Colliers Wood Sub Area Neighbourhoods

2 South Wimbledon

South Wimbledon Local Neighbourhood

Origins and General Character

South Wimbledon neighbourhood is defined by the Merton Tram line to the west, Merton Industrial Park to the south and land formerly part of the estate known as Merton Place to the north and east. Merton High Street is the commercial core and activity node in the area, the presence of the South Wimbledon underground station provides the main cue as to the identity of the area.

However the general perception of South Wimbledon is not as a destination but as route through to somewhere else, what was once a thriving high street now has the appearance of a transition area into Wimbledon. This perception is compounded by the number of busy roads which fragment the neighbourhood. The neighbourhood is bisected horizontally by Kingston Road running into Merton High Street with shops or offices typical of transition zones at ground floor facing onto the street and horizontally by the busy Morden Road along which big box retail and warehousing facilities are concentrated. At Kingston Road there is a narrowing of the road width, although heavily congested with traffic it has a more defined neighbourhood shopping parade. Merantun Way cuts through the neighbourhood to the east which together with Morden Road encloses much of the large scale industrial and commercial units in the area. Beyond the confluence of busy roads there are pockets of quiet residential enclaves many of which are well maintained examples of Victorian, Edwardian and Interwar terraces.

Despite its current lack of focus or clear identity the area is rich in local history. The most notable building in the area was Merton Place, a house which was built on part of the old Merton Priory estate during the 1750s; it had a number of owners until its most famous residents Lord Nelson and Lady Hamilton. The estate consisted of 52 acres but most of the land was separated from the house by a turnpike road (now Merton High Street) and to reach it the occupants had to use a tunnel under the road. Nelson expanded the estate to 160 acres with the purchase of additional land south of his house until his Merton property covered most of the area west of the Wandle and north of Morden Hall Park and also included the whole of the area between Merton Road, South Park Road and Haydons Road. After Nelson's death at Trafalgar, Lady Hamilton's lavish lifestyle forced her into debt. Despite the efforts of a group of friends acting as trustees, it was necessary to sell Merton Place. Much of the property was purchased by the Goldsmid family but the house itself remained empty and was finally demolished in 1823, the estate was sold in lots adequate for detached villas. Maps from 1865 show the area as largely farmland dotted with some cottages or houses along Merton High Street. Central to the area were the remnants of Merton Place then known as Nelson Fields which had been subdivided into farmland prior to redevelopment into small scale housing. North of the High Street the land remained undeveloped until the end of the century. Nelson Fields became covered over with long rows of cottages and other artisan dwellings and a skating rink which was later to become the Wimbledon Palais however was demolished in the 1990s. Many of the cottages were demolished and replaced by a local government housing initiative namely the High Path Estate which started in the early 1950s. The name 'Merton Place' was given to a block of flats which covers the site of the Admiral's former residence and many roads names such as Victory and Trafalgar in the area allude to this famous resident. Today the Nelson Arms built in 1910 is

The Nelson Arms marks the site of the entrance gates into Merton Place

South Wimbledon Local Neighbourhood

situated on the high street; it marks the site of the lodge and entrance gates to Nelson's Merton Place. The pub stands out on the street with its bold signage lettering and is decorated with a unique series of murals by Garters of Poole, depicting Lord Nelson and HMS Victory. Another building and space in memorial of Nelson is St John the Divine and Nelson Gardens; the gothic style church was built adjacent to commemorative gardens in 1913/14 to mark the anniversary of the death of Lord Nelson.

During the late 1800s an increasing number of shops appeared along the Merton High Street and residential development intensified to the north in the form of terraced housing. Clusters of housing and shops also appeared to the south of the neighbourhood on Morden Road. Merton High Street became a busy shopping district, in addition industry such as the Japan and Varnish works developed to the south of the neighbourhood in close proximity to the Wandle River and other industries which were established in the vicinity. In 1868, the Tooting, Merton and Wimbledon Railway opened a branch line from the Wimbledon and Croydon Railway between Merton Park station (now Merton Park tram stop) and Tooting

Junction station (now Tooting station). Cutting through Nelson's former estate and the site of Merton Abbey, Merton Abbey station was constructed to the south of Station Road to serve the industrial complex there. Industrial use in this area intensified through the years particularly during the late 1920s.

Growth was stimulated and assisted by the arrival of trams in Merton High Street in the first decade of the century and the opening of a new bus garage at the east end of Merton High Street in 1913. By 1916 to the west of the neighbourhood rows of terraced houses were developed which by the 1930s extended as far as Morden Road. The combination of tram services and the extension of the Underground Electric Railways Company of London's City & South London Railway through Colliers Wood and South Wimbledon to Morden in 1926 destroyed demand for passenger services on the Merton Abbey branch line and these were ended in 1929. Goods operations continued until 1975 when the line was closed and tracks removed. Merantun Way was built along the former railway in the 1980s. A notable building in the area is the cubic form of underground station designed by Charles Holden, built in

South Wimbledon tube station

3

South Wimbledon Local Neighbourhood

1926. It has a symmetrical composition on corner site which acts as focal point on junction between Morden Road and Merton High Street. There is also the Grade II listed Manor House originally built 1700s and a couple of locally listed buildings such as the Merton Hall and the old council offices from the late 1800s which line the narrow Kingston Road.

Industrial use intensified towards the east of the area in the 1920s which is today known as the Merton Industrial Park and Lombard Business Park. The area is bounded to the north by Merantun Way; it has a concentration of industrial and commercial uses which spills over across Morden Road to the Nelson Trading estate. Abutting the Lombard Business Park in stark contrast is Deen City Farm. A relatively recent addition to the neighbourhood is the tramlink which opened in 2000. Both Merton Park and Morden Road stops overlap the sites of former railway stations which were served by passenger trains on the West Croydon to Wimbledon Line until 1997, and by trains via Tooting Junction on the Merton Abbey Branch until 1929.

