

The Canons, Mitcham



Conservation Management Plan

954/SG/V2
February 2017



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with Addyman Archaeology



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- 5 - The Canons - Landscape Appraisal - Southern Green, 2016
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Introduction

EXECUTIVE SUMMARY

The Canons, listed as Canons Recreation Ground, is one of London Borough of Merton's 67 Parks and Nature Conservation Areas. The grounds are visited by a wide range of local people and Canons Leisure Centre and Park Place attracts visitors from across the Borough.

The Canons covers an area of 8.4 hectares, located 2km south of Mitcham town centre lying between Madeira Road, Cricket Green, Cold Blows and Commonside West. Mitcham is one of the least affluent parts of the Borough, however, the site lies within the Cricket Green Conservation Area which is less populated and includes the core of the former Mitcham village consisting of a large number of historic buildings and significant open spaces.

The Canons includes two Georgian villas, Canons house (1680) and Park Place (c.1780), as well as remnants from designed landscape of these periods when the properties in the area were developed by wealthy London business men and figures of genteel society, often used as weekend retreats. These mini country estates included extensive grounds, including lawns, ornamental gardens, specimen trees and walled gardens with 'borrowed' views over adjacent common land. Canons house and Park Place represent two of the few surviving examples of Georgian houses of this period and although there are remains of both Georgian grounds, The Canons is especially important as it retains a relationship between the house and several features of the designed landscape including the pond, dovecote, lawns, specimen trees and the walled garden as well as adjacent common land and greens.

The fish pond and dovecote (believed to be the oldest surviving building in Mitcham) pre-date Canons house perhaps dating back to before the Dissolution of the Monasteries when a moated farmhouse believed to have been associated with Southwark Priory was established on the site. The name of the house is

believed to have derived from an association with The Canons of Southwark Priory as the land was surrendered by them at the Dissolution. After the Dissolution of the Monasteries in the 1530s, the land became the property of the Cranmer family, who let the estate to tenants. In around 1680, John Odway was granted a lease to rebuild the house, which is that remaining at the centre of the estate today, listed at Grade II*. Extensions and multiple alterations to the interior of the building were made by tenants and by the Cranmer family, which took the lease back between the 1760s and the 1840s. In this period three monuments were erected, all of them emphasising the Cranmer ownership. There are two stone plaques, set in boundary walls, and the Obelisk, listed at Grade II, the latter built to mark the successful sinking of a new well in a time of drought in 1822. The landscape setting of the house was also updated around 1800, with a drive constructed from Madeira Road, though the lodge was not built until after the 1870s. Between the 1840s and 1939, the estate was let again, with descendants from the Cranmer, the Simpson family, residing at the adjacent Park Place estate, listed at Grade II.

Park Place was built by Francis Gregg in c.1780, possibly replacing an Elizabethan house that may have been shown on the Rocque map published in 1745. The property was also developed as a small mansion with pleasure gardens and extensive walled gardens where the Simpson family resided for some time.

The Canons estate was sold to the Mitcham Corporation in 1939 who purchased it for community use and for sporting facilities. This was possibly following the example of the News of the World newspaper, who had purchased Park Place in 1922 and turned it into a sports ground. The Canons house was used by Air Raid Precautions (ARP) and Home Guard in the Second World War. In the 1960s the Council invested heavily. The house was altered internally, extended to the north with the WCs and Madeira Hall, and many associated changes were made to the landscape.

The News of the World sold the Park Place estate to Mitcham Corporation in 1963, who continued to use the land for sports and the house itself was used as council offices. Mitcham Corporation was one of three local authorities that became the London Borough of Merton in 1965. The final stage was the opening of The Canons Leisure Centre in the mid-1980s. By then, the majority of the Park Place estate had been united with the grounds of The Canons. However, Park Place was severely damaged by fire in 1989 and was eventually sold in 1995 and converted to its present use as a pub/restaurant.

Many of the buildings and structures are protected by statute: Canons house, Obelisk, dovecote and Park Place are all listed by Historic England. The landscape is not on Historic England's Register of Historic Parks and Gardens of Special Interest and there are no Scheduled Monuments. However, at a local level, the site is in the Mitcham Archaeological Priority Zone.



Based on this understanding of the heritage assets that make up The Canons, an assessment of significance has been made using an internationally-recognised methodology. Overall, the estate and buildings have been assessed to be of considerable cultural-heritage significance. This categorisation of significance is the second level on a scale of five levels. The definition means that elements within it are of national and local importance (London Borough of Merton), and these individual elements contribute substantially to the importance of the buildings or site overall. Individual elements are categorised with lower levels of significance, and some elements are of negative significance. Lost features have not been categorised in terms of significance.

It is important to maintain the buildings and landscape, and to carefully consider potential changes, based on the recommendations and policies in this document. There is a significant burden of conservation works needed to sustain, reveal and enhance the significance of this group of heritage assets.

Outline proposals for The Canons were developed by the London Borough of Merton as part of a First Round bid submitted to the Heritage Lottery Fund (HLF) in August 2014 under the Parks for People programme. A First Round pass was confirmed in January 2015 and Southern Green was commissioned as Lead Consultant to develop this Conservation Management Plan in September 2015 and in January 2016 was commissioned as Lead Consultant to work with Canons Partnership, consisting of Mitcham Cricket Green Community & Heritage, Mitcham Society, Friends of The Canons and London Borough of Merton Council, to develop detailed proposals as part of the Second Round HLF bid which is due to be submitted in February 2017.

This Conservation Management Plan includes technical reports and surveys as part of the appendices. The plan is an integral part of the Second Round application, which also includes:

- Activities Plan
- Masterplan
- Design Proposals to RIBA Stage D including Design Report
- 10 Year Management and Maintenance Plan
- Project Action Plan and Programme

This Conservation Management Plan provides an overview of its historical development its local and wider context, as well as outlining how the park's heritage is looked after. A statement of significance is provided in terms of different types of heritage. Risks and opportunities are outlined which inform the development of a number of policies covering conservation, new work, standards of maintenance, access, climate change, effects on the environment and managing Information about heritage.

The main conservation aims for The Canons correspond to the three priorities of the Heritage Lottery Fund, which are set out in their guidance as follows:

Outcomes for heritage

With our investment, heritage will be:

- better managed
- in better condition
- better interpreted and explained
- identified/recorded

Outcomes for people

With our investment, people will have:

- developed skills
- learnt about heritage
- volunteered time

Outcomes for communities

With our investment:

- your local area/community will be a better place to live, work or visit
- negative environmental impacts will be reduced
- more people and a wider range of people will have engaged with heritage



1.1 Objectives of the Conservation Management Plan

This Conservation Management Plan has been commissioned by London Borough of Merton to inform the development of detailed design and activity proposals as part of a Second Round Heritage Lottery Fund Bid under the Parks for People programme which is due to be submitted in February 2017.

The plan is designed to inform the conservation, repair, use, management and possible alteration of The Canons, whose site boundary also incorporates the Park Place estate. The term 'The Canons' describes the entire site currently owned by the London Borough of Merton, which does not include the house, Park Place. This report includes an appraisal of the heritage value of Canons house, Park Place and several other building and structures as well as the designed landscape. The report examines the main conservation-related issues and outlines guidelines for the future management of the site.

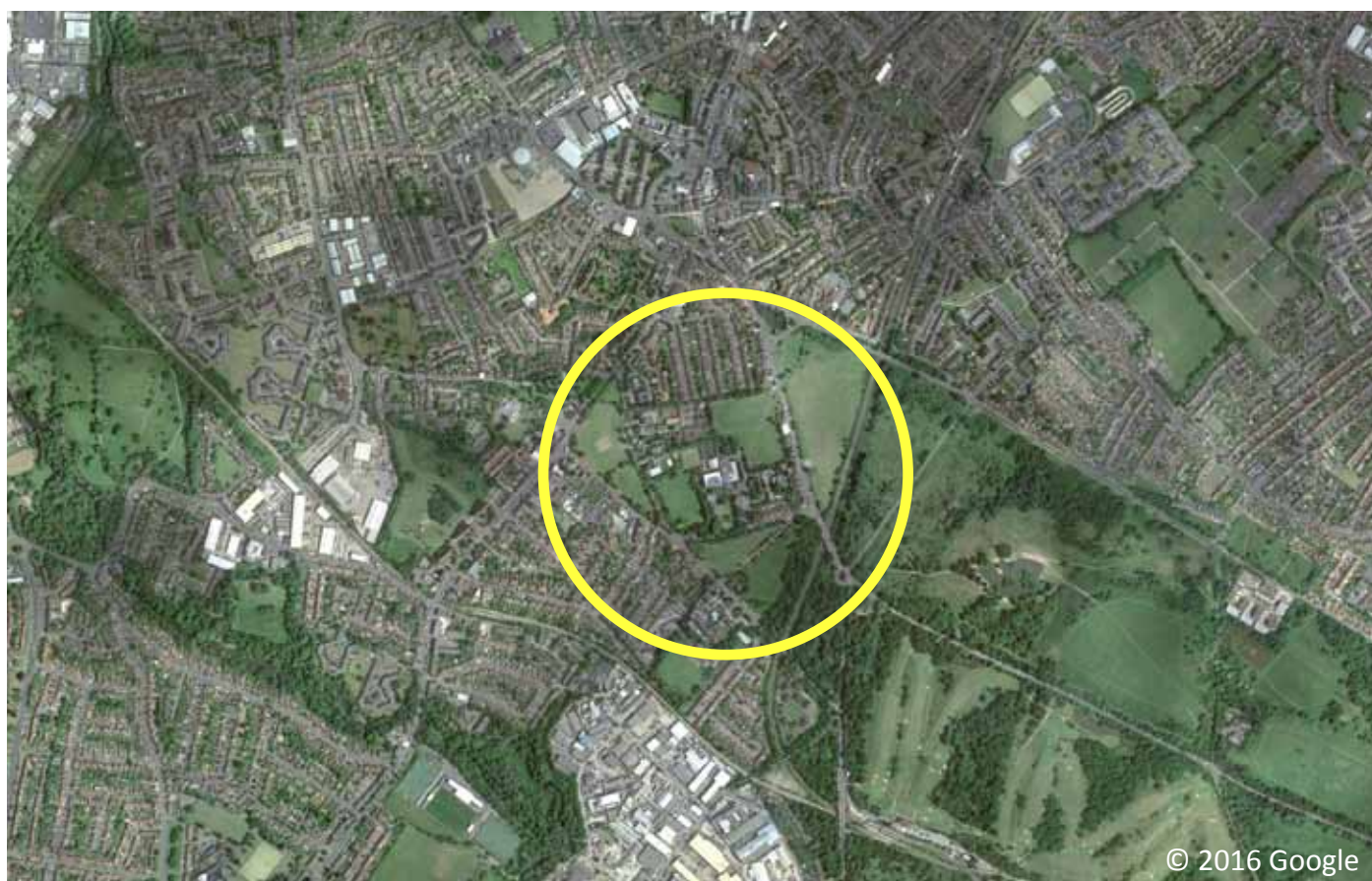
A Conservation Management Plan assesses and sets out in summary what is important about buildings and landscape and their significance based upon readily available information. The information gathered is then considered in an assessment of cultural significance, for the site as a whole and for its various parts, to be

summarised in this report with a statement of significance. The purpose of establishing the importance of the site is to identify and assess the attributes which make a place of value to our society. Once significance is understood, informed policy decisions can be made which will enable that significance to be retained, revealed, enhanced or, at least, impaired as little as possible in any future decisions for the site. A clear understanding of the nature and degree of the significance of the feature will not simply suggest constraints on future action. It will also introduce flexibility by identifying the areas which can be adapted or developed with greater freedom.

Based on all of this information and opinion, a set of policies, or guidelines, have been established that will inform the conservation, repair, management and use of the feature according to best conservation practice.

The Plan has involved considerable engagement with several local community groups who are extremely knowledgeable and active in conserving their local heritage.

The London Borough of Merton intends to use the Conservation Management Plan as supplementary planning guidance to inform applications in the area.



1.2 Study Area

The Canons is located in Mitcham, London Borough of Merton.

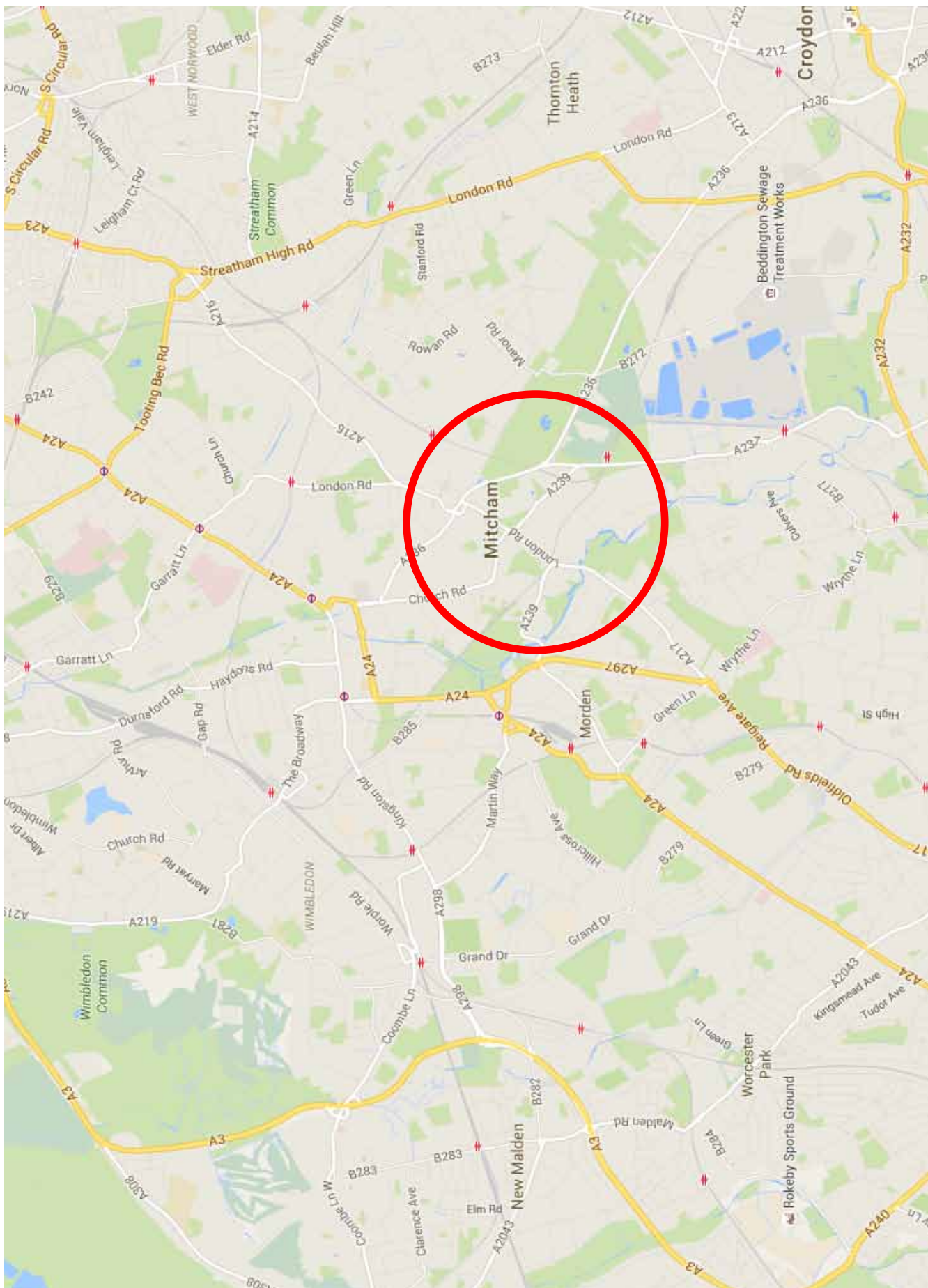


Fig. Nr. 1 Study Area Location, © 2016 Google

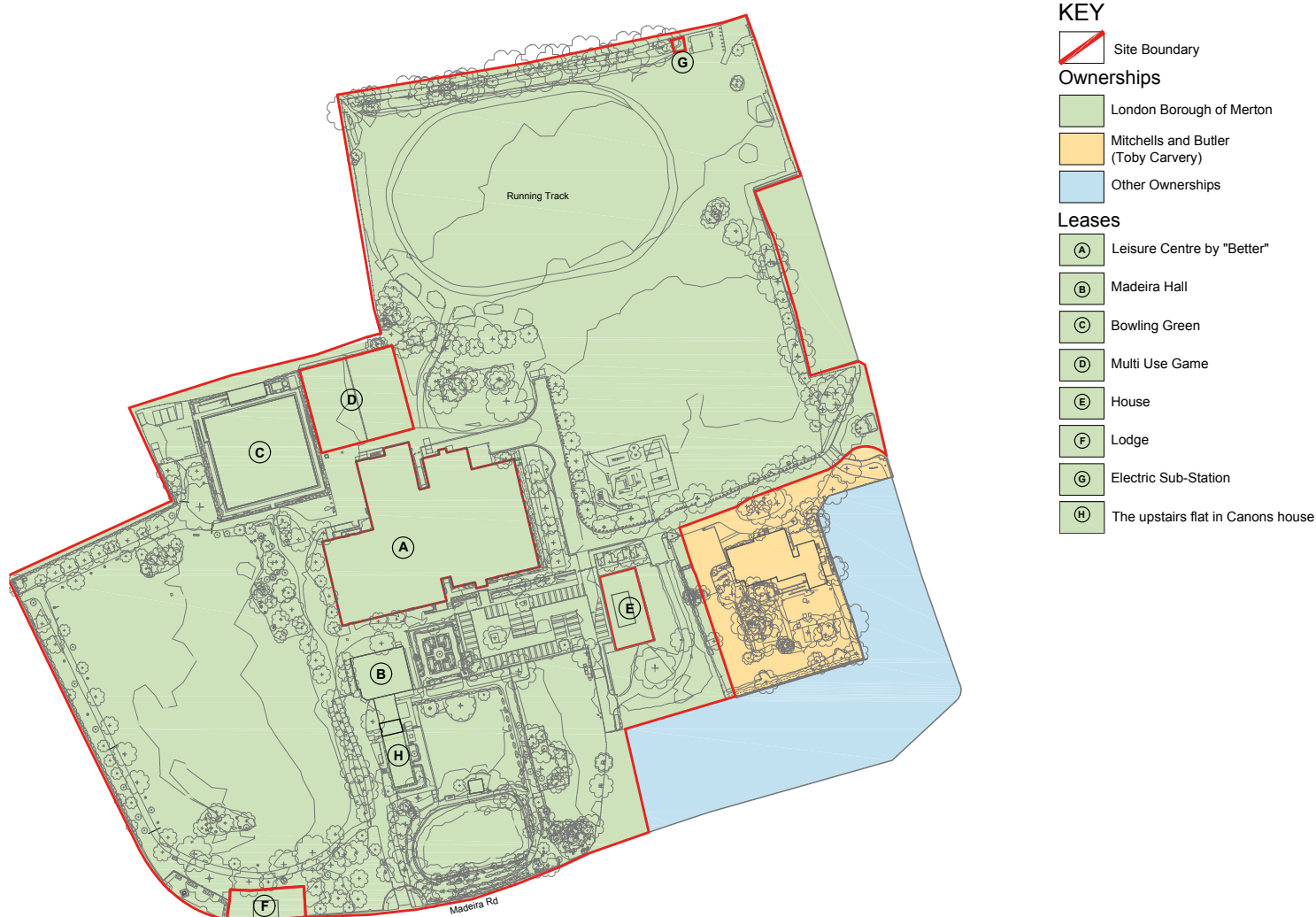
1.3 Ownerships and Leases

The Canons including Canons house, the Leisure Centre and the grounds is owned by London Borough of Merton.

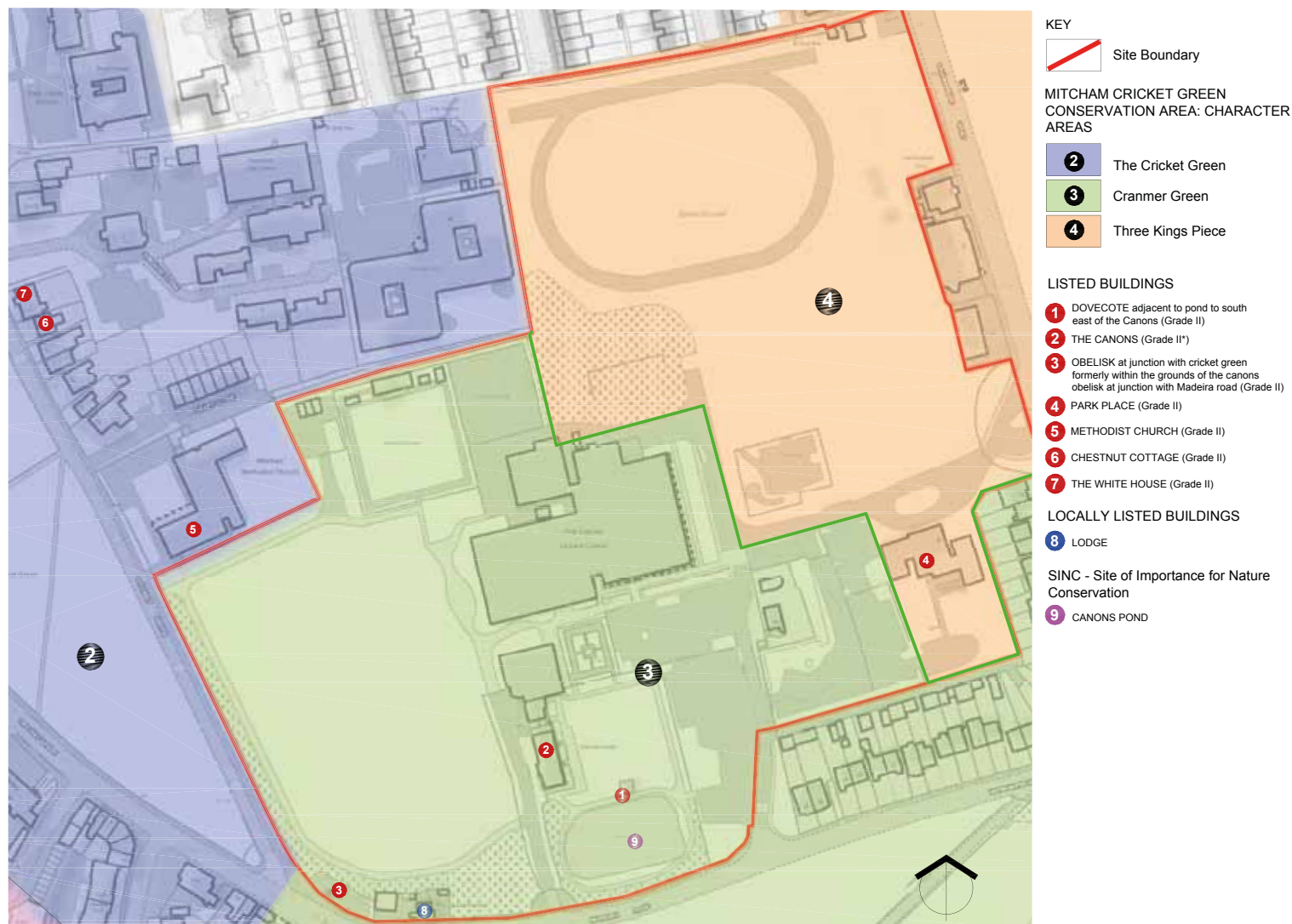
The following tenancy agreements exist within The Canons:

- The Leisure Centre is leased to Better
- Madeira Hall is leased to Better
- The bowling green is leased to Mitcham Bowling Club
- The multi-use games area is leased to Better
- The house
- The lodge is rented out to a member of staff
- The electric sub-station
- The upstairs flat in Canons house is rented out to a member of staff

Park Place and its curtilage including the car park are owned by Mitchells and Butler who operate the Toby Carvery Restaurant. The access road from Commonsides West is owned by Merton Council with a wayleave agreement to allow access to Park Place and its car park.



1.4 Designations



954_10 Designations

1.4.1 Listed Buildings

Canons house is listed at Grade II* and the Obelisk and dovecote at Grade II. Park Place is listed at Grade II. None of the other buildings or structures on the site are listed. Historic England states the following regarding buildings and structures listed at these grades:

- *Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II**
- *Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing (1)*

The Grade II* listing of Canons house goes some way to showing how important it is considered in statute.

Table 1 Buildings, structures and features and their statutory and non-statutory designations.

Building, structure, or other element		Designation if applicable
S1	Canons house	Listed Grade II* (1358036)
S12	Canons house north extension with WCs	
S13	Madeira Hall	
S4	Dovecote	Listed Grade II (1080904)
S8	Obelisk	Listed Grade II (1193483)
S10	Former gate lodge	Locally listed
S20	Park Place	Listed Grade II (1358020)
L2	Pond	Site of Importance of Nature Conservation

Historic England guidance on curtilage states that curtilage is ‘an area of land around a listed building within which other buildings pre dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree.’¹

The question is defining whether these buildings/structures should be considered as listed by a local planning authority (LPA). Decision-makers consider physical layout, past and present ownership, past and present use/function specifically whether a building was ancillary to the listed building at the date of listing.

Drawing Nr. 954/23 Listed Building Curtilage has been prepared to show the proposed curtilages of the listed building on site. A commentary on the curtilages is outlined below.

Canons house – Listed Grade II*

The curtilage area extends to the boundary of the historic grounds. The curtilage therefore includes the other listed structures (Dovecote and Obelisk). It also includes structures which are associated with the mansion house; all walls and other built structures constructed before 1948, including the lodge. The WCs and the Madeira Hall are connected to the mansion and therefore are considered as part of the listing. The walls that are on the line of the former walled garden walls close to the entrance of the Leisure Centre and the well are not included within the curtilage as they were rebuilt on these lines in the 1980s.

Park Place – Listed Grade II

The only structure that forms part of the curtilage is a wall built in the 1920s/30s when the News of the World developed the estate as a Sports Ground. This wall formed the boundary between the clubhouse grounds and new houses built for company employees along Madeira Road. The wall between Canons house and Park Place is included in The Canons house curtilage on the basis that it includes Esther Maria Cranmer’s plaque.

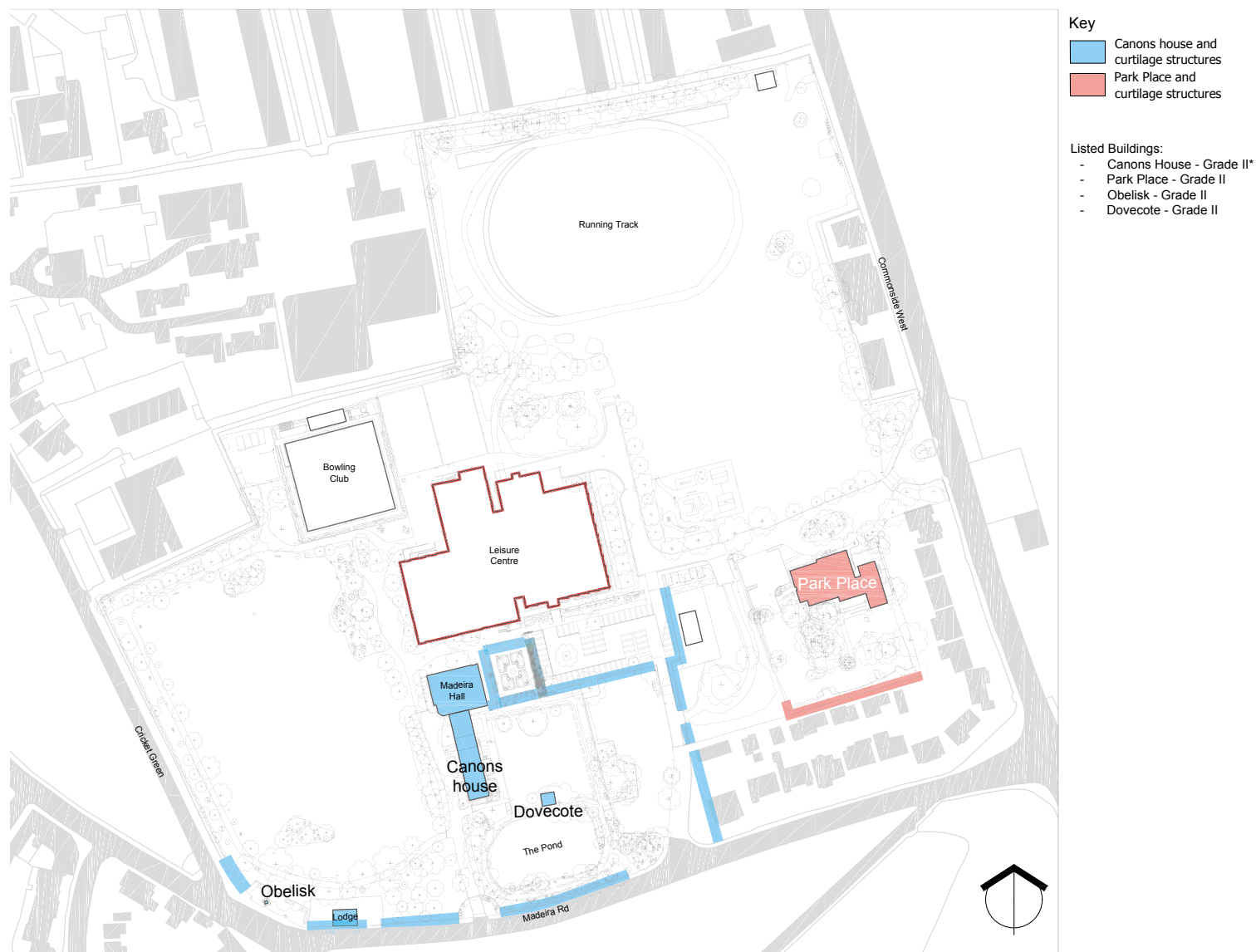
Dovecote – listed grade II

The curtilage area extends to the boundary of historic grounds of The Canons. This is however essentially academic as there are no structures which are associated with it.

Obelisk – Listed Grade II

The curtilage area again extends to the boundary of the historic grounds of The Canons. This is again essentially academic, as the only other structures associated with it, are listed. It could be argued that all walls and other built structures constructed before 1948, including the lodge are in its curtilage, but these are covered by the curtilage of Canons house.

¹ <https://historicengland.org.uk/advice/hpg/hpr-definitions/c/534830/>



954_23 Listed Buildings Curtilages



1.4.2 Scheduled Monuments

There are no Scheduled Monuments within the site boundary.

1.4.3 Conservation Area

With reference to the Mitcham Cricket Green Conservation Area, The Canons is within 'Character area 3: Cranmer Green' and Park Place largely falls within 'Character area 4: Three Kings Piece'.

1.4.4 Locally-listed buildings

The former entrance lodge to The Canons house was designated by London Borough of Merton as a locally-listed building in December 1992. There is a short description in the local list (p.140). This is not a statutory listing, but it is considered to make a positive contribution to character of the local area and enrich the sense of place because of its heritage values.

1.4.5 Historic Environment Record

The site is located within the Mitcham Archaeological Priority Zone.

1.4.6 Registered Park and Garden of Historic Interest

The site is not included in Historic England's 'Register of Parks and Gardens of special historic interest in England'.

1.4.7 Site of Importance for Nature Conservation (SINC)

The Merton Open Space Study MOSS, 2010-11 records the following Sites of Importance for Nature Conservation (SINC):

- Sites of Local Importance for Nature Conservation
Canons Pond
Cranmer Green Pond, located nearby
- Sites of Metropolitan Importance
Mitcham Common, located nearby

1.5 Guidance documents followed in this Conservation Management Plan

This Conservation Management Plan follows the guidelines set out in the following documents:

- Historic England's Conservation principles, policies and guidance (2008)
- Historic England's The setting of heritage assets: historic environment good practice advice in planning 3 (2015)
- Historic England's Seeing History in the View (2011)
- The Conservation management plan 7th ed. (The National Trust of Australia, 2013) by James Semple Kerr
- The Illustrated Burra Charter: good practice for heritage places (Australia ICOMOS, 2004) by M Walker and P Marquis-Kyle
- Heritage Lottery Fund's Conservation Management Plan guidance (October 2012) (2)
- Historic Environment Scotland's Conservation management plans: A Guide to the Preparation of Conservation management plans (2000)

1.6 Adoption and Review

This Conservation Management Plan is to be adopted by the London Borough of Merton, stakeholders, consultants and by any future users of the site to aid in the sensitive and appropriate management and use of the heritage assets.

1.7 London Borough of Merton's Related Plans and Policies

1.7.1 Mitcham Cricket Green Conservation Area

The Mitcham Cricket Green Conservation Area: Appraisal and Management Plan dated July 2013 provides an overview of the buildings, public realm and open spaces in the conservation area and includes a number of specific environmental projects. The Plan includes two relevant projects to The Canons.

1.7.2 ENV 7: Canons and Projects

A masterplan should be developed for The Canons House and grounds with a view to realising its full cultural and heritage potential.

A masterplan is required which will form the basis of a bid to the HLF. A steering group will be set up to formulate the plan and to guide and implement the individual projects. The steering group will contain representatives from stakeholders to guide the following potential projects. Refurbishment of Canons House for cultural uses, restoration of carp pond, walled garden and Obelisk.

1.7.3 ENV 10: Athletics Track

Provide interpretation material in order to publicise the historical significance of the athletics track. The historic athletics track is currently undervalued. Its significance is not immediately obvious and there is a need to ensure that it is maintained and interpreted.

1.7.4 Merton's Heritage Strategy 2015 -2020

The strategy describes the current heritage activity within the Borough and establishes a collaborative framework between the Council and the community.

The local authority plays a key part in safeguarding and raising awareness of the rich heritage of Merton. Roles and responsibilities can be divided into three areas:

- a) protection of the built and natural environment including policy development;
- b) collecting and recording material associated with Merton's past and provision of a skilled information service;
- c) promoting and increasing access to Merton's diverse cultural heritage through exhibitions, publications, the arts and education.

The strategy records local history societies, Heritage Trusts and organisations with heritage responsibilities / advocacy roles in the borough, several of which are based in Mitcham:

- Mitcham Cricket Green Community & Heritage
- Mitcham Society
- Mitcham Common Conservators
- John Innes Society
- Merton Historical Society
- Merton Priory Trust
- Wandle Heritage Ltd
- Wimbledon Society
- Wimbledon & Putney Common Conservators

The strategy sets out the following objectives for the period 2015 – 2020

Objective 1: Raise Merton's profile by increasing public access to the borough's unique and diverse cultural heritage

Objective 2: Safeguard the borough's varied heritage sites and resources, protecting and conserving them for the benefit of future generations

Objective 3: Ensure that Merton's heritage provision is inclusive by working collaboratively to widen public engagement and participation

Objective 4: To recognise the important contribution of social enterprise and secure ongoing funding and investment in Merton's heritage through partnership work, external funding and sponsorship

The work plan indicates the following specific reference related to The Canons:

Activity - To realise the full heritage potential of The Canons and its surroundings, creating a key cultural destination.

Expected Benefit - Restoration of an important listed building, historic grounds and associated sites for the benefit of future generations. Creation of a multi-functional facility to host cultural and educational activities

Responsible group / officer - Canons Partnership (London Borough of Merton, Mitcham Cricket Green Community & heritage, Friends of The Canons and Mitcham Society)

For further information go to - https://www.merton.gov.uk/merton_heritage_strategy_2015_-_2020.pdf

1.7.5 Merton Open Space Strategy (MOSS) 2010/11

The Merton Open Space Study (MOSS) is an assessment of current open space provision based on 'Planning Policy Guidance 17: Open space, Sport and Recreation' (PPG17) typologies of open spaces. It is a spatial study concerned with place shaping and delivery, an audit of the existing facilities and sets out the likely demand and need for future facilities. It is a refresh of research undertaken for Merton's Open Space Study 2005, developed to support the delivery of Merton's Core Planning Strategy.

The aim of the study is to present Merton Councils vision for the future of the open space network and set out an action plan which will enable the Council to provide a network of accessible open spaces and high quality recreational facilities to meet the needs of future Merton residents as well as enhancing current provision by recognising if there are any specific space or service deficiencies that need to be addressed.

The conclusions from the study inform the council's approach to a variety of strategies and projects, including Merton's Local Development Framework, the Green Grid, the Wandle Valley Regional Park, Climate Change Action Plan and others, all of which will help to deliver different elements of the MOSS conclusions.

The Merton Open Space Strategy offers some suggestions to the adoption of different working practices such as more creative approaches to financing and maintaining urban parks, multi-disciplinary team working, consultation with local communities, and partnership working.

The study has been developed in the National Policy Context of Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17), the Regional Policy Context of The Consolidated Draft Replacement London Plan 2010 and the Local context of Merton Council Community Plan, Local Development Framework, Merton Open Space Strategy 2005, Merton's Free Play Strategy (2007-2012), Merton's Children and Young People Plan (C&YPP) 2006-09, Merton's Healthier Communities Strategy 2008-2012 and Merton's Cultural Strategy 2007-2010

1.7.6 5 year Green Flag Management and Maintenance Plan, 2016

The London Borough of Merton's Vision, as included within the 5 year Green Flag Management and Maintenance Plan 2016, is:

To encourage healthier lifestyles, strong inclusive communities and an appreciation of nature through the provision of an attractive, high quality space with facilities that are modern, safe, clean, sustainable and accessible to all.

Merton Council's vision is *for a linked and integrated open space network that not only enhances Merton residents' quality of life and provides them with opportunities to experience a diverse range of accessible open spaces but also protects and enhances natural ecosystems and the cultural heritage features that contribute to the Borough's unique identity.*

In addition to enhancing the quality of life, the London Borough of Merton recognises that *parks and open spaces are an asset to the community which provide physical and intellectual learning opportunities and contribute to healthier lifestyles, social cohesion and safer communities, regeneration and improvement of the environment and which contribute to the local economy and prosperity of the Borough.*

Objectives for all of the Management Plans for London Borough of Merton's open spaces have been developed with wider strategic objectives across the borough in mind. These objectives are defined in the Merton Community and Business Plans.

