

Committee: Borough Plan Advisory Committee

Date: 04 June 2020

Agenda item:

Wards: all

Subject: Locally listed buildings

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

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

Contact officer: Jill Tyndale, conservation officer

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 Considers the proposal not to add 4-7 Upper Green East and 7-11 Upper Green West to Merton Local List and resolves to not to recommend these additions to Full Council.

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 4-7 Upper Green West, Mitcham, CR4 3AA and 5-11 Upper Green East, Mitcham CR4 2PE;

- **Street Lighting Control Cabinet, Hartfield Crescent jcn. Beulah Road**
- **Ridgway Stables, 93 Ridgway, Wimbledon, SW19**
- **Manor Club and Institute, 76 Kingston Road, South Wimbledon.**
- **John Innis Cricket Club Pavilion.**
- **Swan Public House, 89 Ridgway**
- **Trolleybus Traction Pole, 241-243, Burlington Road.**
- **The Vicarage, 16 Copse Hill**
- **Morden Court Parade, London Road.**
- **20 Malcolm Road, SW19 4AS**
- **Street Lamp Standards, Bertram Cottages**
- **62, 64, 66, 70, 72, 74 & 76 Bathgate Road**
- **Cast Iron Sewer Vent, Southside, Wimbledon Common.**
- **Art Deco Commercial Buildings on Lombard Road, Lombard Business Park.**
- **Mitcham Police Station, 58 Cricket Green, Mitcham**
- **Kellaway House, 326 London Road, Mitcham, CR4 3ND**

Proposals not recommended:

- **4, 5, 6 & 7 Upper Green West, Mitcham CR4 3AA.**
- **5, 7, 9 & 11 Upper Green East, Mitcham CR4 2PE.**

2.2 Street Lighting Control Cabinet, Hartfield Crescent jcn. Beulah Road

Submitted by Council Officer



This is an old manual Street Lighting Control Box. Which controlled the time by a clock to turn on the Street Lights or alternatively you could switch the control to the Town Hall where they could be controlled from there.

- 2.2.1 Architectural Style: Good - Street furniture
- 2.2.2 Age and History Good - Probably Late Victorian. Would have been used up to 1970/80s.
- 2.2.3 Detailing Quite good - Decorative pattern work particularly on the front. The top is stepped culminating with a shallow pyramid form. The internal mechanisms are still in place.
- 2.2.4 Group Value None
- 2.2.5 Building Materials Fair - Painted Cast Iron

2.2.6 Subsequent Alterations None. No longer used

2.2.7 Comment from adjacent property believing it was on his land, not public land.

2.2.8 ***Recommend that the Street Lighting Control Cabinet is added to the Local List***

2.3 Ridgway Stables, 93 Ridgway, Wimbledon, SW19

Submitted by a member of the public.





Pre 1865 built possibly at the same time as The Swan Pub. 1865 map shows the stables to the rear of the Swan Pub on the same footprint as they are currently. These are original livery stables supporting the public house when horsepower was the main form of transport. Above the original stables is accommodation for the grooms. The site has been divided to allow part of the original stable, possibly coach house and hayloft to remain within curtilage of the Pub. I suggest that the current stable and the part remaining with the Pub to be considered as one for adding to the Local List.

- 2.3.2 Architectural Style Good - Simple rural vernacular style stable buildings typical of rear of pub stabling.
- 2.3.3 Age and History Good - Pre 1865
- 2.3.4 Detailing Fair - Simple windows and doors with fanlights over. Stable doors possibly original plus original iron hinges.
- 2.3.5 Group Value These stables have similarity to the stables behind the Dog and Fox
- 2.3.6 Building Materials Fair - Painted brick, slate roofs, Timber stable doors, some original paving. Original doors and windows to upper parts. Many original internal features.
- 2.3.7 Subsequent Alterations Historic roller shutter from the time it was used as a garage. Later stables added across the separation wall from the pub.
- 2.3.8 No comments received in response to Consultation.
- 2.3.9 ***Recommend that Ridgway Stables are added to the Local List***

2.4 Manor Club and Institute, 76 Kingston Road, South Wimbledon.

Submitted by Council Officer



Built as the Manor Club and Institute for the Merton Park Area in 1890 by Henry Quatermaine for John Innis, local philanthropist. It had continued in community use from that time. Now vacant. At the time it was built it had a reading room down stairs and a billiards room on the first floor. A large 'general' room on the ground floor held lectures. A bowling green was and still is, although unmaintained, at the rear. In more recent times a bar was introduced although it appears beer was always served.

