play areas. It is used by local dog walkers, for sports and by children using the play areas and paddling pool in the summer.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Martin Way

2 Joseph Hood Character Area Issues & Guidance



Bushey Road



Merton Mansions



Lack of trees in Whatley Avenue



Joseph Hood Recreation Ground



Cannon Hill Lane



Pavilion at Joseph Hood Recreation Ground

Issues

Public Realm:

- Loss of boundary and use of hardstanding for front gardens.
- Crossovers eroding the verge in Martin Way.

Built Form:

- Replacement UPVC windows.
- Infilled porches disrupting rows of terraces.

Guidance

Public Realm:

- Retain boundaries where possible and reinstate hedges and planting to soften the streetscape.
- Discourage conversion of front gardens into carparking.

Built Form:

- All alterations to properties to be informed by original details.
- Return porches to original form when possible.

Enhancement Projects

CH1: Tree planting in Whatley Avenue, to soften the streetscape.

CH2: Restore the pavilion on Joseph Hood Recreation Ground for community use.

CH3: Review options for basketball court in Joseph Hood Recreation Ground as it is currently an unused area.

3 Cannon Hill Common Character Area

Assessment

The Cannon Hill Common Character Area is formed around Cannon Hill Common and includes Parkway and Cannon Hill Lane, the houses of which face onto the Common.

The Common itself contains various distinct areas and is well kept as local residents, part of the Friends of Cannon Hill Common play a key part in maintaining the Common. Distinct areas include woodland, grassland, a meadow, and a lake. Footpaths run all the way around the Common linking the Joseph Hood Recreation Ground, the Messines Playing Field and Whatley Avenue together.

The woodland is well maintained and is mature, some of it having been planted in the 18th century. Large logs have been left to decay in more open parts of the Common providing homes for invertebrates.

The lake is a remnant of the removal of clay to make bricks for the construction of Cannon Hill House in the 18th century. It left a depression at the bottom of the hill where it filled with water. It was renovated in 2007, due to a Heritage Lottery Fund grant, with reedbeds being planted to provide a habitat for wildfowl such as moorhens and coots. Fishing is permitted for members of the Wandle Piscators and in particular as a training ground for junior members of the club.

A site within the centre of Cannon Hill Common is fenced off to create a reserve for wildlife and birds and includes a pond and meadow area. This is the site where Cannon Hill House once stood.

The Paddock Allotments are situated on Cannon Hill Common, and are accessed from the end of Heath Drive, which is just outside the Character Area. The site is surrounded by trees and brambles which largely hide the site.

The houses facing the common on Parkway and Cannon Hill Lane are semi-detached, 2 storey houses built in the 1930s. The majority are brick with gabled bay windows with leaded lights, tile hung first and second floor bays, oriel windows and red tile hipped roofs.

At the southern end of Cannon Hill Lane there is a different form of house, which is art-deco influenced semi detached, with a white rendered facade, Crittall windows with round shaped windows at the corners of the bays and red tile hipped roof.

There are two detached houses at the entrance to Southway from Parkway, that have distinctive green glazed roof tiles also built in the 1930s.

Both Cannon Hill Lane and Parkway have large verges linking the green parts to the built form.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **85**

Area type:

Area of established high quality



Cannon Hill Common

3 Cannon Hill Common Character Area

Issues & Guidance



The Lake on Cannon Hill Common



Houses on Cannon Hill Lane



The meadow and houses on Parkway



Change of roofline on Cannon Hill Lane



Parkway



Green glazed roof tiles at entrance to Southway

Issues

Public Realm:

- Installation of crossovers and hardstanding, eroding the green feeling of the verges and streetscape.
- Loss of boundary treatment.

Built Form:

- Change of roofline from hipped roof to pitched roof to create space for loft conversions disrupting the symmetrical form of the building line.
- Use of dormers and skylights on front and side facades disrupting the built form.
- Infilled porches disrupting the cohesiveness of the development.
- Replacement UPVC windows affecting the visual appearance of facades.
- Inappropriate use of pebbledashing/render on brick built houses.
- Extensions to buildings along the northern end of Cannon Hill Lane closing up the spaces between houses, increasing the visual appearance of brick.