1.7.7 Merton's Community Plan 2009 - 2019

This is the overarching strategic plan of the Merton Partnership. It sets out the partnership's long term vision and priorities for the borough up until 2019. The Community Plan was refreshed in 2013 to take into account demographic, legislative and policy changes, and now sets out a vision and details of achievements to date in respect of the following key objectives:

- To make a safer and stronger Merton
- To make a more sustainable Merton
- To make a more enterprising Merton
- To make a healthier Merton
- To increase opportunities in Merton

The key themes of the Community Plan are:

- Children's Trust
- Health & Wellbeing Board
- Safer & Stronger Communities
- Sustainable Communities & Transport

Specifically The Community Plan includes action E10: *Manage parks and green spaces to protect and enhance local biodiversity by integrating biodiversity management methods into parks management regimes.*

For further information go to: <http://www.merton.gov.uk/community/communityplan>

1.7.8 The Merton Business Plan 2015 - 2019

This was developed following consultation with residents and aims to make "Merton - a great place to live, work and learn" by directing the overall improvement of local services. Our top priority will continue to be to provide safe services of the best possible quality. Providing value for money services to our residents is at the heart of our business and we must be able to demonstrate that all of our services represent best value for money. We will do this by finding innovative solutions to maximise future efficiency. We will deliver services that customers want and need and, where possible, involve our customers in service specification and design.

The day-to-day work of the Council and the key targets for services are addressed in the separate service plans of each service division. The current corporate business theme is "service transformation" and is being developed and refined through a 'Target Operating Model' process at the time of writing. The current transformation exercise in Greenspaces focuses on achieving a reduction in operating costs of some £700k over the period to the financial year 2017/18.

For further information go to <http://www.merton.gov.uk/community/businessplan>

1.7.9 The Canons and Merton's Strategic Objectives

The Canons is an important feature of the overall Merton Open Space network and has an essential and individual role in meeting the Council's wider strategic objectives. Merton's Community and Business Plans articulate the key social, environmental and economic themes around which Merton Council is trying to improve the quality of life for our residents.

Table 2 - The Canons and Merton's Strategic Objectives

The table below illustrates how The Canons relates to Merton's wider strategic objectives.

Sustainable Communities	Safer, Stronger Merton	Healthier Communities	Older People	Children & Young People
Protecting local urban amenity	Accessible facilities for people living with disabilities.	Sports facilities including: football, bowls, swimming and gym.	Plan to upgrade all paths for safe access	Photographic project to engage with local schools
Protecting, enhancing and promoting local biodiversity (including Bellamy's Copse)	Engagement with the local community.	Café offering healthy eating choices	Good quality site furniture to be installed	Organised education activities
Minimal chemical treatments on bowling green	Good policies and facilities for safe dog walking	Good pedestrian access to all parts of the site.	High quality, accessible bowls facilities	Children's activities organized by the community
Good green links to adjacent Cricket Green	Staff members on site	Merton Healthy Walks	Café on site with good quality toilets	Annual Picnic and range of other activities
Active, enthusiastic friends group and other stakeholders	Community base for Canons Partners in basement of house	Outdoor gym on site	Clear interpretation signs and guided heritage walks	Wildlife pond with facilities for pond dipping
Over 80% recycling of green waste on site	Inspected and well-maintained facilities	Engagement with the local community.	Outdoor gym designed for ease of use by older people	New natural play area
	Good links with local police	Good quality toilets	Opportunities for community engagement	Restored running track
		Restored running track		

1.7.9 Culture and Sports Framework

The Council produced a Culture and Sports Framework in 2014 which sets out how it will support a wide range of activities to enhance the lives of its residents. The services provided include: arts, sports, leisure, parks and open spaces, children's playgrounds, activities for all ages and heritage. These services have the potential to deliver and contribute to Merton's priorities and wider social outcomes.

For further information go to http://www.merton.gov.uk/leisure/arts/culture_and_sports_framework.htm

1.7.10 Marketing and Environmental Policies

Merton Council is committed to the principles of 'sustainable development' and 'Local Agenda 21' and The Merton Environmental Action Plan stems from these commitments.

The aim of Merton's Environmental Action Plan (Undated) is to:

Encourage and facilitate the involvement of residents, businesses and other organization in helping to create an environmentally sustainable Merton, in accordance with the wider principles of sustainable development.

To achieve this aim the plan needs to:

- Encourage, inspire and support willingness, across the different communities in Merton, to take action to help the environment;
- Highlight opportunities for actions that can be taken by different sectors of the community to enhance the environment;
- Provide information and celebrate achievement in supporting the environment.

For further information about the practical steps Merton Council is making to improve our environment go to:
<http://www.merton.gov.uk/la21>
https://www.merton.gov.uk/env_and_regen_1_foreward_contents_introduction.doc

1.7.11 Climate Change Strategy and Action Plan 2014 - 2017

The purpose of the Climate Change Strategy is to identify key improvement areas to reduce our environmental impact and to help monitor and record our progress. In addition the strategy will help to raise awareness of key environmental issues across Merton and inspire others to take action. The themes represent the core target areas for activity to tackle climate change and enhance sustainability within the borough and include:

- Energy
- Planning and development
- Sustainable resources
- Natural environment and green space
- Greening business

For further information go to http://www.merton.gov.uk/merton_climate_change_strategy_2014-2017_-_final.pdf

1.7.12 Merton Sports Pitch Strategy

In 2011 the Council commissioned consultants to produce an in depth Sports Pitch Strategy for the borough, in order that an objective assessment could be made about the current supply and demand for pitches and the potential future requirements for pitch sports needs in Merton over the next 15 years. This will enable the Council to provide facilities where they are most useful both to the local authority and the local community.

For further information go to https://www.merton.gov.uk/draft_playing_pitch_strategy_june_2011.pdf

1.8 Project Team

This Conservation Management Plan was prepared by Director of Southern Green, Simon Green with assistance from Senior Associate, Louise Hudspeth, Senior Landscape Architect Christine Purcell, Licentiate Landscape Architect Edward Green, Heritage Consultant Nicholas Uglow and Garden Historian, Fiona Green.

Other team members included:

John Sanders	Partner, Simpson & Brown
Tom Addyman	Archaeologist and Partner, Simpson & Brown
Tom Van Hoffelen	Architect, Simpson & Brown
Michael Beare	Conservation Specialist Structural Engineer, AKS Ward
Oliver Francis	Hydrologist, Senior Consultant, JBA
Nicola Darwin	Ecologist, Consultant, JBA

1.9 Scope of the Plan and Limitations

The Plan has been written in accordance with the Heritage Lottery Fund's guidelines for Conservation Management Plans, dated October 2012.

The format of the Conservation Management Plan follows the sections outlined below:

- Section One Understanding the Heritage
- Section Two Statement of Significance
- Section Three Risks and Opportunities
- Section Four Policies
- Section Five Adoption and review

Site visits were undertaken by the team between October 2015 and August 2016. Survey included opening up works

in Canons house. Any further information which becomes available after the completion of this report should be acknowledged by the stakeholders and incorporated into future revisions of the Conservation Management Plan.

1.10 Survey Reports

The Conservation Management Plan includes a number of survey reports which are included in Appendix:

- The Canons - Archaeological Desk-Based Assessment, Addyman Archaeology, 2016
- The Canons Mitcham– Buildings and Structures, Conservation Plan 2017
- Appraisal of historic designed landscape at The Canons, Mitcham, Fiona Green, 2016
- The Canons – Landscape Assessment, Southern Green, 2016
- The Canons – Preliminary Ecological Appraisal, JBA Consulting, 2016
- The Canons, Mitcham - Hydrology Study of Canons Pond, JBA Consulting, 2016
- The Canons Mitcham - Bat Emergence Survey - JBA Consulting, 2016
- The Canons, Mitcham - Tree Survey - London Borough of Mitcham, 2016
- Earth Resistance and Detailed Gradiometer Survey - Addyman Archaeology, 2016
- The Canons Gazetteer, 2017

1.11 Links to other Reports prepared for the HLF Bid

The Plan will link to other documents that are under preparation as part of the Second Round bid:

- RIBA Stage D report
- Masterplan
- Design details
- 10 Year Management and Maintenance Plan
- Activity Plan
- Project Action Plans including Cost Plan, Cash Flow and Project Timetable
- Project Management Structure
- Job Descriptions



1.12 Acknowledgements

The Conservation Management Plan was developed in consultation with The Canons Partnership which comprises:

- Mitcham Cricket Green Community & Heritage, a Civic Society for the Mitcham Cricket Green Conservation Area and its environs
- Mitcham Society
- Friends of The Canons
- London Borough of Merton Council

Other groups who provided invaluable assistance included:

- Wandle Industrial Museum
- Merton Historical Society

In addition, assistance was provided by staff of the London Borough of Merton Council including:

- Ganesh Gnanamoorthy, Project Manager
- Jeffrey Lennon, Project Manager
- Jil Hall, Community Engagement Officer
- Anne Jones, Community Engagement Officer
- Jill Tyndale, Conservation Officer
- Sarah Gould, Service Manager (Heritage & Local Studies)

A special acknowledgement must go to E. N. Montague who produced “The Cranmers, The Canons and Park Place” published by the Merton Historical Society.





This section gathers together information relating to the historic development of the site up to the present day.

It includes consideration of site archaeology, the designed landscape, historic buildings, collections and interiors, arboriculture (trees), nature conservation and hydrogeology.

2.1 Introduction

The Canons, listed as Canons Recreation Ground, is one of London Borough of Merton's 67 Parks and Nature Conservation Areas. The grounds are visited by wide range of local people and Canons Leisure Centre and Park Place attracts visitors from across the Borough.

The Canons covers an area of 8.4 hectares, located 2km south of Mitcham town centre lying between Madeira Road, Cricket Green, Cold Blows and Commonside West. Mitcham is one of the least affluent parts of the Borough, however, the site lies within the Cricket Green Conservation Area which is less populated and includes the core of the former Mitcham village consisting of a large number of historic buildings and significant open spaces.

The Canons includes two Georgian villas, Canons house (1680) and Park Place (c.1780), as well as remnants from designed landscape of these periods when the properties in the area were developed by wealthy London business men and figures of genteel society, often used as weekend retreats. These mini country estates included extensive grounds, including lawns, ornamental gardens, specimen trees and walled gardens with 'borrowed' views over adjacent common land. Canons house and Park Place represent two of the few surviving examples of Georgian houses of this period and although there are remains of both Georgian grounds, The Canons is especially important as it retains a relationship between house and several features of the designed landscape including the pond, dovecote, lawns, specimen trees and the walled garden as well as adjacent common land and greens.

Although most of Mitcham has been developed over the centuries, the area denoted by the Conservation Area including the Commons and Cricket Greens as well as The Canons has retained its largely rural character, and a strong sense of community.

2.2 Description of the Heritage

2.2.1 Archaeology

Please refer to The Canons - Archaeological Desk-Based Assessment (DBA) - Addyman Archaeology, 2016

Through the analysis of the available historical records, historic and current aerial images, and a detailed cartographic regression, the DBA and associated research identified 65 known sites within the boundaries of the Conservation Area.



Analysis of the Greater London Historic Environment Record data has shown the area around The Canons to have had a long history of land-use and occupation spanning more than 10,000 years. Prehistoric settlers from the Mesolithic onwards were attracted by the fertile river terraces and hunting grounds of the Wandle River basin, while the location of what is now Mitcham along the road from Londinium to Chichester ensured a strong Roman presence in the area during the 1st to 5th centuries AD. The Saxon period covers the end of the Roman period in the 5th century, up the Medieval period at the start of the 12th century. The earliest historical reference to Mitcham comes from an eighth century document, a charter of 727, confirming the grant by Erkenwald of lands at Mitcham to Chertsey Abbey.

The name Mitcham is derived from the Saxon place name 'Mic' and 'ham' referring to a large settlement in the area from at least the 7th century onwards. The Domesday Book records 250 people living in two hamlets, Mitcham (modern Upper Mitcham) and Whitford (Lower Mitcham). During the Medieval period a moated farmstead associated with the Southwark Priory is thought to underlie the current grounds of The Canons, later established in the 17th century.

Overall, the desk-based assessment has shown the possibility for the survival of unknown buried heritage assets within the proposed conservation area to be high, with a potential for significant remains relating to the Medieval complex. The assessment of aerial photos has also revealed the potential for buried archaeology to survive below the ground surface, with many field boundaries, and potential structures noted including a potential sub-rectangular structure immediately north of the Dovecote (see below). There are no Scheduled Monuments, however, at a local level, the site is in the Mitcham Archaeological Priority Zone.



Extract from figure 8 Archaeological Desk-Based Assessment (DBA) - Addyman Archaeology, 2016 (showing the potential for a sub-rectangular structure)



2.2.2 Buildings

Please refer to The Canons Mitcham – Buildings and Structures, Conservation Plan 2017

The Canons is a small mansion in a designed landscape setting, which consists of one of six character areas with the Mitcham Cricket Green Conservation Area. It is formed of a group of heritage assets, including Canons house, dovecote, obelisk, estate walls and lodge.

There is evidence of pre-historic activity in the vicinity of the site of The Canons, though the earliest material relating to the site itself is from the medieval period, when the estate was owned by the Priory of St. Mary Overy, Southwark. It is possible that the dovecote, listed at Grade II by Historic England was built for the Priory, or incorporates re-used masonry from another building of that period.

In around 1680, John Odway, was granted a lease to rebuild the house, which is the house remaining at the centre of the estate today, listed at Grade II*. Extensions and multiple alterations to the interior of the building were made by tenants and by the Cranmer family, which took the lease back between the 1760s and the 1840s. The Canons remained in the ownership of the Cranmer family and their descendants the Simpsons until 1939. In this period three monuments were erected, all of them emphasising the Cranmer ownership. There are two stone plaques, set in the extensive walled garden boundary walls, and the Obelisk, the latter built to mark the successful sinking of a new well in a time of drought in 1822. The landscape setting of the house was further enhanced around 1800 and a drive constructed from Madeira Road, though the lodge was not built until after the 1870s.

Park Place was built by Francis Gregg in c.1780, possibly replacing an Elizabethan house that may have been shown on the Rocque map published in 1745. The property was also developed as a small mansion with pleasure gardens and extensive walled gardens where the Simpson family resided for some time.

Many of the buildings and structures are protected by statute: Canons house (Grade II*), Park Place (Grade II), Obelisk (Grade II), and Dovecote (Grade II) are all listed by Historic England.

2.2.3 Designed Landscape

Please refer to: Appraisal of historic designed landscape at The Canons, Mitcham - Fiona Green, 2016

The site consists of two medium sized estates, The Canons and Park Place which had significant landscaped grounds. Both estates remained as separate parcels, although at times linked by paths due to shared family ownerships, until they were unified when the Mitcham Borough Council bought Park Place in 1965 to add to their ownership of The Canons previously purchased in 1939.

The former Medieval complex including the dovecote and fish pond were incorporated into the grounds of Odway's new house at The Canons, both of which remain today. There are no plans of the gardens during this period. A gardenesque layout as depicted in the gardens to the east of the Hall is shown on the estate map of c.1840. This includes a serpentine circuit walk with dense shrub planting and a feature at the south east corner of the pond, possibly a summerhouse, but not labelled in the references. This is in contrast to today's simpler layout with lawn and yew hedges which were laid out in 1965 by the council.

The extensive walled gardens in both The Canons and Park Place were probably developed throughout the 18th and early 19th centuries and were probably utilitarian in design. The small square-shaped walled garden to the north of the lawn remains today as do several of the walls of the former larger walled gardens remain, albeit in fragments between the car parking areas of the leisure centre which was developed in the 1980s.

Park Place was built over a century later than The Canons house in 1800. The house was built at right angles to The Canons house, probably to emphasise its individual status and separation and from Canons house. The main designed view from the Park Place was northwards over pasture and southwards over the pleasure gardens and extending over common land, as indicated on the c.1800s engraving Mitcham Common Cranmer Green. However there was no obvious attempt to provide a designed parkland with the typology of clumps of trees, lake, ha-ha, etc. The drive, from Commonsides West, was planted with shrubberies and arrived at a turning circle located at the north front of the mansion. Ornamental gardens were developed to the south of the house and extensive walled gardens and extensive glasshouses were laid out to the west. It is possible that the glasshouses were used to grow a range of produce,

but also flowers, especially since Rev. William Herbert lived at Park Place, a botanist, who was well known for his cultivation of bulbous plants and experiments with hybridisation.

Although Park Place and The Canons shared a similar role as small country house or villa through the 18th and 19th centuries, the Park Place estate went through a major change in the 1920s and 1930s when the News of the World developed their company sports ground in the grounds, with the Georgian house acting as a Sports Club. This resulted in the loss of fields and walled gardens and in their place, a range of sports facilities were laid out including a running track, a cricket ground and football pitches, bowling greens, tennis courts. In addition, houses were built around the southern edge of the estate on Madeira Road.

Significant elements of the designed landscapes remain, reflecting the character of the two estates. With regard to Park Place, the drive and turning area largely survives as well as the open space to the north and part of the shared garden boundary wall. In relation to The Canons, the garden continues to illustrate the layout of typical eighteenth century grounds to a mansion. Although much has been altered there remains a strong relationship between the mansion and the gardens, particularly in respect of the east lawn, pond, dovecote, specimen trees, the west pasture (field), and the walled garden as well as maintaining a strong relationship with adjacent commons and greens.

2.2.4 Trees

Please refer to The Canons, Mitcham - Tree Survey - London Borough of Mitcham, 2016

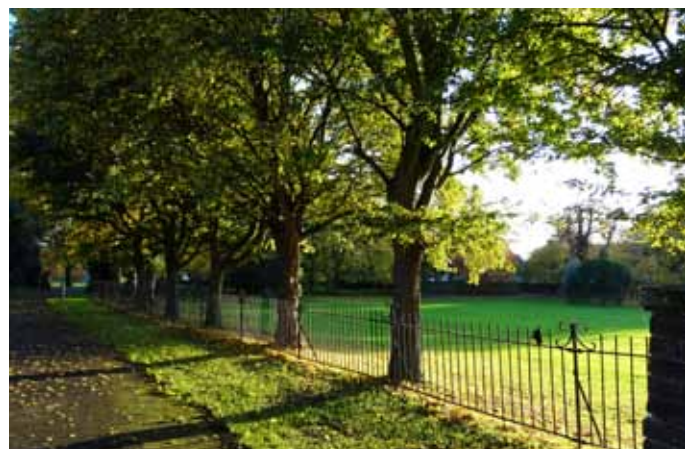
Please refer to - 954/24 Tree Survey Plan

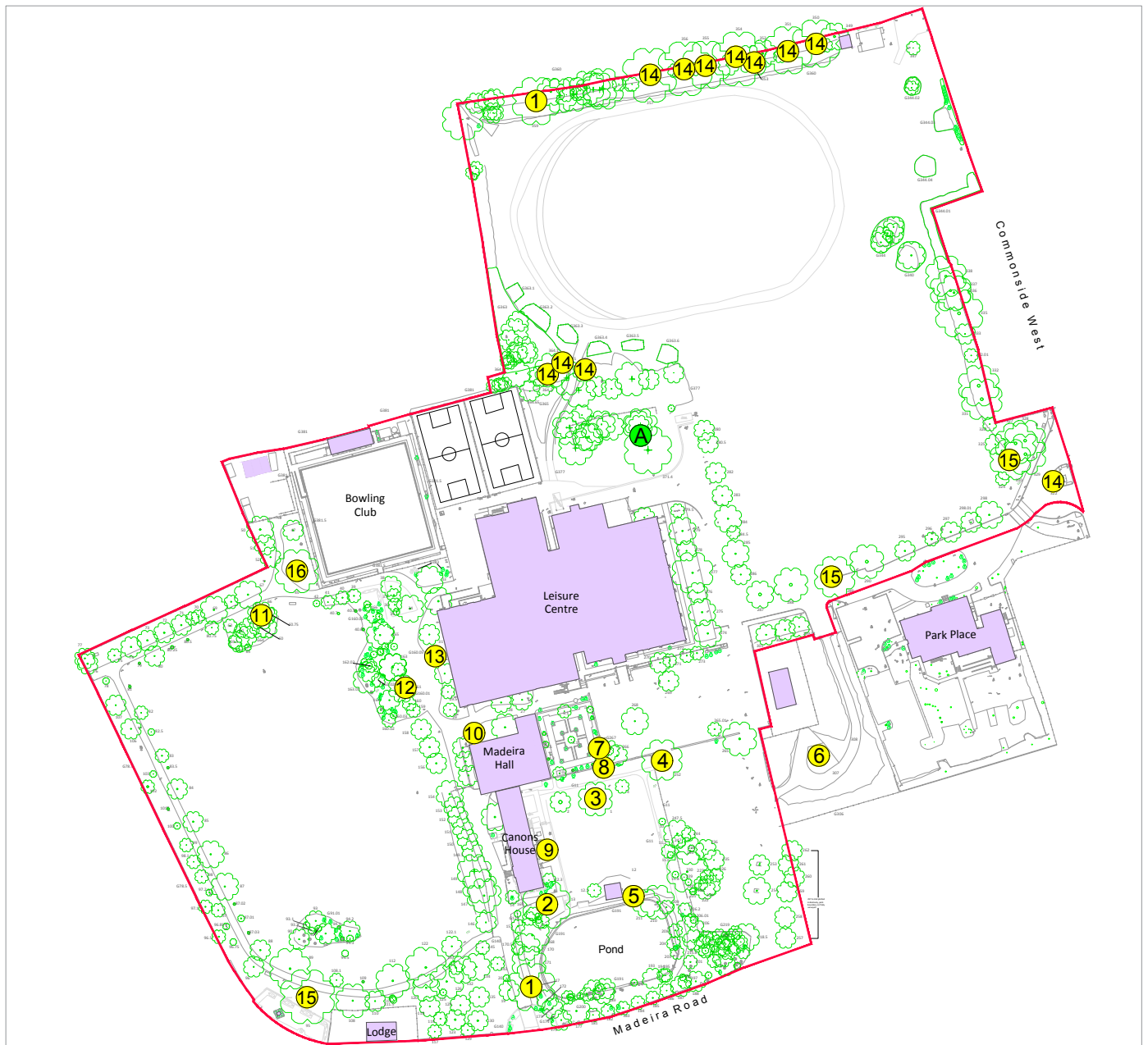
The Canons grounds include a significant collection of trees that have been well managed over the years by the London Borough of Merton. The recently planted Bellamy's Copse not only screens the leisure centre but also provides a rare area of woodland within the Conservation Area.

The grounds retain a large number of veteran and mature exotic trees that reflect the fashion for collecting tree species from across the world. Specimens of more than 200 years old include the Cedar of Lebanon, London Plane, Holm Oak, and Swamp Cypress within the gardens of The Canons and a fine Sophora tree that was originally planted in the pleasure gardens of Park Place. In addition there are some fine old English Oak trees on the border of Cold Blows, and lime and yew trees adjacent to Park Place drive.

The tree survey indicates a very wide range of tree species across, many of which have been planted in the last twenty years by the council with the ambition of making The Canons the London Borough of Merton main arboretum. The list includes young unusual tree species such as *Maclura pomifera* (Osage orange), *Broussonetia papyrifera* (Paper mulberry), *Feijoa sellowiana* (Pineapple guava), *Zizyphus jujuba* (Jujube), *Pterocarya fraxinifolia* (Caucasian wingnut), *Gymnocladus dioica* (Kentucky coffeetree), *Tilia henryana* (Henry Lime) as well as good specimens of Olive and a Common Medlar.

The trees are not covered by Tree Preservation Orders but are protected by the Conservation Area status of the site. The London Borough of Merton Arboricultural Manager has carried out a survey of the trees on site and has valued them in accordance with CAVAT, the system developed by the London Tree Officer Association. The total value of the 703 trees is £5,960,387 with the highest values attributed to London Plane adjacent to the drive (£292,353), the Swamp Cypress on the East Lawn (£208,867), the Cedar of Lebanon, close to Canons house (£104,211), and the Holm Oak near the Dovecote (£146,177), the Atlas Cedar near the depot (£91,682) and the Horse Chestnut tree close to the Obelisk (£90,559).





954/24 Tree Survey Plan

Key	Tree Species
①	Platanus x hispanica (London Plane Tree)
②	Cedrus libani (Cedar of Lebanon Tree)
③	Taxodium distichum (Swamp Cypress Tree)
④	Metasequoia glyptostroboides (Dawn Redwood Tree)
⑤	Quercus ilex (Holm Oak)
⑥	Sophora (Sophora Tree)
⑦	Maclura pomifera (Osage orange)
⑧	Broussonetia papyrifera (Paper mulberry)
⑨	Feijoa sellowiana (Pineapple guava)
⑩	Zizyphus jujube (Jujube)
⑪	Pterocarya fraxinifolia (Caucasian wingnut)
⑫	Gymnocladus dioica (Kentucky coffee tree)
⑬	Tilia henryana (Henry lime)
⑭	Quercus robur (Oak tree)
⑮	Aesculus hippocastanum (Horse-chestnut)
⑯	Cedrus atlantica 'Glauca' (Atlas cedar)
Ⓐ	Bellamy's Copse



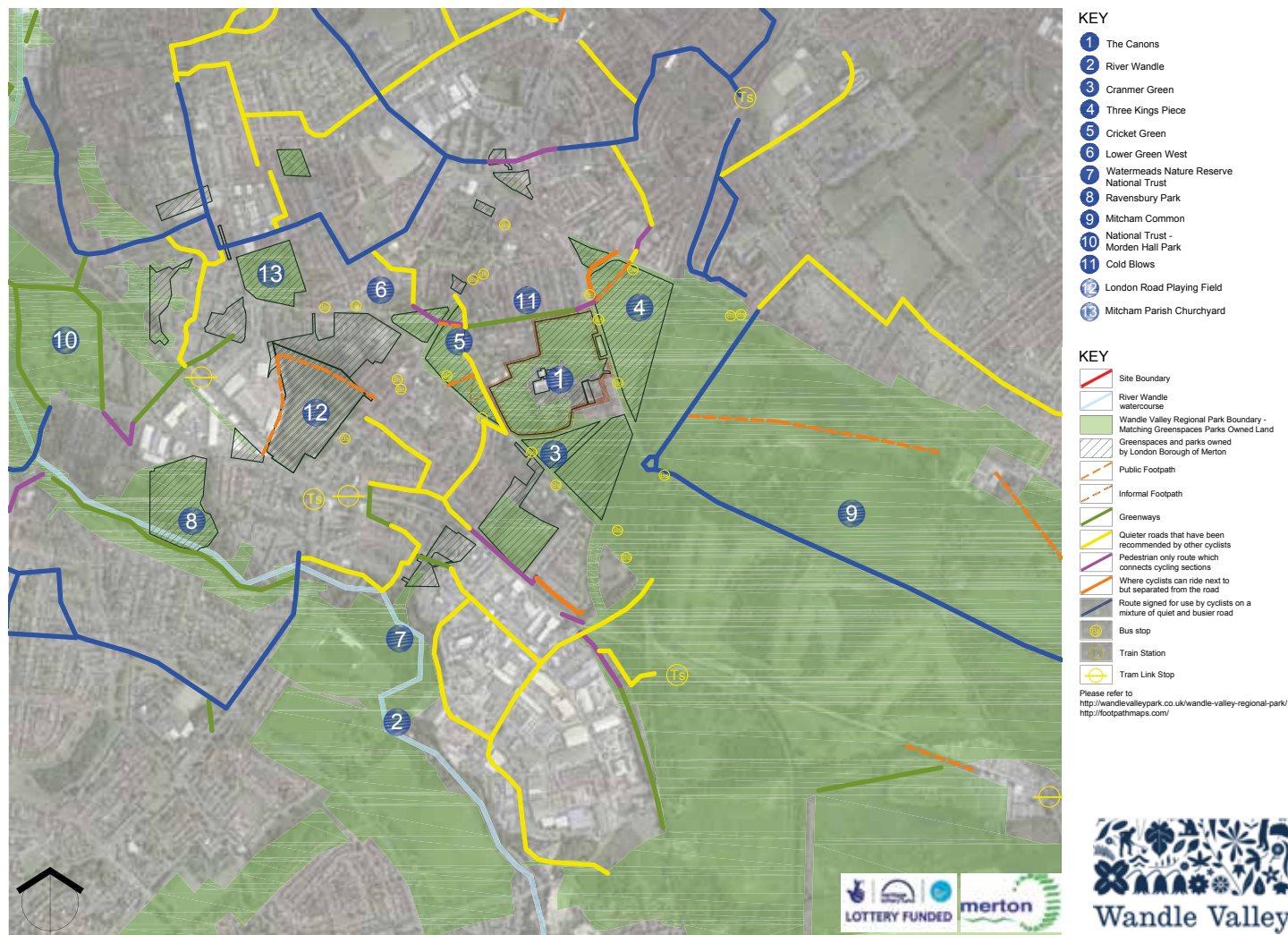
2.2.5 Natural Heritage

Please refer to:

App. 7 - The Canons – Preliminary Ecological Appraisal - JBA Consulting, 2016

App. 8 - The Canons, Mitcham - Hydrology Study of Canons Pond - JBA Consulting, 2016

App 9 - The Canons Mitcham - Bat Emergence Survey - JBA Consulting, 2016



The Canons form a valuable part of Merton's open space network of parks and open spaces. Green open space covers nearly one fifth of the Borough's land use making Merton, while generally suburban in character, one of the greenest boroughs in Greater London. The network of green spaces provides green corridors running through Mitcham which combine to form the Wandle Valley Regional Park.

Habitats with ecological value include small areas of tall ruderal vegetation, scrub, a pond, a small area of woodland and a large number of mature trees. Several of the mature trees were identified as having bat roosting potential. Tall ruderal vegetation and scrub provide suitable habitat for reptiles and terrestrial habitat for amphibians. The woodland and mature trees provide roosting opportunities and foraging habitat for bats as well as nesting opportunities for birds. The pond provides habitat for a variety of aquatic invertebrates and amphibians as well as a foraging resource for bats. Canons house and the Dovecote were found to have bat roosting potential.

The pond is a Site of Importance for Nature Conservation (SINC).

2.2.6 Sporting Heritage

Between 1922 and 1963 the Park Place site became the News of the World's sports ground and clubhouse and provided a wide range of facilities including football pitches, cricket field, running track, two bowling greens and hard and grass tennis courts. The Club's reputation grew and achieved a nationwide reputation, becoming a training venue for Mitcham Athletics Club during the 1920s and 1930s. Amongst the notable sporting figures associated with the training ground include Dorothy Tyler, who won a silver medal for the High Jump at the 1936 Berlin Olympics and competed at the 1948 London Olympics. The sports ground is reputedly where the first women's road race in the world took place (in 1934) and The London to Brighton Road Race, the world's longest standing ultra-marathon, also used to start here. Today the main use of the area is informal sport and recreation.

It is thought that when The Canons was purchased by Mitcham Corporation in 1939, their intention was to develop the grounds as a sporting venue, taking the lead from the News of the World, however the war intervened and this ambition took some decades to realize. Korfball was first played in the UK (by visiting Dutch teams in 1946) on the grass area just to the west of where Madeira Hall is located today. The hall, itself, which opened in the 1960s, was originally a gymnasium and Canons house was the base for the Belgrave Harriers Athletic Club in the 1950s, tennis courts were laid on the site of former orchard and Mitcham Bowling Club (MBC), established in 1930, moved to The Canons in 1965.

A new-build sports centre at The Canons was mooted in the early 1970s, but beset by funding and prioritizing problems. After prolonged debate, Canons Leisure Centre was finally built in 1984. The Leisure Centre, operated on behalf of London Borough of Merton by Better is the main leisure centre for Mitcham and includes a fitness centre, dance studio, low impact studio, 25 metre pool, teaching pool, sports hall, squash courts, crèche, and sauna suite and a multi-use games area, built in 2014 on the site of the former tennis courts.

In addition to the site's heritage in sport, the adjacent Mitcham Cricket Green is of exceptional sporting interest. Cricket has been played on the Green from as early as 1685 and has been played continuously ever since, longer than anywhere else in the world. Some residents of The Canons were prominent players and supporters of the cricket club, perhaps none more so than Charles Hugh Hoare, descendant of the banking family whose grandfather laid out Stourhead in Wiltshire. Hoare was the first captain of Surrey County Cricket Club while resident at The Canons, leading them 1846-1850. Mitcham Cricket Club has provided three members of the England team as well as a women's England captain. The cricket ground regularly hosted matches with touring Test teams and many famous cricketers, including W G Grace, have played on the ground. During the inter war years, crowds watching the cricket could number as many as 6,000 and the ground is still a very popular venue today.

2.2.7 The Canons and Community Value and Use

In 2012 Mitcham Cricket Green Community & Heritage secured Heritage Lottery funding to raise awareness of the area's history and plan conservation work, including the production of an audio trail and a photo exhibition. A workshop was held in 2013, 'Tune in Cricket Green', organized by Mitcham Cricket Green Community & Heritage working in partnership with the future Merton team and London Borough of Merton and local ward councillors. This led to the development of the Cricket Green Charter in 2013 which was designed to inform policies and decisions about the future of the Cricket Green including Canons House and Park Place.

Mitcham Cricket Green Community & Heritage, Friends of The Canons (FROC), Mitcham Society have combined with London Borough of Merton to form The Canons Partnership. The voluntary groups are extremely supportive of the HLF bid in principle and summarise their key objective as:

The Canons house, Park Place and their grounds should be restored, given greater unity and become a thriving centre of cultural and leisure activity which appeals beyond the local area.

The community groups summarise the characteristics of The Canons that they value most:

- Complex micro-landscapes, mosaic of open spaces and historic footpaths
- Richness of heritage
- Assemblage of historic buildings which tell a continuous story from the early 16th century dovecote to the present
- Strong sporting and recreational heritage and associations
- Sense of discovery

The relationship between The Canons and the wider heritage of Mitcham is important. This includes the historic significance of the Mitcham Cricket Club, which has played on the neighbouring Cricket Green since the late 17th century, and the heritage of the production locally of medicinal flowers and herbs which was prevalent throughout Mitcham.

Due to the fact that the site has been used by the public since the 1930s, it is expected that a significant number of today's local residents have memories of both The Canons and Park Place and how they used the buildings or the grounds, perhaps as an ARP warden, or as allotment holders in the 1940s and 1950s in the field to the west of The Canons house, or participating in sports or events at both Canons and Park Place.

From the 1960s alterations onwards, The Canons was used by clubs and local groups as accommodation for meetings, and there are a few photos in the Merton Heritage and Local Studies collection that show these activities. In more recent decades, these included use as a Merton Heritage Centre, nature interpretation centre and a local radio station, as well as for masonic meetings, local history talks, dance classes, exhibitions, and day trips for people with special needs being cared for by the nearby Jan Malinowski Centre. (3) It is likely that many of these types of activities were being held in the house from perhaps after the wartime use onwards.

The Canons provides a green oasis, just minutes walk from the bustle of Fair Green. The Canons is popular with parents and young children as it provides large flat areas of amenity grass and a well-used playground, often used by children before and after swimming sessions. The Little League used to use the recreation area for football for school age children between October and April every year. Other informal uses include dog walking, running, picnicking, and visiting the site during lunch hours.

Although there has not been any detailed survey data on use, it is expected that the vast majority of visitors, visit the leisure centre, which attracts use at all times of the day and in the evenings.

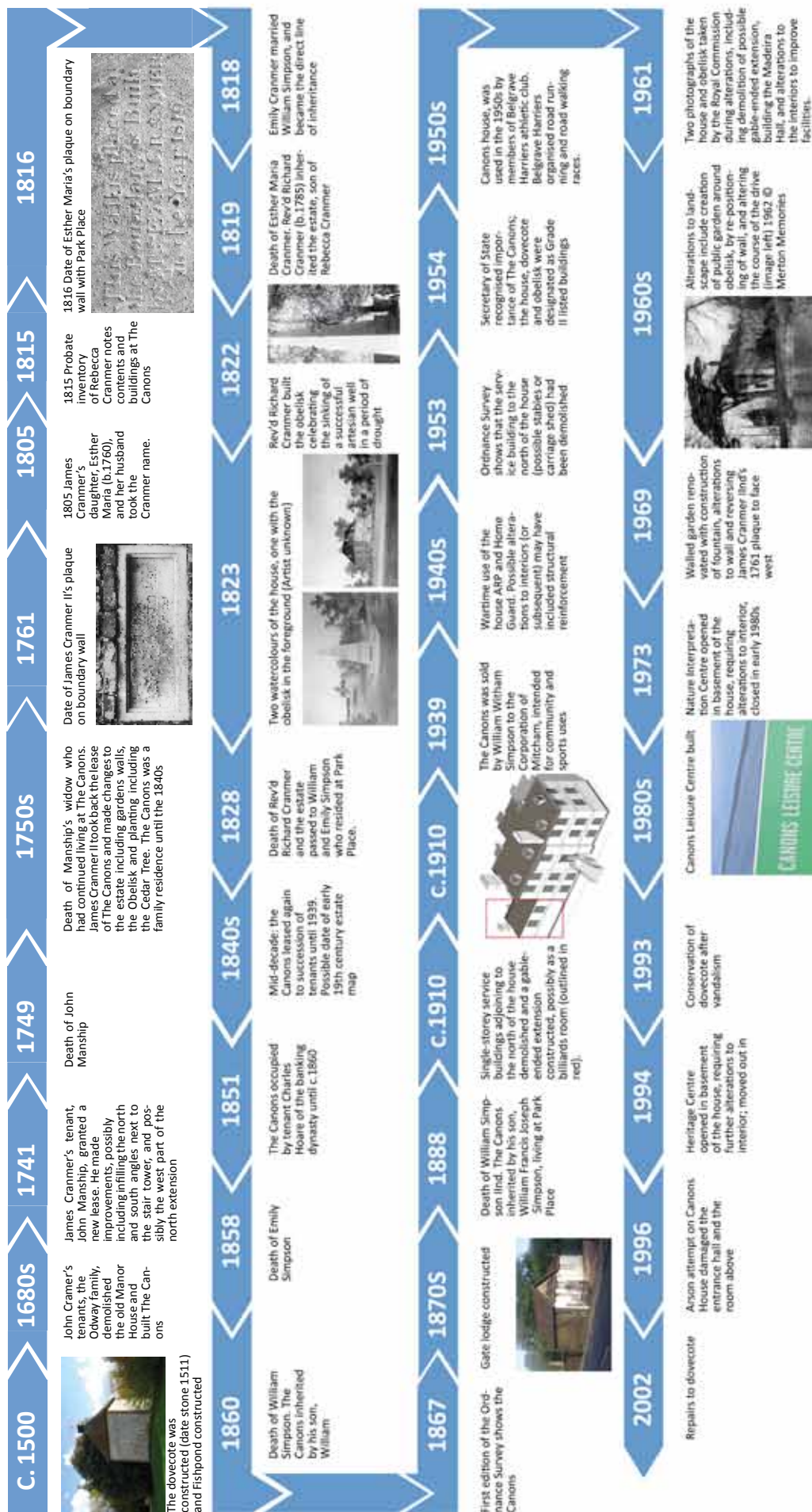
2.3 History of the Site

2.3.1 Summary

Map regression has shown the growth and evolution of the area from the 18th century onwards, with the earliest cartographic evidence dated to 1703. Surviving from the grounds of the former Medieval complex, the Dovecote and Fish Pond were incorporated into the grounds of The Canons manor house in the late 17th century and Park Place mansion and estate was developed in the late 18th and early 19th century. The 19th century also saw the construction of houses along the roadways, and a continued expansion of the nurseries associated with Park Place into the 20th century. The map regression has shown the changing nature of the lands from laid out mini estates through to the conversion of the grounds to sporting and a recreational complex through the 20th century. Assessment of the aerial images from the mid-20th century revealed the site's wartime role, with the pillbox to the north-east and the establishment of allotment gardens in the western half of the site. By the 1960s the sports complex was fully formed tennis courts, bowling greens, cricket pitches, and running track all in use.