In the 1940s the front bay was possibly rebuilt due to cracks in the brick work. This may have been war damage.

- | | | |
|-------|---|---|
| 2.4.1 | Architectural Style | Good - Influenced by the Arts and Crafts movement. |
| 2.4.2 | Age and History | Good - 1890, Quatermaine. |
| 2.4.3 | Detailing | Quite Good - Mainly yellow stock bricks with red brick dressings featuring the front facing bay and quoins. There is a fine stained glass window on the west elevation. |
| 2.4.4 | Group Value | Some - This is one of a number of community buildings sponsored by John Innes and built by Quatermaine along Kingston Road. It forms a pair with Merton Hall. |
| 2.4.5 | Building Materials | Quite Good - Brick, yellow stocks and red stocks, and stone surrounds. Clay roofing tiles. |
| 2.4.6 | Subsequent Alterations | Generally unaltered from the street view. Internal alterations have been made. |
| 2.4.7 | No comments received in response to Consultation. | |

2.4.8

Recommend that the Manor Club is added to the Local List

2.5 John Innes Cricket Club Pavilion.

Submitted by club member.



Merton Cricket Club has played at John Innes Recreation Ground since 1908. John Innes established the ground to be used for “outdoor games, especially for cricket and football and for the meeting and drilling of volunteer or other military bodies.” It was run by the John Innes charitable trust until 1949 when the local council took over the management. The Pavilion dates from the early 1900s. It is a timber construction which unfortunately was badly damaged by fire in 1970s. It was partially rebuilt following as much as possible the original design. Internally it is panelled, both downstairs and upstairs. It has been sympathetically extended at the rear to provide added facilities for the members.

- 2.5.1 Architectural Style Fair - Deep roofed pavilion with dormers. Timber construction.
- 2.5.2 Age and History Good - The club house is built on the sports ground provided by John Innes. The Club is associated with a number of famous cricketers including Sir Jack Hobbs, Laurie Fishlock and Pat Pocock. Merton Hockey Club established 1893 also uses the John Innes Pavilion.
- 2.5.3 Detailing Fair - Strained timber construction, Timber framed windows, sash at ground floor level and casement dormers.
- 2.5.4 Group Value None
- 2.5.5 Building Materials Fair - Timber structure and clad
- 2.5.6 Subsequent Alterations Sympathetically extended at the rear to provide added facilities. Temporary shutters are used to protect the windows for security reasons.
- 2.5.7 No comments received in response to Consultation.
- 2.5.8 ***Recommend that John Innes Cricket Pavilion is added to the Local List***

2.6 Swan Public House, 89 Ridgway

Submitted by Council Officer

This is a two storey building plus cellars. Rendered with hipped slate roofs. It has



three bays to the front with a central main entrance. There is an original two storey side wing at the rear of the building. A single storey side extension along the west side previously gave access the saloon bar but has now been blocked up and forms part of the internal space. A previous Georgian style porch has been replaced.

2.6.1	Architectural Style	Good - Georgian
2.6.2	Age and History	Good - Pre 1865 built as a Public House
2.6.3	Detailing	Quite Good - Typical Simple Georgian public house building with square headed front facing sash windows with the exception of the upper centre window which features an arch. Hipped slate roofs.
2.6.4		Group Value None
2.6.5	Building Materials sash windows	Quite good - Render, slate roofs, original timber
2.6.6	Subsequent Alterations Signage.	Porch and second entrance blocked up.
2.6.7	No comments received in response to Consultation.	
2.6.8	<i>Recommend that the Swan Public House is added to the Local List</i>	

2.7 Trolleybus Traction Pole, 241-243, Burlington Road.

Submitted by member of the public



The Fountain, 15:28 Trolleybus

on route from Burlington Road.