Built Form
Victorian terraces to the north and west which are typically 2 storey houses with small front gardens laid out in a grid. These terraces are predominantly in yellow London stock brick with features such as half bays, red brick decorative dentils or lintels, arched recessed porch and raised gable. To the west there is a loosely structured grid of Edwardian and Interwar residential terraces. These terraces display a wider use of red brick, common motifs are gabled double bays, external canopy porches, red brick capped raised gable, decorative ridge tiles and timber beams on facades and or gable.

Medium size blocks typically from the late Victorian to Edwardian period with retail or commercial use on ground floor front onto Merton High Street and Morden Road. At the centre of the area are larger linear blocks of the High Path Estate arranged around open space, these are typically multi-storey residential tower blocks built in a modernist layout. Immediately to the south of the estate there is a mix of block shapes which denote commercial units backing onto Merantun Way. Towards the southeast of the neighbourhood there is an enclave where there is a concentration of large blocks arranged informally along access roads into the area. Goods yards occupy the voids
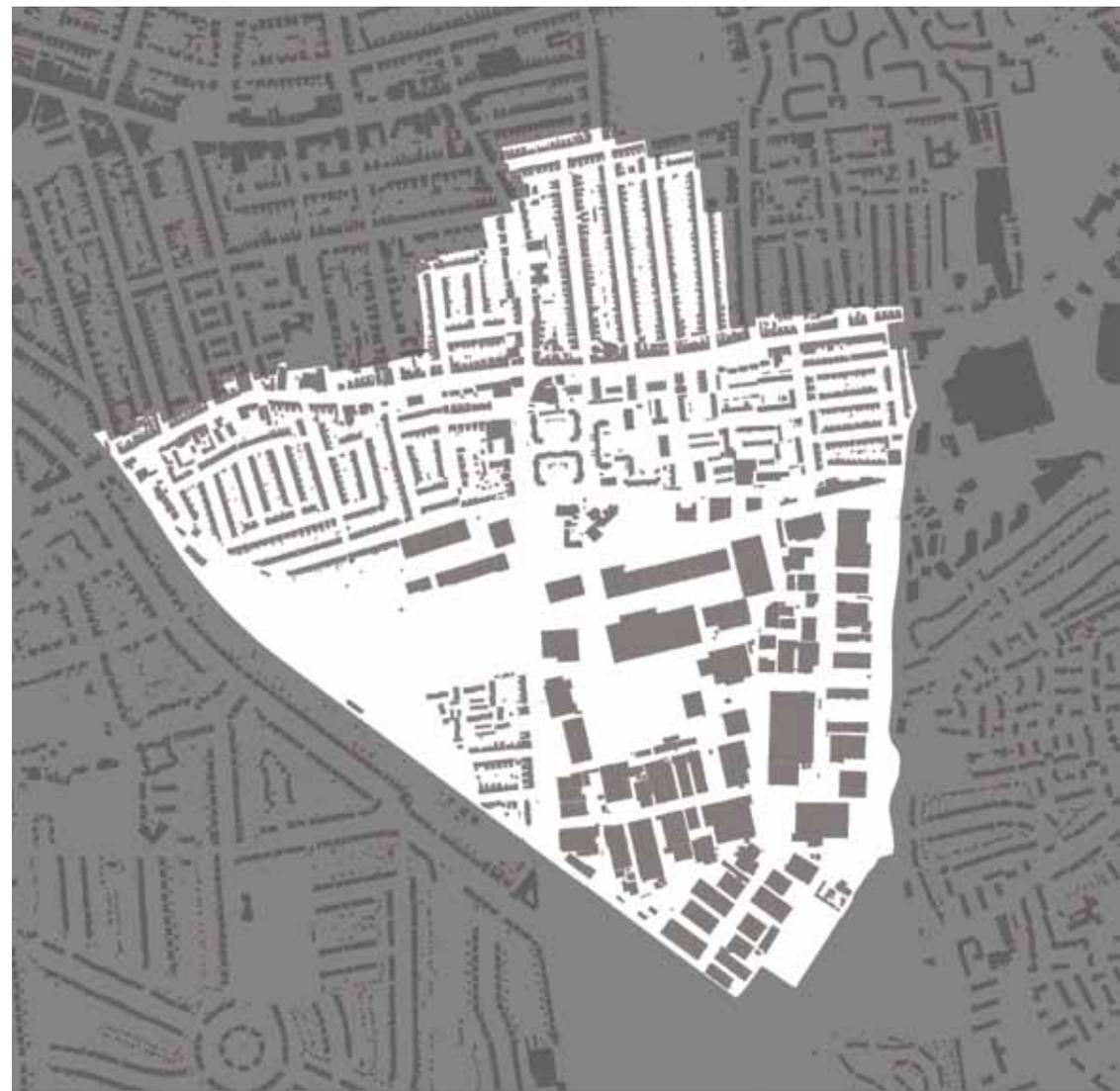
Figure ground of South Wimbledon neighbourhood

between these blocks which vary in size. To the east a large void denotes the location of the Nursery Road playing fields and Abbey recreation ground.

Land Use

There is a variety of land uses evident in the neighbourhood, to the north, there is predominantly residential and to the southeast, there is a concentration of industrial / commercial units. Residential accommodation ranges from 2 storey terraced houses to 12-storey tower blocks. Along Morden Road, there are a number of big box trade retail units, towards the south of the High Path estate there is a mix of commercial / industrial units such as garages backing onto Merantun Way. From Kingston to Merton High Street, there is a strip of shops, offices, pubs or commercial premises with active frontage onto the street. There is a large open space located to the southwest of Morden Road namely Nursery Road playing fields and Abbey Recreation Ground. Nelson Gardens is located in front of St. John the Devine Church and at the southeast of the area, there is Deen City farm. In addition to St. John the Devine Church on the High Path, there is Elim Pentecostal Church and Merton Evangelical Church on Grove Road.

Notably the Salvation Army are located in a building adjacent the Fire Station on Kingston Road. Merton Abbey Primary school is located on the High Path.