The development of the site up until the late 20th century is best explained in terms of the development of the two separate estates (refer to Timelines). The development of The Canons can be described within 7 phases and Park Place in 5 phases. The first phase of both covers the period prior to the establishments of the individual estates and the last phase of both covers the current period within the ownership of London Borough of Merton. However between the first and the last phase the estates were developed in quite different ways with different periods of activity, meaning that phases do not overlap. We outline below the phases of development initially for The Canons and then Park Place.

THE CANONS HOUSE (GRADE II* LISTED) - TIMELINE



2.3.2.1 Phase 1 - Medieval times to 1680

It is understood that prehistoric settlers from the Mesolithic onwards were attracted by the fertile river terraces and hunting grounds of the Wandle River basin. The location of what is now Mitcham along the road from Londinium to Chichester ensured a strong Roman presence in the area during the 1st to 5th centuries AD. The Saxon period covers the end of the Roman period in the 5th century, up the Medieval period at the start of the 12th century. The name Mitcham is derived from the Saxon place name 'Mic' and 'ham' referring to a large settlement in the area from at least the 7th century onwards.

During the Medieval period, a moated farmstead associated with the priory of St Mary Overy at Southwark is thought to underlie the current grounds of The Canons. The existing dovecote, with a date stone of 1511, may have been constructed for the priory which surrendered its property to the Crown during the Dissolution in 1538. (4) By 1589, the building is recorded as being the property of Richard Burton. (5) In the research completed for this conservation plan, it is not clear from where the name of the Canons is derived from its ownership by the priory of St Mary Overy, or the connection suggested on the present interpretation panel on the mansion, with Bayeux Abbey, Normandy.

Montague notes changing ownership of a 'Parsonage House', built in the time of the priory ownership, the latest mention seemingly in a deed of 1657. John Cranmer inherited the estate in 1672, although it is unclear if he lived in the Parsonage House. Montague suggests that this was the predecessor structure demolished to make way for the present building. (6)



Figure 3 - The Rocque Map of 1745

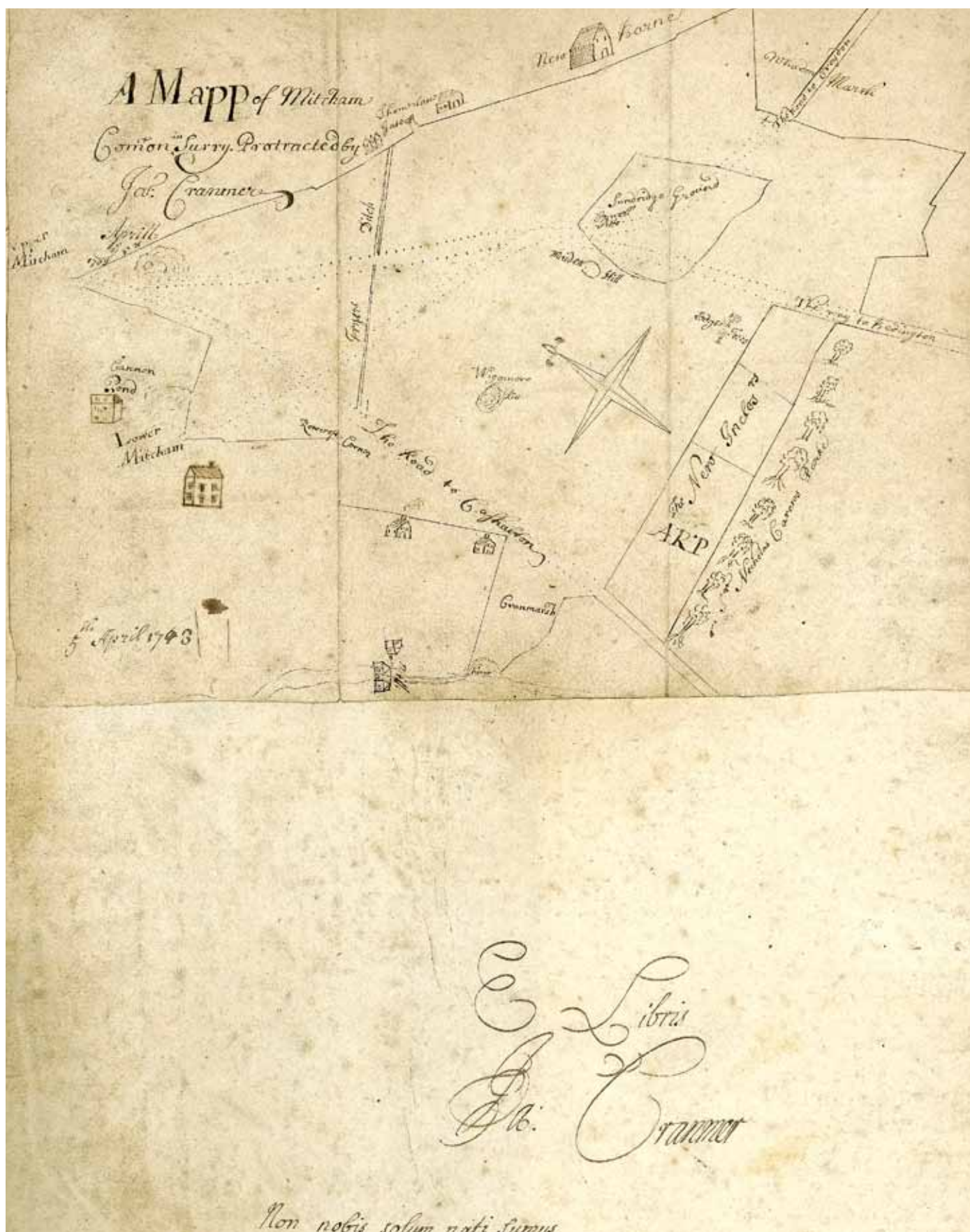


Figure 4 - 'Mapp of Mitcham Common'

2.3.2.2 Phase 2 - 1680 - 1750

Cranmer granted a building lease of 50 years in November 1680 to John Odway, covenanted to rebuild the 'Manor House called Parsonage'. (7) Montague notes that subsequent documents refer to the house as having been built by Odway. The former Medieval complex, including the Dovecote and Fish Pond were incorporated into the grounds of Odway's new house at The Canons, both of which remain today. There are no plans of the gardens during this period although if they followed fashion of the time they may have consisted of a formal arrangement with linear paths bordered by grass plats, lines of trees and beds of flowers, clipped shrubs and fruit trees grown against walls. The orchard, fishpond and other productive areas at The Canons during the 18th century were probably of utilitarian design.

The lease was surrendered in 1717, and the Odway or Otway family moved away. (8) New tenants moved into the house including John Manship who took over the lease in 1737 and negotiated a new lease in 1741, receiving a reduction on the rent for 'repairs and improvements'. He remained at The Canons until his death in 1749.

A 'Mapp of Mitcham Common' showing The Canons estate 'Protracted' (drawn) by James Cranmer, dated in the title as April 1709, yet another hand adds the date April 1743 in the lower right corner. The plan indicated only the dovecote and pond with no reference to the house built supposedly by John Odway in 1681.

The Rocque map of 1745 plan shows Canons estate as well as other estates around the village of Mitcham and Mitcham Common. This plan omits features which were recorded on site by that time such as the pond, dovecote, meadows and manor house. The detail is poor and deciphering the layout of the garden and buildings is inconclusive. One feature which appears to be clearer is the suggestion of a wavy plantation in the field west of the house. This would concur with woodland known as a 'wilderness' being located there. Such plantations were fashionable during the eighteenth century and formed by planting dense shrubs and woodland entwined by serpentine walks. The centre was often left open allowing a view of the open landscape beyond, in this case the Green.

2.3.2.3 Phase 3 – 1750 – 1840s

The period when the Cranmer family lived at The Canons, from the 1750s/ early 1760s to 1840s, was a period of stability, when the grounds were developed. James Cranmer (I) died in 1752 and his son, also James (James Cranmer II) (1719-1801), took back the lease of The Canons. Although he had a town house at Tottenham he appears to have retained The Canons, possibly as a country retreat. The extensive walled gardens were probably developed throughout



Figure 5 Watercolour of The Canons from the south east, 1823

the 18th century as well as the small walled garden and the Cedar of Lebanon perhaps was probably planted then. In 1761 James Cranmer II built or rebuilt a small walled garden wall, marking the event with a limestone plaque. The stone was reset in the east wall during renovation of the garden in 1969.

James Cranmer II's daughter, Esther Maria (1760-1819), inherited the estate and she and her husband took the name Cranmer in 1805. Her name is inscribed on the second plaque, dated 1816, noting the erection of the boundary wall to Park Place.

In the 18th century a drive was laid out provided a fine entrance sweeping towards the turning area at the front of the house. Tree planting edges the estate, with views being allowed to extend over the adjacent common land and cricket green, which became in effect borrowed landscape features.

Closer to the house, the details of the ornamental gardens and lawn are not known, but it is likely they changed over the centuries to reflect fashions. The formal garden probably laid out in the 17th century when the house was built may have been simplified to a lawn during the 18th century, and then it appears, from the estate map of second quarter of the nineteenth century, that a more gardenesque layout was developed in the 19th century including a winding path and shrub planting.

Revd. Richard Cranmer (born 1785) inherited the estate in 1819, having lived in the house since 1812. (9) He was vicar of Mitcham responsible for the erection of the Obelisk in 1822. Montague notes that the summers of 1821 and 1822 had remarkably low rainfall and that many local wells dried up. 'Local tradition holds' that a spring miraculously appeared at the location of the Obelisk. (10) It is possible that the so-called local tradition may have arisen from the biblical quotation on the Portland stone plaque: 'God opened the rock and the waters gushed out' from Psalm 105, referring to the Prophet Moses striking the rock in the Wilderness. Merton Memories photographic archive data with a watercolour which shows the Obelisk c.1823, states that the Obelisk commemorates the sinking of an artesian well. (11) It is also possible that it was a naturally-occurring artesian spring. It is alleged in Walford *Greater London: a narrative of its history...* that the supply failed soon after the Obelisk was built. (12) The watercolour shows that the Obelisk appears to have been over the wellhead, and that the water flowed out of an opening in the Obelisk base itself into a basin. The water then seems to flow away from the viewer in a channel. The undated, c. 1840, estate plan corroborates the arrangement and shows that the channel of water emptied into the pond to the east (**Figure 2**).

The undated, c. 1840, estate plan is also of paramount importance in understanding the building as it shows that the house had been extended to the north in outline, the arrangement of its outbuildings and the grounds. The park wall, or at least a portion of it, had been built by the 1820s, as it is depicted in the 1823 watercolour shown in **Figure 6**.



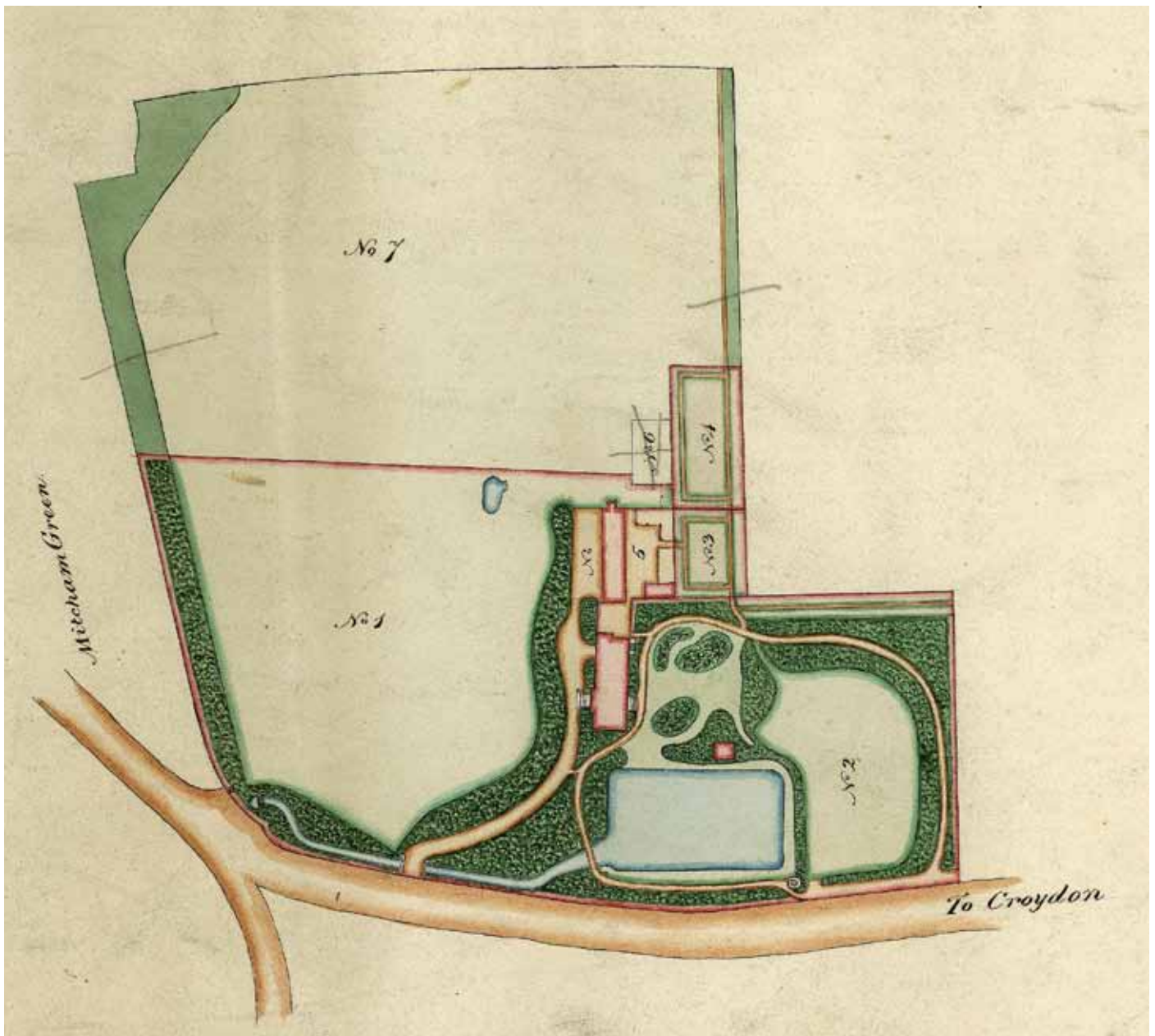


Figure 6 Undated 1840s estate plan © Surrey History Centre

Figure 6, the estate plan c. 1840, shows the house and when the property was tenanted. The plan shows a shelter belt on the west side of the meadow with a secondary belt sheltering the carriage drive. Dense trees and shrubs are shown east of the drive. A sinuous circuit walk progresses around the edge of the garden, and is enclosed by shrubberies. East of the pond an orchard is indicated in an irregular shaped area. North of the pond the lawn is articulated by irregular shaped shrub beds. The dovescote appears to be screened by shrubberies and may not have been appreciated as a garden feature at this time. The pond is shown as a rectangle with curved corners. A culvert leads into the pond from the west and flows underneath a bridge supporting the carriage drive which leads north towards the house, over a bridge past mixed plantation on either side. The carriage drive bridge is shown with scrolled ends as is the garden bridge and balustrade on steps to the house. The circuit walk includes a feature at the south east corner of the pond, possibly a summerhouse but not labelled in the references. A pair of rectangular formal gardens is shown north of the lawned garden.

2.3.2.4 Canons Phase 4 - 1840s - 1939

Montague states that Canons was leased to a succession of tenants from the mid 1840s up to 1939, but remained the property of the descendants of the Cranmer family, the Simpsons, who lived at the adjacent Park Place. (13) This phase appears to have been period of little change to the house and grounds with the exception of the construction the lodge built by Canons tenant Charles Hoare. **Figures 7**, the first edition of the Ordnance Survey of 1867, also shows a conservatory, depicted in the north east angle of the house. The west front of the house overlooks a small curved forecourt adjacent to a field which is screened from the Cricket Green by a line of trees; the field is dotted with individual trees and denser woodland either side of the drive along the southern boundary. A pond is located on the boundary between the two fields.

North of the old fish pond, a lawn bordered by shrubberies is overlooked by the east front of the house with the dovecote shown along the southern boundary of the lawn. A boundary which is defined by an erratic north-south line of either fence or wall, is shown between the lawn and a small orchard and vegetable garden which borders the Park Place estate on its eastern and northern boundary respectively. North of Canons house, there are a number of enclosures which contain service buildings for the mansion.

The walled garden is shown covering a larger area than currently exists, suggesting that the existing northern boundary wall was located approximately 5m to the north. Paths are shown around the east, south and western edges of the garden with a path shown along the line of the existing northern boundary wall inset from the boundary at that time.

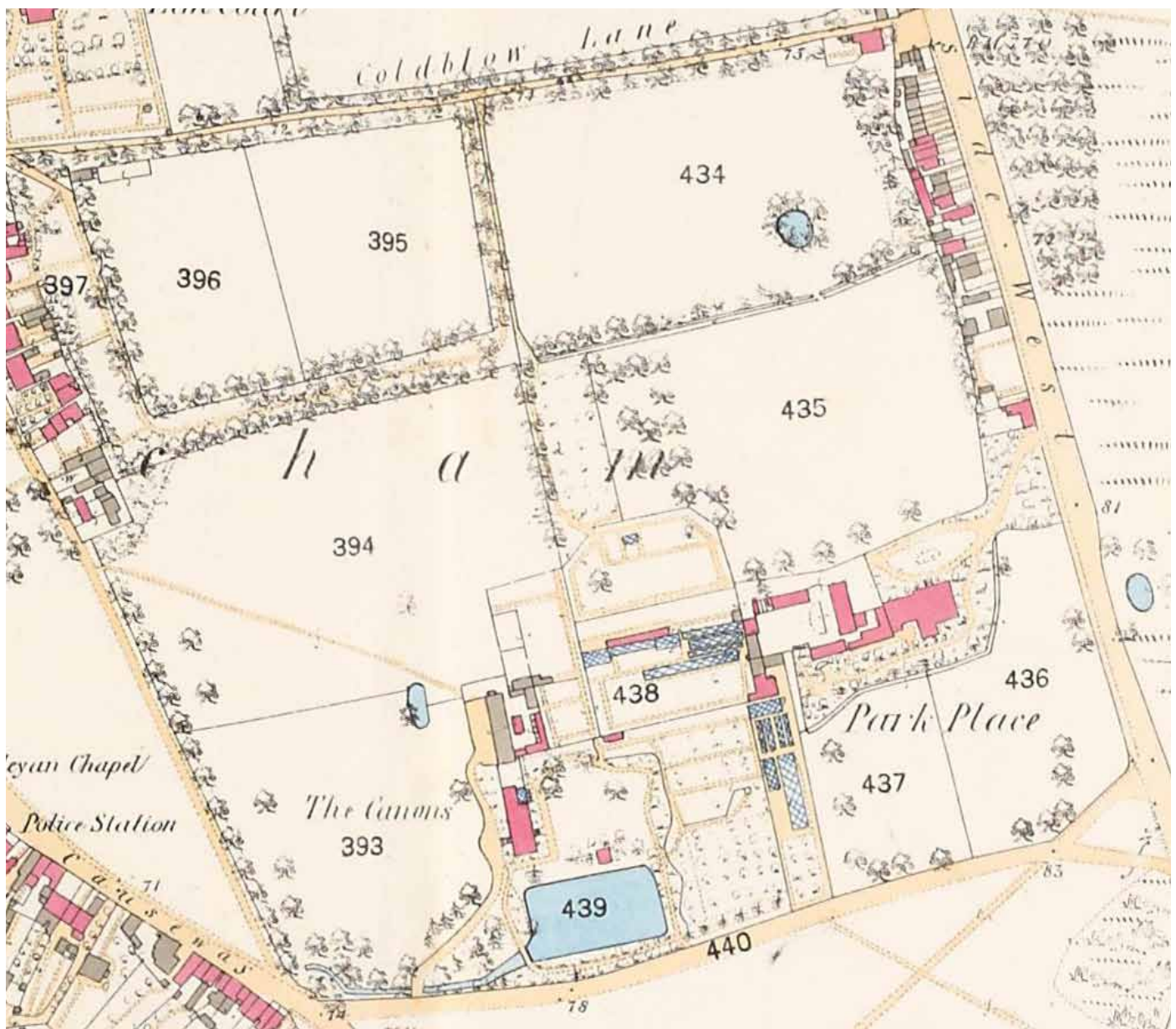


Figure 7 Ordnance Survey surveyed 1867 at 25 inch to one mile scale - The Bodleian Libraries, The University of Oxford



Figure 8 Undated photograph c.1900 showing the house from the entrance drive, looking north east. *London Borough of Merton*



Figure 9 Undated photograph c.1910 showing the garden elevation of the house from the east lawn. The shrubbery border against the elevation of the house seems to have been replanted from Figure 9. *London Borough of Merton*



Figure 10 Photograph c.1900 shows that this elevation was bare brick, and not painted or harled. There is also no dormer window in the north extension. *London Borough of Merton*



Figure 11 Undated photograph c.1940s or 1950s showing the south and east elevations from over the pond. It shows that this elevation had been painted; it also shows the gable end of the north extension demolished in 1961. *London Borough of Merton*

2.3.2.5 Phase 5 1939 - 1950s Sale and Council alterations to Canons house

The Canons was leased and occupied in the early part of the twentieth century, but by 1939, the Simpson family sold the estate to the Corporation of Mitcham for £25,093. Montague does not state a reason for the family selling, but in that period, increasing taxation on the wealthy made many give up large houses and estates. He notes that the Corporation's intention 'was to use the house as a community centre, developing the grounds for sport and athletic purposes'. (14)

With the advent of the Second World War from 1939, The Canons was made an air raid warden's control centre and a Home Guard post. The floor structures of the house were strengthened, and the grounds largely turned to growing wartime food. (15) The dovecote, notes Montague, was repaired in 1942 after 'a section of the [west] wall' collapsed. It was at this time that the date of 1511 was discovered. (16) In 1954, the house, the dovecote and the Obelisk were listed by the Secretary of State in Grade II. (17) By this date, the Council was increasingly stretched to maintain the grounds. A photo from the 1940s or 50s shows the pond fenced off and the rear entrance practically overgrown by vegetation.

The 1954 Ordnance Survey National Grid map shows that the stables or carriage house had been demolished since the 1937 aerial photos and that there had been no other changes to the buildings (Figure 13). The map also shows that Mitcham Corporation had developed a nursery in the area formerly occupied by the orchard and walled garden to the east of the pond, retaining the boundary walls. It appears that from the note Canons Nursery that they also developed a section of the adjacent Park Place estate as a nursery too, perhaps renting the land.

The small walled garden to the northeast of Canons house is shown as a void with no paths and a single glass house or cloche on the western side of the garden and two further glass houses or cloches to the north. The detail of this area is revealed by the 1937 aerial photograph (**Figure 12.a**) which confirms that the glass structures were in fact cloches and that the existing walled garden is smaller than currently exists, with the existing northern boundary wall a recent construction along the lines of a former path.

A large area of The Canons was used for allotments during the Second World War as part of the 'dig for Victory' initiative - see **Figure 19**. The Borough Engineer prepared a report in 1948 on the reinstatement of recreation grounds that has been used as allotments and this indicated the total area covered by allotments was 5.3 acres.



Figure 12.a 1937 Aerial photo looking west



Figure 12.b Canons House, Mitcham, 1937 - Aerial Looking East



Figure 12.c Canons House, Mitcham, 1937 - Aerial Looking South-West

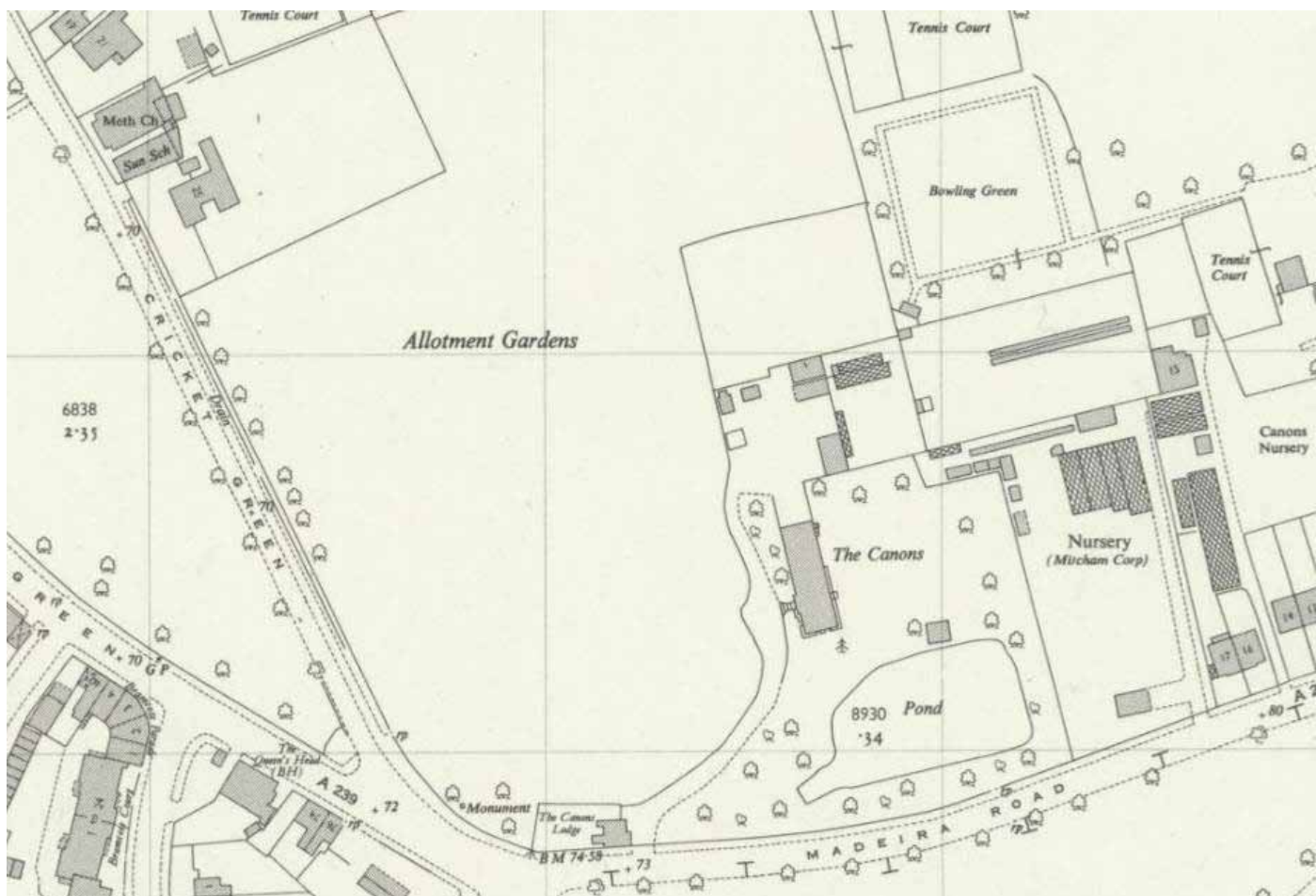


Figure 13 Ordnance Survey National Grid map at 1:1250 scale, surveyed 1954. NLS

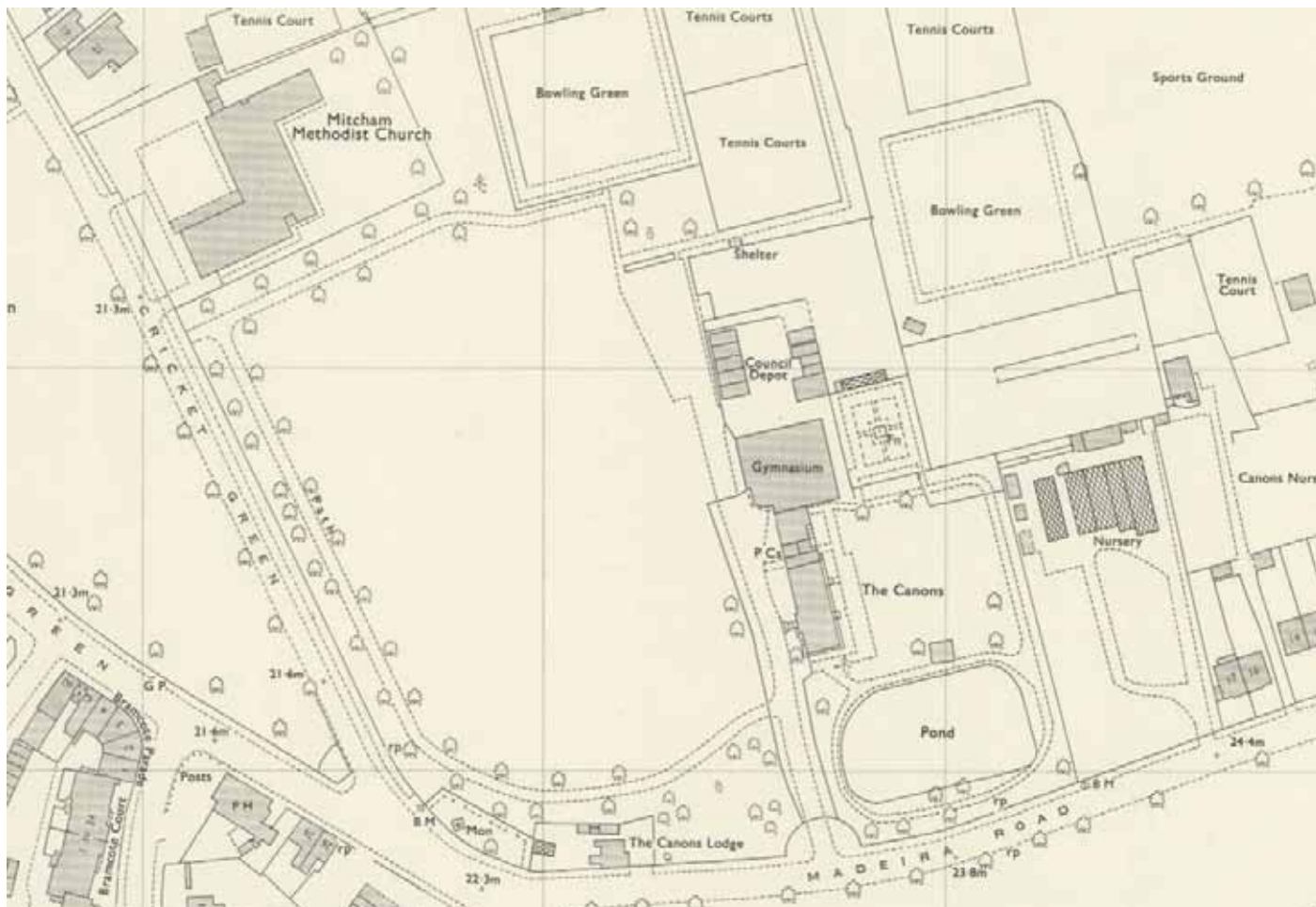


Figure 14 Ordnance Survey National Grid map at 1:1250 scale, 1971. NLS

2.3.2.6 Phase 6 1960s - 1985 Major Works in the 1960s and Development of Leisure Centre

There was major investment by the Corporation of Mitcham c.1960 in upgrading The Canons which was completed shortly before the Municipal Borough of Mitcham was abolished, and absorbed into the London Borough of Merton following the Local Government Act of 1963, in 1965. Catering facilities were provided in Canons house, a gym in the Madeira Hall, changing rooms, WCs, and rooms for voluntary organisation to use. The Royal Commission (RCHME) took some photographs in 1961, and this seems to have been in advance of the major works, including the demolition of the gable-ended north extension, which may have been the billiards room (**Figure 15**). **Figure 16** shows that the driveway was re-routed to the east, and was being prepared for relaying with a hard road surface at the time of the photograph.

Also during the early 1960s, the corner of the brick wall round the south west corner of the estate was taken down and rebuilt to create a public garden and a setting for the Obelisk. The Royal Commission photograph from 1961 shows the work newly completed. It is possible that the Obelisk was cement harled at the same time (**Figure 18**).

Many of these changes are shown on the 1971 National Grid, with additional buildings shown to the north of the house, including, what Montague refers to as a service yard for the Corporation, north of the Madeira Hall (**Figure 14**).

Landscape works were carried out under the new aegis of authority, the London Borough of Merton, including the creation of the quasi seventeenth-century east garden with its yew walk, widening of the east terrace and improvements to the pond.

Council minutes of 1953-54 records that a young *Metasequoia glyptostroboides* (located in the car park) was planted by Royal Botanic Garden Kew to replace an old tulip tree. It was noted that the tree had only been known by fossilised remains five years before and that the council was most grateful for Kew's assistance



Figure 15 RCHME photo of 1961 of the south and west elevations looking north east. Reproduced by permission of Historic England



Figure 16 Undated photograph c.1961 a view looking south from just to the south of the house on the drive. The original path of the drive sweeps to the west (right) but the new route is being prepared in the centre of the photo. London Borough of Merton



Figure 17 Undated photograph, possibly c.1969, showing the altered walled garden, with the dropped wall creating a *claire voie* onto the east lawn, and a fountain in the centre. London Borough of Merton



Figure 18 RCHME photo of 1961 looking south east at the Obelisk and its newly-created garden setting. The lodge roof is beyond. Reproduced by permission of Historic England

In 1969, the walled garden was renovated; (18) Montague states that at his suggestion the walled garden was ‘turned round’ to face into the east lawn, and James Cranmer’s 1761 incised stone reset in the west facing wall. (19) It is clear from the fabric of the south wall that the present *claire voie* was retrospectively made by dropping the height of the pre-existing wall, and it seems likely that it was done at this time (**Figure 17**). The figure shows the basin and fountain which are marked on the 1971 Ordnance Survey (see **Figure 14**), and the box hedging which survives today. Interestingly, the existing large Medlar tree adjacent to the doorway is not apparent on the photograph indicating it is less than 50 years old. The map also shows the walled garden is now defined by a new boundary wall along its northern boundary with a glass house located on the northern side of the wall.

The basement of The Canons was fitted up as a ‘Nature Interpretation Centre’ and opened in 1973; Montague states that the centre was ‘short-lived’, (20) closing in the early 1980s. (21) The 1970s work apparently removed all features of interest in the basement which included old doors with ‘hand-forged hinges’, a cooking range, dresser and flagged floors.

The Planning department card index notes an application for Listed Building Consent ‘for demolition of garden wall & rebuilding to a reduced height’ in 1983 and an application ‘to demolish 40m length of garden wall & replace with yew tree hedge’ in 1985, probably as part of the development of the proposed Leisure Centre. Car parks were laid out in the former council nursery of The Canons and walled gardens of Park Place.

2.3.2.7 Phase 7 1985 - 2016 - Minor Works

Minor works were carried out to Canons house in 1994 when the basement was again re-fitted and occupied as a Heritage Centre including additional steel bracing, a new concrete floor and wall plaster was removed to combat rising damp. This exposed the early red brick walls and a ‘course of roughly-squared blocks. Reigate stone incorporated in the west wall’, possibly from a pre-1680s building. It is noted that the repairs provided an ‘opportunity for photography’ but it is not clear whether the opportunity was embraced. (22)

Montague notes that The Canons was set on fire in 1996. There was damage 'to the entrance hall and room above', and it took 'over 12 months' before the damage was made good. (23) Two applications noted on the Planning department index card in 1997 for a CCTV camera system may have been in response to the arson. Montague notes that the dovecote was repaired again in 1993 after vandalism. The lodge had a light-weight timber porch around the front door in the last quarter of the twentieth century; it is shown on a photograph of 1992, but has been removed. (24)

A second phase of development of the Leisure Centre took place in the 1990s. The Leisure Centre is now the main reason for the people to visit The Canons.

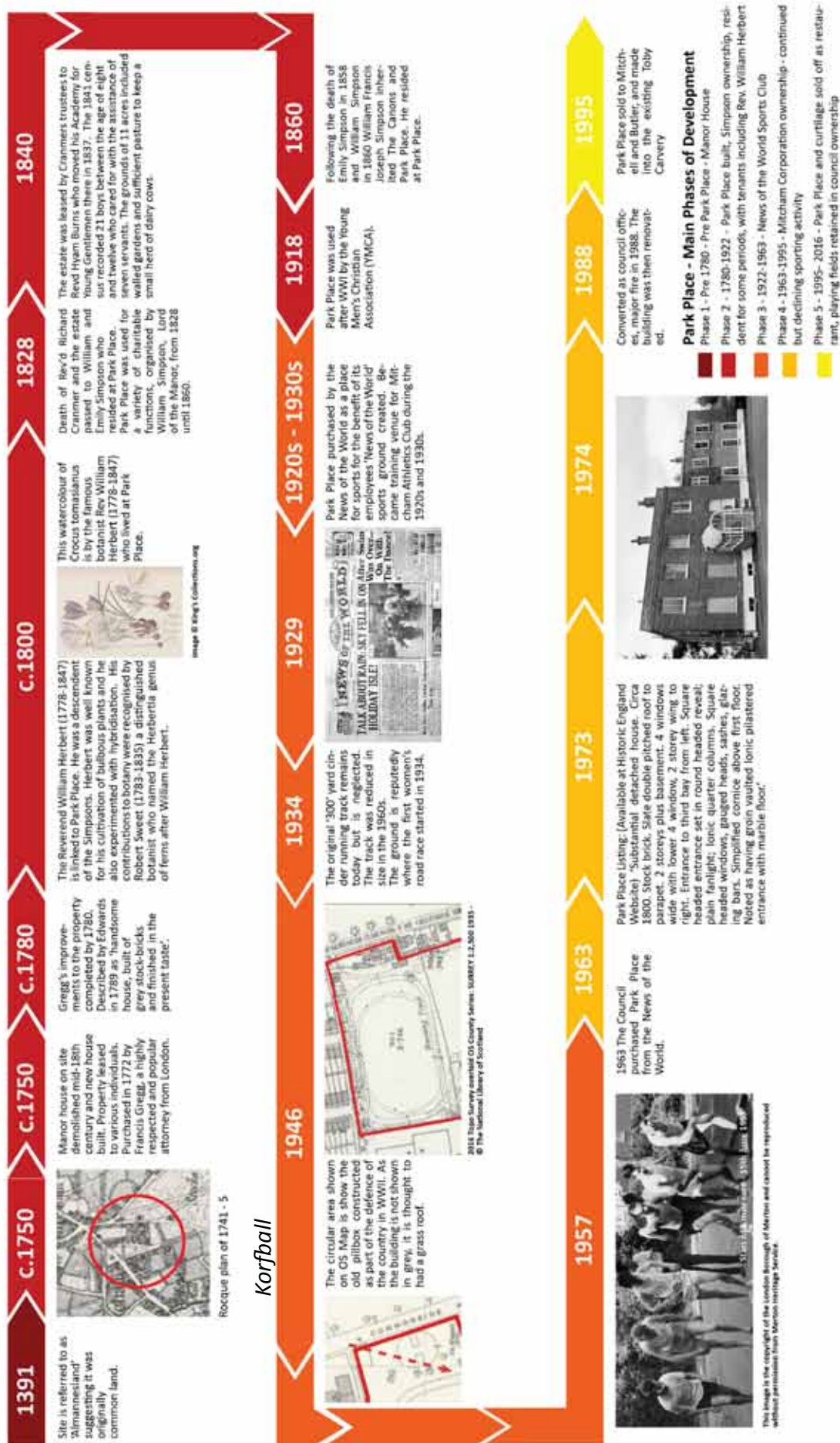
The assessment of aerial photos (**Figure 19**) has also revealed the potential for buried archaeology to survive below the ground surface, with many field boundaries, and potential structures noted - including a potential sub-rectangular structure immediately north of the Dovecote on the East Lawn. This has been confirmed by geophysical survey work undertaken in August 2016 - Please *refer: Appendix 2*. The area will be subject of further investigation as part of a community archaeology event in the form of a dig in 2017.