241-243 Burlington Road

- 2.7.1 Architectural Style Good - Standard cast iron traction pole, originally painted dark green.
- 2.7.2 Age and History Good - 1931. The Traction Pole supported the overhead wires for the Trolleybus routes 604 and 605 which ran from Wimbledon to Teddington and Hampton Court. This Traction Pole supported the overhead

wires for the last London Trolleybus, number1521, as it returned to Fulwell on the night of 8th. May 1962.

- 2.7.3 Detailing Good - Unusually it has part of the 'span wire' attached to pole which would have connected this pole to one on the opposite side of the road.
- 2.7.4 Group Value None - Originally the poles were all along the Trolleybus routes forming part of the biggest trolleybus system in the world at that time. But possibly this is one of only two Traction poles remaining in London
- 2.7.5 Building Materials Fair - Cast iron painted in dark green.
- 2.7.6 Subsequent Alterations Loss of globe finial on top.
- 2.7.7 No comments received in response to Consultation.
- 2.7.8 ***Recommend that the Trolleybus Traction Pole is added to the Local List***

2.8 The Vicarage, 16 Copse Hill

Submitted by Council Officer



David Rock, who designed the building in association with his colleague Robert Smart, is a distinguished contemporary architect who was president of the RIBA between 1997 and 1999. However, as the article by Catherine Croft makes clear, he is best known as a theoretician, particularly in terms of town planning and in the conservation and re-use of existing buildings, rather than as an innovative designer.

The brief for 16 Copse Hill was very specific in terms of spatial requirements, budget and future running costs. Importantly, it had to function as both a family home for the incumbent and as a meeting space for parish functions, and these two functions were to be kept separate in the interior design of the building. Constraints on the budget are implied in the article of the 6 October 1967 edition of 'Building' which states that 'The intention was to spend money on space rather than fittings'.

The building is largely unaltered externally although with some window replacement on the eastern elevation.

Internally the alterations are again relatively minor but the removal of the sliding screens between the public and private part of the ground floor has an impact on the understanding of the dual function of the building. In addition, the removal of some of the full-height doors has an adverse effect on the unity of the interior design.

2.8.1	Architectural Style	Fair - Modern style
2.8.2	Age and History and home	Good - Built 1967 as a vicarage
2.8.3	Detailing clad in copper	Quite good - roof and upper floors
2.8.4	Group Value	none
2.8.5	Building Materials	Block and copper. Timber frame windows. Wood panelling internally.
2.8.6	Subsequent Alterations	Minimal, some windows have been changed.
2.8.7	Comment stated that the previous vicar considered it 'the ugliest in Christendom'	
2.8.8	<i>Recommend that the Vicarage is added to the Local List</i>	

2.9 Morden Court Parade, London Road.

Submitted by Council Officer



Built in 1935, Morden Court Parade is a unique art-deco building which had been significantly and unsympathetically altered. Through a lack of maintenance and care, a once striking example of art-deco development had succumbed to a series of adverse changes to its structure and classic features, including the loss of balconies, loss of curved windows, unsympathetic extensions at the rear, and inconsistent facade texture due to ad-hoc approach to maintenance. The retail parade has suffered from an absence of definitive design-led intervention and management, resulting in a varied, inconsistent, and unfriendly retail parade featuring incongruous signage, obtrusive external roller shutters, and poorly configured advertisement hoarding. Morden Court Parade frontage has been now been restored funded by Mayor of London's London Regeneration Fund.

- 2.9.1 Architectural Style Good. Art Deco
- 2.9.2 Age and History Good. 1935 . Works have restored the retail (North facing) façade featuring; Completion of a high-quality shop-front improvement and shop-signage scheme Re-render finish at the upper levels Reinstated balconies.
- 2.9.3 Detailing Good. Characteristic curved end elevations. Iron balconies, curved windows
- 2.9.4 Group Value Relates to York Close at the rear.
- 2.9.5 Building Materials Good. Render
- 2.9.6 Subsequent Alterations Some windows on the front elevation are not the original metal style. Ad hoc extensions at the rear.
- 2.9.7 No comments received in response to Consultation.
- 2.9.8 ***Recommend that Morden Court Parade is added to the Local List***

2.10 20 Malcolm Road, SW19 4AS

Submitted by The Wimbledon Society.





This is a double-fronted private house near the top of Malcolm Road. The planning application for building it was submitted in 1896, the architect being Ernest H Abbott of 6 Warwick Court, High Holborn. It was built for C E Scrubby Esq.

