



COLLIERS WOOD

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D.1 INTRODUCTION

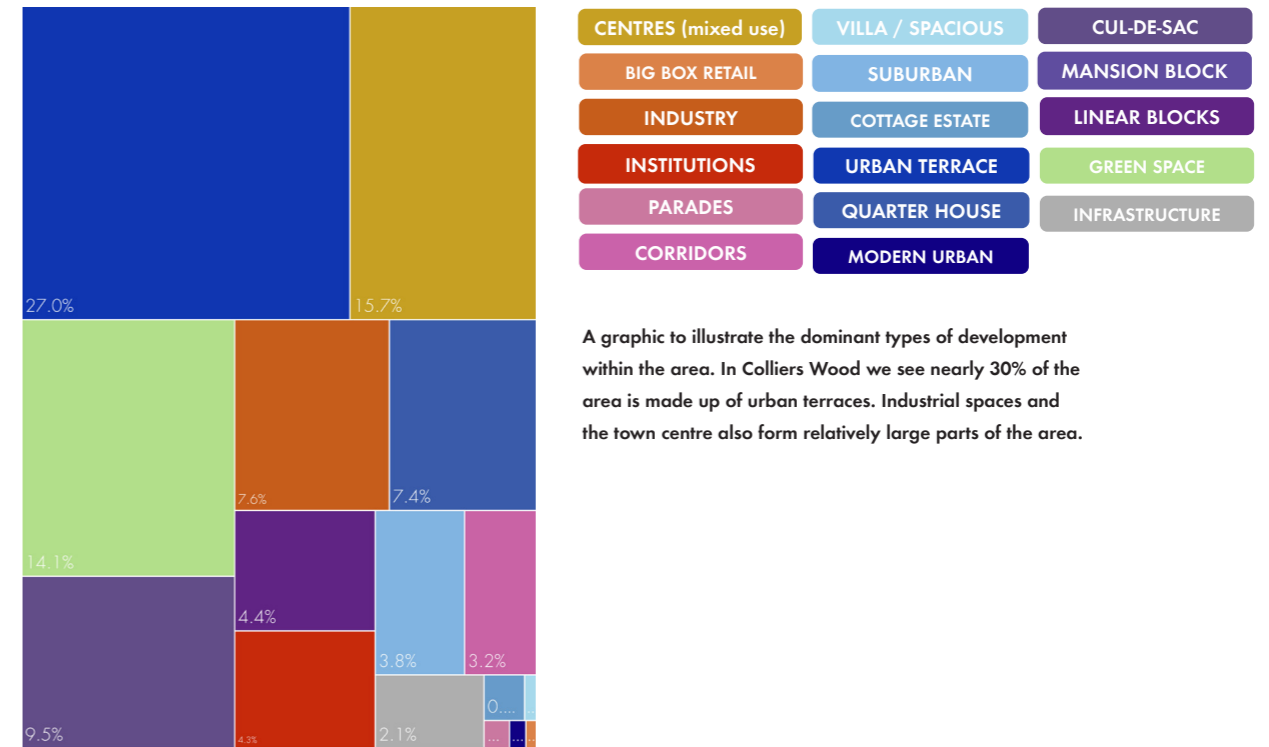
Colliers Wood formed along part of the Stane Street Roman Road. Many of its unique assets today are elements of its early history including Merton Priory which was founded in 1114 and the Merton Abbey Mills. This cluster of industrial buildings dates to the early 18th century and by 1750 Merton Abbey had become a calico cloth printing centre home to major figures of the textile design industry including William Morris and Arthur Liberty.

Colliers Wood town centre remained a small riverside hamlet up until the late 19th century but by 1914 the area was densely developed with the tube station opening in 1926. The development of the gyratory system in the 1960s and the development of the retail parks in the 1980s/1990s are key moments in the areas evolution that are still having a significant impact on the character of the area. Recent investment in Britannia Point, the library and the public realm around the underground station have improved this part of the high street and connections into the surrounding green spaces.