Figure 19 - 1945 Canons allotments, Aerial

2.3.3 Park Place

PARK PLACE - TIMELINE



Korfball

2.3.3.1 Phase 1 - Medieval times to 1780 - pre Park Place

Park Place was built on a site known as 'Almonds' or 'Allmannesland'. It is believed that an Elizabethan house or manor house was built on the Park Place site and this may have been building shown on the Rocque Map of 1745 (**Figure 3**).

2.3.3.2 Phase 2 - 1780 - 1922

Park Place also belonged to the Cranmer family or their descendants, the Simpson family, during the 19th century, including William Simpson who was Lord of the Manor between 1828 and 1860 and later William Francis Joseph Simpson who resided at both Park Place and The Canons. In addition Rev. William Herbert, a descendant of the Simpson family also resided at Park Place. Rev. William Herbert was well known for his cultivation of bulbous plants and hybridisation as well as an excellent draughtsman of plants; presumably the extensive walled gardens in the grounds of Park Place enabled experimentation to take place.

The 1st edition OS map of 1867 **Figure 7** provides an excellent impression of the layout of the estate in the mid 19th century when William and Emily Simpson resided at Park Place, perhaps its hey day. The kitchen garden to Park Place, located east of the orchard at The Canons, was linear in shape and dominated by glasshouses with further walled gardens glasshouses located to the north east. Further east a pair of fields are dotted with trees and separated from the pleasure ground by a ditch. The south front of the house was designed to overlook the garden and fields. Service buildings were grouped around a courtyard. The drive, from Commonside West, is planted with shrubberies and arrives at a turning circle located at the north front of the mansion. Additional fields are shown north of the buildings and a pond is shown in the furthest one.

Later OS maps show little change until the 1920s, with the property becoming increasingly difficult to maintain as a private property, in fact actually being used by the YMCA after World War I.

2.3.3.3 Phase 3 - 1922 - 1963 – *News of the World Sports Club*

The history of sport and leisure seems to have gone back to 1922 when the *News of the World* newspaper purchased the adjacent Park Place from William Simpson. The newspaper used the grounds primarily for the recreation of its employees. The eighteenth-century house was converted to provide club rooms, a steward's flat and four other self-contained flats. Hedges and fences were taken down on the estate, and the sporting facilities, including a bowling green, tennis courts, a putting green, running track, football and cricket pitches were laid out, all as shown on the 1935 OS map (954/04 Survey - *Historic Map Regression* and **Figure 12b** and **12c**)

Park Place became a training venue for Mitcham Athletics Club during the 1920s and 1930s. Amongst the notable sporting figures associated with the training ground include Dorothy Tyler, who won a silver medal for the High Jump at the 1936 Berlin Olympics and competed at the 1948 London Olympics. The sports ground is reputedly where the first women's road race in the world took place (in 1934) and The London to Brighton Road Race, the world's longest standing ultra-marathon, also used to start here. In addition the Mitcham Korfbal Club was born in 1946 when two Dutch International sides met for a match in Mitcham (Park Place). The opening of a new road in Mitcham, named Hengelo Gardens, on the Ravensbury Estate, took place on the 30th August 1952. The road was named after the town of Hengelo, in the Netherlands, which became Mitcham's adopted Dutch town.

In addition to the development of the sports ground, houses were built for employees of *News of the World* along Madeira Road and the southern section of Commonside West.

During the war a pillbox was constructed in the northeast corner of the recreation ground. This is shown as a grey area on the 1953 OS map, perhaps indicating that it had a grass roof.



<https://mitchamhistorynotes.wordpress.com> - Getty images

2.3.3.4 Phase 4 1963 - 1995

In 1963, Mitcham Corporation added Park Place estate to The Canons when they purchased it from the *News of the World*. (25) During this phase formal sports facilities declined, with the various sports clubs moving their locations

such as to the David Weir Centre. The nursery survived until the 1970/80s.

The house was listed in the mid-1970s. No firm use was found for the building, so it was resolved to sell it in 1988 and in the same year, it was severely damaged by fire. Park Place was eventually purchased in 1995 and converted to its present use as a restaurant. (26)

2.3.3.5 Phase 5 1995 - 2016

The restaurant has remained and thrived over this time and a car park developed in the former gardens on the south side of the house as well as along the former drive which has been extended to form the main service route for the Leisure Centre. The old nursery has been recently identified as a potential development site.

A new play area was built c. 2000 in the southwest corner of the playing fields. Little League has used the grass as football pitches up until recently (2016).

Summary of Development of the Site

Please refer to:

954_04_Survey - Historic Map Regression

954_05_Survey - 1840s & 1867 Overlay

954_06_Survey - 1867 & 1935 Ordnance Survey Overlays

954_07_Survey - OS Map Surveyed - 1867, overlaid onto Topographical Survey (2016)

954_08_Survey - OS Map Surveyed - 1935, overlaid onto Topographical Survey (2016)

App 1 - The Canons - Archaeological Desk-Based Assessment - Addyman Archaeology, 2016

App 3 - Appraisal of historic designed landscape at The Canons, Mitcham - Fiona Green, 2016.

Summary

The map regression has shown the growth and evolution of the area from the 18th century onwards, with the earliest cartographic evidence dated to 1703. Surviving from the grounds of the former Medieval complex, the Dovecote and Fish Pond were incorporated into the grounds of The Canons manor house in the late 17th century and Park Place mansion and estate was developed in the late 18th and early 19th century. The 19th century also saw the construction of houses along the roadways, and a continued expansion of the nurseries associated with Park Place into the 20th century. Mitcham UDC took over ownership of The Canons in 1939 and subsequently took over the News of the World Sports Ground on the Park Place site in 1963 when the two sites were joined. The two periods of major council investment both in the mid-1960s and then in the mid-1980s, did not significantly change the condition of key historic features such as Canons House, the dovecote, the walled garden, although the addition of new features, primarily Madeira Hall and Leisure Centre, has had an effect of their settings. In addition, a new brick wall built immediately to the east of the Obelisk has divorced the feature from Canons house and the new garden setting of the Obelisk is poor quality. These ad-hoc additions have merely gone to fragment the area further and little or no attempt has been made to unify the two sites through a masterplanning exercise.

Map Overlays

Drawing Nr. 954_04_Survey - Historic Map Regression shows four key maps that illustrate the main phases of development over the last 200 years or so:

- c. 1840s estate map
- 1867 Ordnance Survey Map
- 1935 Ordnance Survey Map
- 2016 Topographical Survey



<https://mitchamhistorynotes.wordpress.com> - Getty images

The map shows a residential area with a large parcel outlined in red. The parcel is divided into several lots, including 394, 395, 396, 430, 431, 433, 434, 435, 436, 437, 439, and 440. The map also shows surrounding streets like Elm Court, Golden Lane, and Park Place, and nearby landmarks like the Chapel and Station.

The c. 1840s estate map

55



954_05 Survey - 1840s & 1867 Overlay

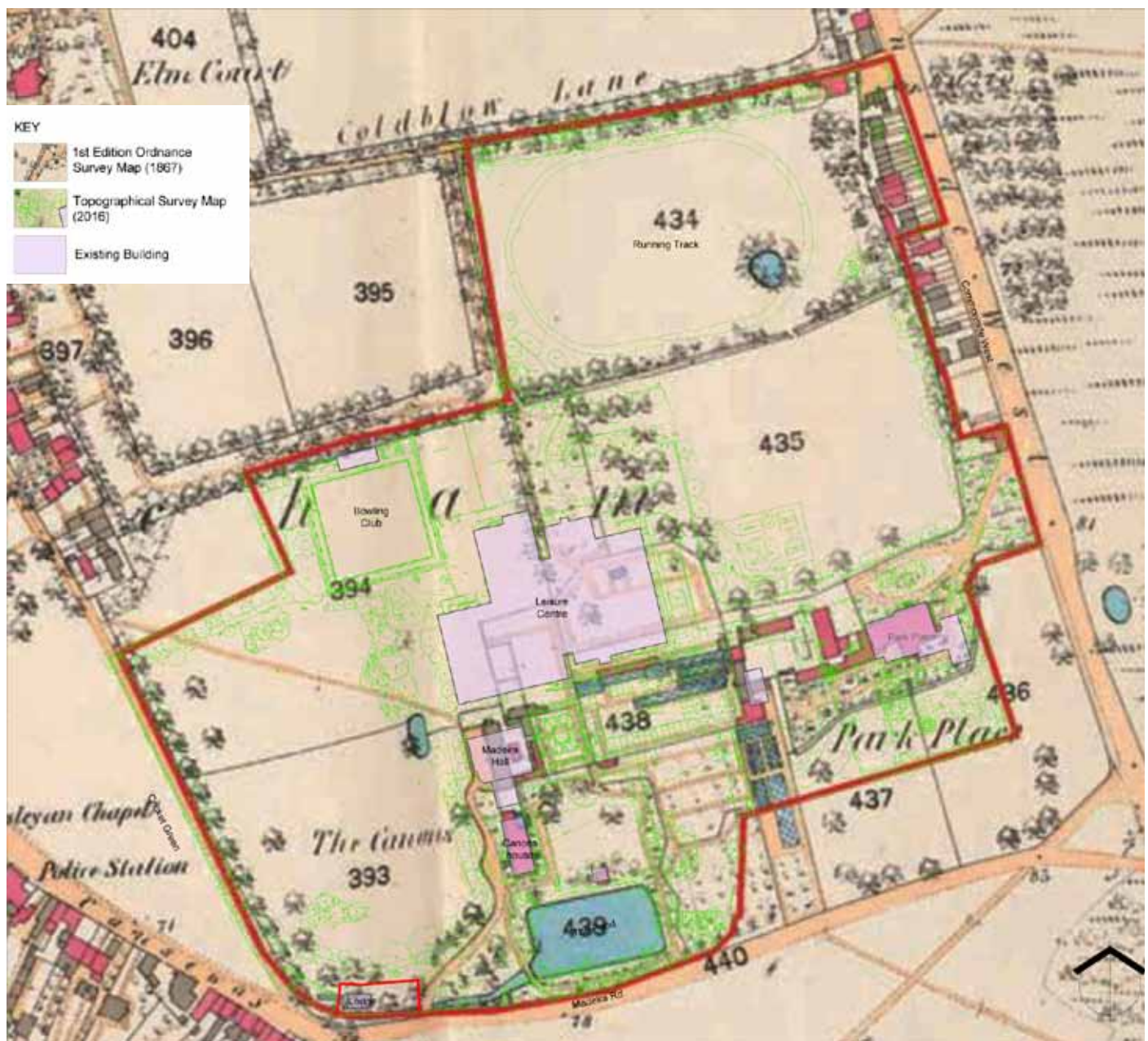
The 1867 ordnance survey shows The Canons and Park Place estates in great detail, although it is difficult to detect the boundary between the two. Both properties are located between a network of lanes Commonsides West to the east, Cold Blows Lane to the north, and The Causeway to the west.

Drawing Nr. 954_05_Survey - 1840s & 1867 Overlay indicates that the layout of The Canons is largely as shown on the 1840s estate plan. Changes include the development of an orchard in the south-east corner of the estate which has resulted in the loss of the wider circuit walk. There is an erratic north-south line of either fence or wall, shown between the east lawn and orchard. The east lawn layout has been simplified with the removal of shrubberies.

The 1867 Ordnance Survey Map is the first map to show the Park Place estate. The estate is similar in size and many ways includes similar features to The Canons. The map shows extensive kitchen gardens dominated by glasshouses, orchards, views across meadows to the north, an impressive drive planted with shrubberies, a turning area at the front of the house and a pleasure garden to the south of the house.

With regard to The Canons estate, the 1935 Ordnance Survey Map shows remarkably little change over the 70 year period, the most significant introduction being the Lodge, (this was believed to be added in c.1870s/80s), and the loss of the culvert. The pond outline has been curved on the north-west corner.

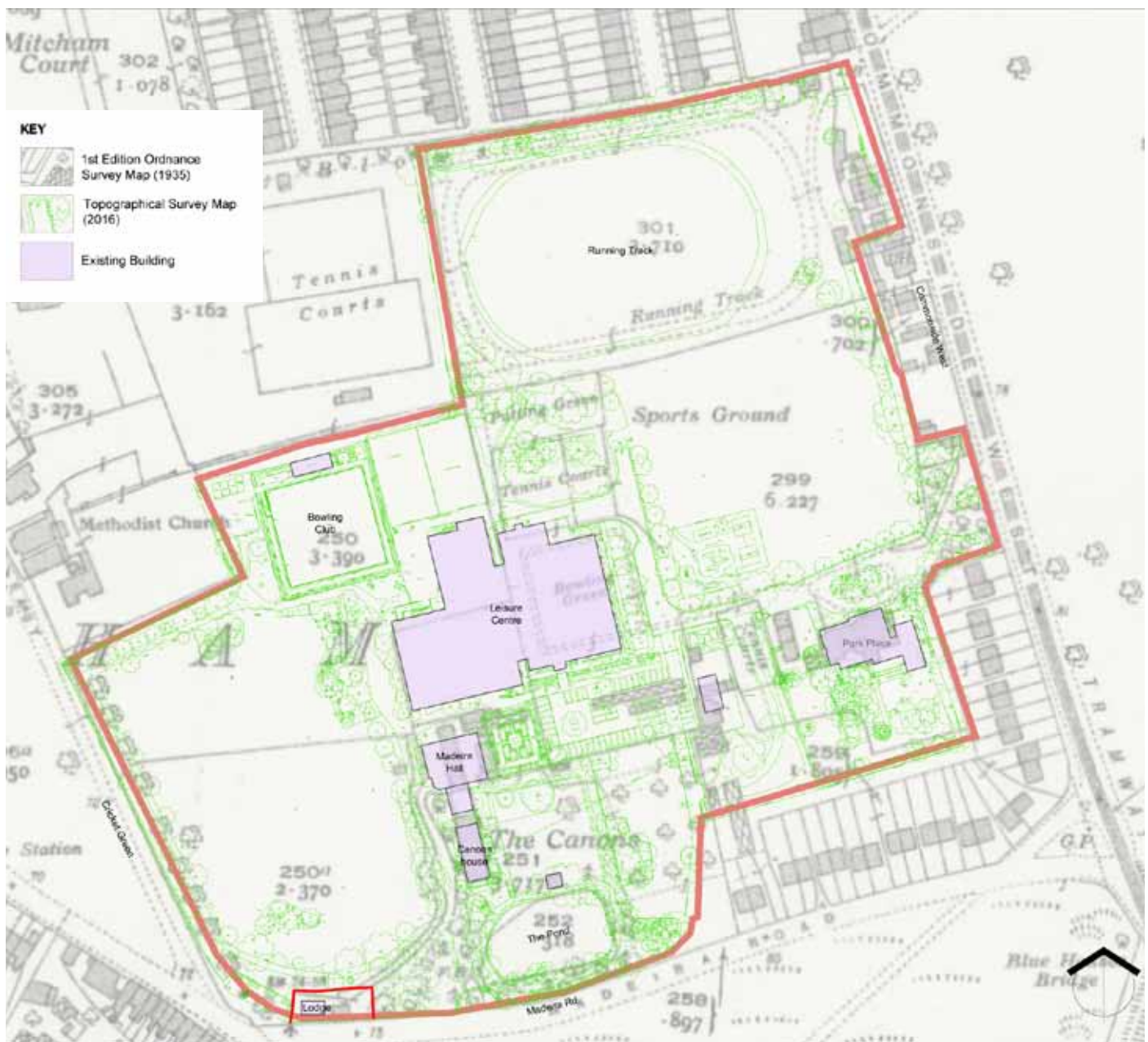
57



954_07_Survey - 1867 Ordnance Survey and Topo Overlays

The 1935 OS map overlaid on today's layout shows dramatic changes. The two estates have been unified, except Park Place and its car park. The large Leisure Centre complex built in 1984, which now dwarfs Canons house (4248m² compared to 174m²), crosses the boundary between the two former estates. The Leisure Centre car park occupies the former walled garden of Park Place and the former nursery to the west of Park Place lies abandoned. All that is left of News of the World sports ground is a reduced sized running track and football pitch, with the tennis courts, putting green and former bowling green being lost through development of the Leisure Centre. A new bowling green and tennis courts (now MUGA) have been established to the north east of the Centre and a play area is located in the south east corner of the football pitches. A new woodland, Bellamy's Copse, has now established which successfully screens views of the new Leisure Centre from the north.

In terms of The Canons, much of the historic layout including the pond, east lawn, and the walled garden has survived, as have the boundary walls with Park Place, some of which have been used skilfully to mitigate the impact of the Leisure Centre and the car park. The former carriage drive to the house has been removed and the Lodge fenced on all sides.



954_08_Survey - 1935 Ordnance Survey and Topo Overlays

A new drive to Canons house has been formed from Madeira Road which also provides access to Madeira Hall, originally a built as a gymnasium. Tree planting has been added to the north façade of Canons house. A pedestrian entrance has been formed in the north west corner of west lawn and a path laid around the open space. The orchard in the south east corner of The Canons, which remained until 1935, has been developed into a little used car park, with a group of trees planted in the south west corner.

Drawing Nr. 954_07_Survey - OS Map Surveyed - 1867 overlaid onto Topographical Survey (2016) provides a good impression of how the site has developed over time from the mid-19th century when the two estates were perhaps in their heyday, at least in horticultural terms, in comparison to today's layout.

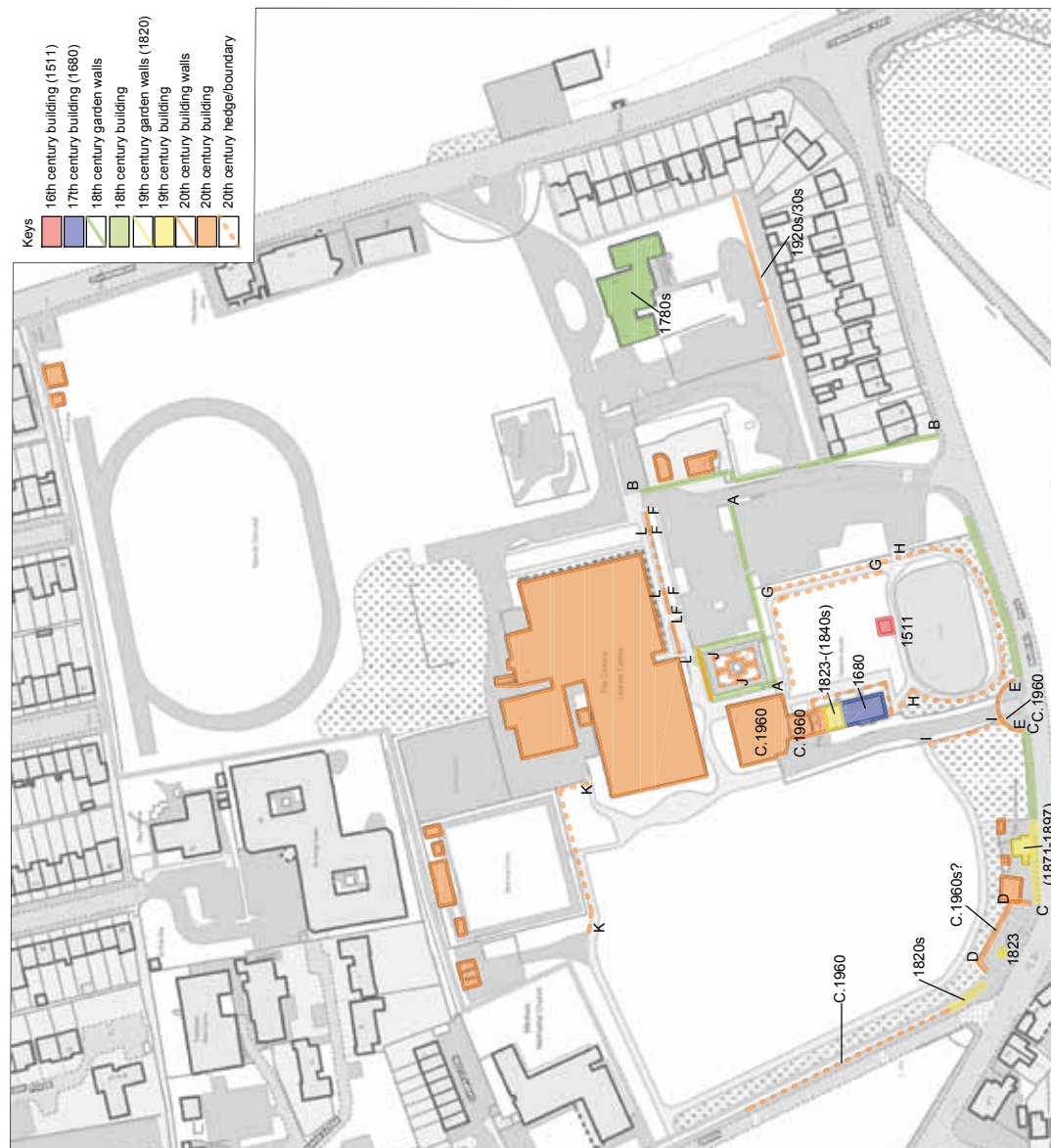
Historic Features

Drawing Nr. 954_09_Historic Features Plan notes the approximate dates of existing historic features. The plan shows a pattern of development:

- the pond and dovecote - 16th century or earlier
- Canons house - 17th century
- Park Place and the boundary and garden walls - 18th century
- Only the obelisk and lodge - 19th century
- the Leisure Centre, Madeira Hall and various small buildings - 20th century

The most striking feature of the development of the site is that Canons house and the walled garden and the 18th century garden and boundary walls have been retained, despite the introduction of the Leisure Centre, Madeira Hall and toilet block within such close proximity.





18th Century Walls



A - A



B - B

19th Century Walls



C - C

20th Century Walls



D - D



E - E



F - F

20th Century Hedges



G - G



H - H



I - I



J - J



K - K



L - L

Chronology

- 1680** The estate went through several ownerships before the Dissolution. Afterwards a lease was granted for the building of a house on the site by the son of Robert Cranmer. John Odway (later Otway) built a house in 1681 having been granted a lease on a 'parcel of Ground called Canons (heretofor 'The Grove') with the orchard gardens, fishpond, dovehouse and appurtenances containing together 12 acres.' by John Cranmer in 1680
- 1702** John Odway died and the house passed to other lessees, but remained in the ownership of the Cranmer family. The present Grade II* listed Canons House was extended in the 18th century and remained in the ownership of the Cranmer family
- 1761** Date stone in garden wall for James Cranmer
- 1808** Revd William Herbert lived at The Almonds (Park Place) and was a noted botanist whose interests included breeding narcissi and crocus.
- 1816** Date stone in boundary wall for Mrs E M Cranmer
- 1822** Obelisk to commemorate rising of new spring
- 1922** 'News of the World' sports ground created. Became training venue for Mitcham Athletics Club during the 1920s and 1930s.
- 1939** Descendents of the Cranmers, the Simpsons, sold it for £25,093 to Mitcham Urban District Council. During the war it became an air raid wardens' control centre and a Home Guard post. The grounds between the house and Cricket Green were used as allotments.
The house is built in brick with later coursed stucco, under a hipped tiled roof.
- c.1945** The Council carried out many improvements after WWII including building nurseries.
- 1946** Korfball was first played in the UK (by visiting Dutch teams)
- 1947** Canons House was listed under the Town and Country Planning Act in 1947 (Grade II*). The dovecote was listed as Grade II.
- 1963** The area passed into public authority ownership in 1963. Tradition of formal and informal sport and recreation continues today with the bowls club, leisure centre and host of informal uses of the open space.
- 1965** Merger of three local authorities to form the London Borough of Merton. Works included dredging carp pond and restocking. Walk made round pond and a new yew walk linked with the walled garden. Entrance to walled garden changed to provide access from the back, lily pond installed in the walled garden.
- 1983** After various plans and schemes, new swimming pool and teaching pool were opened.
- 1984** Sports hall adjoining the baths opened, since then, further improvements such as a 'fitness suite' (gym), squash courts and a dance studio were added.
- 1993** Lily pond removed

2.4 Local Context

2.4.1 The Canons - part of network of green spaces and a strong infrastructure

The Canons is one of several council owned green spaces in Cricket Green ward, including three registered town greens, Mitcham Parish churchyard and London Road Playing Field. The Canons is bounded to the east and south by extensive common land including informal green spaces of Cranmer Green and Mitcham Common. Drawing 954/01 – Site Context illustrates the context of the site, in particular how it relates to the mosaic of green spaces in the area that together form part of the Wandle Valley Regional Park.

The Canons sits on the edge of Mitcham Common, an ancient common land and a Site of Metropolitan Importance for Nature Conservation. Although reduced over the years the common occupies a significant area, 182 hectare (460 acres) and that includes The Canons and other parks and greens in the area, many of which are physically connected.

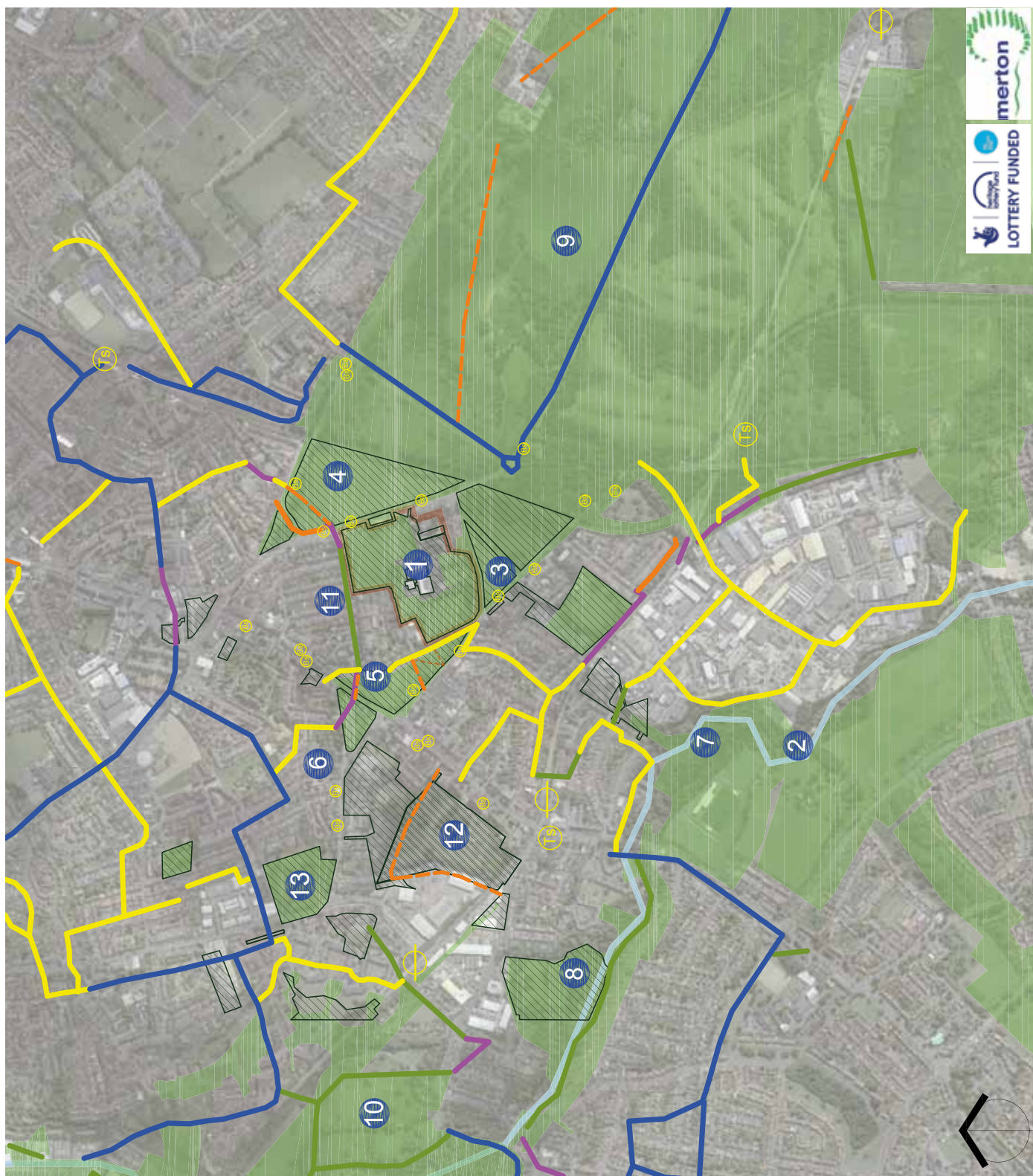
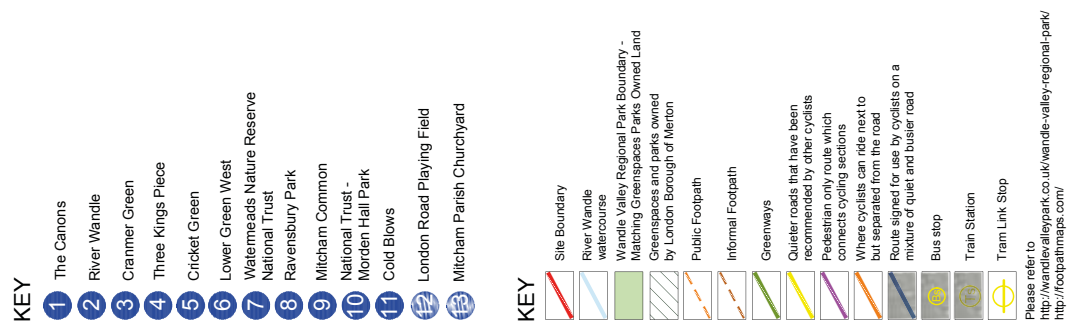
The plan also shows The Canons related to other elements of the green infrastructure that link the spaces together including:

- greenways such as Cold Blows
- public footpaths
- cycle routes
- quieter roads that have been recommended by other cyclists
- pedestrian only route which connects cycling sections
- routes where cyclists can ride next to but separated from the road
- route signed for use by cyclists on a mixture of quiet and busier road.

The plan also shows public transport provision - bus stops and train stations.

The importance of Mitcham's extensive open spaces and green infrastructure and in particular the interplay between The Canons and the strategic Wandle Valley Regional Park open space network is critical to the understanding of the importance of the site. There are significant opportunities for promotion of The Canons via the Regional Park initiative and to improve signposting to and interpretation of the site.





Drawing 954/01 – Site Context

2.5 The Canons in the Wider Heritage Context

2.5.1 Mitcham - an attractive place to build an 18th century estate

The Canons was once the manor house of Mitcham and remained the property of the Cranmer family and their descendants, the Simpsons for over 250 years who also owned Park Place between . As well as Canons house and Park Place, a large number of fine 18th century small country houses and villas were developed by wealthy London business men as well as figures of genteel society in the Mitcham. These houses, often known as villas, varied in their practical uses from being the primary residences of their owners, as The Canons was for some if its history, to weekend houses for those otherwise domiciled in London itself, the country, or both. The countryside location on the edge of London was part of the attraction for Georgian gentry in developing villas in this area as many relied on 'borrowed' views' over the adjacent common land. Few of these houses remain today, fewer still with an intact landscape retaining their close relationship with adjacent common land and greens as The Canons and Park Place.



Figure 21 - Mitcham Common Cranmer Green c.1800s

2.5.2 Examples of Mitcham 18th century houses and gardens

Mitcham was therefore a popular retreat from London and by the early eighteenth century the village, in common with many on the Surrey / London border, was well on the way to being suburbanised. Large houses such as Colliers Wood House - not extant, Biggin Grove (or Tamworth House) - not extant, The Firs, (Fir Grove), - not extant, The Elms, Mitcham Villa (or The Rectory or Cranmers) - demolished 1928 and The Canons were among many establishments developed with large gardens and often parkland. Eagle House (London Road, Mitcham) is another example, where its early eighteenth-century approach from the road has survived. Pevsner notes that Eagle House and Canons house are two of the earliest surviving houses in the area, and in this resides much of The Canons value.

Descriptions of some gardens in Mitcham were published by James Edwards whose *Companion from London to Brighthelmston* was published in 1789. Colliers Wood House was 'finished in the refined taste' and 'adorned with suitable plantations and good gardens'. The Firs was recorded in 1835 as having a good selection of exotic trees which were planted by Charles du Bois a famous plant collector who lived there at the turn of the eighteenth century. Edwards appears to have ignored The Canons although the 'high elm trees' at Park Place were mentioned.

2.5.3 Mitcham Common Land

The adjacent common land and open spaces to the west became protected by either being under the control of the Dean and Chapter of Canterbury, including Lower Green West and the Cricket Green, or by the Board of Conservators, formed in 1891, in whom all the common lands of Mitcham were vested including the Lower Greens, Cranmer Green and the Three Kings Piece. These areas to a large extent form today's Mitcham Cricket Green Conservation Area. Mitcham Status Fair, held on Three Kings' Piece, is one of the oldest surviving fairs in the country, and is said to date from the reign of Elizabeth I.

2.5.4 Mitcham, a centre for calico printing, lavender growing and production of toiletries

In the 18th century Mitcham evolved as a centre for calico printing, partly due to the pure water of the River Wandle, as well as the growing and distilling of peppermint and lavender. Mitcham was known for the production of medicinal herbs and flowers used in the production of toiletries (lavender, peppermint, camomile etc). It became famous during Elizabeth I's reign and she is believed to have made several visits to the area, commenting on the 'soothing air'. The air also led to its growing popularity as a place to settle to avoid the plague.

2.5.5 Mitcham, a staging post

Two hundred years ago, Mitcham was a key town in south London and also became an important halting post on the route from London to Brighton, with coaching inns such as the King's Head, now the Burn Bullock, and White Hart being located along the route.

2.5.6 Mitcham - change from rural to urban

Growth of new Industries and The character of much of Mitcham began to change during the 19th and 20th centuries. The arrival of new industries, such as paint, varnish and linoleum manufacture, coincided with the exodus of the wealthy families that occupied the larger houses and the decline of the old industries of calico bleaching and horticulture. Mitcham's rural atmosphere began to disappear and between 1900 and 1910, the population doubled to 29,606.

Despite the area becoming urbanised over the last hundred years or so, epitomised by the local government change from Surrey County Council to the London Borough of Merton in 1963, this corner of Merton retains very much a rural character largely due to the green spaces.

2.6 Character Areas

2.6.1 Summary

The grounds at The Canons have been split since at least the early 18th century when they belonged to two private properties, Canons House and Park Place. Mitcham UDC took over ownership of The Canons in 1939 and subsequently took over the News of the World Sports Ground on the Park Place site in 1963 when the two sites were joined. The site today lacks a clear identity and name. The Council refer to the area as Canons Recreation Ground, rather than a park. The local community refer to the site as The Canons or the grounds of The Canons, reinforcing the site's historic origins.

Drawing 954_02_Historic Character Areas shows the estates at the time of the 1860 OS map and defines the boundary between The Canons and Park Place as delineated by the brick boundary walls. The plan clearly shows that Park Place was significantly larger in size – 6.5 hectares compared to The Canons which covered 4.7 hectares. The plan outlines character areas within the two estates, 20 areas in all. The Appraisal of historic designed landscape at The Canons, Mitcham by Fiona Green provides a description of these areas.

Although there have been significant changes over the years including the recent development of the Leisure Centre, the original layout of the two estates, Park Place and The Canons can still be traced today as well as including features of early phases of development, principally the dovecote and stew pond.

2.6.2 The Canons

The following character areas have been defined for The Canons and Park Place estates and overlaid onto the 1st edition OS map. Each area has been described below in terms of their historical development.

