

# **Committee: Borough Plan Advisory Committee**

**Date: 08 March 2017**

Agenda item: 5

Wards: all

## **Subject: Locally listed buildings**

Lead officer: Chris Lee, Director of Environment & Regeneration; James McGinley, Head of Sustainable Communities;

Lead member: Councillor Martin Whelton, Cabinet Member for Regeneration, Environment & Housing.

Contact officer: Jill Tyndale, conservation officer

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### **Recommendations:**

That the Borough Plan Advisory Committee:

- A Considers the proposed additions to Merton Local List and resolves to recommend these additions to Full Council.
- B To review the local listing recommendation for 34-40 Morden Road and agree one of the following recommendations to Full Council;
  - i) Agree to add 34-40 Morden Road to Merton's Local List, or
  - ii) Recommend not adding 34-40 Morden Road to the Local List

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## **1 PURPOSE OF REPORT**

- 1.1 Periodically Merton's Local List is reviewed and additions are agreed. In April 2016 the Borough Plan Advisory Committee advised on a new approach to reviewing Locally Listed buildings and structures which was incorporated into the BPAC Terms of Reference at full council in May 2016
- 1.2 Additions to Merton's Local List are put forward by members of the public, community groups and council officers. The additions are assessed by the council's conservation officer against seven criteria identified in Merton's guidance for selection of buildings and structures to be considered for Local Listing. The criteria are; architectural style, age and history, detailing, group value, building materials and subsequent alterations.

- 1.3 The proposals for Local Listing have been subject to public consultation. Individuals and organisations responsible for the buildings or structures being proposed for inclusion have also been consulted directly. Generally responders were in support of the Local Listings. Some added useful and further information. The proposals have been amended where appropriate in response to comments received. Comments from consultees have been added after each description.

## 2 Proposals

- 2.1 Proposals for buildings and structures to be added to the Local List are set out below. All are recommended for addition to the Local List by officers apart from 34-40 Morden Road, South Wimbledon;

- Bramcote Court & Parade, Bramcote Avenue, Mitcham
- Lampstands, gates and railings. The Lodge, Madeira Road, Mitcham
- Cast Iron Gas Lamp Post, Jubilee Corner, Mitcham Cricket Green
- Mitcham Running Track, Grounds of Park Place and Canons
- Rodney Place, South Wimbledon.
- London 2012 Gold Post Boxes
- The Hill House and Tudor Cottage, 118 & 118a Wimbledon Hill Road
- The Gate House, 4 Ellerton Road, West Wimbledon
- Menelaus, 16a Arterberry Road, Raynes Park
- Far House, 20 Hillside, Wimbledon
- 34 – 40 Morden Road, South Wimbledon

### 2.2 **Bramcote Court and Parade, Bramcote Avenue, Mitcham, CR4 4LR.**

Proposed by the Mitcham Cricket Green Community & Heritage .  
1930s residential development of 43 flats with some retail in the moderne style located in Mitcham Cricket Green Conservation Area.

**Architectural style:** “An impressive four storey red brick block of flats of 1930’s flats with shops in the ground floor of the curved corner block. The flat roofed ends and hipped roof centre block feature curved corner glazing and horizontal banded panels in the ‘Moderne’ style. Somewhat out of scale with its neighbours it is nevertheless a good example of its type and time” Mitcham Cricket Green Conservation Area Appraisal.

**Age and history:** Permission granted in 1936. Architect was T Spencer Rutter of Avondale, NW10

**Detailing:** As stated above. Additionally, decorative panels in brick relief between the evenly placed windows on the wide corner curve at first and second levels.

Distinctive curved balconies on the residential wing.

**Group value:** This is a development of flats and shopping parade which forms its own group value and needs to be considered as one.

**Building materials:** Constructed using red brick, concrete lintels and render. Originally the whole building would have had Crittal windows.

**Subsequent alterations:** Possibly small changes at high level, yellow render. Unfortunately the windows have been changed with the exception of the stair well windows which remain the single glazed Crittal windows. Windows on the curved sections would probably have followed the curves but the replacement windows do not.



**Recommendation:** Add to the Local List

**2.3 Pair of cast iron lampstands, gates and railings. The Lodge, Madeira Road, Mitcham CR4 3ND**

Proposed by the Mitcham Cricket Green Community & Heritage .

**Architectural style:** These gates, section of railings and two lampstands are considered to be a possible surviving entrance and boundary to Canons House. The heavy cast iron relatively simple form is possibly Georgian.