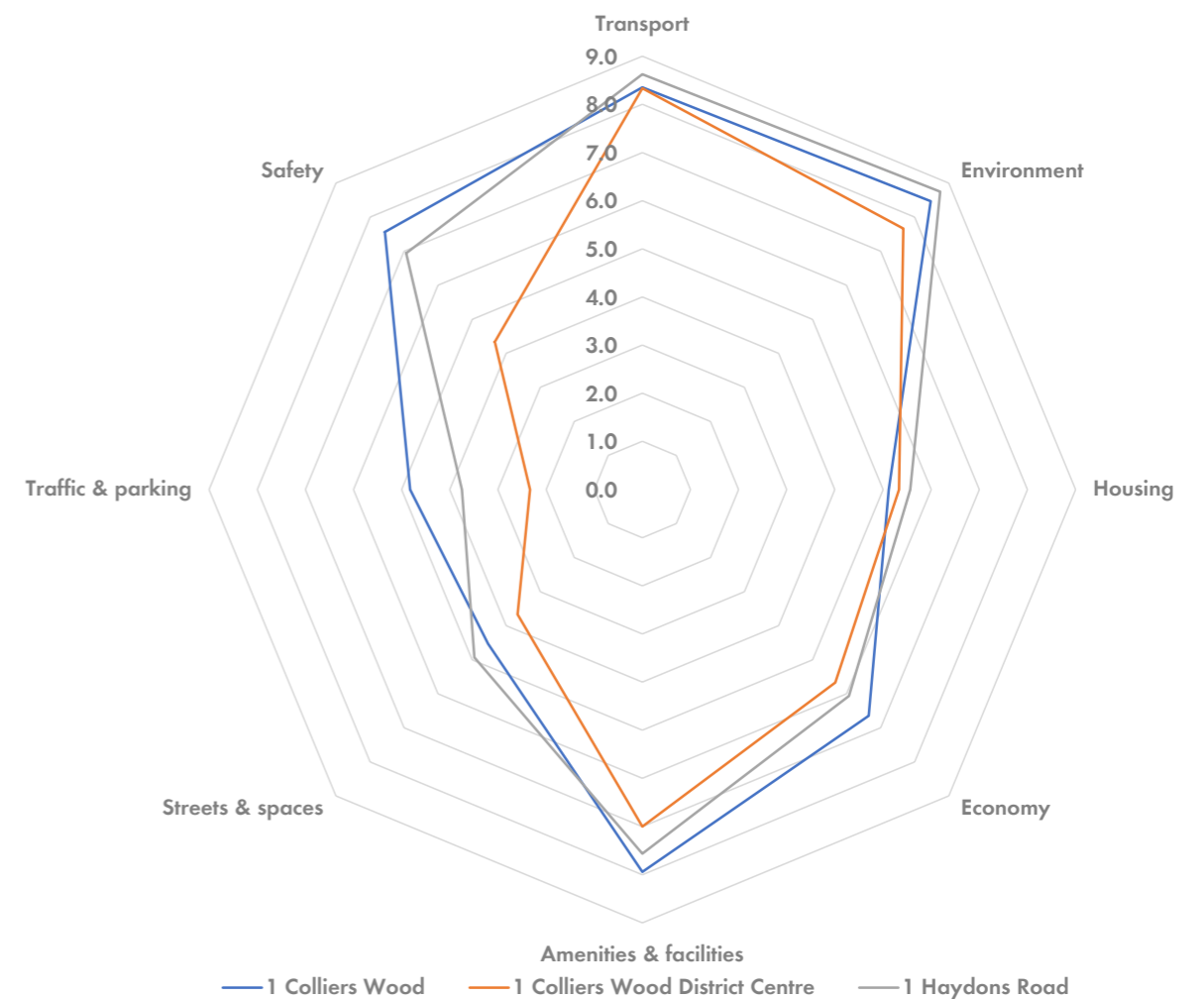
The two neighbourhoods within this area - Colliers Wood and Haydons Road are closely related with the Wandle Park forming the spine between the two. Opportunities exist to further improve the connectivity between these neighbourhoods. As key development sites come forward around Colliers Wood, development that repairs the prevailing grain will be vital. The London Plan promotes new Opportunity Areas in London including "Wimbledon, Colliers Wood / South Wimbledon", with a target of 5,000 homes and 6,000 jobs and the key sites to the south of the tube station (the car park south of Britannia Point and Priory Retail Park) will be important first steps in improving the character and functioning of Colliers Wood town centre. The redevelopment of these sites provide key opportunities in continuing to improve access to and visibility of the river and in revealing the industrial character of Abbey Mills.



A plan illustrating the neighbourhoods within the area



A graphic to illustrate the dominant types of development within the area. In Colliers Wood we see nearly 30% of the area is made up of urban terraces. Industrial spaces and the town centre also form relatively large parts of the area.



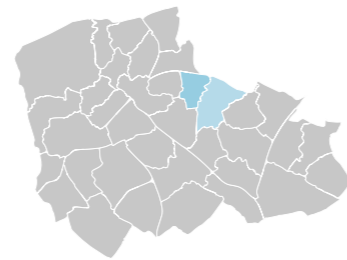
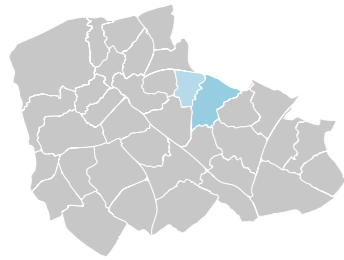
Over 400 people responded to the survey for the Character Study. The graphic below illustrates the average of how satisfied residents were with the particular theme in their area.