The Canons

1. East Lawn
2. Pond
3. Entrance Drive
4. Formal Walled Garden
5. North Walled Garden
6. Courtyard
7. West Lawn
8. North Meadow
9. Orchard

Park Place

10. Glasshouses
11. Drive
12. Gardens
13. Service yards/buildings
14. Glasshouses
15. Walled Gardens
16. Orchard
17. Meadow
18. North Meadow
19. Houses
20. South Meadow



- 1. East Lawn**
 - Location of former building that predates the foundation of the manor and maybe contemporaneous with or predate the Dovecote and Fish Pond
 - Possible formal garden related to the manor house
 - c.1840s estate plan shows a 'gardenesque' layout with lawn broken up by amorphous shaped shrub beds and shrub planting screening dovecote
 - Subsequent OS maps show little change following removal of shaped shrub beds by 1867.
 - In 1960s yew hedging was planted around the lawn and the alley by the car park formed
- 2. Pond**
 - The fishpond was first mentioned in a lease of 1681 relating to a 'parcel of ground' known as The Canons
 - The extract from plan of Mitcham Common 1703 (Surrey Heritage Centre 470 /1) shows a pond and dovecote on the site of The Canons
 - By the mid 18th century the grounds to the east of the house were made into gardens by James Cranmer II and the pond is likely to have been incorporated as a feature in the post medieval garden
 - An estate plan of The Canons of c.1840 (Surrey Heritage Centre 298/6/3) shows the pond linked to a culvert from the west where a spring rose in 1822 (site of obelisk).
 - The c. 1840 estate plan shows a feature at the south east corner of the pond, possibly a summerhouse but not labelled in the references. The seat would have given excellent diagonal views across the pond to the house (same view as the footbridge today)
 - The 1897 OS shows the profile of the pond had changed with the removal of the north west corner and generally rounding of the original rectangular shape
 - The former footbridge at west end was removed in mid-20th century
 - The brick bridge in south-east corner is likely to be a 1970s addition
 - During the 1960s the pond was cleaned out and restocked with carp and former circuit path recreated to a degree
- 3. Entrance Drive**
 - The carriage drive is first shown on the estate plan of The Canons of c.1840 (Surrey Heritage Centre 298/6/3). The drive was sheltered on either side by trees and shrubbery
 - The drive crossed a bridge over the culvert which fed the pond
 - The lodge and gates were added in the 1870s or 1880s
 - The drive was re-routed during the 1960s, allowing access to a gymnasium built to the north of The Canons. The sycamore avenue was also created at this time
- 4. Formal Walled Garden**
 - The first reference to the garden wall is in 1761 when James Cranmer built, or rebuilt, a garden wall and inserted a date-stone.
 - An estate plan of The Canons of c.1840 (Surrey Heritage Centre 298/6/3) shows the location of the formal walled garden
 - Sections of the 3m high walls may be contemporary with house, some possibly adapted from rear of buildings, some added in 20th century.
 - The 1953 OS shows glass houses in the walled garden.
 - In 1969 the garden was altered to a formal design with new paving and planting, the glasshouses were removed, a central pool was added (removed 1993) and the 1761 date-stone was reset in the east wall.
 - The northern wall of the garden was also built at this time, probably using salvaged bricks.
- 5. North Walled Garden**
 - The North Walled Garden is shown separated by a wall from the Formal Walled Garden on a plan of The Canons c.1840 (Surrey Heritage Centre 298/6/3)
 - The 1871 OS shows a building extruding into the north walled garden from the coach house and stables.
 - The dividing wall and buildings to the west of the North Walled Garden were removed by the time of the 1914 OS.
- 6. Courtyard**
 - An estate plan of The Canons of c.1840 (Surrey Heritage Centre 298/6/3) shows the courtyard between the coach house and stables
 - The courtyard area is opened up following the removal of the service buildings on the west side by the time of the 1953 OS

7. West Lawn

- This area of pasture was shown separated by shrubbery and possibly a shelter belt from the mansion on the estate plan showing The Canons of c.1840 (Surrey Heritage Centre 298/6/3) A small pond is also shown on the map
- The 1867 OS shows it was planted with individual parkland trees, suggesting it was part of the outlook from the mansion by then
- A line of trees, largely conifers, borders the drive to the house
- The 1953 OS shows the west and north meadows were amalgamated. This probably occurred when both fields were used for allotments during World War II

8. North Meadow

- The North Meadow was shown divided from the west lawn on the estate plan of The Canons of c.1840 (Surrey Heritage Centre 298/6/3).
- The North Meadow was left as pasture until allotments were created during World War II.

9. Orchard

- An orchard at The Canons was mentioned in a lease of 1681, but it is not known where it was located.
- The plan of The Canons c.1840 (Surrey Heritage Centre 298/6/3) shows an area of orchard on the east side of the mansion garden.
- The 1897 OS shows the orchard was reduced in area by this time, occupying only the north end of the garden.
- Orchard trees are clearly evident in this area in a 1937 aerial photograph of the gardens.
- A nursery, including glasshouses is shown in the orchard by the time of the 1953 OS and again on the 1971 OS
- The brick boundary wall with Park Place is still evident bordering the access road to the car park. A stone plaque is set in the wall.

2.6.3 Park Place

10. Glasshouses

- The glasshouses are first shown east of The Canons on the 1867 OS.

11. Drive

- The carriage drive to Park Place is first shown on the 1867 OS, sheltered by trees and shrubs and opening to a large turning circle north of the house.

12. Gardens

- The pleasure gardens lay to the south of Park Place and are shown on the 1867 OS.
- The area defined by a boundary with a field to the south remains unchanged until the extension of Nursery adjacent to Park Place and housing to the south. Car parking for the Toby Carvery was added west of the building during the late 20th century. Gardens remain on the east side.

13. Service Yards/ Buildings

- The buildings shown on the 1867 OS map are likely to have included stables and coach house as well as barns
- By 1956 OS the majority of the buildings were removed
- The 1971 OS shows the remaining buildings removed

14. Glasshouses

- 4 linear glasshouses are shown on the 1867 OS
- The 1937 aerials show a pair of long narrow linear structures (possibly cold frames) where the glasshouses were previously located

15. Walled Garden

- The Park Place walled garden is marked on the 1867 OS and was defined in that location until the advent of the Sports Ground in the 1920s
- The walled boundary of the garden was an irregular shape with an angled corners at the north end
- A small glass house is shown in the centre of the area
- A recess is visible in the north east corner but this had been removed by the time of the 1897 OS

- The walled garden was subsequently overlaid by a bowling green which is evident in an aerial photograph taken in 1937
- 16. Orchard**
- Park Place orchard is shown on the 1867 OS
 - The orchard was removed when the sports ground was built and is shown overlaid by a bowling green on the 1936 OS
- 17. Meadow**
- The meadow was located north of Park Place. The 1867 OS shows trees planted along the southern edge and a block of trees adjacent to the west boundary
 - Interestingly there are three trees shown backing each side of the recess in the north east corner of the walled garden
 - The meadow remains unchanged until the sports ground was built in 1920s
- 18. North Meadow**
- This area of pasture is shown on the 1867 OS with trees along each boundary. A stock pond is shown near the south east corner. A building and small enclosure are shown in the north east corner
 - This meadow was also overlaid by the News of the World Sports ground in the 1922 and Mitcham Athletics Club – facilities included a cinder running track, tennis courts, putting green and a bowling green. A pavilion was built in the north east corner
 - The bowling green and tennis courts were removed in the 1980s when the Leisure Centre was built and Bellamy's Copse was planted to assist in screening the building
 - A play area was also built in 1990s, eating further into the adjacent grassland
- 19. Cottages**
- The cottages were built along Commonside West probably during the early 19th century
- 20. South Meadow**
- South Meadow was overlooked by the south front of Park Place and was planted with parkland trees which appear to have directed views further south across the common.
 - Houses were built during the 1930s across the majority of South Meadow which originally allowed views across of the commonland towards the North Downs, an area that Gregg leased for this purpose.



2.6.3 Today's Character Areas

An appraisal has been undertaken of the site's existing character areas in a separate report.

This demonstrates that of the twenty character areas identified in relation to the 1867 OS map, four of the areas related to The Canons estate remain largely unchanged in terms of basic layout and character, underlining its importance as an historic designed landscape. These areas are:

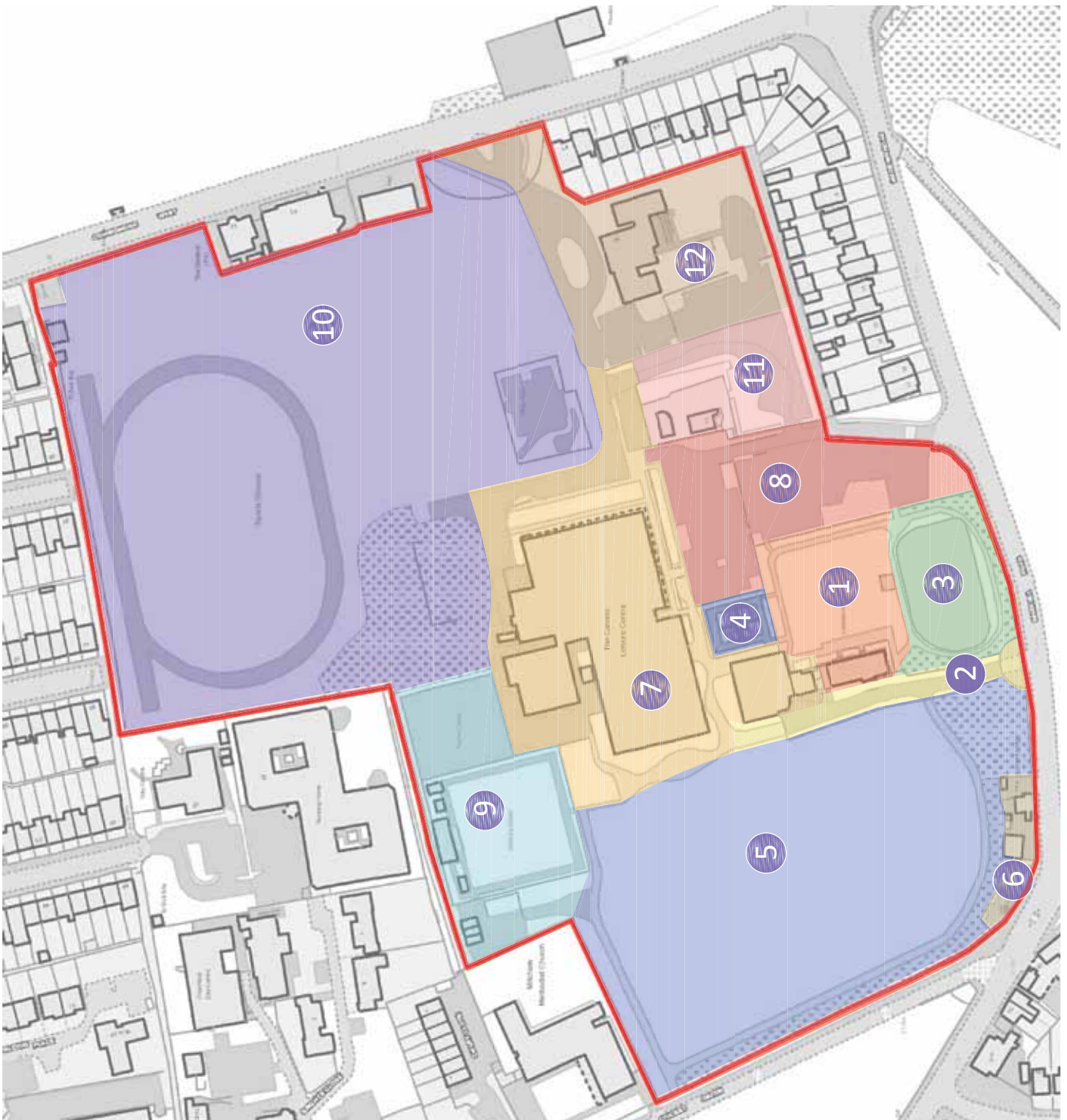
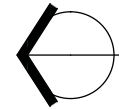
- East Lawn
- Pond
- Walled garden
- West Lawn/West Meadow

Although important elements survive from other character areas such as the walls of Park Place's the extensive walled gardens and The Canons Lodge, the setting and use of the original character areas has changed over time. In summary, while Park Place has lost its setting, Canons house has to a large extent retained its setting and has a high potential to reveal and enhance further this historical setting.



KEY

- 1 Canons house, East Lawn & Dovecote
- 2 Entrance Drive
- 3 Pond
- 4 Walled Garden
- 5 West Lawn
- 6 Obelisk & Lodge
- 7 Madeira Hall & Leisure Centre
- 8 Car Parks
- 9 Bowling & All Weather Pitch
- 10 Sports Ground & Pitches
- 11 Former Nurseries
- 12 Park Place



2.7 Site Facilities, Use and Access

2.7.1 Facilities

The plan outlines the key site features, facilities, entrances and circulation as well as land use or activity zones.

The site includes a wide range of features and facilities including a major Leisure Centre which is run by Better, who also, hires out Madeira Hall for functions. Canons house has no current public use and the adjacent toilet block is closed.

Outdoor sporting facilities have reduced since the News of the World sports club era. Today's facilities include the Bowling Club, MUGA, as well as the running track, which is used for all sorts of activities, such as learning to ride a bike, jogging, powerwalking, etc. The west lawn is used occasionally for events such as the Mitcham Fair.

There is free access to the grounds including the walled garden, pond and east lawn areas, but there are no records of visitor numbers, although these are expected to be low, with many visitors to the site probably being unaware of the existence of Canons house gardens.

2.7.2 Zones

The site has been divided up into land use and activity zones as follows:

- Open Space – informal recreation zone
- Sports – formal recreation zones
- Play zone
- Historic Garden – quiet zone
- Parking and Servicing zone

Some of the facilities conflict with their neighbours in terms of fabric and setting as outlined in Section 4.0 but some also conflict in terms of land use or character zones. For example, the quiet garden areas, walled garden and east lawn being located adjacent to car parks, albeit with good existing screening between the two.

2.7.3 Connectivity

The plan highlights the fragmented circulation system across the site.

There are two vehicular access points, the main entrance being from Commonside West which provides access to car parks and caters for buses and servicing for the Leisure Centre. The entrance also provides access to the Toby Carvery at Park Place. The entrance from Madeira Road is also used for visitors to the Leisure Centre and the grounds and as recycling area. A further vehicular access is provided for Canons house via the new drive, but the gates are usually kept locked.

There are two main car parks located adjacent to each other but which are separated by the historic walls and connected by a short stretch of road. The one nearest to the Leisure Centre is well used as are additional parking spaces adjacent to the building and along the access road from Commonside West. The car park nearest Madeira Road is not well used and includes a recycling area and a small area of woodland. There appears to be ample car parking for the current use of the site.

Pedestrian and wheelchair circulation across the site is fragmented and generally very poor. The only pedestrian access that leads on to a footway is from Cricket Green. The other pedestrian entrances either lead to a shared vehicular/pedestrian route, as in the case of the Park Place entrance at Commonside West and Madeira Road, or merely lead onto open space as in the case of Commonside West, the northern eastern entrance. This means that either people are forced to walk along roads or walk across grass verges or across open spaces, something that can prove challenging and impossible all year round, especially for wheelchair users. There is also an issue with occasional cars being driven around the northern and western sides of the Leisure Centre in an area where one would not expect to see vehicles. Within the site, the primary footway from Cricket Green provides a pleasant walk around the west lawn area. The other primary footpaths lead from shared access roads and generally lead to the Leisure Centre and Madeira Hall. Secondary footpaths surfaced in rolled gravel are laid out around the lawn and the pond. The site is flat and therefore there are no strategic layout issues related to DDA access.



2.8 Existing Conditions

2.8.1 Summary

Over the last twenty years or so, the grounds have seen very little capital investment due to financial constraints. However the dovecote has been repaired, minor works have been carried out to Canons house in relation to its use as an education centre, a programme of tree planting carried out and a multi-use games area installed on the former tennis courts. Most significantly Canons house has not had a use for several years, the adjacent toilet block is closed and the grounds are under-used, with few events, despite the adjacent thriving Leisure Centre. Partly as a result of this relative inactivity across the site, key historic features have not been subject to adverse proposals, but neither have they been under a programme of management and maintenance to secure their future or feature as part of an overall masterplan.

Surveys have shown that all built features and hard landscaping are deteriorating and require repairs. Although tree management is good some areas of the soft landscaping require improvement, the play area is outdated and certain areas of the park are a focus for antisocial behaviour. If major works are not carried out shortly, key features such as The Canons house and the Obelisk will become 'at risk', particularly if a new compatible use is not found for Canons house. There is a real danger that there will be a general backlog of items requiring restoration and repair works which will contribute to the grounds getting into a downward spiral of decline which will discourage visitors and events and may also create health and safety issues.

The Canons Partnership has been formed to arrest this decline and is working to develop a shared vision to create a sustainable future for this historic site as part of this Heritage Lottery Fund bid. There is a risk that this momentum will be lost if it is not fuelled by further funding in the near future.

2.8.2 Hard Surfacing

The drawing shows the various types of surfacing and edging as well as noting their overall condition, although this will be subject to further investigation. Generally the paths and roads are surfaced in low quality materials and are in poor condition.

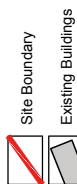
As discussed in section 5.0, there are few footpaths. The primary footpath from Cricket Green around West Lawn is surfaced in bitmac and is in poor condition. The north-east entrance from Commonsides West is surfaced in bitmac and shows signs of cracking. The surfacing around the Leisure Centre is reasonable, but the condition of the grasscrete and bitmac surfacing across the two main car parks is varied.

The highest quality paved areas include the original stone staircase to Canons house, brick paving within the walled garden laid in the 1960s, which is in poor condition and the recently laid granite sett rumble strips at the crossing point on Park Place drive.

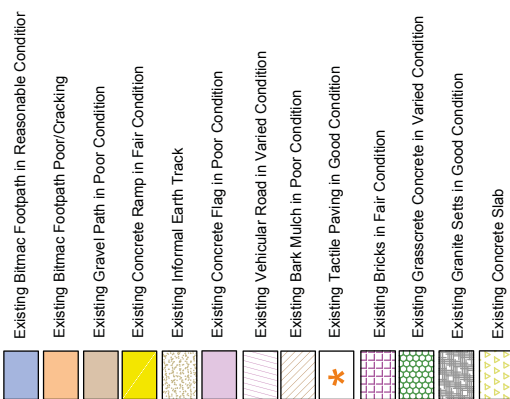
Generally the paving around Canons house is poor quality. The drive is surfaced in bitmac, the terrace and path around the southern façade of the house are surfaced in concrete flags and the steps to the pond are surfaced in concrete block paving.

Yew walk, the paths around east lawn and the path around the pond are surfaced in rolled gravel, which is appropriate for its current light use. The running track is also surfaced in gravel or cinder. Informal path through Bellamy's Copse is surfaced in bark mulch.

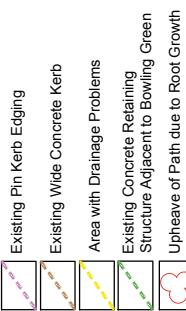
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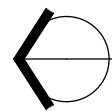
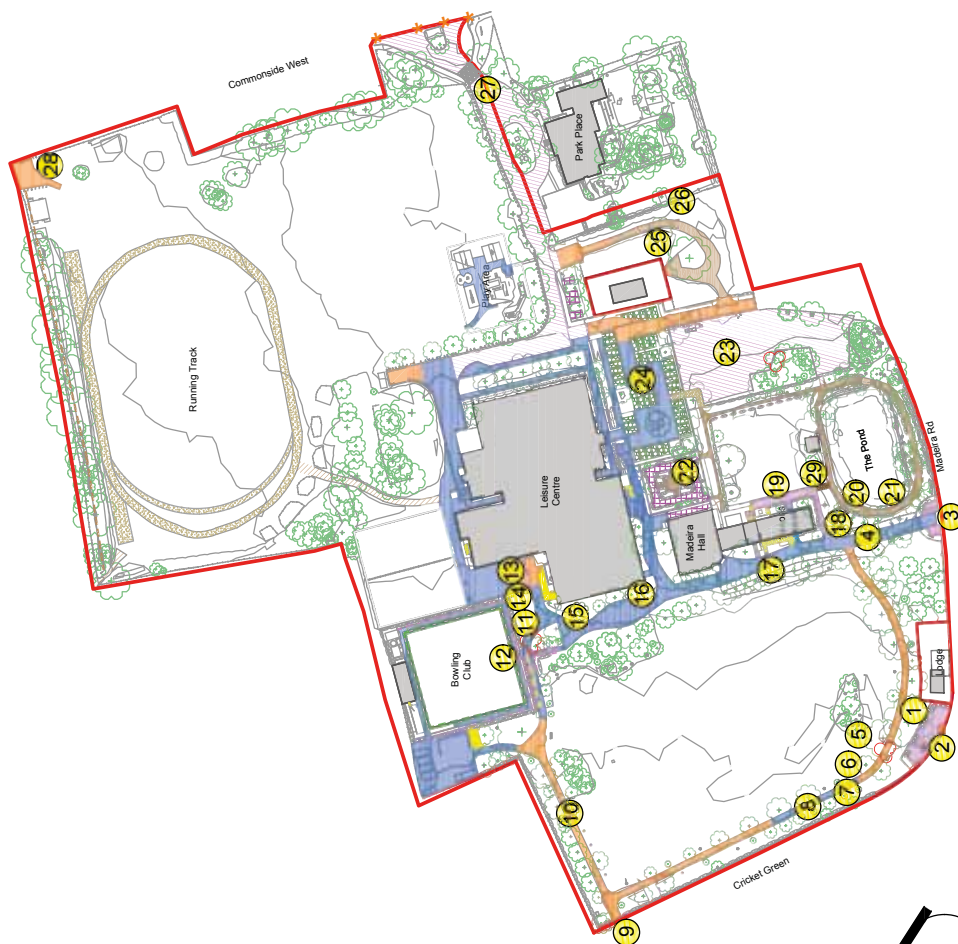
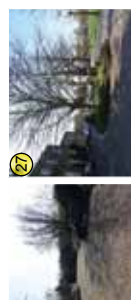
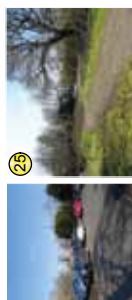
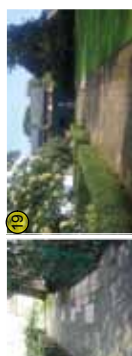
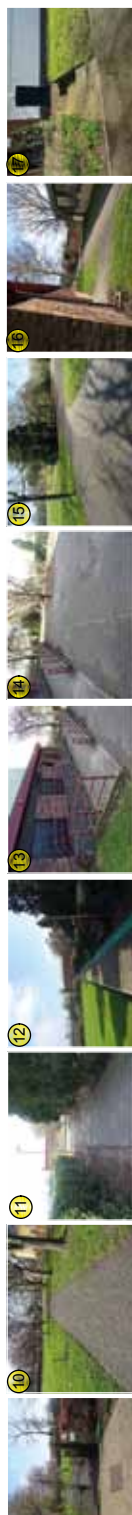
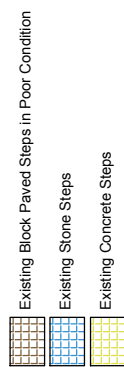
SURFACING



EDGING



STEPS



2.8.3 Street Furniture

The drawing records park benches, bins, bollards, lighting columns.

No historic street furniture remains from the time when the land was in private ownership, from the original estates or from the News of the World era, the street furniture having been introduced over the last twenty years or so in an ad-hoc way with various styles being present. The quality and condition of the street furniture is generally poor.

Park benches are concentrated around the Bowling Green and the walled garden with only 3 or 4 others located across the site. The seats are 10 years+ old and made of timber, the exception being two metal benches recently introduced near the obelisk. A large number of picnic benches are located in the Park Place Toby Carvery garden and at the front of the building, under the trees. Litter bins are sparse, with a handful dotted around the site in strategic locations.

A line of steel bollards edge the grass area to the north of Park Place designed to prevent cars and vans parking on the grass. In addition there are concrete bollards at the entrance to the Leisure Centre and adjacent to the obelisk. A row of steel cycle stands are located next to the concrete bollards at the Leisure Centre entrance.

A welcome / information board is located at the entrance from Cricket Green. Apart from this there are a few banner signs at entrances. The signs are all different in size and design, none sharing a similar typology.

Lighting is provided on the primary footpath from Cricket Green, the shared surface road from Madeira Road and Commonsides West and the area around the Leisure Centre is well lit. Floodlighting has also been provided for the recently constructed multi-use games area. The lighting is utilitarian and some columns appear to be powered by solar panels. The community groups are keen to avoid increasing lighting on site as they value the dark skies in the area, a characteristic made possible by the extensive green space in the vicinity. The subdued lighting for the site is also to benefit bats as it is an important feeding ground.



Benches and Picnic Tables



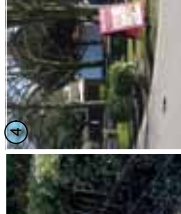
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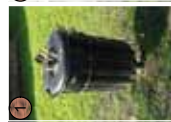


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2.8.4 Survey – Boundary Treatments

There are a wide range of boundary treatments across the site including walls, railings, timber fencing and different types of bollards. With the exception of the handrails to Canons house, the gates to the Lodge and historic garden and the new walling adjacent to the Leisure Centre, the quality of the boundary treatment is generally utilitarian and in many cases detrimental to the setting of the site and the historic buildings.

The historic garden and estate boundary walls are a significant feature of the site and it is fortunate that they have survived despite the building of the Leisure Centre in the 1980s. The historic walls and the yew hedges provide a sense of enclosure and define the spaces and character areas of the site. The walls are generally in fair condition but poor in places, requiring various levels of repair work, as detailed in Simpson and Brown's report. Other historic features are the handrails to the steps to The Canons which may date back to 17th century and the gates to the Lodge which are Regency in style.

There is an assortment of railings of different heights and nature. The gates on the new drive to Canons house and the railings either side of the drive are utilitarian but serviceable. The same railing detail also provides the boundary on Cricket Green although this is well hidden by a dense beech hedge. Railings edge the lake and basic handrail leads up the steps, impacting badly on the setting of the house and pond. The access roads are lined with railings, some 1.8m high, and overhead car park barriers and numerous bollards bordering the playing field combine to prevent access from travellers, which is an issue in the area. In addition, other intrusive boundary treatments include the timber close boarded fence to the Lodge garden and untidy chain link fencing which edges the bowling green and Cold Blows, the latter creating an unnecessary boundary.





KEY

Survey - Boundaries

	Site Boundary
	Existing Buildings within Project Area
	Existing Brick Wall 0.6m - 3.5m
	High in fair/poor condition
	Steel Handrail 0.8-0.9m High Approx of varied quality and condition
	Existing Close Board Fence 2m
	High in poor quality and condition
	Existing Metal Railing, 0.5 - 1.9m
	High in varied quality and condition
	Existing Metal Railing, 4.5m High in good quality and condition
	Existing Wire Mesh Fence, 1-2m High Approx in poor quality and condition
	Existing Palisade Fence, 2m High Approx in reasonable condition
	Existing Electric Fences, 2m High Approx
	Planting Protection Fences, 0.5m High Approx in poor condition
	Existing Bollards in reasonable condition but poor quality
	Existing Gates/Overhead Barrier in reasonable condition but poor quality

2.8.5 Soft Landscaping

Summary

The site includes a small woodland, a few copses, a large collection of ancient and rare specimen trees, areas of well-maintained ornamental planting and hedging, a formal lawn and large areas of amenity grass and playing fields.

Woodland and Trees

Please refer to: App 10 - The Canons, Mitcham - Tree Survey - London Borough of Mitcham, 2016

The Canons grounds include a significant collection of trees that have been well managed over the years. The recently planted Bellamy's Copse not only screens the leisure centre but also provides a rare area of woodland within the Conservation Area. The open space to the west of Canons house also includes small groups of trees with shrub understorey. There is also a developing small area of woodland in the car park to the east of Canons house which includes birch and willow trees and a young copse of trees on the site of the old carriage drive to Canons house.

The grounds retain a large number of veteran and mature exotic trees that reflect the fashion for collecting tree species from across the world. Specimens of 200 years + old include the Cedar of Lebanon, London Plane, Holm Oak, and Swamp Cypress within the gardens of The Canons and a fine Sophora tree that was probably originally planted in the pleasure gardens of Park Place. In addition there are some fine old English Oak trees on the border of Cold Blows, and lime and yew trees adjacent to Park Place drive.

The tree survey indicates a very wide range of tree species across the site, many of which have been planted in the last twenty years by the council with the ambition of making The Canons the London Borough of Merton main arboretum. The list includes young unusual tree species such as *Maclura pomifera* (Osage orange), *Broussonetia papyrifera* (Paper mulberry), *Feijoa sellowiana* (Pineapple guava), *Zizyphus jujube* (Jujube), *Pterocarya fraxinifolia* (Caucasian wingnut), *Gymnocladus dioica* (Kentucky coffeetree) *Trachycarpus fortunei* (Chinese windmill palm), *Tilia henryana* (Henry Lime) as well as good specimens of Olive and a Common Medlar.

The trees are not covered by Tree Preservation Orders but are protected by the Conservation Area status of the site. The London Borough of Merton arborist has carried out a survey of the trees on site and has valued them in accordance with CAVAT, the system developed by London Tree Officer Association. The total value of the 703 trees is £5,960,387 with the highest values attributed to London Plane adjacent to the drive (£292,353), the Swamp Cypress on the East Lawn (£208,867), the Cedar of Lebanon, close to Canons house (£104,211), and the Holm Oak near the Dovecote (£146,177), the Atlas Cedar near the depot (£91,682) and the horse chestnut tree close to the Obelisk (£90,559).

Ornamental Shrubs and Herbaceous Planting

Ornamental shrubs and herbaceous planting is limited to beds around Canons house, the Leisure Centre, the walled garden, the area to the south of the pond bordering Madeira Road and miscellaneous areas related to car parking. The few existing areas of shrubs and herbaceous planting are generally well maintained. The Friends of Canons assist with the maintenance of the walled garden.

Hedges

There are no old hedges on site, with the majority of hedges having been planted in the 1960s. The most distinctive hedge is the trained yew hedges bordering the east lawn. This hedge also forms one side of the yew walk linking to the pond, the other forming the boundary to the car park. A further yew hedge borders the northern side of the lawn. Box hedges edge the ornamental beds around Canons house, the walled garden and the path around the southern side of the pond. A beech hedge combined with a railing provides the boundary with Cricket Green. An attractive holly hedge also surrounds the bowling green. All the hedges are well maintained.

Grass

The east lawn, bordered by yew hedging and garden walls, provides a spectacular setting for Canons house. The west lawn and the playing fields are well maintained large grass areas and the bowling green is kept to competition standard. There are no significant informal wildflower areas within the site.

Hedges



Woodland / Dense Undergrowth



Significant trees



Ornamental Shrubs and Herbaceous Plants



KEY

Analysis - Soft Landscaping

	Site Boundary
	Existing Buildings
	Existing Trees
	Existing Hedge
	Existing Young Plantation
	Ornamental Shrubs and Herbaceous Plants
	Woodland / Dense Undergrowth
	Existing Amenity Grass Areas
	Existing Bowling Green



2.8.6 Pond

Please refer to:

App 8 - The Canons, Mitcham - Hydrology Study of Canons Pond - JBA Consulting, 2016

App 3 - Appraisal of historic designed landscape at The Canons, Mitcham - Fiona Green, 2016

App 7 - The Canons – Preliminary Ecological Appraisal - JBA Consulting, 2016

App 6 - The Canons Gazetteer, Southern Green/Simpson and Brown, 2017

The old fish pond was incorporated as a key feature of the 18th century designed landscape grounds of The Canons estate. Although the original rectangular shape of the pond has become rounded particularly on the north east corner with the addition of a wall, the feature retains its character and is the foreground to the classic view of Canons house. The thinning of some vegetation would enhance this view further and the reopening of the pedestrian gate and reinstatement of the seat would reinforce the importance of this view which is probably missed by most visitors.

The condition of the pond is a concern. The water level drops in the summer, the quality of the water is poor, the bed is silted and the ecology of the pond has deteriorated. Canons Pond is recorded in the Merton Open Space Study as a Site of Local Importance Site of Importance of Nature Conservation (SINC).



2.9 Visual Analysis

2.9.1 Summary

The plan highlights attractive and unattractive buildings and boundaries, designed views to attractors and across the landscape both within and outside the site, positive and negative visual barriers and outlines low quality areas with opportunities for significant enhancement.

2.9.2 Attractors and Enhancement of Views

The major focal points are the historic buildings - Canons house, Park Place, the dovecote, and the Obelisk. The settings of these buildings and views towards them have great potential for improvement by removing negative visual barriers and carrying out sensitive tree works. Examples of this would be the felling of the young sycamores in front of the west façade of Canons house and removal of selected trees in front of Park Place. Thinning of trees around the pond would improve the classic view of Canons house across the water, and improve the setting of the fine Cedar of Lebanon. Also, a large horse chestnut tree is located on the sightline between the Obelisk and Canons house and consideration should be given pruning to enable a view between the two, especially if a new entrance is to be incorporated here.

2.9.3 Unattractive Boundary Treatments and Buildings

The site is littered with a large number of unattractive boundary treatments, creating a sense of clutter, an urban and a very engineered environment in places, completely out of character with the historic landscape.

The overhead car park barriers, the numerous bollards bordering the playing field and the 1.8m high railings adjacent to the entrance to Park Place and at the entrance to Madeira Road car park all impact badly on the setting of the site, although they are no doubt prevent unlawful access, as intended. In addition the timber close boarded fence to the Lodge garden impacts on the Lodge and the setting of the Obelisk as well as the open space. The railings around the pond also detract from views across the pond to the house and dovecote and out of character with the feature.

Unattractive buildings and features include the toilet block and Madeira Hall which impact on the setting of Canons house and the walled garden as well as the skips in the recycling area of the car park.

2.9.4 Areas with Potential for Significant Enhancement

Five areas have been identified low quality areas with opportunities for significant enhancement. They are:

- Canons house terrace due to the low quality paving
- The Lodge garden due to views of the sheds, cars and caravan as well as the close-boarded fencing
- The area around the Leisure Centre to improve access and enhanced surfacing
- The southern car park by improved design and removal of skips and railings
- The depot area, although this does not impact on the historic landscape
- The large unused container located adjacent to Bellamy's Copse
- The empty sports pavilion and the brick electric sub-station, located adjacent to Commonside West entrance.

Key

	Site Boundary
	Existing buildings within Project Area
	Attractive Building/Feature
	Unattractive Building/Feature
	Designed Views
	Low Quality Area/Opportunity for significant enhancement
	Attractive Boundary
	Unattractive Boundary
	Visual Barrier - Positive
	Visual Barrier - Negative



2.10 How the Site's Heritage is looked after

2.10.1 Parks Management and Maintenance

Merton's Greenspaces team, whose head office is located in the Civic Centre in Morden, is responsible for the day-to-day operational management of The Canons. The service manages over 115 separate open spaces, including The Canons, which is one of the major sites in the Merton parks portfolio.

From Wednesday 1 February, horticultural specialist *idverde* is responsible for providing ground maintenance services across all of Merton's parks, green spaces and cemeteries. *idverde* is an award-winning horticultural specialist with 100 years of experience under its belt.

The main duties of the ground-based staff include litter picking, sports pitch preparations, pavilion cleaning and parks security, amongst other tasks. Large-scale grass cutting operations are carried out by a small dedicated team operating across the borough. Technical staff (2 play technicians and one mechanical fitter) are similarly deployed to service borough-wide needs.

Staffing of The Canons has been estimated as equivalent to one full time post. A member of staff based at The Canons has historically also covered Cricket Green, Cranmer Green and Three Kings Piece, open spaces immediately adjacent to The Canons. Time spent by this member of staff other than at The Canons is offset by mobile cross-borough services to achieve the equivalent of 1 full time employee.

The majority of staff transferred across to their new employer *idverde* on the 1 February under TUPE (Transfer of Undertakings (Protection of Employment) Regulations). Alongside this a new Public Realm Contract and Commissioning division was been created to manage Merton's relationship with *idverde* and deliver those functions that did not transfer. The division is responsible for the infrastructure of Merton's parks and open spaces, for issues of open space policy and strategy, and some retained services, outlined below.

The Greenspaces Manager line manages the client function and relationship with *idverde*. Two parks development officers who are primarily involved in the delivery of the parks capital investment programme and for the replacement of the parks infrastructure: footpaths, gates, signs, bins, fences, etc. also report to the Greenspaces Manager. There is also a professional events officer and two professional arboricultural officers for the borough's parks whose duties and responsibilities include the support of activities and conditions in The Canons and all other open spaces.

Both the development and repair works and the arboricultural works are mainly undertaken by specialist contractors commissioned by, and reporting to, the relevant professional officers within the London Borough of Merton client team.

The events role is mainly concerned with providing support and advice, especially in relation to safety, for small-scale outdoor events produced by the local community groups at least insofar as The Canons is concerned as the capacity for larger events (fun fairs, circuses, faith group festivals and the like) is more limited there. Two officers in the team have considerable practical experience of ecological issues and the Manager of Mitcham Common, also employed within the team, is an additional biodiversity knowledge resource that is employed across the service.