In 1902 a fine conservatory was added to the right side of the house designed by the same architect. This was demolished in 2014.

In 1927 the house was bought by Capt. H C Nilsom who added a garage with a room above abutting the left side of the house. Its style is in keeping with the house. Capt. Nilsom called the house "End House". He is the author of "A Book of Remembrance for King Albert's Light Infantry Battalion 1914-1919". The book was compiled in conjunction with Major Goddard. The paperback version was published in 2009.

It was subsequently occupied by Mrs. White, a children's book illustrator, who lived there for approximately 40 years until her fairly recent death.

The house is built mostly of brick with some wood cladding. There is a mullion window with stone decoration under one of the eaves. The wooden front door has a roof above it with wrought iron-work supports. The door is inset with 4 large panels of stained glass.

The front hall is spacious with a fine open staircase running along the right wall up to an open ballustraded landing. Unfortunately Local listing does not protect interior.

The front boundary wall, about 1m. tall, has also been removed. (There is no planning record regarding this.)

This is the oldest typically Victorian house in the road with a great number of detailed original features. It must have been the top or first house in the road to be built before the grounds of Sunnyside House were sold off and later sub-divided and built on. Thus No.20 is next to No.26 which is part of this later development.

- 2.10.1 Architectural Style Originally a double fronted house consisting of four bays with three front facing gables. A further bay was added in the late 1920s. Although built in the late Victorian era it is more Edwardian in style influenced by 17th century classical . The architect was Ernest H Abbott.
- 2.10.2 Age and History Built 1896 for C E Scrubby. Later occupied by Capt. H C Nilsom author of "A Book of Remembrance for King Albert's Light Infantry Battalion 1914-1919. More recently it was occupied by Mrs. White, a children's book illustrator.
- 2.10.3 Detailing The gables have finely profiled render detailing. The largest gable has ornate classical detailed narrow openings above the two storey cantered bay whose roof is formed by rounded copper panels. The windows are original with attractive timber detailing. The front door has unusual stained glass panels.



3 historic street lamps, Bertram Cottages.

- 2.11.1 Architectural Style Good. Style of electric street lamp introduced in 1930s to supersede gas lamps. It has retained its original lighting unit.
- 2.11.2 Age and History Good. Probably 1930s. Produced by Revo Electric Co. Ltd of Tipton Staffs. Fitted with Revo Symmetric Magnalite Lighting Unit as shown below.
- 2.11.3 Detailing Good. The design of the Cast Iron Lamp Standard is Hull which has a door in the base to house the switching gear. It has an ornate bead design above which is a vertical fern topped by another ring of beads.

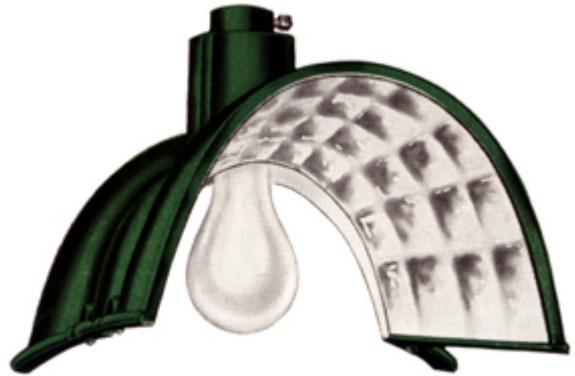
REVO "Magnalite"
(Patent applied for).

Silvered Mirror Directional Street Lighting Units,
comprising specially designed one-piece faceted
Silver Mirrors fitted into Metal Frames.

For 60 to 100 Watt Lamps.

(Size to be stated when ordering).

Tapped 3/4in. Gas.



Cat. No.	Beam Divergence	Price Each
C8572	2 way - 155°	29/-
C8570	2 way - 180°	29/-

These Fittings are designed for a spacing to
height ratio of approximately 8 to 1.