Movement

The area is dominated by extremely busy roads which subdivide the neighbourhood. Morden Road, which vertically cuts the area in two, is a Transport for London road, which leads into Merantun Way. Running horizontally is Kingston Road leading into Merton High Street, which are part of the London strategic road network. From the junction at South Wimbledon underground station there is Merton Road which is a distributor road feeding traffic into Wimbledon town centre. The junction is heavily congested which causes noise and pollution. In addition, the width dimensions of the road narrows along Kingston Road, which causes congestion, the tramlink level crossing exacerbates this. Particularly off Merton High Street, a number of residential streets are used as rat runs such as Abbey Road, to the north this has been curbed by use of traffic calming measures. Windsor Avenue in the industrial estate is also used as a rat run into residential areas however there are width restrictions in place to prevent heavy goods vehicles from using this route.

Public transport links are good with the underground station located centrally linking the area to central London via the northern line. The tramlink runs along the western boundary with stops at Morden Road and Merton Park. There are good pedestrian links across the area to these stops such as the path along the playing fields towards Merton Park and the subway link under Morden Road. There are numerous bus routes running along the main roads, which connect the neighbourhood to the wider area. There are cycle routes in the area particularly along the High Path, which connects into the Wandle Trail running along the eastern boundary, it is a picturesque pedestrian and cycling route along the Wandle River. Currently there are plans to extend the cycling superhighway along Merton High Street.

Open Space

To the west of the area are two adjacent green spaces, Nursery Road Playing Fields and Abbey Recreation Ground which combined cover over 6 hectares. Both are used for recreation and play host to facilities such as cricket wickets, football pitches, playground and pavilion. A pleasant tree lined pedestrian pathway is situated to the north of this space, at the western end there is a concentration of informally planted trees and bushes.Off Morden Road, there is a pocket of tree lined green space in front of St. John the Divine Church namely Nelson Gardens Recreation Ground was created on a parcel of land donated by the great nephew of Rear Admiral Isaac Smith, to mark the centenary of Nelson's death. The site holds a commemorative plaque and a pair of 12 pounder guns, once thought to have adorned the lawn of Merton Place.

To the southeast is Deen City Farm, which is on the northern edge of Morden Hall Park, on the banks of the River Wandle next to the Phipps Bridge estate. It is a 5-acre working farm, which is home to a number of animals. Adjacent to the eastern boundary is part of the Wandle Trail, this particular section is a tree lined pedestrian/cycle link which runs alongside the Wandle River, it a tranquil route in stark contrast to the busy roads in the wider neighbourhood.

South Wimbledon Local Neighbourhood

Neighbourhood Analysis

General Neighbourhood Characteristics

- Major movement corridor
- Major barrier
- Major Gateway
- Minor Gateway
- Minor neighbourhood node
- Local landmark
- Topography gradient

Positive Neighbourhood Characteristics

- Key view to open space
- Green open space
- Significant landscape feature
- Waterspace

Negative Neighbourhood Characteristics

- SW ● Public realm enhancement needed
- Neighbourhood node needing enhancement
- Movement corridor needing enhancement

SW1
SW2
SW3
SW4
SW5
SW6
SW7

Heritage Assets

Heritage map to be added at later stage

South Wimbledon Local Neighbourhood
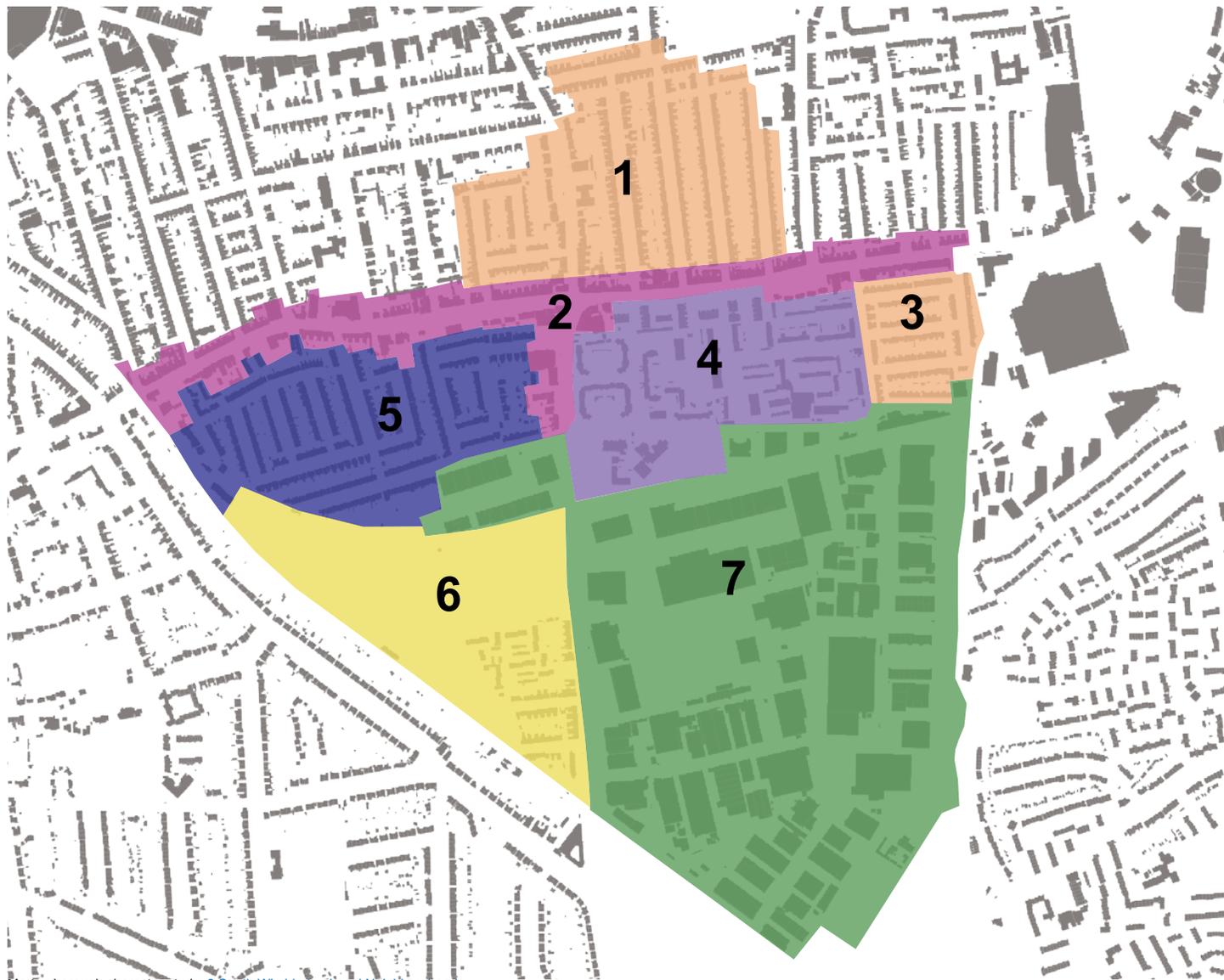
Character Areas