Canons - Management - Organogram 1

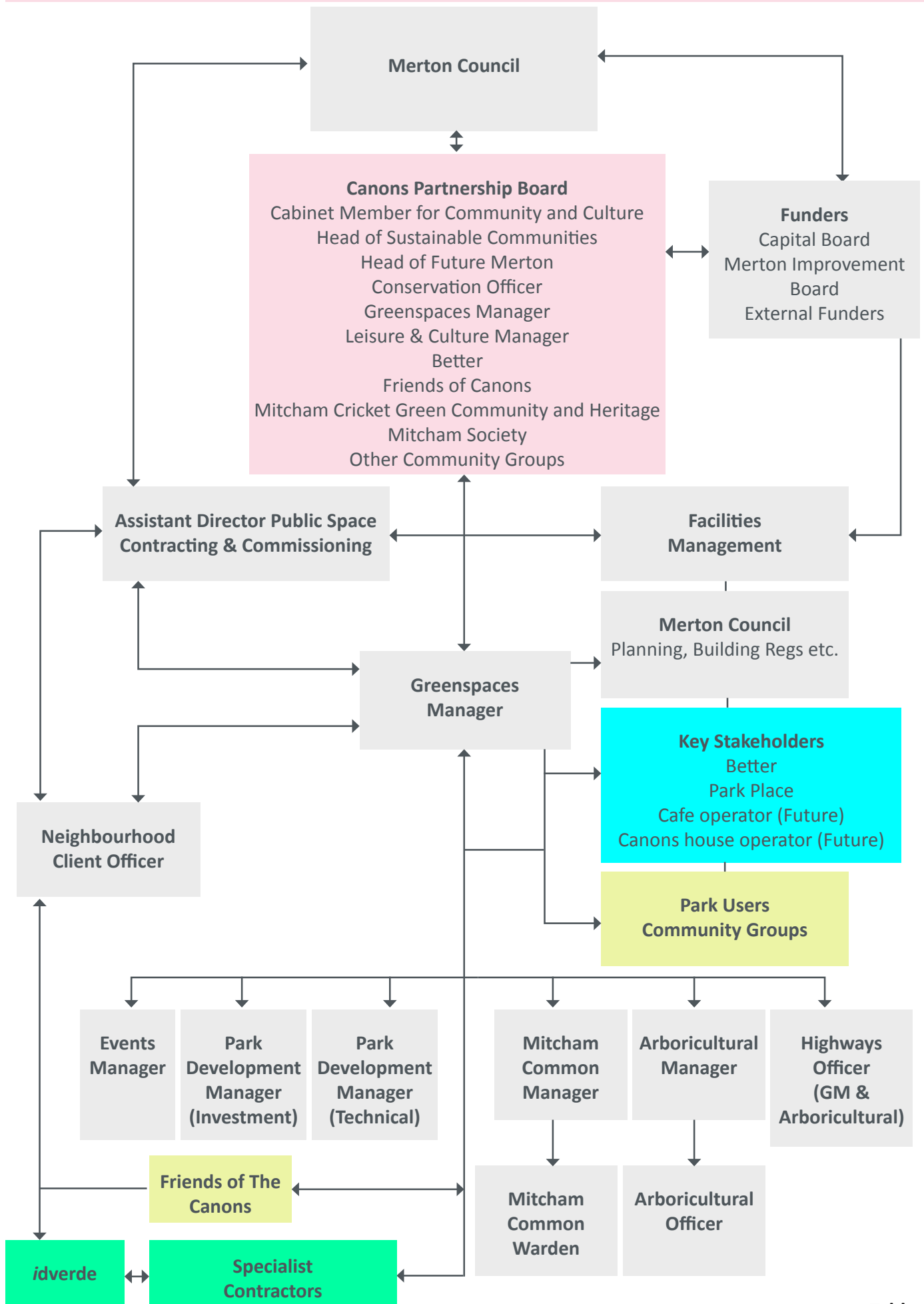


Table 4

Canons - Grounds Maintenance - Organogram 2

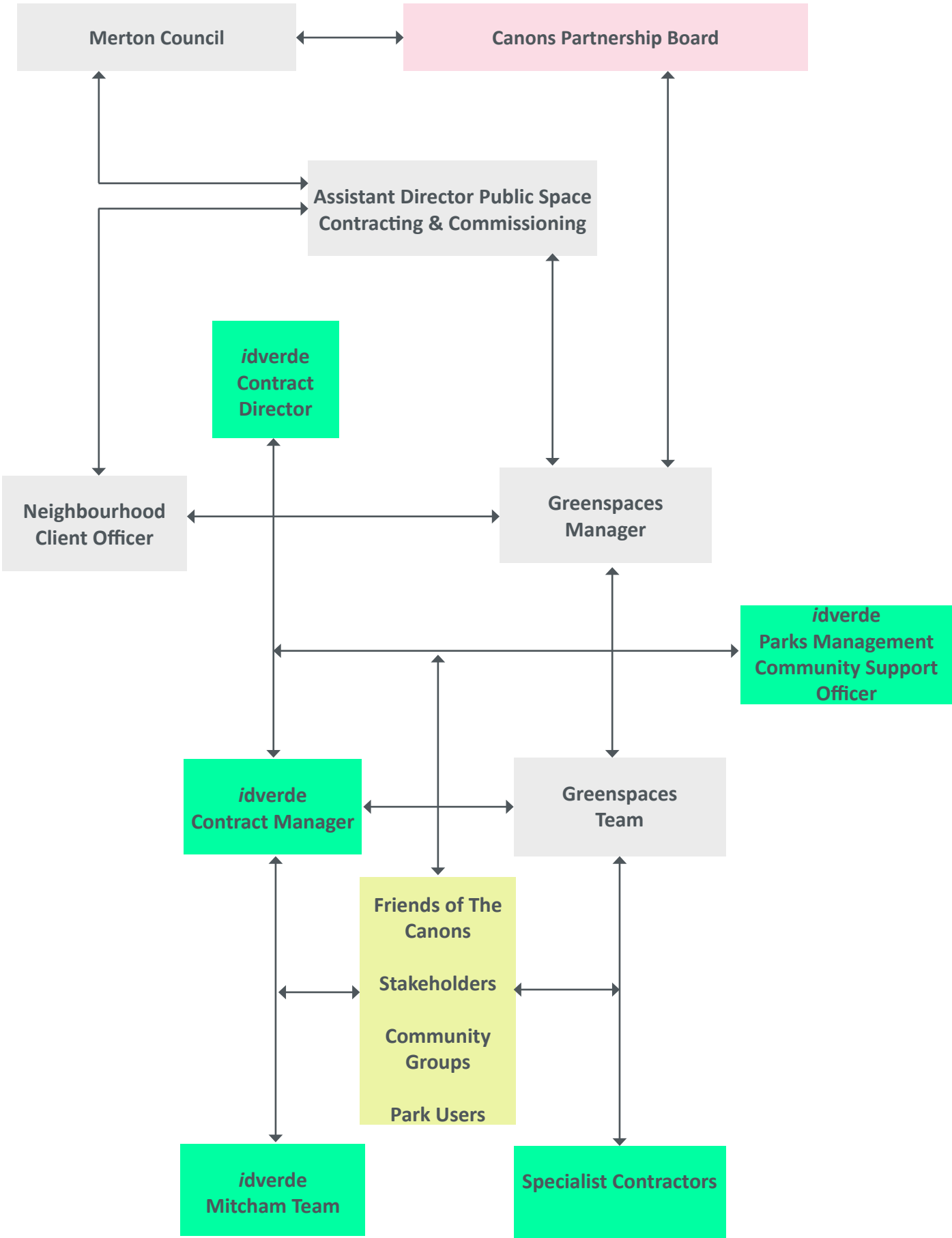


Table 5

Description of Organograms

Organogram 1 Management

Organogram 1 shows the broad everyday responsibilities for the site. The works are delivered by three main bodies, *idverde*, specialist contractors and the Friends of The Canons and it shows how these organisations link together to provide a coordinated team with the Greenspaces team. The Neighbourhood Client Officers report monitor the *idverde* contract with the Greenspaces team and report to the Assistant Director Public Spaces Contracting and Commissioning with The Canons Partnership Board overseeing the management. Key stakeholders, park users and community groups link directly to the Greenspaces Manager who has a budget of £250k for park development across the Borough. Facilities Management section of the council respond to requests for works to buildings and major works and it is they who would seek funding from internal sources such as the council Capital Board and Merton Improvement Board as well as external funders.

Organogram 2 Maintenance

Organogram 2 outlines the grounds maintenance system in particular how the *idverde* team relates to the Friends of The Canons and park users. The Mitcham team is managed by *idverde* Contract Manager with the Contract Director responsible for their overall performance. The *idverde* Parks Management and Community Support Officers assist the Friends of The Canons in training and advice with the *idverde* Mitcham team assisting with their ground works. The other relationships are as shown on Organogram 1.

We outline below the key organisations and posts and their roles in managing and maintaining The Canons as outlined in Organograms 1 and 2.

2.10.2 Management Team

Canons Partnership Board

The Board is responsible for overseeing the long term future of The Canons. The Board consists of:

- Cabinet Member for Community and Culture (Nick Draper)
- Head of Sustainable Communities (James McGinlay)
- Greenspaces Manager (Doug Napier)
- Leisure and Culture Manager (Christine Parsloe)
- Friends of The Canons (John Davis)
- Mitcham Cricket Green Community and Heritage (Tony Burton)
- Mitcham Society (Sandra Vogel)
- Other Community Groups

Assistant Director of Public Space Contracting & Commissioning

This post is responsible for the managing of the new grounds maintenance contract, reporting any issues to The Canons Partnership Board regarding *idverde*'s contract.

Neighbourhood Client Officer (NCO)

This post is responsible for reporting to the Assistant Director of Public Space Contracting & Commissioning reporting on *idverde*'s performance against the specification and key performance indicators with the power of being able to apply penalties should standards not be met. Also responsible for liaising closely with the Greenspaces Manager.

Greenspaces Manager

Greenspaces Manager (Doug Napier) is responsible for the management of all parks and green spaces in Merton. He has been thoroughly involved with the Lottery project as well as the drawing up the specification of the Borough's new grounds maintenance contract. He is responsible for the overall management of the site, managing his own staff including the Events Manager, Park Development Officers (Investment and Technical), Mitcham Common Manager, Arboricultural Manager and the Highways Officer. Liaising with key stakeholders and park users/community groups as well as liaising with the NCO regarding *idverde*'s performance and attending monthly contract meetings with *idverde*.

Corporate Services - Facilities Management

The Facilities Management team is responsible for management services including building services and security, management, maintenance, refurbishment, remodelling and development of the council's buildings as well as energy management. This role therefore includes all the buildings on the site as well as services.

2.10.3 Friends of The Canons, Users, Community Groups and Stakeholders

The Friends of The Canons, stakeholders, community groups and park users have strong links with the Greenspaces Manager and his team. The community groups are part of The Canons Partnership and have been key to the development of Round 2 Lottery Bid.

Friends of The Canons

The Friends of The Canons was established by current Chair, John Davis, in 2008, emerging from the Mitcham Cricket Green Community and Heritage and the Tree Council. The Friends has a membership of 67 members, having doubled their numbers in recent years due to the The Lottery Parks for People project. The Friends carry out works throughout the year at The Canons and around the cricket green and across the Commons. At The Canons they carry out valuable work that would otherwise not be done including work in areas such as the walled garden, Bellamy's Copse the pond where 13 people were involved with clearing invasive pondweed in November 2016. For insurance reasons, the Friends only use hand tools, which are stored in a container in the depot adjacent to the bowling green. They notify Greenspaces what work they intend to do and when and seek assistance with materials as appropriate. - please see schedule of works carried out in 2016. A similar arrangement has been agreed with *idverde* whom they met in January 2017.

Please refer to Appendix for the Friends of The Canons 2016 Programme of Works and January 2017 newsletter.

Park Users and Community Groups

All members of the public are invited to monitor the maintenance standards of the contract as well as providing feedback on litter and dog fouling via the council complaint service. Community Groups are represented on The Canons Partnership Board and have direct links with the Greenspaces Manager.

Better Leisure

Canons Leisure Centre, Madeira Hall and MUGA is run by Better through a contract with London Borough of Merton managed by the Leisure & Culture Manager.

Supporting Council Services

Several London Borough of Merton sections have an interest in The Canons apart from Greenspaces and Leisure Services, and Facilities Management included specifically in the organogram. These include the planning team and highways team in respect of roads, lighting and flooding issues.

External Organisations

The key consultee regarding works to The Canons is Historic England regarding the listed buildings, especially Canons house which is Grade II* listed. Natural England would have an interest in the site if it is found to include protected species such as bats and great crested newts.

2.10.4 Operations on Site - The Grounds Maintenance Contract

The Contract

idverde have been responsible for maintaining London Borough of Merton's waste/street cleaning and parks/green spaces since 1 February 2017, as part of a combined contract with the London Borough of Sutton. This contract lasts for 8 years with a possible extension of a further 8 years and a further optional extension of 8 years, potentially a contract running until 2041.

idverde Company Experience

idverde is an Anglo-French company that specialises in the maintenance of parks and green spaces. The company's clients including the Royal Parks, English Heritage and local authorities include many London Boroughs. Their parks have won 100 Green Flag Awards, include 29 Green Flag judges on their staff and they sponsored the Ceremonies in 2016. They are also represented on the BALI Board and were Founder Members of the Parks Alliance.

Staff Roles

idverde key staff responsible for The Canons are Contract Director (Russ Kirk) and Contract Manager (Dennis Codd). In addition *idverde* has taken on all council staff through TUPE process including the team of 3 or 4 staff that make up the dedicated Mitcham Team responsible for maintaining all parks and green spaces in Mitcham area.

Although the *idverde* contract involves maintaining the status quo in terms of maintenance standards, there is an opportunity for *idverde* to bring additional expertise to The Canons from the *idverde* wider team including Director of Park Management Strategy, Patrick Phillips), Community Support / Education Officers.

idverde is also expected to assist the council in preparing Green Flag Award submissions and development work.

Scope of works

The contract Specification and Service Delivery Plan set out two sections of work - core works paid through lump sum costs and secondly ad hoc costs covering additional works to be carried out in accordance with a schedule rates or other agreed terms.

The core works include all grounds maintenance including all grass, planting, paths, litter/debris collection and play area. Ad hoc works paid via a schedule of rates include all repairs to hard works including path and street furniture, tree works, drainage and pond maintenance.

No buildings or structures such as the garden walls are included in the contract - these remaining the responsibility of Facilities Management and being subject council or external funding.

Additional Consultancy Services / Funding

As part of the contract *idverde* is providing 13 days support for Merton on individual projects/training/ specialist course from its officers as well as a grant of £5k to assist Friends and volunteers for their specific projects.

Depot

idverde have taken the existing depot at The Canons and use this as their depot for Mitcham. This site presence ensures that any problems and issues at The Canons are responded to quickly. The depot contains a welfare unit, storage of their machines and equipment and continues to house the Friends gardening equipment. Access to the depot in the past has been from Cricket Green for small vehicles only.

Uniform/Branding

Site staff wear *idverde* uniform and the team have new vehicles with *idverde* livery with London Borough of Merton and Sutton logos and acknowledging procurement through the South London Waste Partnership.

Monitoring of Contract - Compliance against service performance indicators

The contract includes the following requirements:

The Contractor is expected to monitor its performance against the Service Performance Indicators, and report back on such performance as part of the Weekly Report and Monthly Report (in accordance with Schedule 6 (Reporting Requirements)).

The Council may also monitor the Contractor's performance against the Service Performance Indicators by way of a review of customer complaints or by undertaking inspections of the Contractor's work, Staff, stock and records from time to time.

The idverde contract is monitored against these service indicators by the following ways:

- idverde management inspections
- random inspections across the borough
- volunteer surveys
- customer complaints
- monthly joint meetings with the London Borough of Sutton

idverde management inspections

The idverde Contract Manager carries out regular visits to site to ensure compliance to the specification.

Random Inspections across the Borough Inspections are carried out by Neighbourhood Client Officers on a random basis, checking compliance to the specification and reporting to Assistant Director of Public Space Contracting and Commissioning.

Volunteer Surveys

Volunteer are requested to complete idverde feedback forms following initial training by idverde. A pictorial guide to specification is provided and a tick list provided against a random selection of features to inspect.

Customer Complaints

In addition, members of the public can complete council E4 forms which can be sent to the local Councillors, Neighbourhood Client Officer, Greenspaces Manager to be fed back to idverde with potential financial penalties applied to the monthly payment. An initial complaint regarding issues, such as litter, is viewed as an informal complaint/notification. If the initial complaint has not been dealt with, it can become an official complaint, which could potentially be reported to the ombudsman.

Monthly review meetings

Monthly review meetings take place with idverde involving Neighbourhood Client Officers and Greenspaces Managers where performance is reviewed across the boroughs. Additional interim meetings are also taking place at the outset of the contract to ensure that necessary actions are taking place to ensure a smooth transfer.

Penalties

idverde's monthly payment is subject to their charges for core services, plus any ad hoc works agreed in the period but minus any penalties that have been imposed where service performance indicators have not been met. These include:

- maintaining or improving Resident's Satisfaction Survey score for Merton at 72%
- responding to a service request, complaint, enquiry or Request for Information as set out within Schedule 15 (Service User Procedure)
- In the event of an emergency the Contractor shall redeploy all necessary resources as directed by the Authorised Officer in accordance with paragraphs 3.3.16 and 3.3.17 of the Specification
- The Contractor shall carry out a risk assessment in accordance with the Contractor's working procedures as set out in Schedule 4 (Services Delivery Plan)
- The Contractor shall use only those fertilisers, products and materials as set out in Schedule 4 (Services Delivery Plan) or as agreed with Authorised Officer
- The Contractor shall ensure that a pitch or facility is available for use by a Service User by the agreed time (or the pre-booked time, in the event of booked pitches or facilities)
- The Contractor shall ensure that all gates at a Site which (in accordance with Appendix C) is to be locked overnight are Open by the Allocated Opening Time.
- The Contractor shall close a Site which (in accordance with Appendix C) is to be locked overnight within two (2) hours of the agreed time.

Rectification Period

The rectification period is a period during which the Contractor has an opportunity to rectify the failure in service indicators before a deduction applies in accordance with the appropriate service performance indicator within the contract. In addition there are potentially additional penalties if the works are not carried out within reduction refresh periods. For example, if a playground is not available for use a penalty of £1000 may be imposed after 1 day and the same penalty figure applies for everyday following this.







This section assesses the ways in which The Canons is important to people and on what scale (Nationally, regionally, locally etc.).

It considers the different types of conservation value that are present, in conjunction with heritage and nature conservation guidance, to draw an overall conclusion about the significance of The Canons as an asset to our society

3.1 Introduction

Significance is a specific heritage term defined in the National Planning Policy Framework:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (27)

Historic England defines significance as:

The sum of the cultural and natural heritage values of a place.(28)

This assessment evaluates The Canons as a place that embodies cultural-heritage significance. The assessment is based on the information contained in the previous sections of this Conservation Management Plan, and evaluates it following the guidance laid out by Historic England in Conservation principles. (29) This states that the value of different aspects of cultural heritage should be considered from different points of view, to reach as objective a conclusion of significance as possible.

Please refer to: The Canons Gazetteer, 2017 and drawing 954/21 Site features (Location Plan for Gazetteer Items).

3.2 Evidential Value

In accordance with English Heritage Conservation principles...

Evidential value derives from the potential of the site to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them... Their evidential value is proportionate to their potential to contribute to people's understanding of the past... The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.(30)

There is evidential value:

- In the complex standing fabric of the buildings, especially Canons house and the dovecote, and below the surface of the ground
- concentrated in the unknown below-ground deposits, which is likely to shed light on the predecessor structures on the site, which documentary evidence shows dates back in occupation to the medieval period. However there are sites in the surrounding area that are far older, representing most periods of human activity, and there is therefore potential in the ground at The Canons to yield similar evidence.
- concentrated in the standing fabric of Canons house, the dovecote, the Obelisk and Park Place house. The fabric of the multiple buildings and structures as they stand shows that multiple changes have occurred; using the techniques of buildings archaeology, this standing fabric will be the primary source for improving understanding of The Canons and Park Place in the future. This is particularly the case in the interiors of Canons house and probably Park Place, which have both been altered many times and are not properly understood.
- in the lodge, boundary and garden walls, particular the small walled garden.

3.3 Historical Value

In accordance with English Heritage Conservation principles...

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation...

Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance

3.3.1 Illustrative

There is historical illustrative value at The Canons, derived from both the historic buildings and their connection to the landscape.

- Canons house itself illustrates some elements of architectural taste prevailing in the late seventeenth century.
- Park Place also shows some of the elements of architectural taste of c.1800, though it is much more modest in scale and design ambition.
- Both Park Place and The Canons show the typical small houses or villas which were built on what, in the seventeenth and eighteenth centuries, was the edge of London.
- Park Place has lost the structure of its setting in private grounds, but Canons house has retained it, with a high potential to reveal and enhance the historical setting.
- The Canons also shows how small estates sometimes had their roots in property confiscated from the church during the English Reformation. It is well documented that the land of The Canons estate was in the possession of The Canons of St Mary Overie, Southwark, confiscated in the 1530s. This point is illustrated in the dovecote, which may be a surviving structure from the priory property or re-uses some architectural elements.
- Other buildings and structures are typical of their date and type, but have very limited illustrative value.
- There is historical illustrative value in the overall relationship of the historic buildings and structures within the designed landscape to each other. There is value in the way that the buildings and structures have largely survived as an intact group, excepting the demolitions of the service buildings in the 1960s.
- However this value has been negatively affected by numerous insensitive design decisions over the years, including the isolating of the lodge from Canons house, the re-routing of the drive causing approach to the house from an angle not intended in the past, the building of the wall around the Obelisk, cutting it off from The Canons estate. The incursions into the estate of new buildings have been on the whole relatively carefully executed in respect of Canons house itself and its setting. This is with the exception of the WC block adjoining the house.
- There is historical illustrative value at The Canons derived from the landscape as well as the buildings. In some areas the garden continues to illustrate the layout of typical eighteenth century grounds to a mansion. Although much has been altered there remains a strong sense of the relationship between the mansion and the gardens, particularly in respect of the west lawn, east lawn, pond, dovecote and large numbers of mature trees.

3.3.2 Associative

Pevsner notes that Eagle House and Canons house are two of the earliest surviving houses in the area, (32) and in this resides much of The Canons value.

- There is associative historical value derived from the history of ownership and occupation
- There is value in the site's long ownership by the Cranmer family and their descendants the Simpsons from the 1660s until sale in 1939.
- There is also value derived from the long list of tenants who rented The Canons.
- However neither the Cranmer family nor any of their tenants were very important characters in the history of Great Britain, though many were important in regional and local affairs and business.
- Because the house as it stands is similar to when it was first completed in the 1680s, it could be argued that the house resonates more strongly with the tenancy of John Odway, the tenant who seems to have built Canons house, rather than with the Cranmer dynasty. Nonetheless, the family was resident in the house during the second half of the eighteenth and first half of the nineteenth century.
- The wider site, its buildings and structures, is more strongly associated with the Cranmers. One of the strongest resonances is with Rev'd Richard Cranmer in the early nineteenth century as his Obelisk, a monument to a successful water supply, is also a monument to him. Similarly, the plaques of James Cranmer IInd and Esther Maria Cranmer, dated 1761 and 1816 respectively, create a locus for historical associative value to these two Cranmers, as, unwittingly, the plaques have become their monuments on the site.
- The dovecote has historical associative value as it incorporates early fabric, possibly of a medieval or early modern structure on the lands of the Priory of St Mary Overie, (now Southwark Cathedral), and creates a tangible association to the priory. Today, the Mitcham Parish of St. Peter and St. Paul is part of the Diocese of Southwark Cathedral, so the connection remains.

- There is associative value derived from the fact that the estate was the seat of the Cranmer family, from medieval times until the mid-nineteenth century and that their gardens were status symbols and reflected their social standing in the area. The remains of the layout and features such as the dovecote, Obelisk and commemorative stones reinforce the association of the Cranmer family. Despite considerable alterations the gardens continued to provide a place for retreat from the sporting activity elsewhere in the grounds.
- The gardens are associated with a strong horticultural tradition in Mitcham for the growth and extraction from physic plants mainly for medicinal purposes. A well-known botanist and horticulturalist the Hon. Rev. William Herbert is associated with the property.
- There are limited other resources of historical associative value concerning The Canons: it had a role during the Second World War, but the evidence of this is slender and there are no tangible elements of this period remaining; there is limited value in its ownership and use by the Council since 1939; there are limited archival sources directly relating to the estate and its buildings.

3.4 Aesthetic Value

In accordance with English Heritage Conservation principles...

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects...

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation and usually materials or planting, decoration or detailing, and craftsmanship...)... Strong indicators of importance are quality of design and execution, and innovation, particularly if influential...Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework...Aesthetic value resulting from the action of nature on human works, particularly the enhancement of the appearance of a place by the passage of time ("the patina of age"), may overlie the values of a conscious design.(33)

3.4.1 Design value

Aesthetic design value at The Canons is derived from both the buildings and structures, and the designed landscape.

- Aesthetic design value is highest in Canons house as it was designed to conform to prevailing late-seventeenth century styles and retains many of the key elements today. For example this includes many details like the dentilled cornice, front door case, stair balusters, and some internal fitted joinery; it also includes the M-form roof, the original overall symmetry, architectonic elevations and silhouette.
- There is aesthetic design value in Park Place, which arguably has more value in its exterior than Canons house, because it has retained a good appearance similar to when it was first completed. However, it was designed in a simpler manner with fewer details and therefore has lower value in general.
- There is aesthetic design value in the Obelisk as a designed monument following patterns established in the revivals of Greek and Egyptian forms in the late eighteenth and early nineteenth century.
- The design value derived from the dovecote is limited, as it seems to be a relic or survivor building from a previous complex of buildings or incorporates re-used elements.
- There is limited value design in the other buildings and structures.
- There is aesthetic design value in the landscape, which has developed incrementally and mostly anonymously. The relationship between The Canons, Cranmer Green and the Common is a significant aspect of the streetscape and an important contribution to the value of the conservation area.
- A range of specimen trees have been planted in key locations within the gardens over the last three centuries. Several fine old specimens remain today including Cedar, Holm oak, Swamp Cypress, London Plane and English Oak. Planting of a wide range of specimen trees has continued today and the collection forms an impressive arboretum.

3.4.2 Fortuitous value

Fortuitous value is limited at The Canons.

- The most significant element of fortuitous value is the maturing of the tree stock which plays such an important part in defining the character areas of the grounds. Key specimens include the Cedar of Lebanon adjacent to the south facade of Canons house, the Swamp Cypress on the East Lawn and the London Plane on the drive. The tree planting around the boundaries including the fine oak trees on the boundary with Cold Blows, the lime and yew trees on the drive to Park Place and the fast maturing Bellamy's Copse to the north of the Leisure Centre
- There is some value in the way that the stone of the dovecote and the garden and boundary walls have aged and the yew hedges have matured.
- However, there is a general sense of neglect and lack of care in both the buildings and landscape which could not be understood as fortuitous aesthetic value.

3.5 Communal Value

In accordance with English Heritage Conservation principles...

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory...

Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. ...Such values tend to change over time, and are not always affirmative...

Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence... They may relate to an activity that is associated with the place, rather than with its physical fabric...

Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. Spiritual value [sic. emphasis] ... includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed. Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life.(34)

3.5.1 Commemorative, symbolic and social value

- There is strong social value associated with The Canons, primarily derived from its ongoing public use from 1939 onwards
- There is also value derived from the public interest generated from the efforts to find a sustainable new use.
- The Canons has been a place of meeting and business for the Second World War Air-Raid Protection service and Home Guard
- Voluntary groups have used it for conducting their business and meetings
- Park Place has been a place for outdoor games and sporting activity, formally since the 1920s when the News of the World purchased Park Place, and latterly The Canons has also been developed into a the main Leisure Centre in Mitcham
- Canons house has been used more recently for adult education
- Many of the organisers and participants in all of these groups are alive today and The Canons remains in their collective experience
- It is likely that many of the memories will be positive as The Canons has been largely a place for recreation.
- There is social value associated with The Canons derived from its use as a park and sports centre
- There is also some social value derived from the people who lived or worked on the estates in the past
- The Canons is appreciated by the local community as a key green space within a network of spaces that make up the Wandle Valley Regional Park, especially in regard to the adjacent greens, Cricket Green, Cranmer Green and Three King's Piece
- The walled garden was designated as a 'Peace Garden' in recent times, with the installation of a mosaic mural (thereby perpetuating the 'dove' connection).
- Olive trees were planted over the grounds as a gesture intended to anticipate climate change. In addition a plaque at the foot of one of these trees states that the tree was 'Planted by the Worshipful the Mayor of Merton, Councillor Geraldine Stanford, in Commemoration of the Bicentenary of the Abolition of the Slave Trade - May 2007. 'The Past we Inherit, The Future We Build'. This latter sentence is especially relevant to our latest initiative to conserve The Canons.

- At the approach entrance to Park Place from Commonside West, an oak tree has a plaque stating that 'This tree was planted by Mayor of Merton, Councillor Slim Flegg, on 26th November 1992 in Commemoration of the 40th anniversary of the accession of Her Majesty Queen Elizabeth II to the Throne.'
- There has been local public interest in the efforts to find a sustainable use for the mansion.
- A range of community-led activities, includes an audio trail, guided walks, and the Cricket Green Charter. This in many ways provided the stimulus for the Heritage Lottery Fund bid that led to the commissioning of this Conservation Management Plan.

3.5.2 Spiritual value

There is no social spiritual value associated with The Canons.

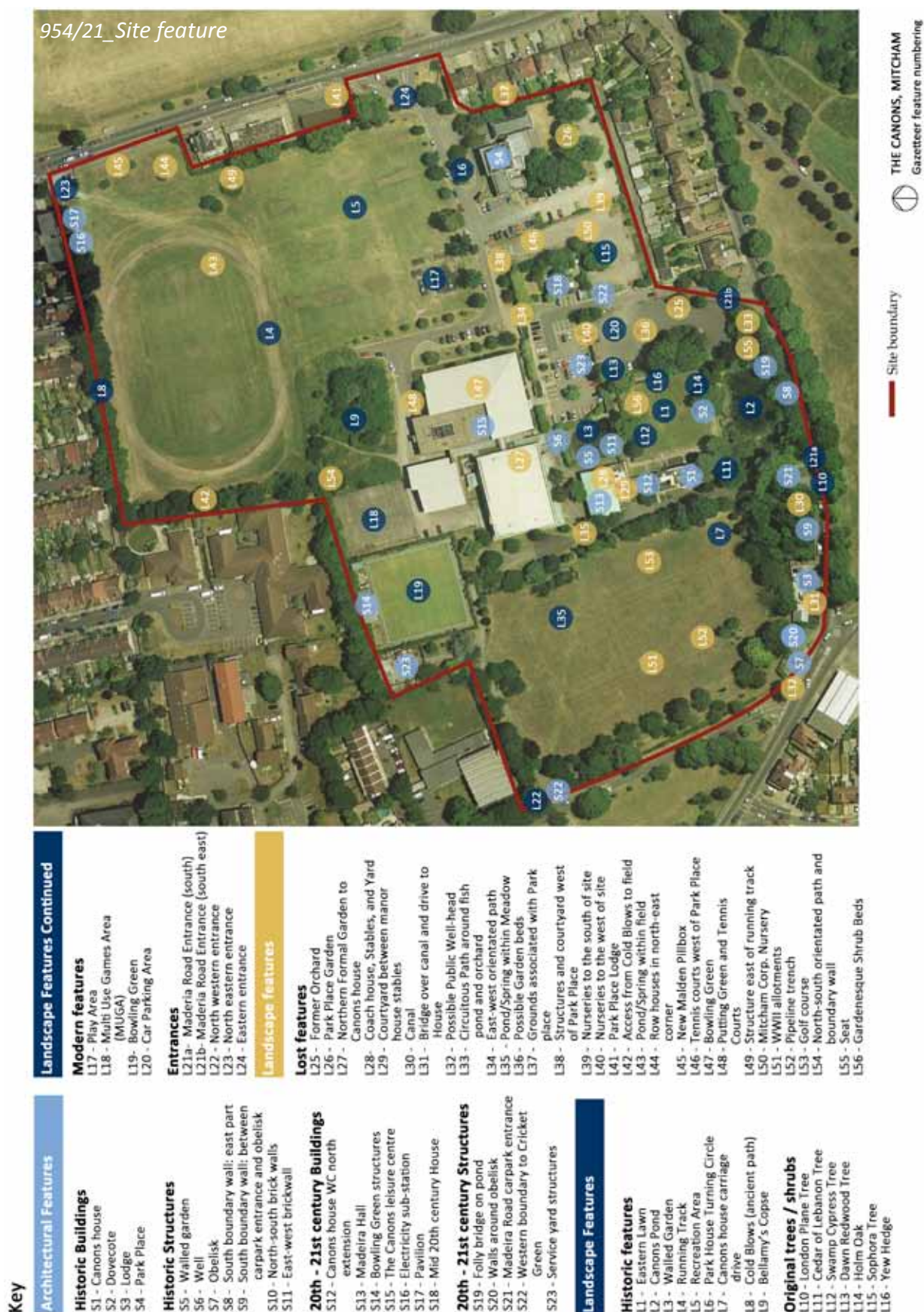
3.6 Natural Heritage

- Although there are no nationally designated sites (e.g., NNR, SSSI) within 2km of the site there are seven Local Nature Reserves in the vicinity. In addition there are 20 non- statutory designated Sites of Importance for Nature Conservation (SINC) within 2km of the site including Canons Pond. This underlines the complex and rich network of green spaces and the contribution of The Canons to the green infrastructure of the area.
- Canons Pond is one of few remaining ponds in London as many have been lost through development and 'safety' concerns. The survival of The Canons pond and its ongoing conservation has assumed increasing significance as a result. The pond has a good diversity of water plants, supports amphibians, especially frogs, and an array of aquatic insects, including four species of dragonfly. There is anecdotal evidence that the pond historically supported newts but the species of newt is unknown.
- The Canons includes a small area of semi-natural broadleaved woodland, Bellamy's Copse which is an unusual element of woodland in the area supporting a diverse wildlife
- Although bat surveys carried out in August 2016 found very little evidence of bats, the dovecote is categorized as having high bat roosting potential and Canons house moderate bat roosting potential as well as some of the older trees.



3.7 Grading of significance of individual elements

Please refer to: App 4 S&B Conservation Management Plan



Based on the assessment of heritage values above, the cultural heritage significance of the buildings and structures is indicated on the table and figures that follow. The following definitions are those used in this Conservation Management Plan only, but are based on best practice, outlined by Historic England and Historic Environment Scotland.

Outstanding significance	A building, landscape or other element of international or national importance, or a fine, intact or little-altered example of a particular period, style or type, that embodies the importance of a place or an element to which it is a part
Considerable significance	A building, landscape or other element of national or regional importance (North Yorkshire), or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of a place or an element to which it is a part, that may have been altered
Moderate significance	A building, landscape or other element of local importance (Yorkshire), or that contributes but is not key to the importance of a place overall, or an element to which it is a part, that may have been altered
Neutral significance	A building, landscape or other element that neither contributes nor detracts from the importance of a place overall
Negative significance	A building, landscape or other element that detracts from the importance of place overall

Table 3 - Gazetteer Table

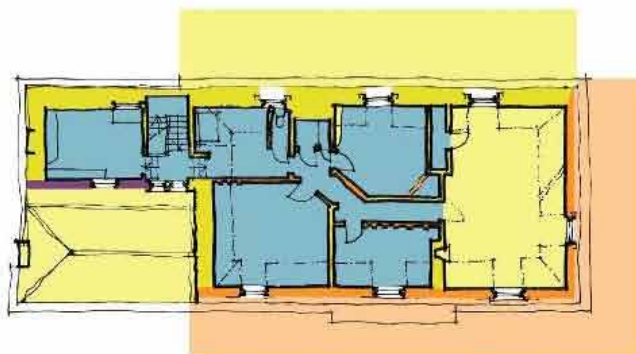
Recom. Ref No.	Building, structure, or other element being assessed	Designation if applicable	Cultural-heritage significance grading
S1	Canons house	Listed Grade II* (1358036)	Considerable
S2	Dovecote	Listed Grade II (1080904)	Considerable
S3	Lodge	Locally listed	Moderate
S4	Park Place	Listed Grade II (1358020)	Moderate
S5	Walled garden	Curtilage of Canons house	Considerable
S6	Well	N/A	Moderate
S7	Obelisk	Listed Grade II (1193483)	Considerable
S8	South boundary wall (east part)	Curtilage of Canons house	Moderate
S9	South boundary wall: between car park entrance and obelisk	Curtilage of Canons house	Moderate
S10	North-south brick walls	Curtilage of Canons house	Moderate
S11	East-west brick wall	Curtilage of Canons house	Moderate
S12	Canons house WC north extension	Listed Grade II* (1358036) (attached to Canons house)	Negative
S13	Madeira Hall	Listed Grade II* (1358036) (attached to Canons house)	Neutral
S14	Bowling green structures	N/A	Neutral
S15	The Canons leisure centre	N/A	Negative
S16	Electricity sub-station	N/A	Negative
S17	Pavilion	N/A	Neutral
S18	Mid 20th century House	N/A	Negative
S19	Folly bridge on pond	N/A	Neutral
S20	Walls around obelisk	N/A	Negative
S21	Madeira Road (Canons) Entrance Walls	N/A	Negative
S22	Western boundary to Cricket Green	N/A	Neutral
S23	Service yard structures	N/A	Negative

Recom. Ref No.	Landscape feature being assessed	Designation if applicable	Cultural-heritage significance grading
L1	Eastern Lawn	N/A	Considerable
L2	Canons Pond	N/A	Considerable
L3	Walled Garden	N/A	Moderate
L4	Running Track	N/A	Moderate
L5	Recreation Area	N/A	Moderate
L6	Park House Turning Circle	N/A	Moderate
L7	Canons house carriage drive	N/A	Moderate
L8	Cold Blows (ancient path)	N/A	Considerable
L9	Bellamy's Copse	N/A	Moderate
L10	London Plane Tree	N/A	Considerable
L11	Cedar of Lebanon Tree	N/A	Considerable
L12	Swamp Cypress Tree	N/A	Considerable
L13	Dawn Redwood Tree	N/A	Moderate
L14	Holm Oak	N/A	Considerable
L15	Sophora Tree	N/A	Considerable
L16	Yew Hedge	N/A	Moderate
L17	Play Area	N/A	Negative
L18	Multi Use Games Area (MUGA)	N/A	Negative
L19	Bowling Green	N/A	Neutral
L20	Car parking area	N/A	Negative
L21	Madeira Road (Canons) Entrance	N/A	Neutral
L22	Madeira Road (Car Park) Entrance	N/A	Negative
L23	Commonside West (Park Place) Entrance	N/A	Moderate
L24	Commonside West (Pavilion) Entrance	N/A	Negative
L25	Cricket Green Entrance	N/A	Neutral
L26	Container	N/A	Negative
L27	Northern Formal Garden to Canons house	N/A	Lost Feature (N/A)
L28	Coach house, stables and yard	N/A	Lost Feature (N/A)
L29	Courtyard between manor house stables	N/A	Lost Feature (N/A)
L30	Canal	N/A	Lost Feature (N/A)
L31	Bridge over canal and drive to manor	N/A	Lost Feature (N/A)
L32	Possible public well-head	N/A	Lost Feature (N/A)
L33	Circuitous path around fish pond and orchard	N/A	Lost Feature (N/A)
L34	East-west orientated path	N/A	Lost Feature (N/A)
L35	Pond/spring within meadow	N/A	Lost Feature (N/A)
L36	Possible garden beds	N/A	Lost Feature (N/A)

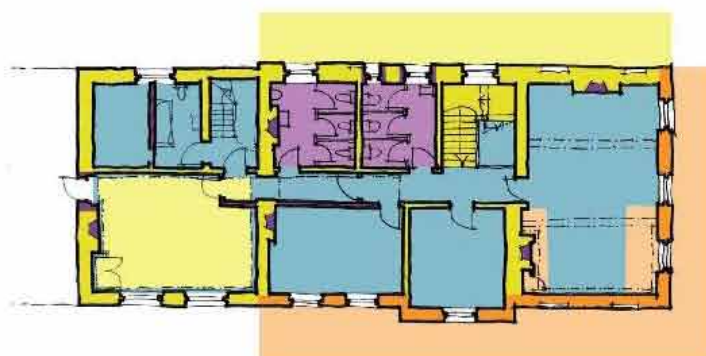
L37	Grounds associated with Park Place	N/A	Lost Feature (N/A)
L38	Structures and courtyard west of Park Place	N/A	Lost Feature (N/A)
L39	Nurseries to the south of site	N/A	Lost Feature (N/A)
L40	Nurseries to the west of site	N/A	Lost Feature (N/A)
L41	Park Place Lodge	N/A	Lost Feature (N/A)
L42	Access from Cold Blows to field	N/A	Lost Feature (N/A)
L43	Pond/Spring within field	N/A	Lost Feature (N/A)
L44	Row of houses in north-east corner	N/A	Lost Feature (N/A)
L45	New Malden Pillbox	N/A	Lost Feature (N/A)
L46	Tennis courts west of Park Place	N/A	Lost Feature (N/A)
L47	Bowling Green	N/A	Lost Feature (N/A)
L48	Putting Green and Tennis Courts	N/A	Lost Feature (N/A)
L49	Structure east of running track	N/A	Lost Feature (N/A)
L50	Mitcham Corp. Nursery	N/A	Lost Feature (N/A)
L51	WWII era allotment gardens	N/A	Lost Feature (N/A)
L52	Pipeline trench	N/A	Lost Feature (N/A)
L53	Golf course	N/A	Lost Feature (N/A)
L54	North-south orientated path and boundary wall	N/A	Lost Feature (N/A)
L55	Seat	N/A	Lost Feature (N/A)
L56	Gardenesque shrub beds	N/A	Lost Feature (N/A)
L57	Former Orchard	N/A	Lost Feature (N/A)
L58	Park Place Garden	N/A	Lost Feature (N/A)

Plans of Canons house showing cultural-heritage significance grading (below).