**Age and history:** Possibly Georgian or earlier. The Lodge was built about 1870 but it thought that the boundary wall and the gates may be of this time but they could be earlier and relate to the Canons.

**Detailing:** Relatively simple design featuring circles and four sided supports for lamps.

**Group value:** No group value

**Building materials:** Cast Iron

**Subsequent alterations:** The railings and gates could benefit from some maintenance. There are no lamps in place.

Scott T. of Merton Historical Society quoted that Eric Montague in his 'Mitcham Histories 11' that the Iron gates may be current with the Lodge



**Recommendation:** Add to the Local List

## 2.4 Cast Iron Gas Lamp Post, Jubilee Corner, Mitcham Cricket Green

This gas lamp post is one of a very few examples of historic street furniture in Merton. Positioned at Jubilee Corner it is included in Merton Council's Historic Furniture List, incorrectly identified as a vent pipe.

Proposed by the Mitcham Cricket Green Community & Heritage .

**Architectural style:** Unusual example of Victorian street furniture

**Age and history:** Probably erected in the early 1850s as part of a contract for fitting of 50 'iron lamp posts with lamps and fittings complete for lighting the same with Gas' South Eastern Gazette, 8<sup>th</sup> November 1853.

**Detailing:** Relatively ornate lamp post on a square base upon which is a rectangular section with corner detail and relief beading on each face.

**Group value:** No group value as this would appear to be only one to survive.

**Building materials:** Cast Iron

**Subsequent alterations:** The gas lamp part has not been in place for a very long time.

Cooper L. Street Works, Future Merton supports Local Listing of Victorian Lamp Post on Mitcham Cricket Green.



**Recommendation:** Add to the Local List

## 2.5 Mitcham Running Track, Grounds of Park Place and Canons

Proposed by the Mitcham Cricket Green Community & Heritage .

This is a historic running track associated with the former News of the World Sports Ground. It has been identified as being of 'considerable significance' in the Landscape Appraisal undertaken by Southern Green.

**Architectural style:** Cinder running track, originally 407yards and 5 lanes.

**Age and history:** Constructed in 1922 this historic running track is the last evocation of the historic News of the World Sports Ground, home to Mitcham Athletic Club which was based at the track until the early 1960s. International athletes who trained here include high-jumper Dorothy Tyler (nee Odam) 1936 Olympic Silver Medallist, long-jumper, Jennifer Pawsey (nee Taylor), Jennette Towel (nee Neil), sprinter, Jill Bamborogh (nee Hall) and middle-distance runner Ann Smith.

**Detailing:** Cinder track in an oval form. But probably had a 100yds straight parallel to Cold Blows.

**Group value:** No group value

**Building materials:** Rare example of an original cinder running track which is still visible.

**Subsequent alterations:** The grass is gradually taking over and the track has possibly been altered slightly over the years.

Scott T. of Merton Historical Society pointed out that there a straight section of track which may have formed a 100yd sprint. Turner J. Greenspaces, E&R is concerned that Local Listing should not hinder future development.



**Recommendation:** Add to the Local List

## 2.6 Rodney Place, South Wimbledon.

Proposed by the Jill Tyndale, Conservation Officer.

Rodney Place was developed by the City and South London Railway who owned the land, possibly for railway workers. The City and London Railway was the first deep-level underground 'tube' in the World. It first opened in 1890 between King William Street and Stockwell. It was first extended to Clapham Common in 1900 and on to Morden in 1926s. Rodney Place was developed on Nelson's Fields which was just south of the site of Lord Nelson's house. Sixteen Houses were built in a horseshoe arrangement in a number of small terraces. The first occupants moved in 1924.. They are lovingly maintained by the current owners.

**Architectural style:** Small two storey terraces, 2 of 4 houses and one of 8, probably built to Tudor Walters standards. Each house had an upstairs bathroom, some had an upstairs toilet while the smaller houses had a toilet at the rear just outside via a covered porch. The kitchens had a larder, coal store, hot water tank. They were fitted with a kitchen dresser.

**Age and history:** Built in 1924. It would appear that commencement of building of the houses was early 1924 as the plans were lodged in January. The first tenants moved in mid October 1924. The pressure for housing was even greater at that time than it is now.

**Detailing:** Built in yellow stock with red stock corbels and red vertical detailing on either side of the windows and dogtooth detail at the eaves level in some places. The front doors have arched entrances with a decorative feature fanlight above. The window cills are formed with horizontal tiles. The roofs are tiles. Unfortunately there are few original metal windows left as most have been replaced with upvc. The front boundaries are formed by mature hedges which is an important feature of Rodney Place.