1   Nelson Road

2   South Wimbledon Core

3   Mill Road

4   High Path Estate

5   Melbourne Road

6   Nursery Road Playing Fields

7   Merton Industrial Estate

Merton borough character study: 2 South Wimbledon Local Neighbourhood

South Wimbledon Local Neighbourhood

Character Areas Assessment, Issues and Guidance
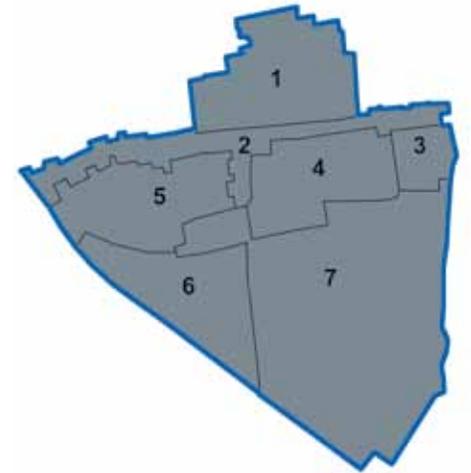
1 Nelson Road Character Area

Assessment

Character Statement

This area is characterised by streets of late Victorian terraces to the north of Merton High Street, which were built on land formerly part of the Merton Place estate. It is a quiet residential area with typical Victorian features.

Houses are 2 storeys with small front garden and low boundary wall,arranged in a grid layout consistent with Victorian developments. The predominant palette of materials in use includes yellow London stock brick, red brick decorative features such as lintels and/or dentils under eaves or across facade, white render lintels and a number which have been pebble dashed. There are number of recurrent motifs in the area such as raised gable on party wall, half or double bay some with mullions, recessed arched porch and a number have gabled bays with timber beam decoration. Some of the terraces also have original ridge tiles. Many of the original features on terraces have been maintained however a number of properties have brickwork, which has been painted over and have replaced original boundary wall.

Streets generally have a consistent building line however; there are exceptions such as Hamilton Road where there is a break in the terrace and a variety in motif and finish, this is perhaps due to staggered development of the street. On Hamilton Road examples of this are Rose Cottage which is set back from street, it is a 2 storey classical Georgian villa dating from 1813, oblong in shape with low hipped pitched roof however it has not been well maintained. Also set back from street line is a detached 3 storey t-shaped apartment block from the 1920s in brown brick and cream render with balconies and hipped roof.

On Quicks Road a building of note in the area is 'The Old Church' which is a tall Victorian period church in red brick and stone which mixes classical and gothic style, the building is currently used as office accommodation.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

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

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

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

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character

Victory Road

Issues & Guidance

Nelson Road

Hamilton Road

Cecil Road

Terracotta brick decoration on Hardy Road

Enhancement Project
SW1: Improve traffic calming schemes on Hamilton Road through to Victory Road.

Issues

Public Realm:
• Variety in quality of front boundary treatment and loss of boundary in places interrupts the cohesion of street scene.
• Visual appearance of traffic calming schemes off Merton High Street on Hamilton through to Victory Road creates unpleasant streetscene.

Built Form:
• Addition of front porches or infilling of entrance canopies destroys architectural rhythm.
• Changes to original materials such as windows, doors, roof tiles and painting over of brickwork eroding character of original properties.
• Alterations to front elevation of roofs such as dormer windows and roof lights.
• Proliferation of satelite dishes on houses in some streets which creates visual clutter along the front elevation.

Guidance

Public Realm:
• Retain existing front boundaries and landscape.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors and windows if present.
• Roof alterations should be subservient to the main roof and not disrupt the principal elevation.

2 South Wimbledon Core Character Area

Assessment

Character Statement

This character area comprises of a linear strip of predominantly commercial premises facing onto Merton High Street, Kingston Road and Morden Road. The core of the area is focused around the intersection of these 3 roads at a busy junction, which is also the location of the Grade II listed tube station. There is a gradual decrease in both the scale of building and road width from Merton High Street onto Kingston Road. Overall this area suffers from the adverse effects of heavy traffic and is car dominated by heavy traffic flow.

Merton High Street appears more as a transition zone with shops typical of this, buildings are typically late Victorian or Edwardian 3 storey shopping parades with shop fronts on ground floor and offices/residential accommodation above. Towards the east there is a contemporary parade built in similar scale and style to the older properties. The materials in use are red and yellow London stock brick some with render decoration. Recurrent details, which feature, are dormer windows or mansard roofs. At the eastern end of the high street, there are many shop fronts, which have been converted into residential use; this creates a streetscape with a disjointed appearance. Original shopfront decorative features such as pilasters have been eroded or lost. The quality and cohesion of shop fronts varies along the street creating a disconnected appearance. There are breaks in the building line where buildings are set back from the street, for example there are low terraced houses which are part of the High Path estate which are set back from the road behind large grass area. The 2 storey red brick terrace has wide sweeping gable features. Buildings of note on the high street include the Nelson Arms a public house in red brick with tiled façade, pronounced chimneystack, corner turret and unique set of murals. At the junction, the Grade II listed tube station, which has a grey cubic form, holds a prominent corner position that is mirrored by the red bank building with classical embellishments. Buildings around the junction have corner entrances and features such as the oriel window on the former Grove Tavern building.