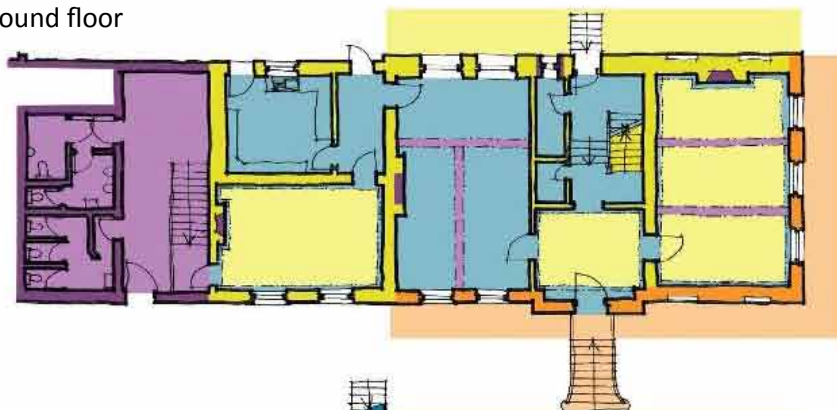
Second floor



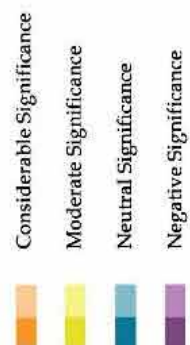
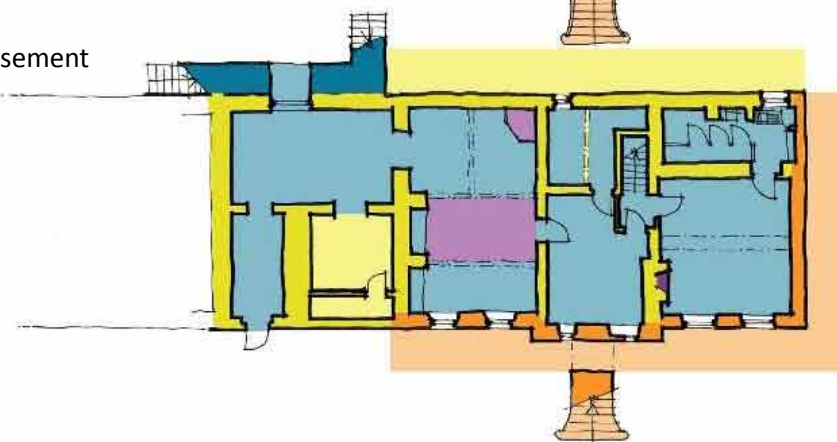
First floor



Ground floor



Basement



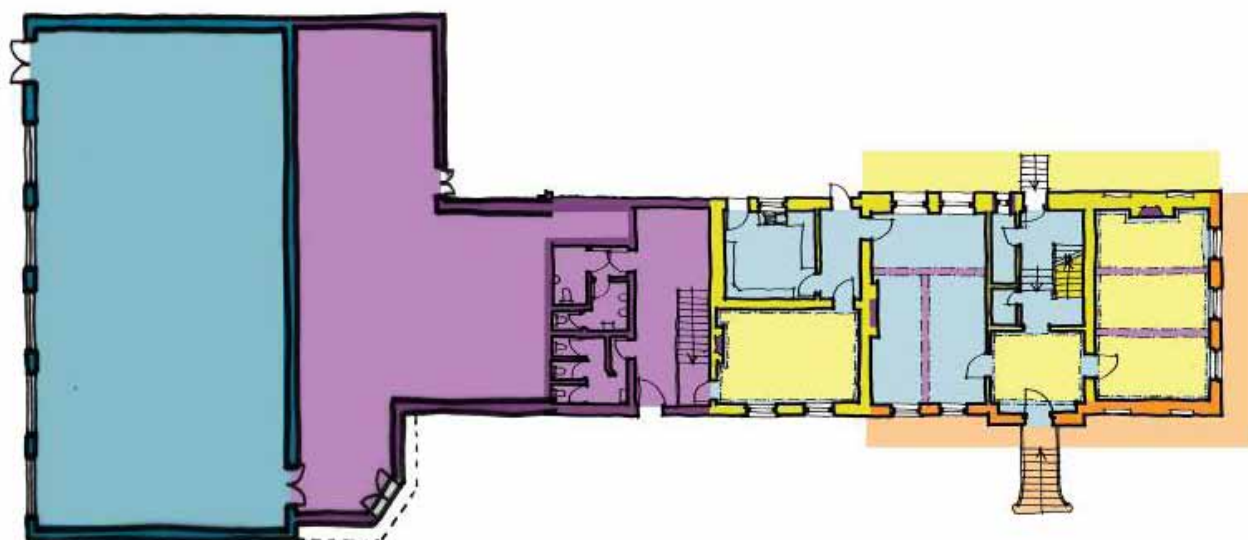
THE CANONS, MITCHAM

Floor plans: As existing, showing grades of significance

Simpson and Brown, October 2015

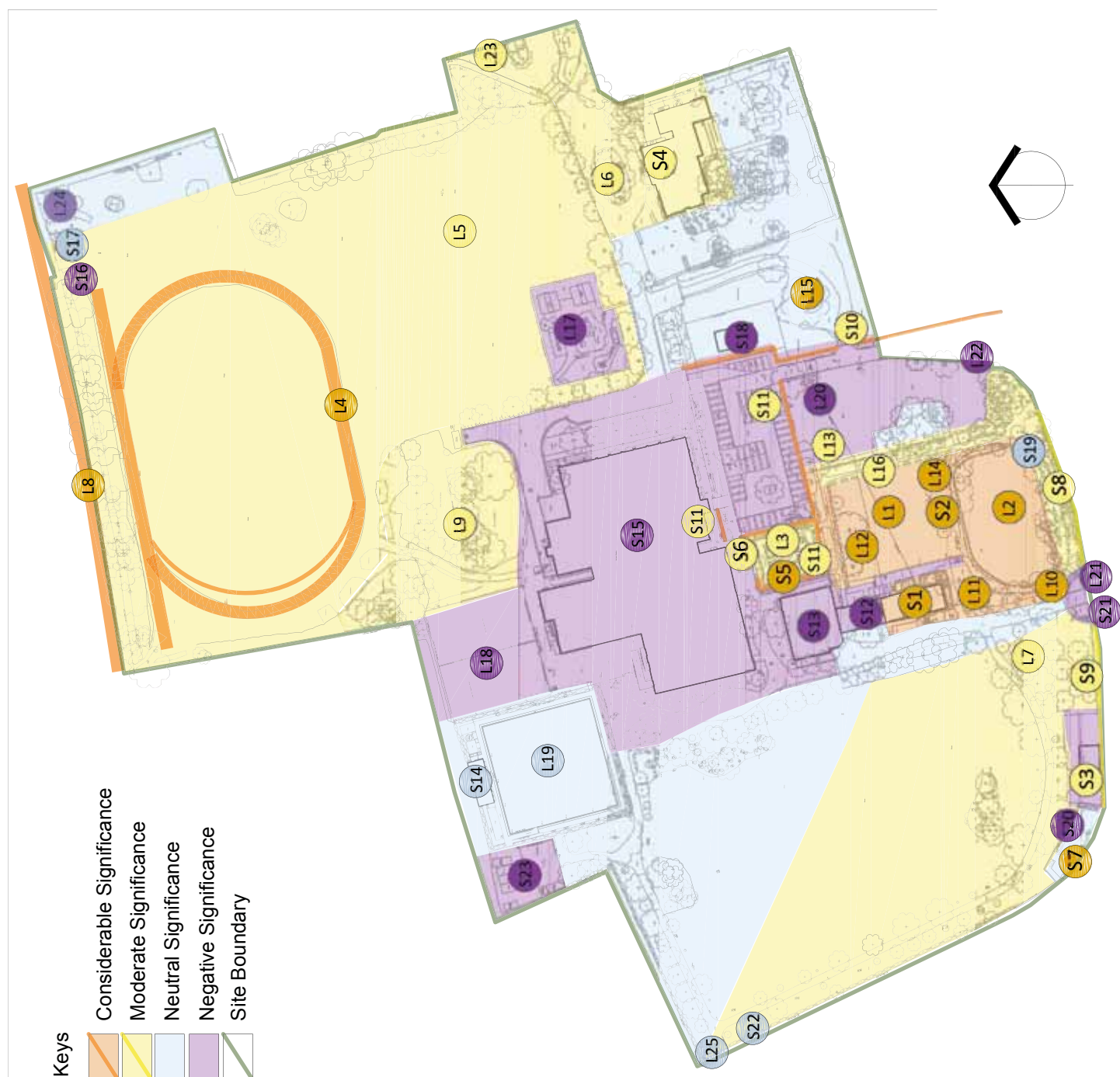
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- Considerable Significance
- Moderate Significance
- Neutral Significance
- Negative Significance

Plan of Canons house with north extensions showing cultural-heritage significance grading.



954/11 Significance and Gazetteer Items

3.8 Summary statement of significance

Significance is a specific heritage term defined in the National Planning Policy Framework:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (35)

Historic England defines significance as:

The sum of the cultural and natural heritage values of a place. (36)

In this summary statement, the sections above are evaluated and compared, and a conclusion drawn on the overall cultural heritage significance of The Canons in national and international terms as a heritage asset.

The Canons embodies important cultural heritage values for society today. It has evidential, historical, aesthetic and communal heritage values (as defined by Historic England). All the values have the potential to be sustained, revealed and enhanced if change is carefully considered, planned and managed.

There is strong evidential value in the fabric of Canons house and the dovecote, both of which are listed at Grade II* and Grade II respectively. As designated and important heritage assets, they have potential to yield evidence of past human activity which would enhance understanding.

There is strong historical value in illustrating a once-typical suburban estate type of the seventeenth and eighteenth centuries, and the way that as a group the heritage assets have survived in relation to each other to make a coherent small estate. There is also strong associative historical value in the derivation of the estate from ecclesiastical property confiscated at the Reformation, the long history of the Cranmer dynasty, including strong resonances from the various inscribed plaques on the site.

There is some aesthetic value derived from the design of the exteriors of Canons house, its surviving historic interior panelling, and the Obelisk. However aesthetic fortuitous value is limited.

There is strong social value derived from The Canons being in public hands from 1939 onwards; The Canons will remain in the collective experience of many of the people who organised events, meetings, clubs, societies and etc. in the house. Commemorative, symbolic and spiritual value are not present.

Though it can be problematic to attempt to place a structure in a category of significance relative to other sites and buildings, it is important to give these buildings structures a context, to allow its significance to be compared to others in the region, and the United Kingdom.

3.9 Listed Building Curtilage



Please refer to Drawing 954_23_Listed Buildings Curtilages

Some of the other structures in the study area are likely to be considered as curtilage by the local authority. Historic England guidance on curtilage states that it is defined as an area of land around a listed building within which there are other buildings, pre-dating 1948. Whether these buildings/structures should be considered as listed, is made by the local planning authority (LPA). LPA decisions-makers consider physical layout, past and present ownership, past and present use/function specifically whether a building was ancillary to the listed building at the date of listing. The LPA needs to be consulted, to see whether they require a listed building consent application in all cases.

At The Canons, the curtilage area extends to boundary of the historic grounds of the mansion. The curtilage therefore includes the other listed structures (dovecote and obelisk). It also includes structures which are associated with the mansion house; all walls, boundary walls and other built structures constructed before 1948, including the lodge. The WCs and the Madeira Hall are connected to the mansion and therefore will be considered as part of the listing.

The curtilage area of the dovecot extends to the boundary of historic grounds of The Canons. This is however essentially academic as there are no structures which are associated with it.

The curtilage area of the obelisk again extends to the boundary of the historic grounds of The Canons. This is again essentially academic, as the only other structures associated with it, are listed. It could be argued that all walls and other built structures constructed before 1948, including the lodge are in its curtilage, but the listing of the mansion is a better fit.

The curtilage area of Park Place is hard to define; it should extend to boundary of its historic grounds, but these have become blurred and hard to identify with certainty. The south boundary wall to the post 1900 houses on Madeira Road technically falls into the pre-1948 curtilage criteria, but it seems unlikely that the LPA would consider it listed. The only structure that might be considered in the curtilage, is the north-south brick wall, with the plaque; however the plaque states that the wall was the property of Esther Maria Cranmer, owner of The Canons, and therefore is more likely to be considered curtilage to The Canons.



Risks and Opportunities

Section 4

This section reviews the risks facing The Canons and opportunities, both in terms overarching issues and in terms of the work items, as set out in the HLF Round 1 Bid. Following this, a strategic vision for The Canons is set out.

4.1 Background

The grounds at The Canons have been split since at least since the early 18th century when they belonged to two private properties, Canons House and Park Place. Mitcham UDC took over ownership of The Canons in 1939 and London Borough of Merton subsequently took over the News of the World Sports Ground on the Park Place site in 1963 when the two sites were joined.

The two periods of major council investment both in the mid-1960s and then in the mid-1980s, did not significantly change the condition of key historic features such as Canons House, the dovecote, the walled garden, although the addition of new features, primarily Madeira Hall and Leisure Centre, has had an effect of their historic settings. In addition, a new brick wall built immediately to the east of the Obelisk has divorced the feature from Canons house and the new garden setting of the Obelisk is poor quality. These ad-hoc addition have merely gone to fragment the area further and little or no attempt has been made to unify the two sites through a masterplanning exercise.

Over the last twenty years or so, the grounds have seen very little capital investment due to financial constraints. However the dovecote has been repaired, minor works have been carried out to Canons house in relation to its use as an education centre, a programme of tree planting carried out and a multi-use games area installed on the former tennis courts. Most significantly Canons house has not had a use for several years, the adjacent toilet block is not open and the grounds are under-used, with few events, despite the adjacent thriving Leisure Centre. Partly as a result of this relative inactivity across the site, key historic features have not been subject to adverse proposals but neither have they been under a programme of management and maintenance to secure their future or feature as part of a overall masterplan.

4.2 Existing Conditions

Surveys have shown that all built features are deteriorating and require repairs and paths are in poor condition. Although tree management is good some areas of the soft landscaping require improvement, the play area is outdated and certain areas of the park are a focus for antisocial behaviour. If major works are not carried out shortly, key features such as The Canons house and the Obelisk will become 'at risk', particularly if a new compatible use is not found for Canons house. There is a real danger that there will be a general backlog of items requiring restoration and repair works which will contribute to the grounds getting into a downward spiral of decline which will discourage visitors and events.

The Canons Partnership has been formed to arrest this decline and is working to develop a shared vision to create a sustainable future for this historic site as part of this Heritage Lottery Fund and Big Lottery bid. There is a risk that this momentum will be lost if it is not fuelled by further funding in the near future.

4.3 Risks and Opportunities for Key Factors

The development of the Conservation Management Plan has highlighted the need for a conservation-led approach to managing the site.

Overarching Risks:

- no work is carried out leading to further deterioration of feature and loss of significance
- the work is not carried out to a high quality standard
- the Conservation Management Plan not being adopted or not being widely used
- commercial aspects take precedence over conservation
- the potential of the site is not realised

4.3.1 Risks and Opportunities for access

Risks

- Site is poorly accessed from Commonside West particularly the north
- There are few paths across the site and many routes are shared with roads
- Surfacing is poor on the few paths that exist, particularly in the vicinity of Canons house
- Visibility along paths is poor in places due to unchecked vegetation overgrowing the path edge
- Existing spaces within the park are poorly linked

Opportunities

- improve entrances into the site
- enhancing existing ones such as at Commonside West
- considering new access points such as at the Obelisk
- restoring the former drive past the Lodge
- improving access and movement patterns into and across the site, such as providing
- new paths along desire lines, without changing the character of the space
- linking spaces better, for example around the Leisure Centre and Canons house
- integrating new opportunities that are sympathetic to character and link existing uses together no work is carried out leading to further deterioration of feature and loss of significance the work is not carried out to the high quality
- the Conservation Management Plan not being adopted or not being widely used
- commercial aspects take precedence over conservation

These include the following key heritage work items within the First Round Bid

4.3.2 Risks and Opportunities for the environment and tackling climate change

Risks

- construction damage to trees and drainage
- key areas of the site becomes increasingly unsustainable such as the pond and the ornamental planting areas without responsive capital works proposals putting in place appropriate management proposals and
- there are insufficient resources both financial and workforce to manage the area to properly embrace the measures to make the required and necessary changes.
- a 'joined up' approach is not followed i.e. that the council, the contractor, Better, community groups are not linking initiatives
- the potential of the site is not recognised

Opportunities

- to increase wildlife value of the site by carrying out appropriate measures
- to incorporate tree and drainage protection measures
- to incorporate energy and water conservation measures as part of the proposals
- link with wider London Borough of Merton opportunities
- to introduce sustainable drainage as part of the proposals
- to utilise the park to help to manage flood events which may affect the area
- to improve soil conditions and drainage to slow down run-off and retain water/moisture for the benefit of the park's vegetation.
- to retain water/run-off from the parks building for recycling and re-use for watering.
- to improve and increase tree cover in the park to increase shelter and shade.
- to increase planting that is attractive to bees and to improve biodiversity and habitats and to reduce the areas of amenity grass requiring regular mowing
- where possible introduce new planting that is drought tolerant
- to change maintenance regimes to reduce carbon footprint and use of oil based products
- to utilise the silt from the lake to fertilise the area
- to compost green matter from the park.
- to involve the community in composting and recycling schemes.
- to continue encourage use of the park for cycling and walking
- to continue to use the area for events of all sizes that encourages a healthy life style e.g. charity walks and running events

- to use surface water run-off from roofs and the car parks to recharge the pond
- to reduce the use of the site by vehicles and encouraging partners to utilise sustainable transport
- to set up a management committee involving council, the contractor, Better, community groups and other interest groups to oversee the future management of The Canons

4.3.3 Risks and Opportunities for managing information about your heritage

Risks

- there is little information available about the heritage site
- heritage information gained through developing the CMP could be lost in the future

Opportunities

- the large amount of new heritage information could be used for interpretation as well as being made available to the public
- it can inspire engagement and interest which secures support and volunteers to sustain the area into the future

4.3.4 Risks and Opportunities for community use and benefit

Risks

- Visitor numbers and dwell time does not rise as a result of project
- The site is not enjoyed and valued by the whole community of Mitcham

Opportunities

- Activity Plan to embrace all sections of the community
- Encouraging activities such as volunteering, by reinforcing the excellent work in walled garden and creating spaces for events

4.3.5 Risks and Opportunities for care and maintenance

Risks

- Lack of funds to maintain area following restoration works in accordance with 10 year Management and Maintenance Plan
- New management regime is to commence in December 2016 and the particular requirements of the Canons need to be addressed

Opportunities

- 10 year Management and Maintenance Plan will set out future blue print for maintenance
- Involvement with green gym, local groups, volunteers, Friends Group to support regular maintenance operations

4.3.6 Risks and Opportunities for existing use of the site as well as businesses and facilities

Risks

- Restoration construction works could impact on existing use as well as businesses and facilities, especially remodelling the car parks

Opportunities

- Liaise with Better and Park Place to ensure that works cause minimal disruption and include relevant clauses within the Contractors Contract Documents

4.3.7 Risks and Opportunities for health and safety and security

Risks

- concerns about using some of the paths and areas of the site at night

- concerns about the pond regarding health and safety issues
- concerns about the security of Canons house if developed as offices

Opportunities

- develop a strategy to incorporate health and safety and security concerns

4.4 Key Risks and Opportunities for Restoration and Conservation Work Items

These include the following key heritage work items as listed within the Round 1 Bid - please see new works items schedule for those work item numbers not included in the schedule below.

Category of risks given to work items

	Highest risk
	Medium risk
	Lowest risk

Table 6 Risks & Opportunities

Work Items N.	Risks	Opportunities
1	Canons house	
	Lack of an existing use sustainable use	General repairs and reroofing of house
	Lack of an sustainable future	
	Poor-fair condition of exterior fabric, including cracked render, roof and dormer defects	
	Lack of comprehensive understanding of development of fabric	Reinstatement of central window on east facade
	Possible cement render on west and south elevations causing trapping of moisture in masonry	Improved setting within landscape restoring house's status as a landmark
	Elements of negative significance, including many structural beams, blockings up, boxing in etc, the first-floor WCs	
	Use of inappropriate materials in some repairs and replacement of fixtures, for example UPVC downpipes, hardboard timber linings and plasterboard	General repairs and reroofing of house
	Numerous pipes, cables, light fittings, signage, boxes, anti-pigeon spikes and other fixtures on the elevations, many redundant	Reinstatement of central window on east facade
	Extensive loss of interior fixtures and fittings, and much early timber panelling, in perhaps two rooms due to 1996 arson	Improved setting within landscape restoring house's status as a landmark
	Colours painted on to all internal and external masonry and joinery	Improved servicing of the building without detriment to historic structure
	Unsympathetic and unused WC extension to north	
	Partial of loss of seventeenth-century masonry and early ironmongery on front and rear steps	Reinstatement of central window on east facade
	Loss of connection from west lawn and Obelisk due to being screened by trees	
	Loss of some historic relationship of rooms	
3	Madeira Hall	
	Cracking to brickwork	General repairs and reroofing
	Roof appearance and possible change of original copper to bituminous felt	Enhance facade and reduce impact of chimney

Work Items N.	Opportunities	Risks
4	Canons Terrace	
	Poor quality concrete paving, steps and handrail impact on setting of house	Replace existing paving with high quality natural paving and reduce clutter
6	Hedge and Views to House	
	Yew hedge planted in 1960s is a valued feature giving framed views to house and screening car park, but requires maintenance	Ensure hedge is included in maintenance regime
	Hedge along northern side of lawn blocks views between walled garden and house	Reconsider pruning height of yew hedge
7	Dovecote	
	Condition of roof and interior	Carry out repairs to restore structure Improve access and understanding of building Enhance setting of building
	Cupola incomplete, lacking flight holes and alighting ledges	
	Lack of public access and interpretation of the building	
	Lack of evidence of age of the dovecote	
	Adjacent holm oak and dogwood partly screens dovecote	
8	Pond	
	Becomes increasingly unsustainable due to lack of water supply and poor quality of water	Investigate lake bed and consider installing new liner Investigate possibility of taking surface water run-off from Canons house and car park to sustain water levels Improve views and setting by tree management and removal of railings To improve biodiversity and restore habitat for amphibians, fish, etc Prepare a management plan for pond
	Condition and nature of bed is unknown but may allow water to drain through gravel sub-strate	
	Becomes increasingly unsustainable due to lack of water supply and poor quality of water	
	Bed includes significant depth of silt which may be contaminated	
	Condition of retaining wall around pond is not known	
	Bed includes significant depth of silt which may be contaminated	
	Lack of management in future	
	Bed includes significant depth of silt which may be contaminated	
	Surrounding trees overhang bed	
	Vegetation is encroaching on pond discolouring water and limiting visibility of water	
	Trees screen views of house from across the pond	
	Urban style railing around pond is out of place	
	Pond may include protected species such Great Crested Newts and other wildlife	

Work Items N.	Risks	Opportunities
9	Entrance Drive	
	Line of sycamore trees along the drive screen off views of Canons house	
	Entrance walls were built to a poor standard, and are in poor condition	Consider removing entrance walls and replacing with a soft treatment to differentiate original boundary
	Entrance includes a partially closed wide gate and untidy signs, detracting from setting	
	Surfacing of existing drive is poor quality and detrimental to setting of house	Consider restoration of former drive in future
	Existing railings either side of the drive does not have a purpose	
	Former line of drive and stream from obelisk is not interpreted	Former drive to be restored in future
	Old London Plane tree adjacent to the entrance may be damaged by further works to the drive	
11	Obelisk / New Entrance	
	Condition and cement render	Restore structure
	Isolation of Obelisk from The Canons landscape context by 1950s brick walls	Improve setting of structure
	Setting of feature within a poor quality garden space	Create new entrance that maintains the Obelisk as part of the streetscape but also reconnects it with Canons house
	New entrance at this point to improve circulation may impact adversely on setting of listed building	
	Lack of understanding concerning whether the Obelisk marked a wellhead or artesian spring, and related structure to west shown on 1840s plan	Carry out further research and provide interpretation of obelisk
	Caravan and other untidy features in garden of the Lodge detract from setting	Lack of understanding concerning whether the Obelisk marked a wellhead or artesian spring, and related structure to west shown on 1840s plan
		Improve appearance of Lodge garden
14	Cricket Green Gateway	
	Poor condition of gates which do not have a purpose	Consider removal of gates and introduction of bollards
	Gas supply box inside entrance impacts on setting	Screen gas supply box
		Provide a higher quality welcoming board that fits in with Cricket Green
15	Bowling Green	
	Long term sustainability of active and successful club that maintains greens to high standard	Consult with club on proposals ensure that they are not affected any new proposals
19	Bellamy's Copse	
	Long term sustainability of copes as it is susceptible to damage and deterioration if its edges are eroded	Ensure that copse is safeguarded through a woodland management plan

Work Items N.	Risks	Opportunities
20	Upgrade Existing Running Track	
	Heritage of the track is not known or understood and therefore it is not valued and in danger of being removed	Restore surface of track and mark out distances and consider new uses for track
	Track is not in good condition	Provide interpretation of sporting heritage
23	Commonside West Gateway	
	No sense of entrance to an important landscape and important community resource	Create new modest arrival space in character with adjacent Mitcham Common
	Cluttered with unattractive bollards and poor quality surfacing detracting from highly visible entrance	
24	Opening Up Cold Blows	
	Existing chain link fence detracts from both Cold Blows and The Canons and forms a barrier to access from western corner	Removal of chain link fence and introduction of new boundary treatment including new entrance at western end
	Level change between the site and Cold Blows due to widening of path	
27	Park Place	
	Further deterioration of the setting of the listed building by increased car parking and pub garden extension	Negotiate with the owners over improving the setting of the building whilst accommodating their requirements
	Frontage of Park Place is screened by trees and a number of picnic benches which detract from the simple Georgian facade	
30	Orchard	
	All former orchards have been lost through development	Restore orchard in area that does not conflict with historic layout and today's uses
31	Walled Sensory Garden	
	Long term management and maintenance responsibilities of garden is unknown	Repairs to the walls and resurface paths
	Inscribed masonry plaques: understanding of plaques not interpreted	Replanting to create a sensory / physic garden and replant against outside of wall
	Deterioration of the walls and paving	
	Change of orientation of walled garden not interpreted	Interpretation of plaque and the horticulture of the estate and Mitcham, improve signing Ensure that management and maintenance of garden is assured
33	Park Gateways, Wayfinding & Identity	
	Entrances are generally poor quality and uninviting, lacking information, interpretation and directional signage	Introduce higher quality but low key design that reflects the adjacent Greens and Commons, including simple and robust signs

Work Items N.	Risks	Opportunities
I	Repairs to Estate Walls including restoration of footgate near pond	
	Condition of inscribed masonry plaques because of being partly encased in cement mortar	Repair plaques and provide interpretation Carry out boundary wall repairs Restore former footgate from Madeira Road adjacent to pond to provide new pedestrian access
	Poor quality repairs and some alterations	
	Inscribed masonry plaques: understanding of plaque on north-south boundary is not interpreted	
II	Tree Management and Soft Landscape Proposals	
	Condition of inscribed masonry plaques because of being partly encased in cement mortar	Tree management: A tree works management plan is required to identify of tree works to restore views to key landmarks such as Canons house and dovecote and improve their settings, as well as for arboricultural reasons such as health, thinning to allow the better specimens to develop Retain key trees as part of development works and include tree protection works are to be provided to ensure trees are not damaged Provide interpretation of the many species and variety of trees
	Poor quality repairs and some alterations	
	Tree Management: trees block several of the key historic views, detracting from their setting and their appreciation	
	Tree Management: many key trees are located in areas that could be subject to damage by new proposals and construction work	
	Tree Management: the diverse and interesting collection of trees is not appreciated by the public	
	Soft landscape proposals: planting beds in the walled garden and adjacent to the historic garden walls are not fully planted and are difficult to maintain	Soft Landscape proposal: Manage Bellamy’s Copse and other woodland pockets to ensure healthy growth and for biodiversity To restore planting in small walled garden and along garden walls to include physic planting and horticultural heritage of area. To engage the Friends and community groups in the care of key areas such as the walled garden and orchard including volunteer gardening and potential associated training
	Soft landscape proposals: grass areas are all cut to the same regime, providing little variety of habitat and appearance	
Other Risks to heritage features not included in First Round bid Masterplan work items		
Lodge: poor external appearance and setting of building		
Lodge: inappropriate materials in repairs etc for example UPVC windows		
Lodge: loss of function of lodge as an entrance to the estate		
Lodge: loss of connection between the lodge and the house		
Sports pavilion in north east of site: poor external appearance		
Mid-twentieth century house by car park: poor external appearance		

4.5 Risks and Opportunities for New Work Items

General Risks related to new works

- Apart from the Leisure Centre, whose users currently have very limited relationship and use of the outdoor spaces, there is hub at The Canons where a range of facilities and features are grouped to form a heart
- There is no cafe or park centre to encourage return visitors and act as community focus for the park
- There are no public toilets on site which discourages visitors to use the park
- Access and circulation across the park is poor

Work Item No.	Opportunities	Risks
2	Cafe	
	Attract more visitors and provide a focus for the community	New building and its servicing and use might conflict with historic setting of Canons
	Link well with other facilities within the park	Should complement offer at Park Place, and not compete with it
5	Canons Open Cinema/Performance Season	
	To continue to hold occasional events on East Lawn with terrace acting as a stage	Increased use more damage lawn
	To provide electricity point to avoid using generators	Geophysical survey has identified possible medieval building under East Lawn which may constrain use Location and design of power supply needs to be considered in the context of historic building
10	Wildlife Pond/Natural Sculpture	
	Pond could offer a pond dipping area	Pond as proposed in Round 1 would require the felling of a number of trees and would impact of historic drive Sustainability of pond, given difficulties of exiting pond, and increased maintenance costs
12	Large Outdoor Event Area	
	Restore area as an events area, often used in past for fetes etc	Resist any further tree planting on lawn to avoid changing the character of the open space and setting of house
	Restore link between West Lawn and Canons house by thinning out trees on along northern facade of house	Development of West Lawn as an events area should be restricted to occasional use with no permanent hard standing areas provided

Work Items N.	Opportunities	Risks
13	Natural Play Area	
	Attract more visitors and a new facility and focus for the community, especially teenagers	New building and its use might conflict with historic setting of Canons
	Link well with other facilities within the park	Location of the feature needs to be considered in relation to other play facilities and the proposed cafe Increased maintenance costs
16	Skate park/Climbing Wall and Mural	
	Attract more visitors and provide a facility and focus for the community, especially teenagers	Careful siting to ensure these facilities and their use do not conflict with historic setting of Canons
	Social and health benefits	If sited as proposed, possible detrimental impact from these activities on the existing Bowling Club as well as access requirements Skate park/Climbing Wall and Mural: increased maintenance costs
17	Existing Multi Use Games Area (MUGA)	
	Add new facilities around the MUGA to make area a centre for teenager activities	n/a
18	Canons Leisure Centre	
	Improve exterior spaces around the Leisure Centre including paths, Access, car parking and plantings	Possible further expansion of the Leisure Centre may have an additional adverse impact on the historic landscape
	Improve appearance of service area around rear of building	Increased usage of Leisure Centre (and Madeira Hall and Canons house) will bring additional pressures for car parking and additional visitors may have an impact on the historic landscape and the need for increased maintenance of the site
21	Sports/Art Interpretation	
	Include interpretation and sculpture to celebrate the sporting history of area	Sporting heritage is not known or understood and therefore it is not valued Features needs to be considered carefully as there is a danger that it could attract vandalism and may not be valued
22	Outdoor Gym	
	Attract more visitors providing a new facility for the site	Impact within a historic landscape needs to be carefully considered
	Health and social benefits	Location to be considered in connection of need for visibility and also relation to other facilities

Work Items N.	Opportunities	Risks
25	Avenue	
	Improve access from Commonsides West entrance	Introduction of a new path and avenue planting across the grassland would change the character of the space
	Integrate a new path that does not impact on the open space and its use	New path would reduce open space for and make the area less flexible for sports use such as football If a new path was not included people would be discouraged from walking from Commonsides West entrance to the Leisure Centre and The Canons
26	Playground	
	Create a new play area using new contemporary play equipment in the most suitable location with good links with the proposed cafe, returning the grass area to open space	Existing playground is of poor quality including dated equipment
	Relocate play area to link well with other facilities within the park including Leisure Centre the proposed cafe, returning the grass area to open space	Intrudes on the open green space and impacts on the setting of Park Place
28	Physic Garden	
	To reflect the areas rich horticultural heritage by creating a new garden or enhance existing areas such as the walled garden attract more visitors and provide a focus for the community	Garden should relate to other quality garden areas within the site
	Include interpretation about the horticultural importance of the area	Establishment and maintenance of the garden, given local government cuts and limited volunteer involvement to date
29	Enhanced Route	
	Improve planting to enhance route and entrance to Leisure Centre	Planting at core of park is poor quality
32	Parking Areas	
	Replan car parks to allow for development of park hub at entrance to Leisure Centre	Contain some trees such as Dawn Redwood and a clump of trees in the southern area that need to be evaluated as part of proposals
	Redesign areas to create a more efficient, removal of high metal fencing and refuse recycling skips and other clutter, integration of trees, resurfacing, thereby improving setting of historic walls	
34	Potential Development Site	
	Development of sensitive housing layout that reflects the layout of the remaining walls of the walled garden	Site is overgrown providing a habitat for foxes and snakes new building and its servicing and use might conflict with historic setting of Canons
	Interim use of the site as a community garden prior to developing the site for housing	New development and its servicing and use might conflict with historic setting of Canons Interim use of the site as a community garden may present public relation difficulties when gardeners are given notice to vacate

Work Items N.	Opportunities	Risks
	Additional Work Items to Round 1 Bid	
III	Street Furniture	
	Replacement of existing poor quality seats with new seats that are more in keeping with the character areas across The Canons	Poor quality and varied designs of seats and street furniture located across the site detract from the historic landscape
IV	Boundary Treatments	
	Removal of clutter needs to be balanced by the requirement to keep some key fencing to prevent access etc	A large amount of poor quality fencing, railings and bollards located -across the site detract from the historic landscape
V	Interpretation	
	There are is a wide range of material that could be used. Interpretation themes may include: medieval landscape, Cranmer family, the Georgian Estates, notable tenants, built heritage - Canons house, Dovecote, Obelisk, the pond, trees and the walled gardens and gardening, and the sporting heritage	There is very little known and understood about the heritage of the site which means that some features are In danger of not being valued
	Possible locations could be Canons house, cafe kiosk and the grounds as well as digital interpretation	

4.6 Strategic Vision



The visual analysis coupled with the work related to the Conservation Management Plan, including the Gazetteer and Drawing Nr. 954/11 – Significance Plan, has informed the development of a strategic vision for the site - Drawing Nr. 954/53 - Strategic Vision. This includes zoning the key activities and restoring key views, and improving circulation, key elements that should inform the development of the masterplan, coupled with the development of a business plan for The Canons and in particular the establishment of any new attractions such as a café.