What you said was special

The river, the heritage buildings at Merton Abbey Mills, the community feel, green spaces

What needs improving

"The buildings in Colliers Wood have been improved, but there is more work to do to make it seem like a busy London centre - currently the high street seems left behind and the shopping centres seem like car parks with shops. There needs to be more dedicated community space"



COLLIERS WOOD

Distinctiveness - heritage and key features

- Absence of a clear centre along the old Roman Road 'Stane Street'
- Dominance of outdated retail park environment
- The River Wandle and attractive industrial heritage at Merton Abbey Mills are unique local asset which are currently disconnected and hidden.
- 1960s - creation of gyratory system and the Britannia Point. Covering Merton Abbey archeology with the flyover.
- Attractive Victorian /Edwardian terraces
- Colliers Wood recreation ground and the Wandle Park - recent investment in connections such as Baltic Close

key issues / opportunities

- Celebration of major textile design history - William Morris and Arthur Liberty
- Rediscovering the river and better wayfinding and setting for assets such as the archeology and mill.
- Redevelopment of Priory Retail Park - urban grain and street pattern reintroduced
- Review further development opportunities on west side of High Street

HAYDONS ROAD

Distinctiveness - heritage and key features

- Predominantly a residential area
- Haydons Road as the key route through the area - mixed in age and use with green spaces of the recreation ground meeting the main route
- Victorian two storey terraced houses from the late 1800s and 1990s, cul-de-sacs and town houses
- All Saints estate 1.5 - 3 storeys low rise and low density
- Wandle Meadows Park and more formal recreation grounds

key issues / opportunities

- Haydons Road - infill opportunities to raise quality
- Improve strategic connectivity between green spaces - through All Saints and North Road
- Design guidance for residents within historic terraced streets: boundary treatment, windows, roof and porches and the value of landscaped front gardens.
- All Saints - longer term regeneration opportunities to improve connectivity, overlooking and densification
- Improve access around Wandle Valley storm tanks



Growth themes

Redevelopment of the retail parks at Colliers Wood into a riverside mixed use urban district that celebrates its industrial heritage

The unique local assets should be the starting point for any plans for the redevelopment of this area. A comprehensive and joined up masterplan should set out a phased strategy for the reimagining of the area between Colliers Wood High Street, south to Abbey Mills and east to also include the Tandem Centre. The first phase of this strategy will include the car park south of Britannia Point and Priory Retail Park.

- The key moves of any plan for the area should include;
- Seek opportunities to better celebrate the major textile design history of the area including Morris and Liberty - this could include a museum/information area, wayfinding, materials and motif selection.
 - The opening up and revealing of the riverside for leisure, biodiversity and to drive design quality.
 - The industrial heritage should drive the design ethos and quality - impacting the choices in terms of material character, urban grain and an urban connected street pattern
 - Transform vehicular dominated routes with a negative character and severing effect into streets with a pleasant character for all modes

Repairing sites along key corridors and enhancing the quality of these routes

Merton High Street and Colliers Wood High Street form the key spine through the area. They are the 'front door' of Colliers Wood and should be a high quality welcome to the area. These are highly sustainable locations with a varied character due to the age of the streets. Older routes tend to be more varied and this characteristic presents opportunities to reexamine and repair the existing environment. Public realm enhancements will include improved crossings, shop front improvements, pavement widening (where possible) and street planting. These changes will help improve the character

of the environment and shift away from a traffic dominated route. Infill sites along the corridor will deliver new homes and commercial spaces to repair the positive frontage. Where there are low quality low-rise buildings, these gaps should be repaired. Stepping up the height on corner plots will help to mark junctions and deliver the intensification of these sustainable locations.

All saints - legibility and strategic green connectivity

Opportunities to enhance the east-west strategic green connectivity through the All Saints Area should be improved. North Road provides an exciting opportunity to connect between Haydons Road Rec and the Wandle Park. Longer term regeneration opportunities within the estate should be explored to improve the wider connectivity, overlooking and densification of this location.

Design guidance for residents within Victorian / Edwardian streets

Opportunities to repair and enhance the existing character and quality of residential areas should be explored. Through small sites design guidance, residential enhancements should include guidance on boundary treatment, window replacement, roof and porches and the value of landscaped front gardens.

proposals / opportunities:

- Reimagine character
- Re-examine character
- Repair character
- ↔ Corridor Intensification (major)
- ↔ Corridor Intensification (minor)
- Enhance parade
- ↔ Strategic greening and improvements
- ↔ Strategic improvements
- ↔ Active travel improvements
- ↔ Local green link improvements

baseplan:

- Area Boundary
- Town Centre Boundary
- Conservation Area
- Green Space
- ▨ Locally Significant Industrial Sites
- ▨ Strategic Industrial Locations
- Train/Tube/Tram Station
- ★ Strategic Landmark
- ★ Local Landmark
- Road
- - - Rail
- Waterway
- ↔ Waterway Link

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