Towards the western end of Kingston Road there is an minor neighbourhood node centred around a local shopping parade which is delineated to the west by the tramline. The building scale decreases and shopping parades are more defined, these are generally 2 storeys in red or yellow brick with modest render or brick decoration and raised parapet. Shopfronts predominantly have a higher quality finish with cohesive signage and original features have been maintained. Along Kingston Road there are further breaks in the building line with detached buildings or set backs ranging from historic buildings to contemporary car showrooms. This is interspersed with terraced Edwardian houses with small front gardens. Buildings of note include the Grade II Manor house, which dates from the 1700s with weatherboarding to one side, and later brick Georgian façade. Merton Hall is a red/brown brick building from 1899 with stone detail clock tower. Also of note are the former council offices from 1900 in red brick with carved stone detail and Palladian window.

On Morden Road the road width increases as does the building scale with detached post war 4 storey blocks in red brick. In contrast to the large scale concentrated around the tube station notably there is a terrace of 4 modest cottages across from the High Path Estate which date from the early 1800s. These are 2 storey brick with sash windows, modest render decoration, distinctive arched ground floor windows and hipped roof.

Criteria Based Assessment

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

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

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

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

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

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character

2 South Wimbledon Core Character Area

Issues & Guidance

Road width narrows on Kingston Road

Busy traffic on Merton High Street

Corner features at junction

Bank building at junction on Kingston Road

Smaller scale on Kingston Road

Shopping parade Merton High Street

Enhancement Project

SW2: Improve pedestrian environment at Merton High Street junction

SW3: Investigate redevelopment of carpark site adjacent to Grove Tavern to reinforce centre location.

SW4: Investigate comprehensive shopfront improvement scheme

Issues
Public Realm:
• Pedestrian environment adversely affected by heavy traffic and pollution.
• Pedestrian movement impeded by complicated junction arrangement and poorly defined crossing points.
• Paving: paving slabs & tarmac, fragmented finish in places.
• Lack of tree planting in places.

Built Form:
• Materials on buildings have been adversely affected by heavy traffic.
• Loss of original features on building facades such as decorative parapet on Merton High Street breaks architectural rhythm of parades.
• Infill development in materials unsympathetic to original properties and building line has been broken down in places with set backs.
• Loss of original shopfront features such as pilasters.
• Variety in shopfront signage finishes and condition creates disjointed streetscene.
• Loss of active frontage onto street through the conversion of shops into residential use at ground floor.
• Carpark adjacent to Grove Tavern is an unattractive void at a focal point in the neighbourhood which fragments South Wimbledon centre.

Guidance
Public Realm:
• Enhance pedestrian environment by improving crossing points, paving materials and strengthen tree planting.

Built Form:
• All alterations to properties or shop fronts to be informed by the original detailing and materials.
• New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.
• New developments should strengthen the street scene and link to the existing street layout. Particularly at South Wimbledon junction buildings should address this focal node.

3 Mill Road Character Area

Assessment

Character Statement

Mill Road is an enclave of modest cottages built during the Edwardian period to the southeast of Merton High Street, which back onto the Wandle River. It is quiet residential area located off the busy high street.

The tree lined streets are of a human scale with terraces either side, houses are 2 storeys with small front garden. There is a mix of materials in use such as red brick, yellow brick, painted render, pebbledash, red roof tiles and tile hangings. There are 3 predominant building styles evident, the first style being terraces with gabled double bays across which are red tile hangings and subdivided panels on upper window panes, red brick on ground floor and render on upper floors and canopy porch. The second style are terraces in yellow brick with sash windows, square half bay with canopy extending across façade and render lintels over windows. The third style has generally been painted over and has distinctive half bay with red tiled roof and arched recessed porch. Along Station Road houses display motifs as described above but with longer front gardens. There are some exceptions such as a short terrace to the south of Abbey Road, which comprises of 2 storey houses with distinctive raised curved parapet, projecting double bay and arched entrance. These houses have modest render decoration; some have been painted over and rendered with pebbledash, which creates a disjointed appearance. There is some later infill on the site of an old hall in Hillsborough Close, which has been informed by the local vernacular, it consists of terrace in yellow brick with red brick decorative detail and arched recessed porch with half bay, the terrace is set back from street behind small grass area with low fence.

Overall the Edwardian character of most of the houses have been maintained apart from the replacement of windows and a number have been painted over which breaks up the architectural rhythm of some streets. The tight knit street pattern is in stark contrast to the adjacent High Path estate the towers of which are visible from the Mill Road area. The trees planted along streets and vegetation along pedestrian path behind Mill Road make a positive contribution to the street scene.

Criteria Based Assessment

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

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

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

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

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

Overall Score: **75**

Area type:

Area of established high quality

Dane Street

Issues & Guidance

Abbey Road

Dane Road

Style 3 (arched recessed porch, red tiled half bay on Mill Road

Style 1 (gabled double bay with red tile hangings) on Mill Road

Style 2 (yellow brick, square half bay) on Croft Road

Raised parapet on Abbey Road

Issues

Public Realm:
• Variety in front boundary treatment interrupts the cohesion of street scene.

Built Form:
• Some changes to houses such as painting over of brickwork and addition of porches which erodes character of original properties.

Guidance

Public Realm:
• Retain existing front boundaries and landscape.

Built Form:
• All alterations to properties to be informed by the original detailing and materials
• Retain original doors and windows if present.
• Roof alterations should be subservient to the main roof and not disrupt the principal elevation.