- 2.11.4 Group Value 3 still in situ.
- 2.11.5 Building Materials Good. Cast Iron Lamp Standard.
- 2.11.6 Subsequent Alterations Change of globe.
- 2.11.7 One letter of support.
- 2.11.8 ***Recommend that Bertram Cottages Street Lamps are added to the Local List.***

2.12 62, 64, 66, 70, 72, 74 & 76 Bathgate Road

Submitted by a Council Officer



No.62



No.64



No.66



No. 70



No. 72



No 74



No 76

A group of Arts and Crafts influenced houses with deep sweeping roofs, and some still have very special ornate leaded windows. These are cottages which are being subjected to inappropriate extensions by owners seeking larger homes. There are a few surviving in their relatively original state. By adding these houses to the Local List will help planners to preserve their important features.

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|--------|---------------------|--|
| 2.12.1 | Architectural Style | Good, Arts and Crafts |
| 2.12.2 | Age and History | Build 1933 possibly influenced by Brocklesby early work. Architects Annesley, Browning and Hiscock. Built by the notable builder G T Crouch Ltd. |
| 2.12.3 | Detailing | Tile hanging at upper floor, render and timber beams, brick chimney breasts and stacks. |

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|--------|--|---|
| 2.12.4 | Group Value | Yes, Strong |
| 2.12.5 | Building Materials | Clay Tiles, Brick, Breezeblocks, leaded lights |
| 2.12.6 | Subsequent Alterations | Both appropriate and inappropriate, loss of feature windows |
| 2.12.7 | <p>One comment does not support local listing but considers at being in a conservation area should be enough protection.</p> <p>Two letters of support but show concern that permissions already granted have caused harm.</p> | |
| 2.12.8 | <i>Recommend that 62,64,66,70,72 & 74 Bathgate Road are added to the Local List</i> | |

2.13 Cast Iron Sewer Vent, Southside, Wimbledon Common.

Submitted by The Wimbledon Society



In 1887 the 'emission of foul smells' from some of the sewers was such that 'nurses were not allowed to take children within a hundred yards of them'; the smell came from older houses that did not have traps, thus letting odours into the drains. Santo Crimp, then the Council's engineer, devised ventilation pipes at key points. Other areas adopted these, and they became known as Wimbledon columns or stench pipes. The pipes were successful in venting the sewers, and ten more were added in 1911.

Charles Toase 2016

- 2.13.1 Architectural Style Wimbledon Stench Column.
- 2.13.2 Age and History 1887. Original ventilation pipe designed by Santo Crimp to control odours emitted from the sewers.
- 2.13.3 Detailing Ornate decoration typical of the period.
- 2.13.4 Group Value Five + others identified in the Borough
- 2.13.5 Building Materials Cast iron
- 2.13.6 Subsequent Alterations None
- 2.13.7 Strong support to list this vent.
Wimbledon Society supports the listing.
- 2.13.8 ***Recommend that the Cast Iron Sewer Vent, Southside is added to the Local List***

2.14. Art Deco Commercial Buildings on Lombard Road, Lombard Business Park.

Submitted by a Council Officer



Lombard Business Park, 8 Lombard Road



Endecotts, 9 Lombard Road



Jubilee Centre, 10-12, Lombard Road



14 Lombard Road. (RAM)



17 Lombard Road (Screen Craft)



Globe House, 21 Lombard Road (Gym 1971)



Assist House, 25 Lombard Road. (Fitmay House)

The Lombard Trading Estate was previously known as Morden Factory Estate. It was mainly developed by Commercial Structures Limited. The G H Zeal factory building was built for G H Zeal in 1933. It is now known as The Lombard Business Park. Zeals, manufactures of thermometers, moved to a new factory in 1960s on Deer Park Road. Morden Factory Estate was famous its toy factories that made Triang Toys and Pedigree dolls but sadly these factories have been replaced.

These Art Deco factories that have been selected to be proposed to be added to the Local List have strong horizontal features and strong entrance porches representative of the era. The frontages of these buildings have been maintained and have remained much the same as they were originally built although unfortunately some have updated their windows. Some back sheds have retained their original form.

2.14.1	Architectural Style	Art Deco
2.14.2	Age and History Structures Ltd	Built in the 1930s by Commercial
2.14.3	Detailing	No.8, Strong horizontal white detail and tired pediment.

No.9. Original metal framed windows, impressive corner windows with white reveals facing the junction taking advantage of the corner site, strong white horizontal banding, soldier course above windows.

No.10-12, Original metal framed windows, strong horizontal banding, striking brick pillars on either side of the entrance, central brick tower and projecting porch, distinctive top band with name.

