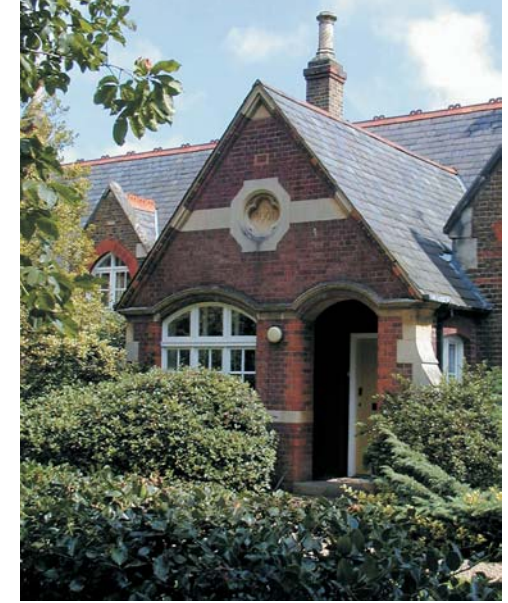




(LEFT) Caxton House, Lower Green West, Mitcham, (Traditional 19th century commercial architecture).
(RIGHT) Richard Thornton House, Church Lane, Merton Park.



Criteria used to identify Local List Buildings in MERTON

In compiling the Local List it is important that clear and transparent procedures are adopted, in order to give credibility to the List.

Accordingly in Merton, the Council has approved a set of six criteria in April 1993, which are used to assess the merits of buildings which are considered for inclusion.

These criteria have been prepared in order to try to achieve a common standard for Local List buildings, and to make explicit the basis on which individual buildings have been included on the Local List.

These criteria are set out on pages 7 to 11, together with examples of Locally Listed buildings which demonstrate that particular quality. When a building is assessed against the criteria, that assessment has not generally involved sight of the interior of the building, or its private rear elevation.

ACCORDINGLY IN MERTON, THE COUNCIL HAS APPROVED A SET OF SIX CRITERIA IN APRIL 1993, WHICH ARE USED TO ASSESS THE MERITS OF BUILDINGS WHICH ARE CONSIDERED FOR INCLUSION.





Architectural Style

This refers to buildings which display the characteristics of a specific and distinctive architectural style. No one architectural style is considered to be inherently better than any other, but the critical consideration is the extent to which the building may be seen as a good example of any identifiable architectural style.

(RIGHT) 4-6 Melrose Road, Merton Park, (Arts & Crafts cottages).





(FAR RIGHT) Methodist Church, Cricket Green, Mitcham, (1960's period).

- 1) Alexandra Court, Central Road, Morden, (Inter War Development).
- 2) 50/51 High Street, Wimbledon, (18th century or earlier).
- 3) Mitcham Cricket Pavilion, Cricket Green, Mitcham, (associated with one of the oldest cricket grounds in the country).



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Age and History

Any age of building may be suitable for inclusion on the Local List, though buildings which date from the mid 19th century onwards will be subject to a more rigorous assessment in terms of other criteria. Buildings older than 1850 (which are relatively uncommon in Merton) may be acceptable for the Local List, with less justification in terms of the other criteria.

Historical associations (in terms of famous people or events) may also be relevant.



Detailing

This refers to buildings which display special decorative features, demonstration of special building craftsmanship, or richness of small details of construction.



- 1) Tooting Station, London Road, Tooting, (Cast iron detail).
- 2) 13 Cricket Green, Mitcham, (Finely detailed Regency porch).
- 3) Lawrence Weaver Close, Central Road, Morden, (Stone, gauged brick lintel detail).
- 4) Morden Court, Morden, (Typical 1930's detailing).
- 5) Former Wimbledon Urban District Council Depot, Queens Road, Wimbledon, (Terracotta detailing).
- 6) Richard Thornton House, Church Lane, Merton Park, (Stone detailing).
- 7) Mitcham Garden Village, Cranmer Road, Mitcham, (Brick with timber jettying).





(ABOVE) Bertram Cottages, Wimbledon.
(RIGHT) Mitcham Garden Village, Cranmer Road, Mitcham.



Group Value

This may be seen where a number of buildings share a common design relationship, especially where these buildings are grouped together in a distinctive way.



Building Materials

Some buildings employ interesting or unusual building materials or combinations of materials. These materials may be either traditional, locally sourced materials, or materials which were used in an innovative way for the period of the building, or materials which are used to impress through their cost or their rarity.

Subsequent Alterations

Buildings which are noteworthy in terms of any of the above criteria may nevertheless not be included on the Local List if insensitive alterations have been carried out which undermine its interest or architectural integrity.

The above criteria were used to assess any buildings which have been added to the Local List since July 1993. Buildings on the List prior to that date were added without that detailed level of assessment. It is however the Council's

intention to revisit these earlier Local List buildings in order to carry out the more detailed assessments. This process has already started, and it will be completed over the next few years. This process may possibly lead to the deletion of a number of buildings from the Local List if that detailed assessment indicates that the building is of insufficient interest.

Any building which was considered to have architectural or historical interest was reported to the Council's Conservation Areas Advisory Committee, in order to ascertain their views.

Decisions about the addition of buildings to the Local List were however made by Council Members.

When a building is added to the Local List, it is the Council's practice to inform the building owner or occupier of that fact, and to give details of the assessment which was made on that property, together with the planning policy implications.

- 1) 21a Mostyn Road, Merton Park, (Moulded brick and terracotta).
- 2) White Lion Public House, London Road, Mitcham, (Striking combination of brick and render stripes).
- 3) 40 Sheridan Road, Merton Park, (Knapped flint).
- 4) 12 Mostyn Road, Merton Park, (Stone, tile hanging red and blue brick).



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