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4 High Path Estate Character Area

Assessment

Character Statement

This area consists of a housing development which was built between 1951-1977, after the clearance of artisan cottages on land formerly part of the Merton Place estate. The earliest part just north of St. Johns Church consists of 4 storey towers arranged around courtyards. At the centre of the area are 3 high rise towers and adjacent to Merton High Street the scale gradually decreases down to 3 storey blocks and low terraces. Detrimental to this area are the poorly conceived public spaces and poor legibility of parts of the estate.

The overall estate was conceived using modernist design principles particularly the 3 high rise towers which dominate the skyline. The prefabricated towers are arranged in a row with adjacent car parking spaces and play area. The towers were built in a mix of red and concrete which gives a stripped appearance. The 12 storey towers are set back from the street with murals at ground floor depicting the historical local link to Lord Nelson. Adjacent to St. Johns Church is the earliest phase of development which comprises of 4 storey blocks in red brick arranged around courtyards. Features include pitched or flat roof,

chimneys, trellis brickwork embellishments, external brick walkway and archways cut through central part of block to allow for permeability through the area. Blocks are set back from hard-standing behind manicured grass strip with tree planting. The later blocks around Hillsborough Close are typically built in yellow brick with cantilevered balconies, external walkways and open external stairwells. Blocks are set back from street behind grass strip with low fence and arranged around spaces of hard-standing and car-parking. On Nelson Grove Road there are some contemporary 3 storey blocks in yellow brick with render panels and steel balconies arranged in a triple bay. This typology continues into Doel Close with blocks in either red or yellow brick.

Included in this area is St. John the Divine Church which was built in 1913 to commemerate Lord Nelson's death, it is in a gothic style with stained glass by the Pre-Raphaelite artist Edward Burne-Jones. The building is on the Nelson trail.

Criteria Based Assessment

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

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

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

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

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

Overall Score: **45**

Area type:

Area requiring enhancement to reinforce identity

Murals at ground of towers

Issues & Guidance

Arch cut through on Hayward Way

External corridors on Hillsborough Close

Low rise terrace on Miles Court

Cantilever balconies on Nelson Grove Road

3 storey block and 12 storey tower on Pincott Road

Enhancement Project
SW5: Public realm enhancements around the estate incorporating additional planting.

Issues
Public Realm:
- Paving and other surface materials patchy and in need of revitalisation.
- Public and private spaces conflict and detract from the overall vision of the estate.
- Large areas of hardstanding surrounding the estate are given over to parking and garages with little landscape or amenity space.
- Poorly concieved pedestrian routes which lack legibilty or natural surveillance
- Proliferation of concrete bollards and low fencing which cause obstructions to movement and restrict access to green space.
- Lack of conventional streetscape and quality of most areas of the public realm is poor.

Built Form:
- Materials on residential towers such as concrete slabs where finish has degraded with visible cracks on facade.
- Piecemeal development of the overall estate has resulted in clusters of blocks which back onto each other and an estate which lacks a cohesive architectural language.
- There is disparity in the scale of low rise blocks and high rise residential towers.

Guidance
Public Realm:
- The area is in need of comprehensive public realm enhancement to upgrade the landscape, parking and to improve the hierarchy of spaces from private through to public.

Built Form:
- Refurbishment scheme required to revamp the visual appearance of the estate whilst retaining and enhancing the successful parts of the original concept such as Priory and Beckett Close.

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Merton borough character study: 2 South Wimbledon Local Neighbourhood

5 Melbourne Road Character Area

Assessment

Character Statement

This area comprises of a residential pocket of 2 storey terraced houses to the south of Kingston Road which date from the Edwardian and Interwar period. The area does not have defined architectural style as there is a mix of motifs which recur throughout. However there is cohesion in the scale and arrangement of plots in this quiet leafy residential enclave.

Edwardian streets such as Shelton, Mina, Branksome and parts of Melbourne Road have a similar architectural palette. These are typically 2 storeys with double square or canted gabled bay and bargeboard. The front façades are finished in render with timber beam decoration and canopy porch some of which have red tiled roofs. A number of houses have red tile hanging across bay, timber detailing on gables and or decorative wooden framed porch.

On roads such as Bournemouth, Boscombe, Kirkley and parts of Melbourne Road there is more prevalence in the use of red brick as a material. These houses are generally 2 storeys in red brick or with red brick at ground floor, with double gabled bay, ridge tiles, raised gable capped with red brick, canopy porch. Fenestration is typically sash windows with upper decorative multi- pane section fixed to a single pane of glass and stone mullions in bays. The majority have canopy porch some with decorative wooden carving and also timber beam decoration on gabled bay. This area is interspersed with terraced pairs with low wide sweeping gable, timber beam decoration and recessed arched porch with keystone detail.

On Milner and Brisbane Roads there is a pocket of red or terracotta brick terraces with more prevalent use of white stone dressings and red tile hangings. Interwar architecture is typically on streets such as Queensland Avenue and Bathurst Avenue, there are terraces in brown brick and pebble dash with gabled front projection and large chimneys. Also included in this area are cottages along on The Path which date from the Edwardian and Interwar periods, these are finished in London stock brick with square bay or pebbledash and double bay with red tile hangings. A later addition off Rutlish Road is a close of simple 2 storey red brick houses from the 1970s.

Throughout the area the streetscape is enhanced by mature trees along established planting in front gardens.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

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

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

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

Overall Score: **75**

Area type:

Area of established high quality

Kirkley Road

5 Melbourne Road Character Area

Issues & Guidance

Brisbane Road

Low sweeping gable Bournemouth Road

Shelton Road

Bournemouth Road

Brisbane Road

Winifred Road

The Path

Branksome Road

Issues

Public Realm:
• Loss of front garden vegetation and or front boundary in places which detracts from the street scene.

Built Form:
• Changes to original materials such as painting over brickwork and installation of pvc windows erodes the character of properties.
• Addition of porches or infilling of canopy entrances interrupts the architectural rhythm.
• Addition of mutiple rooflights on front elevation creates visual clutter.

Guidance

Public Realm:
• Retain existing front boundaries and landscape.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.