No.14, Corner window openings, horizontal banding, vertical concrete divisions separating windows, central brick tower with solid concrete quoins, suspended porch. No.17, Brown brick with contrasting banding in white lintels and sills, red brick soldiers and banding, black brick at ground level, light brick at roof level, red brick detail around entrance, interesting changes in width of window opening.

No.21, single storey corner site. Corner window. Contrasting concrete lintels, sills and copings, red brick banding above window lintels. Concrete porch.

No.25, Two storey, Strong contrasting concrete horizontal bands. Central porch with vertical window feature above.

2.14.4 Group Value Strong group value. A number of Art Deco factories in Lombard Road

2.14.5 Building Materials No.8, Brick, Render, concrete lintels.

No.9, Red brick, Metal windows, concrete lintels.

No.10-12, Red brick, concrete lintels, metal windows.

No.14, Brick and concrete.

No.17, Brown, black, light and red brick, concrete.

No.21 Red and Brown brick, concrete.

No.25 Mixed Brick, concrete.

2.14.6 Subsequent Alterations No.8, Windows changed, possibly porch added.

No.9, Entrances are not original.

No.10-12 no obvious changes.

No.14, windows changed.

No.17, windows changed.

No.21, windows changed, security grill fitted to front entrance.

No.25, possibly windows changed and original porch.

2.14.7

Strong support of listing these commercial buildings and suggestions for other buildings also to be considered.

One objection received regarding possible impact on value and concerns that local listing may restrict carbon footprint improvements.

Suggestion that 21 and 25 may not be of a standard to add to the local list.

2.14.8

Recommend that these Art Deco Commercial Buildings that face the street frontage are added to the Local List

2.15.

Mitcham Police Station, 58 Cricket Green, Mitcham

Submitted by Mitcham Cricket Green Community & Heritage



Distinctive office and civic building facing Mitcham Cricket Green Mitcham Police Station was opened on 18th June

1966 by Mayor of Merton, Sir Cyril Black. It cost £98,000 and over 3,000 members of the public toured the station and visited a special exhibition in the car park through the day. The police station is a distinctive London Stock brick building redolent of its time which sits easily alongside the diverse assemblage of buildings around the historic Cricket Green. Along with the Grade II listed Mitcham Methodist Church, the Police

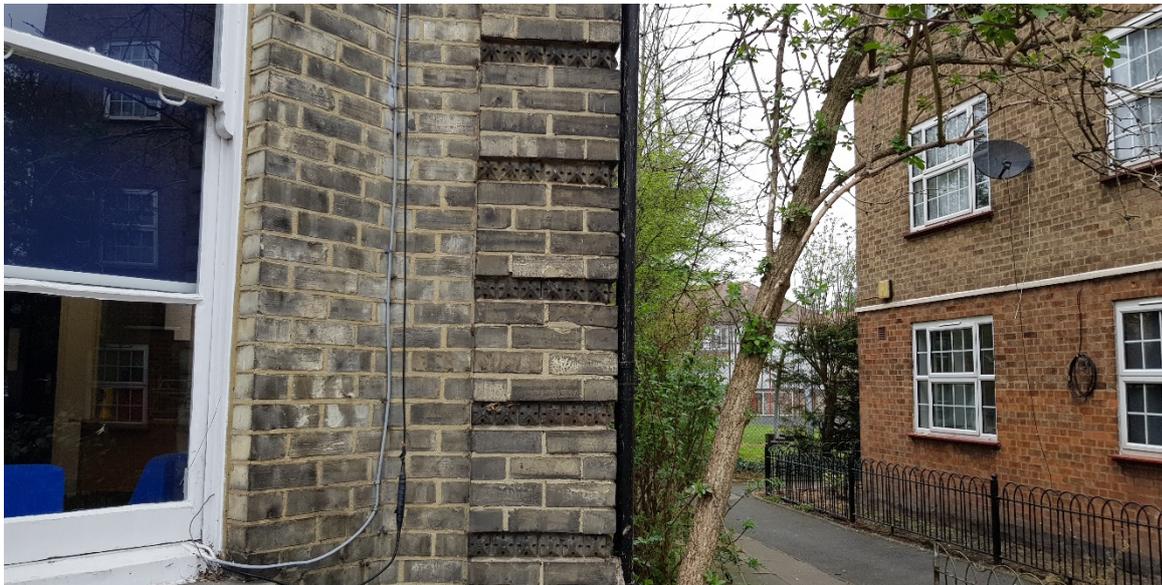
Station represents the 20th century's additions to the variety of architectural styles and traditions around the registered town green.