Through the development of the Conservation Management Plan, consultation and survey work, we have identified the following initial masterplan objectives:

- **Improving entrances** into the site, enhancing existing ones such as at Commonside West and considering new access points such as at the Obelisk or restoring the former drive past the Lodge
- **Improving visibility** into and throughout the site and considering tree works in key areas
- **Improving access and movement patterns** into and across the site, such as providing new paths along desire lines, without changing the character of the space
- **encouraging more and new users** by including a variety of elements to the masterplan that are valued by the entire community
- **linking spaces better**, for example around the Leisure Centre and Canons house
- **ensuring all character areas of the park have a role**, with some areas having potential for new uses such as to the space to the south of the multi-sue games area being suitable as a climbing wall / skate park
- **Improving the green infrastructure** of the park by enhancing the condition of the planting, reinforcing and creating different character areas and ensuring the pond has a sustainable future
- **restoring historic features** and using them to tie the masterplan together such as the old walls of the walled garden and the restoration of the orchard
- **understanding historic features and enhancing their settings**, particularly The Canons and the pond
- **reflecting the rich historical links**, such as the Cranmer family, the Obelisk and the spring, the walled gardens and horticulture and former resident and botanist William Herbert
- **encouraging visitors** to the use the grounds in new ways, for example visitors to the Leisure Centre using the new cafe and the restored gardens
- **Improving the car park** arrangement which is haphazard and includes unsightly clutter
- **Integrating new opportunities** that are sympathetic to character and link existing uses together
- **encouraging activities** such as volunteering, by reinforcing the excellent work in walled garden and creating spaces for events
- **developing a comprehensive management and maintenance plan** that is sustainable involving the community as well as the council and including volunteering



5.0 POLICIES

This section acts as an “owner’s manual”, setting out policies as guidance for managing the site in the future

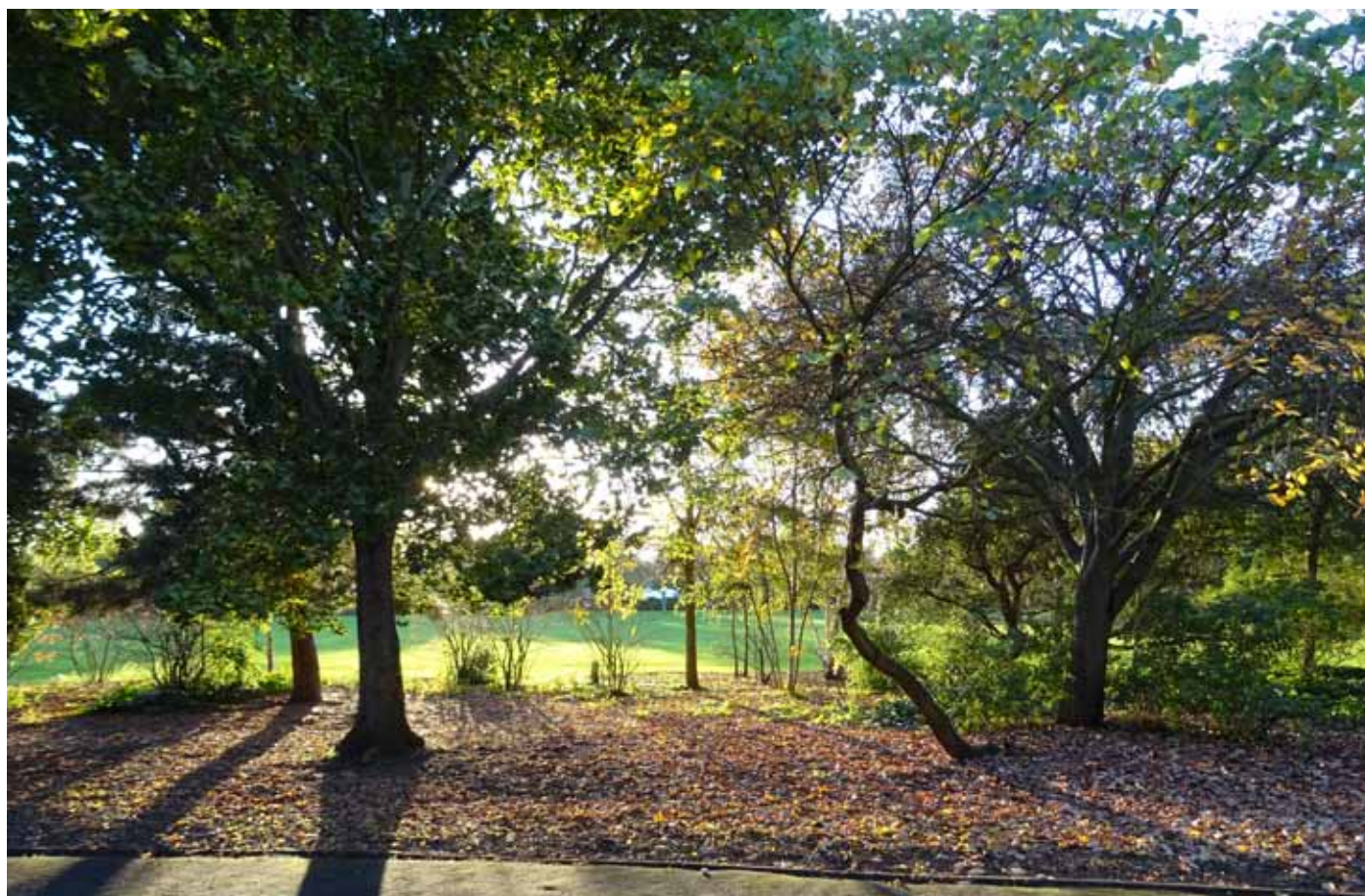
Introduction

Please refer to Simpson and Brown's Conservation Plan February 2017 for detailed recommendations and general strategic policies to mitigate against issues and threats regarding buildings and structures.

The previous section of the Conservation Management Plan identified specific risks to significance and opportunities for improvement. This section will set out a series of policies, which are intended to provide guidance for looking after the site, helping to mitigate the risks and encouraging The Canons to fulfil its potential.

The policies are set out under the following headings in accordance with the HLF guidelines:

- Policies for conservation
- Policies for work to buildings and landscape
- Policies for access
- Policies for climate change
- Policies for the environment
- Policies for managing information about your heritage
- Policies for community use and benefit
- Policies for care and maintenance



5.1 Policies for Conservation

Conservation is a specific heritage term. It is defined in the National Planning Policy Framework (2012):

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

The historic buildings and structures of The Canons have been assessed overall as being of considerable cultural-heritage significance. There are also elements of moderate, neutral and negative significance. The landscape has been assessed overall as being of moderate cultural-heritage significance, with a broad range of significance values including several elements of considerable cultural-heritage significance.

These levels of significance should be sustained, revealed and enhanced for future generations through the implementation of appropriate conservation policies based on recognised good practice.

ISSUE: The protection and enhancement of the significance of the site and the reduction of risk to fabric, character and setting must remain paramount, but in practice, the conservation of The Canons will depend ultimately on good, creative management.

POLICY 5.1.1 Resolve that a conservation-led approach to future repair, conservation and management is adopted by all parties from the outset, based on a sound understanding of the significance of the buildings, structures and landscape.

ISSUE: The buildings and structures on the site will be at a greater risk if they have no clearly identified future use.

POLICY 5.1.2 Establish a clear strategy for use, conservation and management of the buildings and structures. Appropriate balances must be considered as a framework for making individual decisions.

ISSUE: In order to safeguard its future, The Canons needs to remain a valued part of the cultural-heritage of the UK.

POLICY 5.1.3 Develop a vision to ensure that there is active and informed conservation, which will continue to reinforce the understanding of the importance of The Canons.

ISSUE: The Conservation Management Plan attributes different levels of significance to different features, based upon a five-tier scale, each requiring a different type of management as a result.

POLICY 5.1.4 Elements identified as being of considerable significance should be retained as evidence of original or early fabric where possible, but changes may be acceptable.

POLICY 5.1.5 Elements identified as being of moderate significance should be retained and respected. These elements may be changed, with care and in an appropriate manner, to make them suitable for a new use, providing this takes place without affecting their significance.

POLICY 5.1.6 Elements identified as being of neutral significance may be removed, altered or retained as required.

POLICY 5.1.7 Elements identified as being of negative significance should be removed from the site as part of any future works where the opportunity arises to restore original fabric or design, or to enhance elements of higher significance.

ISSUE: Potential changes need to be carefully considered in order to ensure that there are no undue alterations to the heritage assets.

POLICY 5.1.8 The impact of potential changes should be considered by carrying out a Heritage Impact Assessment, either informal or formal through the planning process.

ISSUE: Building conservation theory is well-established in the UK and there is a wealth of experience within the relevant statutory bodies regarding its application. This experience needs to be harnessed in order to ensure management of the heritage assets is conservation-led and follows best practice.

POLICY 5.1.9 All work to buildings and structures should be carried out in accordance with the British Standard Guide BS 7913:2013 Guide to the conservation of historic buildings.

POLICY 5.1.10 All work to buildings and structures should follow the principle of minimum intervention. As little as possible shall be removed or changed, and change shall only be introduced where necessary to protect the significant values of the site or to enhance its physical and financial sustainability.

POLICY 5.1.11 All work to buildings and structures should follow the principle of reversible change. Wherever possible, any work carried out should be capable of subsequently being undone without lasting damage.

POLICY 5.1.12 Priority should be given to repairing what is there rather than replacing it with new fabric, and there should be a presumption against removing material from the site, unless the fabric has intrusive or negative impact on significance.

POLICY 5.1.13 Any compromises proposed to the above principles should be examined in an options analysis, including an assessment of impact on significance through heritage impact assessments.

POLICY 5.1.14 Harm could result from differing approaches or standards at different parts of the estate, such as changes in appearance or character. As the site is large and comprises many different parts and structures, a holistic approach will be crucial to prevent acting against the interests of any one part.

POLICY 5.1.15 The Canons and its setting including the gardens, walls and buildings within the designed landscape, should be considered as a whole, including all components and the context of the building (or structure). This will ensure that component elements, buildings and spaces, and the relationships between them are protected and enhanced where possible.

ISSUE: *The Canons includes a range of heritage assets, which are subject to a variety of statutory and non-statutory constraints as part of the planning system. If the complexities of this are not fully understood, there is a risk of London Borough of Merton being in breach of its responsibilities for looking after these assets.*

POLICY 5.1.16 All actions concerning conservation at The Canons should comply with the National Planning Policy Framework and guidance.

POLICY 5.1.17 No proposed repairs, conservation or alteration works shall be carried out to Listed buildings at The Canons (including Canons house, Obelisk, dovecote, Park Place) without first seeking Listed Building Consent from London Borough of Merton.

POLICY 5.1.18 No proposed repairs, conservation or alteration works shall be carried out to locally listed buildings and structures at The Canons (including the lodge) without first seeking the advice of London Borough of Merton.

POLICY 5.1.19 No proposed repairs, conservation or alteration works affecting any of the built or landscape features at The Canons shall be carried out without first seeking the advice of London Borough of Merton in respect of Conservation Area Consent and whether this is required.

POLICY 5.1.20 An open dialogue shall be maintained with London Borough of Merton and Historic England, in order to prevent misunderstanding and to maintain a good relationship so that change can be managed appropriately and efficiently.

POLICY 5.1.21 A working relationship shall be maintained with all local community groups such as Merton Cricket Green Community and Heritage, Mitcham Society, Friends of The Canons and Merton Historical Society and national bodies like Georgian Group and The Gardens Trust, which are also statutory consultees in local authority planning processes. These organisations shall be given the opportunity to comment on proposals for change.

POLICY 5.1.22 Restoration of all elements should be based on evidence and reports should be commissioned from appropriate specialists to investigate physical evidence in the building. These should include a buildings archaeologist and a paint/decorative history specialist

ISSUE: *The desk-based archaeological assessment has shown the potential for the survival of unknown buried heritage assets within the study area to be high, with a strong possibility of encountering finds and features relating to the medieval complex, as well as a possibility of earlier Saxon, Roman, and Prehistoric sites in the relatively undeveloped green-spaces that are a feature of The Canons, during any ground-breaking works on site.*

POLICY 5.1.23 - Respect all areas of the site as having high potential for archaeology. In all cases of proposals for change, there should be a preference for avoidance of archaeological remains (preservation in situ).

ISSUE: *Archaeological potential exists in the fabric of Canons house and the dovecote and their immediate landscape setting, both below the ground surface and above it. These resources reflect (or have the potential to reflect) significance from all periods of human activity, as is noted throughout this Conservation Management Plan.*

POLICY 5.1.24 Systematic assessment of the archaeological potential of all areas of Canons house and the dovecote is an essential element of the on-going management of the site. Careful assessment should be made well in advance of developing proposals, and the results of the assessment, should inform changes in the mansion and landscape.



ISSUE: *The whole of the site lies within the Mitcham Archaeological Priority Zone (APZ). Archaeological involvement may be required by the London Borough of Merton in relation to proposed changes, including Desk Based Assessments, opening-up works and watching briefs.*

POLICY 5.1.25 – Liaise with the London Borough of Merton conservation officers in proposing any change at The Canons. They have specific procedures that they may be required to implement and it is important to prevent misunderstanding and to maintain a good relationship so that change can be managed appropriately and efficiently from the outset of any proposed project.

ISSUE: *Whenever the ground or built fabric is planned to be disturbed, there is potential for archaeological impact and loss of resource. The archaeological potential of The Canons has been well established, and consulting the Desk Based Assessment and the Local Authority conservation officers should quickly determine whether further investigation/mitigation etc. is needed at any proposed site. The scope of works that may be required- prior investigation, opening up, watching briefs, post-event analysis.*

POLICY 5.1.26 All archaeological works should be commissioned from suitably experienced professionals following current excavation or survey guidance detailed by the Chartered Institute of Field Archaeologists (CIfA).

POLICY 5.1.27 All archaeological works should be carried out in compliance with specific policies developed by London Borough of Merton. This includes the full range of archaeological features, from standing buildings to below-ground deposits.

ISSUE: *The historic fabric of The Canons is one of the most important resources concerning this heritage asset, and must be protected from accidental or intentional damage or destruction by fire.*

POLICY 5.1.28 The interior of The Canons must have fire protection and fire safety measures in place. These systems shall be regularly reviewed to make sure they are fully functional and fit for purpose.

POLICY 5.1.29 No repair or construction works shall take place without first agreeing a detailed plan of works, including method statements. This is in order to consider ensure all necessary steps are taken to mitigate the potential damage that can be caused by heat-generating tools and construction equipment.

POLICY 5.1.30 Portable fire-fighting equipment, including extinguishers and blankets, should be kept at suitable points in the building. These should be regularly maintained and all staff should be trained in basic fire-fighting measures.

POLICY 5.1.31 Replacement or installation of new fire systems should be devised by an interdisciplinary team of conservation specialists and appropriate engineers (fire, security, lightning etc), and integrated into the fabric of the building with minimal visual intrusion and adverse negative impact on historic fabric.

POLICY 5.1.32 Security arrangements for the buildings should be reviewed on an annual basis to make sure there is an up to date plan in place for mitigating any damage as a result of disasters such as fire or vandalism.

ISSUE: *The Canons presents lots of opportunities for restoration, intervention and alteration. However, any proposals for change need to be justified in conservation terms and not carried out ad hoc as has happened in the past.*

POLICY 5.1.33 The key historic structures at The Canons, including the house, dovecote, pond, walled garden and Obelisk, should be prioritised for restoration and conservation.

POLICY 5.1.34 Restoration of elements may be appropriate, but there must be sufficient evidence for their early or original appearance or design, and the design of the restoration must reflect historic principles.

POLICY 5.1.35 Alterations and interventions should be carried out in line with the broad aims of London Borough of Merton Core Strategy Plan on high quality urban design (section 22 Design – Policy 14).

POLICY 5.1.36 Design of any alterations or interventions should be of high quality following the recommendations of the Conservation Management Plan.

POLICY 5.1.37 Only materials appropriate to the significance of the building, structure or feature should be specified (e.g. stone, lime mortar, lead, oil and distemper paints etc).



5.2 Policies for new Works to Buildings and Landscape

New additions or alterations to the buildings and landscape at The Canons have the potential to positively impact upon the visual appearance, use and sustainability of the site. However, any proposed changes need to be carefully considered to minimise potential harm to the heritage assets. This includes issues such as the potential for damage to be caused to the historic fabric of the buildings, alterations or additions that require intrusive works, loss of views, impacts upon circulation and access. The policies here are intended to help guide proposals for undertaking new work.

ISSUE: Proposed new uses and initiatives on the site need to be thoroughly tested before changes are made to facilitate or support these. It is important that new work is sympathetic to existing features, whilst supporting and enhancing its sustainability.

POLICY 5.2.1 A business plan should be developed, which will help explore potential new sympathetic uses for Canons house, Madeira Hall and any potential new buildings or extensions.

ISSUE: Architectural interventions in existing buildings and structures, extensions and new buildings should be designed to the highest standard, and should follow criteria for good design laid out in the Conservation Management Plan.

POLICY 5.2.2 Adequate historical research, investigative opening-up, recording and sampling should be carried out before and during work to inform the best design and technical solutions.

POLICY 5.2.3 Repair work should use like-for-like techniques and materials. Materials should be salvaged and re-used where possible. New, traditional materials should be used rather than materials salvaged from other sites.

POLICY 5.2.4 Particular attention should be paid to matters of detail to help preserve and enhance significance including the fabric and character including, for example, specific choice of materials, detailed location of services and methods of fixing.

POLICY 5.2.5 Fabric or spaces to be replaced, altered or removed should be adequately recorded following relevant guidelines and the record lodged in the public archive.

POLICY 5.2.6 Detailed design development should precede implementation of all on-site works.

ISSUE: Inexperienced workmen or poor workmanship can cause irreversible damage to historic fabric, no matter how well intentioned.

POLICY 5.2.7 It is essential that all work to the buildings and structures is carried out by professional contractors with suitable historic buildings or craft skills knowledge and experience. This includes all aspects of inspection, maintenance and repairs.

ISSUE: The existing buildings are likely to require some new work in the form of extensions or alterations, but this needs to be carefully managed to avoid damage to the heritage assets.

POLICY 5.2.8 New work to existing structures should not be intrusive, and should be of simple, high quality, contemporary or complimentary design; facsimile work should only be used where there is indisputable evidence of an appropriate and accurate earlier design.

POLICY 5.2.9 New work to existing structures should not be 'aged' – new and old should be clearly distinguishable without being visually intrusive.

ISSUE: New buildings and extensions have the potential to be detrimental to the setting of the heritage assets, through poor design, siting, massing or detailing.

POLICY 5.2.10 All proposed new buildings and extensions must comply with relevant planning policy, and should follow the design guides for development within the Conservation Area.



POLICY 5.2.11 Ensure that all new building work is of high quality and complementary to existing structures. Extensions and new buildings should be designed to the highest standard by an architect, and the criteria for good design laid out above should be followed. Individual heritage-impact assessments may be required to evaluate the effect of each proposal on significance.

ISSUE: *There are existing buildings and landscape features that are poorly presented and have a negative impact upon the site and the heritage assets.*

POLICY 5.2.12 Make improvements to entrances and boundaries in order to help raise the profile of The Canons, making the site more welcoming and encouraging more public use of the site.

POLICY 5.2.13 Consider removal of the northern W.C. extension and replacement with a higher quality design.

POLICY 5.2.14 Consider options for improving the visual appearance of the lodge, including possible changes of use, boundary improvements, access arrangements and general maintenance and presentation of the building.

POLICY 5.2.15 Consider sensitive external lighting of Canons house and the dovecote to highlight architectural features and to improve security. This could be for occasional use, rather than a permanent illumination but this should not have an adverse impact on bats.

POLICY 5.2.16 Consider ways in which to bring the changing room at the north-east corner of the site into better use, including opportunities for enhancement of this building.

ISSUE: *A visual analysis has been carried out which identifies key views, landmarks and negative features including clutter.*

POLICY 5.2.17 Sensitive alterations and interventions should be made to help improve views and settings of key buildings and landscaped areas. This should include restoration of lost views, enhancement of existing views, highlighting key focal points and attractive features and mitigating views of negative features.

POLICY 5.2.18 Consider ways to mitigate visually intrusive features, such as railings, meter boxes and kiosks, through removal or screening by appropriate soft landscaping.

ISSUE: *Trees and shrubs have been planted in inappropriate locations and have been allowed to develop to obstruct key historic views and replanting is required to ensure longevity*

POLICY 5.2.19 Develop a tree strategy setting out proposals for tree removals and tree works. This should consider works to restore key views and removal of inappropriate species, as well as replanting works to enhance and replenish existing tree stock.

POLICY 5.2.20 Consider removal of sycamore trees and holly at the front of Canons house, which are inappropriate and obscure views to and from the building.

POLICY 5.2.21 Consider removal of the section of hedge to the north of the eastern lawn, improving visual and physical connections with the walled garden.

POLICY 5.2.22 Consider removal of vegetation between the dovecote and Canons house, including pruning of the Holm Oak and the Cornus mas.

ISSUE: *There is potential for areas of the gardens to be developed to provide new uses and to add interest and variety to the landscape, but this needs to be initiated, managed and funded*

POLICY 5.2.23 Explore the potential to involve local community groups in developing the gardens and to gain additional funds

ISSUE: *Bellamy's Copse is relatively recently planted woodland that provides a useful habitat and screening of the leisure centre*

POLICY 5.2.24 Existing trees screening the leisure centre should be retained and, where lost or removed, replanted to ensure vegetation continues to provide screening to this building. Lighting should be avoided in this area to ensure there is no impact on bats. The proposals should encourage and enhance all natural features and wildlife including protected species, such as Bellamy's Copse.





ISSUE: The Canons and Park Place had a strong horticultural tradition and the today's layout includes the sections of the former walled gardens

POLICY 5.2.25 Consider integration of orchard planting and wall-trained plants in the car park, helping to re-create something of the lost garden layout here, and to break up the car parking areas.

POLICY 5.2.26 Consider enhancements to the old walled garden, to reinvigorate the existing planting scheme and options for the location and layout of gardens celebrating Potter & Moore lavender, including a possible physic garden

ISSUE: The setting of the Obelisk is poor with the 1960s brick wall obstructing the link between the feature and Canons house

POLICY 5.2.27 Improve the setting of the Obelisk, including improvements to surrounding hard and soft landscaping. Consider removal of the walls (or a section of the walls) in order to visually re-connect this feature with The Canons.

ISSUE: The pond is an historic feature of considerable significance but its setting has been diminished by the introduction of inappropriate fencing and invasive planting

POLICY 5.2.28 Prepare a strategy for improvements to the pond, including restoration of the pond edges, vegetation clearance, and replacement of the existing municipal style railings with a more sympathetic design. Interpretation of the running track should be improved

ISSUE: One of the key characteristics of the site is the relationship between The Canons and adjacent green spaces

POLICY 5.2.29 to improve and reinforce the relationship between The Canons and other nearby open spaces, including Cranmer Common and Cricket Green as well as Wandle Valley Regional Park.

ISSUE: The running track is considerable significance but is vulnerable as it is not used

POLICY 5.2.30 Ensure that any proposed new works or development in and around the running track area do not compromise the open character of this area.

POLICY 5.2.31 Ensure that the cinder surface of the running track is retained and enhanced.



5.3 Policies for Access

ISSUE: Access to Canons house is not currently compliant with the Equality Act (2010), largely due to stepped entrances and changes in level within and around the building.

POLICY 5.3.1 Consideration should be given to integrating a lift with Canons house, in order to improve access. This should have minimal impact in visual terms and upon fabric of cultural-heritage significance. A sensitive location on the northern elevation should be considered, within or outwith the existing walls.

ISSUE: Access to the dovecote is not currently compliant with the Equality Act (2010) and is difficult to provide due to the fragile condition of the building and the potential for damage to be caused.

POLICY 5.3.2 Where permanent, physical access is not possible, alternative forms of access should be explored. This might mean virtual online tours, occasional access during events and open days, or displays of photographs and other interpretation material.

ISSUE: The site has a variety of boundary treatments which as well as providing clutter make access across the site difficult.

POLICY 5.3.3 An access strategy should be prepared, setting out ways in which signage can be rationalised, fences and bollards reduced, street furniture provision improved and the legibility of the site enhanced for pedestrian and vehicular use.

ISSUE: The landscape currently has an open and informal character that could be damaged by inappropriate access interventions.

POLICY 5.3.4 Changes made to improve access should be carefully considered and a 'minimum intervention' approach adopted so as not to adversely impact upon the character of the site.

ISSUE: Vehicle parking on site is muddled, with users of The Canons, Park Place and the leisure centre sharing use of two main car parks, along with parking spaces in and around Park Place. Some of this parking is inappropriate and has a negative impact upon the heritage assets.

POLICY 5.3.5 The leisure centre car park is generally well-screened and should continue to be used as the primary car parking area for this facility, with access via the drive north of Park Place.

POLICY 5.3.6 The parking area immediately to the west of Park Place has a negative impact upon the setting of the listed building and should be discouraged and/or improved with better screening. However, this area is not within the ownership of London Borough of Merton and therefore this is a matter of negotiation with Mitchells and Butler.

POLICY 5.3.7 The car park to the east of The Canons is well-screened within the boundary of the former walled garden, but its layout should be re-planned to make better use of the space. Hard and soft landscaping in this area should be improved and better circulation and access for pedestrians considered.

ISSUE: Intellectual access to the site is poor, with little interpretation or other information readily available on site to inform visitors despite its rich history, some of which is well-known and published, and which continues to develop through ongoing research. It is important that this knowledge is shared and communicated with users of the future.

POLICY 5.3.8 Develop an interpretation strategy for The Canons to help present and explain the complex and fascinating history of The Canons and Park Place to site users and members of the public through a variety of means, including printed formats, digital media and on-site interpretation panels.. This should increase the site's use and promote a wider user profile, increasing visitor awareness of the area's heritage and environmental value

ISSUE: The house was originally designed with a clear delineation between the servants' quarters and the family areas. Later alterations have largely destroyed these relationships, making it difficult to understand the original layout of the house.

POLICY 5.3.9 Sustain and enhance the relationships between family/public and service areas of the building, to preserve an understanding of the operation of the building as a home. Consider interpreting the original layout of the house, including areas of different status, through the use of different fixtures, fittings or finishes.

ISSUE: *There is a poor relationship between The Canons house and its landscape setting, due to modern interventions and changes to the landscape layout over the years.*

POLICY 5.3.10 Improve the physical relationship between the house and the eastern terrace by re-designing this to remove shallow steps and uneven surfaces.

ISSUE: *Access in and around the site is difficult, with lack of footpaths and high hedges, walls and fences obscuring views*

POLICY 5.3.11 Reconsider the existing landscape layout in the context of the historic research carried out as part of this Conservation Management Plan. Consider options for re-design and rationalisation of the landscaping to improve pedestrian flow and encourage better access to 'hidden' areas.

POLICY 5.3.12 Improve site signage, to help guide visitors around the site and to highlight key areas of interest, but ensure this is not done in an intrusive way.

POLICY 5.3.13 Upgrade and improve the entrances to make more attractive and welcoming including entrances from Commonsides West, integrating Cold Blows, restoring the lost entrance south of the pond and creating a new entrance from the Obelisk, or reinstating the entrance past the Lodge

POLICY 5.3.14 Enhance the route along the southern elevation of the leisure centre to make this a safer and more attractive link.

POLICY 5.3.15 Consider improvements to circulation around the site, including materials, design and setting of house, to make the site more legible and accessible.

POLICY 5.3.16 Remove modern steps to the south of Canons house, to enable restoration of a more sympathetic layout taking its cue from the nineteenth-century layout of the grounds.

POLICY 5.3.17 Improve arrangements for vehicle access, including clearer signage and parking layouts and dedicated coach access and drop-off points.

POLICY 5.3.18 Safe pedestrian links should be introduced along key access routes, to reduce areas of conflict between vehicles and pedestrians.





5.4 Policies for Climate Change

Relevant council strategies will be adopted in the management and maintenance of the site, such as reducing waste and improving recycling rates, encouraging people to walk and cycle to The Canons. The policies here are aimed at supporting and contributing to these initiatives.

ISSUE: There is potential for The Canons to be managed more sustainably.

POLICY 5.4.1 Opportunities shall be taken to retain and recycle water on site, for example gathering run-off from buildings for watering of soft landscape areas.

POLICY 5.4.2 All future works to the drainage on the south-eastern section of the site shall look to provide opportunities to route surface run-off to the pond, subject to ensuring adequate water quality and silt management.

POLICY 5.4.3 London Borough of Merton shall continue to carry out on-site composting operations, supplemented by additional composting and recycling facilities in the community garden.



5.5 Policies for Effects on the Environment

ISSUE: *The Canons has great wildlife potential and there are opportunities for improving the management of existing ecosystems and for increasing the biodiversity of the site.*

POLICY 5.5.1 Appropriate management procedures shall be adopted and all horticultural and arboricultural operations implemented to attract bees and improve biodiversity taking into account the guidelines laid out in the Natural Environment and Rural Communities Act 2006.

POLICY 5.5.2 The pond ecosystem shall be enhanced by safeguarding its long-term sustainability, including reduction of leakage through the provision of a lining system.

POLICY 5.5.3 Marginal planting shall be provided to bare ground around the pond, to help trap any mobilised sediment within surface run-off.

POLICY 5.5.4 Park users shall be discouraged from feeding ducks, as this adversely affects water quality in the pond, and leaf litter should be collected in autumn/winter as part of standard maintenance operations.

ISSUE: *The Canons is part of a wider network of parks, green spaces and leisure facilities, and needs to be managed as a link in this chain.*

POLICY 5.5.5 The Canons Partnership should consider ways in which links between The Canons and the Wandle Valley Regional Park can be strengthened.

POLICY 5.5.6 Proposed new uses at The Canons should be complementary to those at the adjacent Park Place and leisure centre sites, so these facilities support one another.

ISSUE: There is potential for The Canons to be better used to support community activities and initiatives aimed at reducing the impacts of climate change.

POLICY 5.5.7 The Activity Plan shall be used to help expand the range of events that take place within the site. This should include events to help encourage a healthy lifestyle, e.g. keep fit, charity walks and running events, encouraging use by all sectors of the community and encouraging volunteers and groups

ISSUE: The Canons has very little artificial lighting and is valued by members of the local community for its 'dark sky' qualities.

POLICY 5.5.8 Careful consideration should be given to the impact of any proposals that will increase light-spill at The Canons. This would include additional street lighting, illuminated bollards, light from windows of new buildings or security lighting. A sensitive lighting strategy should be produced in line with the bat report, to ensure the site continues to provide foraging habitat and roosting habitats for bats. Excessive and insensitive lighting design will significantly reduce the value of the site to bats.

ISSUE: The Canons has the potential to be a habitat for protected species such as bats and great crested newts

POLICY 5.5.9 Carry out further bat surveys prior to works on Canons house to certain trees as well as great crested newts in relation to the pond and introduce mitigation measures, to ensure no harm - if roosting bats are found suspend works immediately and inform ecologist. The proposals should encourage and enhance all natural features and wildlife including protected species. The bat survey report provides a specific approach to conducting works on the dovecote and Canons house, and requires the presence of an ecologist whilst stripping works are taking place.

ISSUE: The Canons has the potential for increasing biodiversity

POLICY 5.5.10 Develop a biodiversity management plan so that habitats across the whole site can be managed to benefit wildlife and to deliver the mitigation requirements and enhancement measures as recommended in the ecological reports.

This should include:

- Incorporate all measures for the protection of existing habitats and features of wildlife value during construction and during the operational phase
- Ensures legally protected and notable species are protected during any construction and during the operational phase (including reference to a detailed and sensitive lighting strategy)
- Provides a series of biodiversity enhancements that would benefit wildlife and users – such as wildflower planting, native tree and wildflower shrub planting, sensory garden, herb garden, climbing plants, wall gardens, non-native planting that has benefit to wildlife, bird boxes, bat boxes, hedgehog hotel, bug hotels, climbing plants on fences, hedgerow and tree planting
- Management regime for all habitats (including the pond) to ensure their future value is maximised



5.6 Policies for managing information about your heritage

It is important that the historic research carried out as part of this HLF Project continues to be developed and shared, so that future generations of users and managers continue to appreciate and understand the site. The policies set out here are aimed at encouraging information about the site's heritage to be well managed.

ISSUE: *The policies set out in this Conservation Management Plan will be meaningless unless they are actively used to help protect, sustain, reveal and enhance what is important.*

POLICY 5.6.1 All relevant parties, including the owner, staff and all those responsible for managing the site, should adopt this Conservation Management Plan and use it as the basis for decision-making to help guide the future use and development of The Canons.

ISSUE: *The Conservation Management Plan will not be used unless it is easily available to all those who need to access it.*

POLICY 5.6.2 Copies of this Conservation Management Plan should be maintained for the managers and users of The Canons by London Borough of Merton. A copy should also be lodged in a suitable public archive, such as the Merton Heritage & Local Studies Centre and the Historic England archive. A digital copy will be maintained by the authors, Southern Green Ltd.

POLICY 5.6.3 Volunteers and staff should be encouraged to gather and share information about the site using a variety of formats. This might include newsletters, local history events and websites.

POLICY 5.6.4 Both a hard copy and a digital copy of the Archaeological Desk-Based Archaeological Assessment in its final form will be submitted to the Greater London Authority. This will be accompanied by the project archive including selected email correspondence, site records, and digital copies of all site photographs. An entry has also been created for the online OASIS platform to ensure public access to the research.

ISSUE: *Some of the information in the Conservation Management Plan will become out-dated and will need to be reviewed and updated to ensure it continues to be fit for purpose.*

POLICY 5.6.5 London Borough of Merton shall review the Conservation Management Plan on a 5 yearly basis to ensure that it is up to date and that policies are consistent with any local, regional, national or international policies, and any conservation standards.

ISSUE: *There are opportunities for further research to be carried out, which would add to the understanding of the buildings, structures and landscape. This includes further archival and documentary research, secondary source research and gathering of first-hand accounts.*

POLICY 5.6.6 Further research should be undertaken for The Canons as opportunities arise. The research should be laid out in a strategic plan, with set objectives. Any new information should be used to inform on-going management of the estate and to update the Conservation Management Plan as appropriate.

ISSUE: *The Canons has been in public ownership since 1939 and has been the venue for many community group activities, including sports. Many of the organisers and participants in all of these groups will be alive today and The Canons remains in their collective experience. These people and their memories represent a significant resource concerning the significance of The Canons.*

POLICY 5.6.7 London Borough of Merton should consider commissioning a research project, which would gather and interpret this information and consolidate this community involvement in the site.

5.7 Policies for Community Use and Benefit

ISSUE: *There is a variety of different groups with an interest in the future use and management of the site and these groups need to work together.*

POLICY 5.7.1 Introduce regular meetings between Greenspaces team, idverde and The Canons Partnership to discuss maintenance, volunteer involvement and activities in The Canons, as well as seeking additional funding for new projects.

ISSUE: *Training opportunities will be provided through the restoration project, but these need to be fully utilised to aid the professional development of staff, volunteers and other partners.*

POLICY 5.7.2 A Training Plan should be prepared as part of the HLF Second Round bid.

ISSUE: *It is important that the site continues to be valued and used by the community once the HLF project is completed*

POLICY 5.7.3 Green Flag status should be sought for The Canons following its restoration, which will help raise the profile of the site and ensure it remains a source of pride for the local community

ISSUE: *Local community groups helped produce the Cricket Green Charter and have been actively involved in the development of the First Round HLF bid.*

POLICY 5.7.4 The local community groups shall continue to act as collaborative and co-creators partners throughout the HLF process and thereafter.

ISSUE: *There is potential for The Canons to be used for a wider variety of events, involving the local community and making the site attractive to a wider range of audiences*

POLICY 5.7.5 An Activities Plan should be developed as part of the HLF Second Round bid which should encourage a variety of use of The Canons by the entire community.

POLICY 5.7.6 Retain west lawn and eastern lawns as a potential outdoor events venue.

POLICY 5.7.7 Consider ways in which the running track can be brought into better use, including new uses and use for activities and events.



5.8 Policies for Care and Maintenance

The HLF project will result in capital investment in The Canons to restore existing features, undo inappropriate work and to introduce appropriate new features. In order for this investment to be maintained, there needs to be a clear and consistent approach to future care and maintenance of the site. The policies in this section are intended to encourage and support this.

ISSUE: As part of the HLF project, a detailed 10-year Management and Maintenance Plan is required.

POLICY 5.8.1 Prepare a detailed 10-year Management and Maintenance Plan in accordance with HLF / Green Flag guidelines taking forward the draft Management and Maintenance Plan prepared by the London Borough of Merton.

POLICY 5.8.2 The Management and Maintenance Plan should set out a schedule for regular maintenance inspections and basic maintenance tasks to the buildings, structures and landscape features.

POLICY 5.8.3 The Management and Maintenance Plan should set out a schedule for regular inspection of services, which must be completed by suitably qualified contractors, including electrical, gas, heating, fire and other safety appliances and plumbing.

POLICY 5.8.4 The Management and Maintenance Plan should be updated to include any proposed extensions, alterations or new buildings as they are added and any changes to the landscape.

POLICY 5.8.5 The Management and Maintenance Plan should include a maintenance budget, to ensure sufficient resources are allocated to care for the heritage assets in the long-term. This should be revised on completion of alterations or improvements projects to ensure that it remains realistic.

ISSUE: A number of specialist reports have been commissioned to assess the condition of buildings at The Canons, including condition reports and structural appraisals. It must be noted that the purpose of these reports is not to assess the heritage assets and, without the input of a conservation specialist, these reports might make recommendations that are detrimental to the historic fabric of The Canons. Quinquennial reports are the best way to monitor the heritage assets.

POLICY 5.8.6 Thorough condition inspections should be commissioned at five yearly intervals (quinquennial inspections), and should include all buildings, structures and landscape features.

POLICY 5.8.7 The pond should be monitored in terms of water depth and quality throughout the year in accordance with the management plan and remedial measures undertaken as necessary.

POLICY 5.8.8 Annual inspections should be carried out on trees adjacent to buildings and paths as part of the health and safety updates and quinquennial inspections of all trees on site.

POLICY 5.8.9 Repairs and maintenance should be carried out in the priority order stated in the quinquennial inspection report, except where more urgent work intervenes.

ISSUE: The Canons is owned and managed by the London Borough of Merton. There are potential risks for the historic assets if conservation issues are regarded as secondary to other management considerations, such as cost.

POLICY 5.8.10 Clear management processes must be in place to ensure that a conservation approach to The Canons is always prioritised.

ISSUE: Where in-house management staff are not historic-environment specialists, there is a risk of decisions being made which may damage or adversely impact upon the heritage assets.

POLICY 5.8.11 Before making changes at The Canons, the advice of suitably qualified and experienced conservation professionals should always be sought. This may include conservation architects, structural engineers, archaeologists and conservation landscape architects.

ISSUE: The site includes a number of possible development sites

POLICY 5.8.12 In the event of any new developments being granted permission within the study area boundary, and proceeds arising as well as proceeds from leasing arrangements from Canons house and Madeira Hall should be returned to The Canons and used to enhance future maintenance.





This section acts as an “owner’s manual”, setting out policies as guidance for managing the site in the future

6.1 Adoption

An initial draft of the Conservation Management Plan was issued to the members of the Canons Partnership for comment before the Conservation Management Plan was issued for public consultation on the LBoM's website before 22 December 2016 and 27 January 2017.

London Borough of Merton's Future Merton Manager, who is in charge of the planning service, will work with Head of the Policy Planning team, on achieving formal adoption of the Conservation Management Plan, as supplementary planning guidance by the time the bid is determined by HLF in June 2017.

6.2 Responsibility

The London Borough of Merton's Future Merton Manager will be responsible for ensuring that the policies outlined in the Conservation Management Plan are borne in mind in future development decisions about the site. In addition, The Greenspaces Manager will ensure that future management of the site will take account of the Conservation Management Plan.

6.3 Monitoring and Review

The London Borough of Merton's Future Merton Manager will be responsible for the monitoring and the review of the Conservation Management Plan in association with other key officers including The Greenspaces Manager and The Landscape Group as well as the community groups that make up The Canons Partnership.

Monitoring will be by achieving a variety of outcomes:

- Green Flag outcomes
- People counting
- User surveys
- Number of volunteers and volunteer activities
- Number of events
- Membership of user groups
- The development of The Canons Partnership and the Friends of The Canons
- Events and activities attendance records
- Events and activities user



Appendix – Bibliography

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Footnotes

- (1) <http://historicengland.org.uk/listing/what-is-designation/listed-buildings/> accessed January 2016
- (2) Supersedes the Heritage Lottery Fund Conservation Management Planning (2008)
- (3) Gould, S, Merton Heritage & Local Studies. Pers. comm.
- (4) Montague The Cranmers, The Canons and Park Place. p.75
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