6 Nursery Playing Fields Character Area

Assessment

Character Statement

This area comprises of a large tract of recreation land to the south of a former rail line and to the east of Morden Road which includes a pocket of residential development to the south off Morden Road. This pocket of land is isolated from surrounding areas by a busy road to the west, tramline to the south east and commercial development to the north. This area does not have a cohesive character and is defined more so by its isolation than collective architectural language.

The recreation ground is made up of two adjacent green spaces, Nursery Road Playing Fields and Abbey Recreation Ground which is maintained to a high standard. Both are used for recreation and play host to facilities such as cricket wickets, football pitches, playground and pavilion. A pleasant tree lined pedestrian pathway is situated to the north of this space, at the western end there is a concentration of informally planted trees and bushes. The path provides pedestrian linkage to the surrounding residential area.

Residential development has a mixed layout of late Victorian or Edwardian terraces, 1980s housing estate, inter war houses and post war flat block.

Houses on both Nursery Road and Parkleigh Road are typically late Victorian / Edwardian terraced houses in a variety of finishes. These are 2 storey houses with either shallow square double bay or half bay, materials are yellow London stock brick with red decorative courses however most have been rendered and painted over or pebbledashed. Terraced housing facing Morden Road is a mixture of inter-war residential housing and Edwardian houses some of which have had ground floor converted into commercial premises. A building of note is the Prince of Wales public house built during the late Victorian period in yellow London stock brick with render decoration around windows. A prominent building on Morden Road is a 5-storey post war flat block in red/brown brick with dormer windows, hipped roof and tall chimney stacks.

Adjacent to Abbey Recreation Ground is a housing estate built during the late 1970s on Wilmore End. These are 2 storey semi detached houses in pairs or blocks of four in yellow brick with white cladding. Houses have small green space to the front and or arranged around communal garage and parking space.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

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

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

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

Overall Score: **65**

Area type:

Area with scope to reinforce the existing character

Post war flat block on Morden Road

6 Nursery Playing Fields Character Area

19th Century Prince of Wales public house

Abbey Recreation Ground

Nursery Road

Willmore End

Pedestrian path to tram stop

Morden Road

Issues

Public Realm:
• Variety in quality of front boundary treatment and loss of boundary in places interrupts the cohesion of street scene.
• Pedestrian environment adversely affected by heavy traffic on Morden Road
• Lack of conventional streetscape on Wilmore End, blocks arranged around parking and garages with poor definition of public/private space
• Paving: paving slabs & tarmac, fragmented finish in places.
• Lack of tree planting along streets.

Built Form:
• Shopfront signage on Morden Road varies in quality and has disjointed appearance.
• Mutiple varieties in finish and architectural style, the cohesive character original properties has been eroded through alterations to original features and piecemeal development of the area.

Guidance

Public Realm:
• Retain existing front boundaries where possible.
• Maintenance of footpaths required and strengthen tree planting.
• Strenghten tree planting.
Built Form:
• All alterations to properties to be informed by the original detailing and materials.

7 Merton Industrial Park Character Area

Assessment

Character Statement

This area is characterised by a mixture of 1930s and contemporary buildings used for a variety of purposes such as offices, commercial units, light industrial units and workshops. It includes Merton Industrial Park and Lombard Business Park to the south of Merantun Way and Nelson Trading Estate off Morden Road.

The Nelson Trading Estate is a pocket of big box development which is predominantly trade retail or commercial storage. It comprises of long blocks of commercial warehouses which are subdivided into units with roller shutter doors. The materials are typically brick at ground floor level and steel frame with cladding on upper with pitched roof. Units are set back from road behind parking space and/or goods entrance and raised pavement.

Merton Industrial Park's primary entrance is off Jubilee Way where predominantly larger single industrial units are located. These are modern grey clad warehouse or industrial facilities with expansive forecourts and parking. Lombard Business Park off Morden Road comprises of older units some of which date from the 1930s. These are smaller brick build units ranging from 2-3 storeys in brown/red brick with raised core, horizontal detailing such as terracotta brick or white stone dressing, windows also have horizontal appearance. The units here are examples of attractive commercial architecture.

Overall the industrial estate is well maintained with good accessibility and has well defined public space particularly along Lombard Road.

There also a pocket of industrial buildings straddling Merantun Way on the High Path Estate side. These consist of a more disjointed array of buildings which vary in height and appearance ranging from metal clad light industrial units and low rise brick garages

Included in this area is Deen City Farm an isolated enclave of farmland to the south of Lombard Business Park which comprises of farm buildings and open space. Adjacent to the eastern boundary is part of the Wandle Trail, this particular section is a tree lined pedestrian/cycle link which runs alongside the Wandle River, it a tranquil route in stark contrast to the busy roads in the wider neighbourhood.

Criteria Based Assessment

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

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

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

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

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

Overall Score: **55**

Area type:

Area with scope to reinforce the existing character

Lombard Road

Lombard Road

Nelson Trading Estate

Deer Park Road

Deer Park Road

Windsor Avenue

Lombard Road

Deer Park Road

Nelson Trading Estate

Issues

Public Realm:
• Paving: paving slabs & tarmac, fragmented finish in places.
• Abandoned bus on Deer Park Road is an eyesore.
• Pedestrian environment on Morden Road is poor, lacks tree planting, fragmented finish to paving and crossings.
• The quality and condition of fencing/enclosure varies in the estate.
• Pylons running through the estate are visible throughout the neighbourhood and detract from views.

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Guidance

Public Realm:
• Enhance pedestrian environment by improving crossing points, paving materials and strengthen tree planting.
• Remove abandoned bus on Deer Park Road.
• Ensure fencing within estate is of high quality and strenghten tree planting.
Built Form:
• There are good examples of 1930s industrial units which should where possible be preserved.

Enhancement Project
SW6: Enhancement of the public realm on Morden Road.
SW7: Enhancement and maintenance of Wandle Trail along eastern boundary.