**Group value:** Strong group value

**Building materials:** Built in Yellow Stock Brick with Red Brick detailing and Clay roof tiles.

**Subsequent alterations:** A number of replacement windows and front doors.



O'Grady H. Supported the Local Listing of Rodney Place. Stated that there are coal shoots at the rear. However she is concerned about the loss of the Old Lamp Works and the impact of the new development on Rodney Place.

**Recommendation:** Add to the Local List



## 2.7 London 2012 Olympic Gold Post Boxes

Proposed by the Jill Tyndale, Conservation Officer.

To commemorate British gold medal winners at the 2012 Summer Olympics and 2012 Summer Paralympics, 53 post boxes in home towns of the medal winners and other significant places were painted gold. It marked the first occasion in modern times that the colour of post boxes in the United Kingdom had been changed from their traditional red. Originally it was to be a temporary colour change but in response to positive public feedback it was later decided that gold post boxes would be a permanent tribute to the medallists. The gold post boxes also now have commemorative plaque identifying the individual medallists written in lettering and braille.

Gold Post Box situated at the junction of Somerset Road and Church Road.

This Gold Post Box commemorating Andy Murray Gold Medal Win at the 2012 Olympics. Andy Murray is one of the few medallists who has two Gold Post Boxes. One is in this position close to the All England Tennis Association Ground where he won his medal and the other one is in his home town.



Gold Post Box situated in Worple Road close to the junction with Wimbledon Hill Road commemorating Sophie Hosking Gold Medal win for rowing.



**Architectural style:** Typical Elizabeth II post boxes

**Age and history:** The 2 Boxes are both Elizabeth Regina post boxes.

**Detailing:** Painted gold. Andy Murray's Box is a single Box while Sophie Hoskins' is a double Box

**Group value:** Two in Wimbledon. There are 53 post boxes painted Gold for Olympic winners

**Building materials:** Cast Iron, painted

**Subsequent alterations:** Was red now painted gold and will remain gold.



Cooper L. Street Works, Future Merton supports Local Listing of the Gold Letter Boxes.

**Recommendation:** Add to the Local List

## 2.8 The Hill House and Tudor Cottage, 118 & 118a Wimbledon Hill Road, SW19 7QU

Proposed by the Jill Tyndale, Conservation Officer.

This is one of the few farm houses remaining in Wimbledon. The house has gone through a couple of transformations. About 1920/30s the dairy was turned into living accommodation, the part of the building that faced the main road was made into a separate dwelling now known as Tudor Cottage. The whole building was given a facelift influenced by the Arts and Crafts Movement but behind this façade is a considerably older building. Much of the original layout was retained. In the late 1960s the main house was made into two flats. Again, apart from losing the internal staircase, much of the original layout has been retained.

**Architectural style:** In keeping with Arts and Craft movement it is brick at ground floor level with white painted brick and beams at first floor level with tiled roof. It has a beamed jettied projection over the oak front door and decorative brickwork on the chimneys.

**Age and history:** It appears on 1865 map at which time the fields to west had begun to be developed. The rear part of the ground floor was the dairy.

**Detailing:** Tudor Cottage; red brick at ground floor level with white painted brick and beams at first floor. Stone surround to the oak front door. Leaded light windows. The Hill House; Decorative brick work feature on the beamed projection over the front door. Cantered bays at ground floor level. White painted brick. Tall decorative chimneys.

**Group value:** No group value

**Building materials:** Red Brick, white painted brick, beams, clay tiled roof.

**Subsequent alterations:** Bay windows have been changed to plain sashes which is possibly reverting to prior the Arts and Crafts transformation. Extensions within the garden.

**Recommendation:** Add to the Local List



## 2.9 The Gate House, 4 Ellerton Road, West Wimbledon, SW20 0EP

Proposed by the Jill Tyndale, Conservation Officer.

Built for Ralph Peacock, portrait painter, 1868-1946. The house originally had a double height studio on the first floor facing north with a picture store off it. It had dark room on the ground floor in the centre of the house.

**Architectural style:** Influenced by the Arts and Craft Movement this house has a prominent central section with wings set back on either side. It was built as a two storey house with room in the loft for storage. Later, converted to accommodation. It has square leaded panes set in metal windows in wooden frames.

**Age and history:** Built in 1929 at the time the Drax Estate was first being developed. The architect was Sir Edward Guy Dawber, President of RIBA and friend of Ralph Peacock It is a large house designed specifically as an artist house for himself and his housekeeper.