Guidance

Public Realm:

- Discourage the use of crossovers and hardstandings.
- Retention and reinstatement of hedges to soften the streetscape.

Built Form:

- Retention of original hipped roofline to maintain rhythm of development.
- Use of dormers and rooflights on rear facade avoiding visual intrusion on the streetscape.
- Return porches to original form when possible.
- All alterations to properties to be informed by original details.
- Maintain brick facades where it is the original material used.
- Retain open spaces between houses to maintain the relatively open grain.

4 Hillcross Avenue Character Area

Assessment

The Hillcross Avenue Character Area is an homogenous area as it was developed at one time in the 1930s and represents medium density suburban development.

There is some variation in the 2 storey semi-detached and terraced houses, but one of the defining features is the tile hung bay windows and gables over the bay windows. Pebbledashing and brickwork with red clay roof tiles on a hipped roof is the general form.

Hillcross Avenue has an undulating character with views towards the Civic Centre in Morden at the peaks of hills. Facing terraces are set back at intervals in all roads which create small areas of green space at the fronts of houses, this combined with the grass verges creates a distinctive landscaped setting.

Cherry Wood is an open space which is a remnant of ancient forest. The Friends of Cherry Wood play an active role in maintaining and managing the site resulting in a pleasant wooded environment.

Hillcross Primary School is completely secluded by the back gardens of houses in Hillcross Avenue, Monkleigh Road, Leamington Avenue and Ashridge Way and is accessed via Monkleigh Road and Ashridge Way. This character area is characterised by verges and small to medium sized

trees in all roads. The verges have been eroded in some roads due to crossovers being installed and front gardens laid to hard standing.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Hillcross Avenue

4 Hillcross Avenue Character Area

Issues & Guidance



Hillcross Avenue



Hardstanding and boundary loss Churlston Drive



Skylights Churlston Drive



Green spaces in Thurleston Avenue



Cherry Wood

Issues

Public Realm:

- Satellite dishes on front facades are prevalent in some roads.
- Use of hard brick boundary treatment or lack of boundary to create space for hardstanding for car parking in front gardens.
- Erosion of verges due to excessive crossovers in some roads.

Built Form:

- Replacement UPVC windows and doors.
- Skylights dominate some terraces on the front elevation disturbing the visual quality of the road.
- Change of roofline with the addition of a loft extensions disrupting the roofline.

Guidance

Public Realm:

- Place satellite dishes on less prominent facade to retain integrity of the streetscene.
- Reinstate sweeping wooden fences or hedges as boundary treatments to retain the soft nature of the character area.
- Encourage on street parking as apposed to using front gardens as car parks.

Built Form:

- All alterations to properties to be informed by original details.
- Placement of skylights on back or side facades.
- Retain roofline with the addition of skylights/dormer to the rear elevation of buildings.

Enhancement Projects

CH5: Reinstate verges in Monkleigh Road as this represents a defining feature of the character area.

5 Monkleigh Road Character Area

Assessment

The Monkleigh Road Character Area is bisected by Martin Way and is characterised by terraced 1930s houses, with the occasional semi-detached house and a block of flats along Martin Way.

There are various forms and materials used in the 2 storey terraced houses typical of 1930s housing stock.

There is a very interesting small terrace of late Georgian/early Victorian houses just off the roundabout in Canon Hill Lane formerly called Cromwell Cottages, they have a simple brick exterior with some having been converted into shops on the ground floor. The rooflines are butterfly shaped indicating an early build date.

St. John Fisher Church in Canon Hill Lane is a brick built 1970s church with a copper roof.

Meretune Court in Martin Way is a four storey block of flats built in a neo-Georgian style with flat arches in red brick and key stones and sash windows.

There is a small 2 storey parade of shops just before the petrol station.

The southwest part of this character area has a hilly nature bordering on Cannon Hill with the Green having views towards the north.

Verges and small to medium sized trees contribute to the character of this area with some having been lost in a

couple of roads.

There is shelter housing for the elderly currently being constructed in Eastway adjacent to the daycentre, up to 3 storeys in height in a pale yellow brick.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity

Urban Layout

Movement

Architectural Interest

Built Form

Public Realm

Trees

Landscape

Features

Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor.