Merton borough character study: 2 South Wimbledon Local Neighbourhood

South Wimbledon Local Neighbourhood

1 Nelson Road Character Area

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

2 South Wimbledon Core Character Area

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

Merton borough character study: 2 South Wimbledon Local Neighbourhood

South Wimbledon Local Neighbourhood

3 Mill Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	15	
Character Area Total Score	75		

4 High Path Estate Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces			Poor
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			Poor
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details		Moderate	
Public Realm: High quality public realm and or generally consistent boundary treatments			Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	20	25	
Character Area Total Score	45		

South Wimbledon Local Neighbourhood

5 Melbourne Road Character Area

| Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	■		
Urban Layout: Strong street pattern or road layout with well defined public spaces	■		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Architectural Interest: Area containing buildings of architectural or historic interest		■	
Built form: Buildings with cohesive scale, massing and details	■		
Public Realm: High quality public realm and or generally consistent boundary treatments	■		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		■	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		■	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			■
Economic Vitality: Area with few vacant or underused sites which affect the character	■		
Criteria Score	60	15	
Character Area Total Score	75		

6 Nursery Playing Fields Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		■	
Urban Layout: Strong street pattern or road layout with well defined public spaces		■	
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		■	
Architectural Interest: Area containing buildings of architectural or historic interest		■	
Built form: Buildings with cohesive scale, massing and details		■	
Public Realm: High quality public realm and or generally consistent boundary treatments		■	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		■	
Economic Vitality: Area with few vacant or underused sites which affect the character	■		
Criteria Score	30	35	
Character Area Total Score	65		

Merton borough character study: 2 South Wimbledon Local Neighbourhood

South Wimbledon Local Neighbourhood

7 Merton Industrial Park Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest : Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details		Moderate	
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality : Area with few vacant or underused sites which affect the character	Good		
Criteria Score	30	25	
Character Area Total Score	55		

South Wimbledon Local Area Neighbourhood

Character Area Assessment
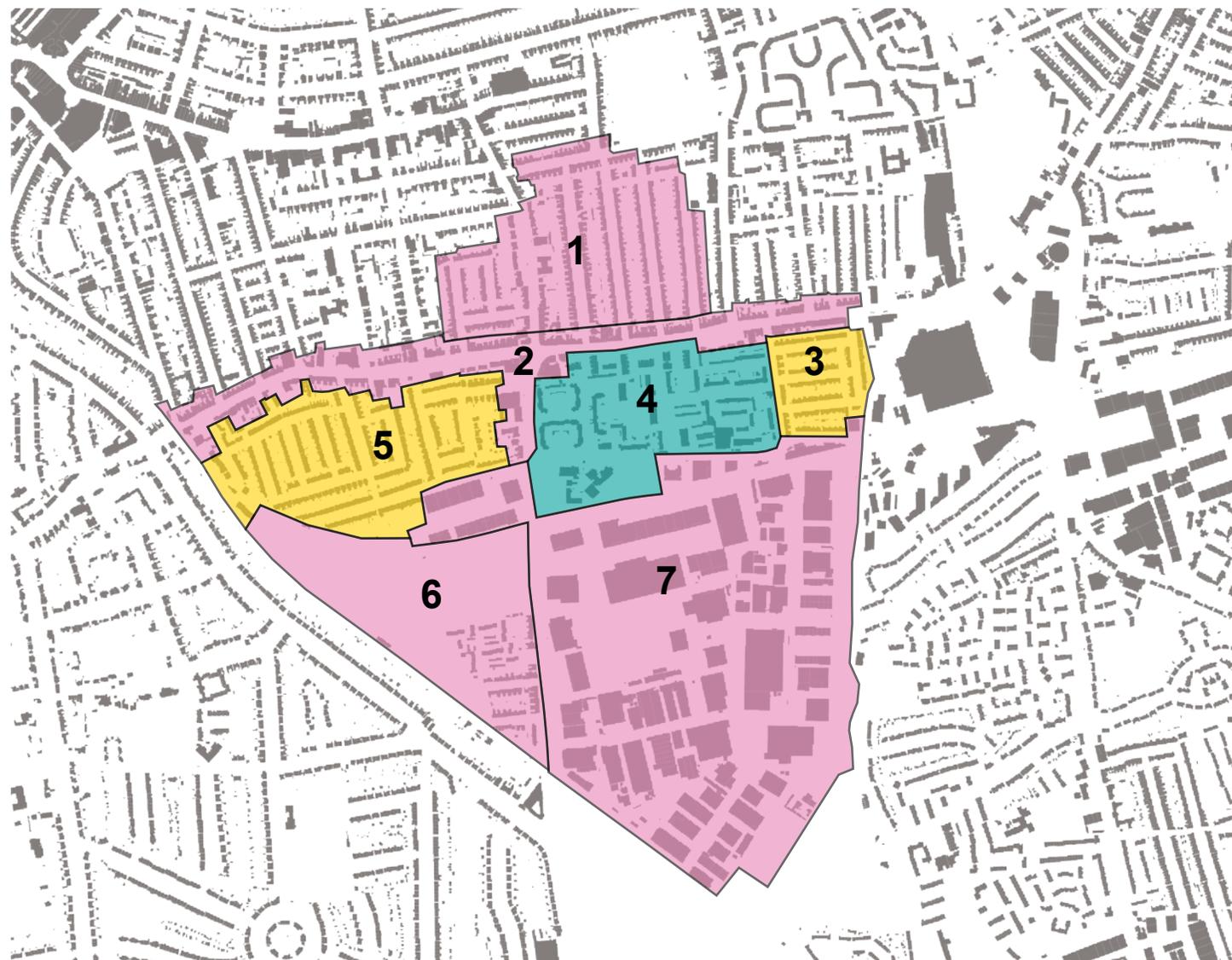
1 Nelson Road

2 South Wimbledon Core

3 Mill Road

4 High Path Estate

5 Melbourne Road

6 Nursery Playing Fields

7 Merton Industrial Park

Area of established high quality

Area with scope to reinforce existing character

Area requiring enhancement to reinforce identity

Merton borough character study: 2 South Wimbledon Local Neighbourhood