**Detailing:** Red brick in a Flemish Garden Wall Bond. Mainly hipped clay tile roofs but incorporating some flat roofs. Tall leaded windows in the hall staircase areas. It has cantered bays to either side of the entrance. The added brick porch gives extra dimension to the front elevation. Internally it has an Art Deco staircase built by Italian masons.

**Group value:** No group value

**Building materials:** Built in red brick with clay tiled roof.

**Subsequent alterations:** The double height studio was altered in 1950s. The white rendered tower and two small front dormers were added in the 1990s to make use of the attic. The projecting porch was added in 1969 for Oliver Reed, actor.

**Recommendation:** Add to the Local List



Mclaren Tipping H. Stated that there were 2 cantered bays, Sir Edward Guy Dawber, president of RIBA was the architect and friend of Peacock. Originally the house had a tall chimney. The double height studio has been changed in 1950s. The House has an Art Deco staircase.

## 2.10 Menelaus, 16a Arterberry Road, Raynes Park, SW20 8AJ

Proposed by the Jill Tyndale, Conservation Officer.

**Architectural style:** This is a two storey contemporary double pitched roofed property.

**Age and history:** Designed by Norman Plastow built in 1960s. Reviewed in 'Decorative Art in modern interiors' Studio Books 52 and other publications.

**Detailing:** Open plan at ground floor level with a glazed double height living area which fills the interior with light and connects the interior with the garden. The single storey living area has a timber panelled ceiling. The interior features an open stairway supported on a central load-bearing central pillar.

**Group value:** No group value except it has a relationship in style with the Far House

**Building materials:** Block construction at ground floor level. Timber framed at upper floor,, faced with brick at ground floor level and tile hung at first floor level. Large expanses of glass.

**Subsequent alterations:** The only known alteration is to convert an upstairs storage area into an on suit bathroom

**Recommendation:** Add to the Local List



## 2.11 Far House, 20 Hillside, Wimbledon, SW19 4NL

Proposed by the Jill Tyndale, Conservation Officer.

**Architectural style:** Contemporary Modern two storey house of 1960s based on the long house concept with a double height living area.

**Age and history:** Designed and built by Norman Plastow for himself in 1963/4

**Detailing:** The external detailing is created by the materials used, the red cedar cladding, yellow cedar framing around the windows, the render at ground floor level. The white barge boards and horizontal white detailing contrast and emphasize the timber and render. The front landscaping and acer tree

complement the frontage. On the rear is a balcony. Internally it features the double height living area with staircase leading to the gallery from which the bedrooms are accessed. Large double glazed windows overlook the garden and views. Baltic pine finishes the ceilings and some walls, and built in teak shelving units are part of the designed interior.

**Group value:** No group value except it has a relationship in style with Menelaus.

**Building materials:** Ground floor constructed of lightweight insulating block-work, externally rendered. Upper floor is timber framed and is faced cedar boarding. Double glazed panels within yellow cedar frames. Internally some the walls are plastered while others and ceilings are finished in Baltic pine boarding. Roof is interlocking tiles. Natural stone is used in front landscaping with York stone steps.

**Subsequent alterations:** There have been some additions to increase the accommodation in the 1970s, 1980s and 1990s. These additions show how a property can evolve with prejudicing the integrity of the original building.

**Recommendation:** Add to the Local List







## 2.8 Local list assessment for 34 – 40 Morden Road

The terrace of cottages, 34-40 Morden Road, was assessed in reference to being added to the Local List in 2014 the council's conservation officer. The result of the assessment at that time was that they did not merit being added to the Local List.

The main reason for this conclusion was that the amount of unsympathetic additions which undermined the integrity of the terrace. The report is laid out below. New evidence has been presented in the form of early maps which supports an earlier build date than previously proposed. Also there is evidence that connects the cottages more strongly to the estate of Admiral Nelson. Although this evidence supports the case for Locally Listing it does not overcome the fact that detrimental additions that have been made to this terrace. Therefore the conservation officer stands by the decision not to Locally List this terrace of cottages.

However, it must be noted that in reference to the planning application 14/p3856 which was refused and dismissed under appeal that the inspector stated in his report that the demolition of the terrace of cottages would result in "significant level of harm". The inspector acknowledges that the cottages have heritage value due to the cottages being the earliest remaining development in the area. He identified them as being a "non-designated heritage asset which positively contributes to the character of the area"



**Architectural Style:**

Simple terrace of residential cottages dating from the early 1800's. Originally brick faced with render detail over arched window at ground floor. Shallow pitched, slate roof. Good example of simple domestic architecture of the period.