The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **60**

Area type:

Area with scope to reinforce the existing character



Leamington Avenue

5 Monkleigh Road Character Area

Issues & Guidance



Roof extension Westcroft Gardens



Meretune Court



Parade of shops in Martin Way



Hardstanding in Monkleigh Road



Monkleigh Road



Cherrywood Lane

Issues

Public Realm:

- Front gardens laid to hardstanding and hard boundary treatment or removal of boundary.

Built Form:

- Use of skylights and photovoltaics on front facade of buildings.
- Replacement UPVC windows.
- Infilled porches and built-on porches.

Guidance

Public Realm:

- Reinststate hedges or wooden fences as boundary treatments and encourage planting in front gardens to retain the soft nature of the character area.

Built Form:

- Placement of skylights and photovoltaics on less prominent facade of building to preserve the character of the streetscene.
- All alterations to properties to be informed by original details.
- Discourage the use of built-on porches as they disrupt the rhythm of the terraces.

6 Maycross Avenue Character Area

Assessment

The Maycross Avenue Character Area is located in the easternmost part of the Cannon Hill neighbourhood. It is mostly comprised of semi-detached 1930s houses and therefore has a slightly more open grain to the Monkleigh Road Character Area. The locally listed churches of Martin Way Methodist Church and St. James Merton are both to be found in Martin Way along with a few parades of shops and some blocks of flats in Heyford Avenue. There is a single detached shop with accommodation above on Martin Way built in the 1930s with well executed brickwork and retains its original windows and has art deco forms over the shop windows below.

There are various forms and materials used in the two-storey semi-detached houses with a few bungalows and terraces interspersed within the semis. Most roads have verges and small to medium sized trees, which adds to the greenery of the streetscene.

Both of the listed churches in Martin Way were built in the 1950s and have copper clad spires.

There is an interesting building in the dogleg of Maycross Avenue, numbers 36-46, which is described as a clubhouse in the 1934-1938 OS map. It is set back from the road and has sash windows, timber clad gables with

an Arts and Crafts influence.

The parades of shops along Martin Way are 2-3 storeys in height and the blocks of flats in Heyford Avenue are three storeys in height with an unsympathetic hard boundary facing onto Martin Way.

The south end of Arundel Avenue has views towards the north with Wimbledon ridge in the distance.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **60**

Area type:

Area with scope to reinforce the existing character



Ashridge Way

6 Maycross Avenue Character Area

Issues & Guidance



Side extensions in Ashridge Way



St. James Church



Hard boundary treatment along Martin Way



Detached shop building in Martin Way



Clubhouse in Maycross Avenue



Roof extension

Issues

Public Realm:

- Verges have been eroded in some streets due to various crossovers.
- Front gardens laid to hardstanding and hard boundary treatment or removal of boundary.

Built Form:

- Large side extensions and loft extensions in some cases.
- Use of skylights and satellite dishes on front facades.

Guidance

Public Realm:

- Discourage the use of front gardens for parking, thereby reducing the need for crossovers.
- Encourage planting in front gardens and use of hedges or low wooden fencing to keep the streetscene soft.

Built Form:

- Side extensions should not sacrifice the balance the overall building in order to create more space, extending to the rear should be considered. Dormers should be contained to the rear of the building.
- Skylights and satellite dishes to be located on less prominent elevations of the building to preserve the visual integrity of the street.

Cannon Hill Local Neighbourhood

1 Whatley Estate Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments			Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	10	
Character Area Total Score	70		

2 Joseph Hood Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		Moderate	
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Poor		
Criteria Score	50	20	
Character Area Total Score	70		

Cannon Hill Local Neighbourhood

3 Cannon Hill Common Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	70	15	
Character Area Total Score	85		

4 Hillcross Avenue Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	40	30	
Character Area Total Score	70		

Cannon Hill Local Neighbourhood

5 Monkleigh Road Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	30	30	
Character Area Total Score	60		

6 Maycross Avenue Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	30	30	
Character Area Total Score	60		

Cannon Hill Local Neighbourhood