**Age and History:**

Buildings older than 1850 may be acceptable for inclusion on the Local List with less justification in terms of the other criteria. However, the cottages have no significant historical associations and each building in the terrace has been substantially altered.

**Detailing:**

The existing authentic detailing is limited, windows are either upvc or inappropriate timber replacements. Original brickwork has been rendered and inappropriate porches added. The original roof form and chimneys remain to the main terrace.

**Group Value:**

The terrace is unified as a group by the shallow pitched slate roof. Other than that, variety in detailing and subsequent alterations has resulted in a discordant group.

**Building Materials:**

Standard building materials were used in the construction of the original terrace, including, slate, brick and timber. Subsequent alterations have involved the addition of more contemporary materials including Upvc, modern brickwork and inappropriately designed timber window and doors

**Subsequent alterations:**

The terrace has been the subject of a number of insensitive alterations which have had a serious impact on the character and appearance of the terrace. The side extension to number 40, with its discordant roof form, has destroyed the simple line of the terrace. Rear extensions have also impacted on the integrity of the terrace. Number 34 also has an inappropriate side extension which introduces a parapet to the side of the hipped roofed terrace.

**Conclusion:**

Although buildings earlier than 1850 should be considered more favourably against the criteria for local listing, the extent of the subsequent alterations to this terrace have destroyed the simple character of the group. The main roof form, although intact, has been compromised by the later side additions. The simple detailing has been destroyed by a range of insensitive alterations.

**Decision:**

Not suitable for local listing

**Comparison with other locally listed cottages in the borough**

As a comparison, the following groups represent similar style and date cottages in the borough that are currently included on the Local List. They are relatively unaltered and are excellent examples of simple early Victorian cottages. Their quality is in strong contrast to the group at 34-40 Morden Road.



84-94 Phipps Bridge Road



2-20 Church Path, Mitcham

**Recommendation:**

BPAC are asked to consider, that whilst the cottages do not meet the council's criteria for Local Listing and could potentially undermine the value of the Local List; they do have a degree of local historical importance and should be recognised in some manner.

BPAC are asked to consider openly, the merits of inclusion on the Local List.

**3. ALTERNATIVE OPTIONS**

- 3.1 The alternative option for the purposes of this report is for the Borough Plan Advisory Committee advise full council of alternative recommendations than those recommended in these locally listed buildings and structures

**4. CONSULTATION UNDERTAKEN OR PROPOSED**

4.1 XXXX Jill to insert how consultation was undertaken.

- 4.2 During April and May 2016 it was resolved by BPAC and council to change the process for assessing locally listed buildings. This report is the first report to be received under the new process. The new process is set out as follows:

Recommendations received annually from anyone (residents, officers, businesses etc) for buildings or structures to be listed	<i>No change to process</i>
Merton's conservation officer assesses the buildings and structures against Merton's Locally Listed Buildings criteria and writes a report for each building / structure, recommending inclusion or rejection on the Local List.	<i>No change to process</i>
The buildings / structures and the officer's report is published on the council's website for consultation for 4-6 weeks	<i>New element</i>
Officers finalise the report and recommendations, considering the consultation feedback. If consultation reveals something that has been missed in the assessment, officers will re-assess.	<i>New element</i>
The officer's final report and the consultation response summary are considered by the Borough Plan Advisory Committee who then make a recommendation to full council via Cabinet	<i>New element</i>
Recommendations to include or reject the buildings / structures for the Local List are resolved by full council	<i>New element</i>

## **5 TIMETABLE**

- 5.1 The next steps will be to take the Borough Plan Advisory Committee's recommendations to full council at the next available opportunity.

## **6. FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1 The property implications are set out in the body of this report. This work has been prepared within the council's existing resources.

## **7. LEGAL AND STATUTORY IMPLICATIONS.**

7.1 There is no statutory requirement for councils to hold or maintain a Local List.

7.2 However their status is relevant when considered through Merton's Local Plan (Core Planning Strategy policy CS14 and Merton's Sites and Policies Plan 2014

policy DM D3) and therefore in the discharge of Merton's statutory functions as a Local Planning Authority.

## **8. HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

8.1 None for the purposes of this report.

## **9. CRIME AND DISORDER IMPLICATIONS**

9.1 None for the purposes of this report.

## **10. RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

10.1 None for the purposes of this report.

## **APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

1. None