- 2.15.1 Architectural Style Good, Modern style of its time
- 2.15.2 Age and History Built in the 1960s, designed by the chief architect and surveyor's department of the Metropolitan Police.
- 2.15.3 Detailing Strong horizontal concrete detail at first floor and at roof level. Also contrasting concrete detail around the fenestration. The detail of the perimeter wall reflects the detail of the building.
- 2.15.4 Group Value No direct group value but there is a relationship to other 20th century buildings around the Cricket green including the Grade II listed Methodist Church.
- 2.15.5 Building Materials Stock Brick, Concrete, Render, steel framed windows.
- 2.15.6 Subsequent Alterations Changes to some entrances.
- 2.15.7 No comments received in response to Consultation.
- 2.15.8 ***Recommend that Mitcham Police Station is added to the Local List***

2.16 Kellaway House, 326 London Road, Mitcham, CR4 3ND

Submitted by Mitcham Cricket Green Community & Heritage





Distinctive dwelling facing the corner of Mitcham Cricket Green now used as a community building. The only Victorian villa remaining along this section of London Road.

- 2.16.1 Architectural Style Good: Late Victorian detached double fronted house with cantered bays at ground and first floor levels with arched windows. Rooms in the attic. Original two storey side addition. Prominent quoins on the front elevation in gault brick. A feature is made of the red brick front porch.
- 2.16.2 Age and History Good: Late 19th Century detached house which is last surviving building of what was a row of detached and semi-detached houses along London Road between the Upper and Lower Greens. The demolition of others made way

for Glebe Court. 1968 planning records make reference to Citizens Advice Bureau offices on the upper floor. The Citizens Advice Bureau currently occupies the building.

- 2.16.3 Detailing Good and well detailed using gault brick to form corner quoins and horizontal strings. Windows have recessed arches with red brick detail with gault tooth detail above. Recessed porch is faced in red brick with contrast detail. Ornate brick mouldings form horizontal strings across the building, above the window arches and form part of the quoins. Deep eaves and simple bargeboards.
- 2.16.4 Group Value No group value.
- 2.16.5 Building Materials Gault brick, red brick entrance porch with stone detail. Red brick soldiers forming window arches. Slate roofs. Timber bargeboards. Original sash windows in good condition.
- 2.16.6 Subsequent Alterations No apparent major alterations to the exterior. Some windows may have been replaced.
- 2.16.7 No comments received in response to Consultation.
- 2.16.8 ***Recommend that Kellaway House is added to the Local List***

2.17 Local list assessment for 4 – 7 Upper Green West and 5-11 Upper Green East.

2.18 4, 5, 6 & 7 Upper Green West, Mitcham CR4 3AA.

Submitted by Mitcham Cricket Green Community & Heritage



Clip from Merton Memories photo reference Mit_Streets_P_Will_73-27

Dated 1962



Victorian two storey parade of 4 shops with residential above.

Parade of four shops built prior to 1865. They are the oldest group of buildings on this side of the Fair Green. They were built as shops and remained in commercial use since then. They would have been built with traditional layout with shop at the front, parlour at the rear and the shopkeepers' accommodation above. It is a two storey parade with two storey rear wings sharing party walls. Double pitched slate roofs.

2.18.1 Architectural Style: A simple parade of four small Victorian shops dating from before 1865s. Built in yellow stocks with red dressings forming the window arches. Red brick detail also evident around the central blind window.

2.18.2 Age and History: Buildings of this age may qualify as being acceptable for inclusion in the Local List when they may be weak under other criteria. This parade is an example of small Georgian/Victorian shops which would have been prevalent around Fair Green forming commercial and social hub of historic Mitcham.

2.18.3 Detailing: Although there are no original shopfronts remaining there some original ornate pilasters are surviving. Possibly other shopfront features that could be revealed. The window openings at first floor level are as original. The windows

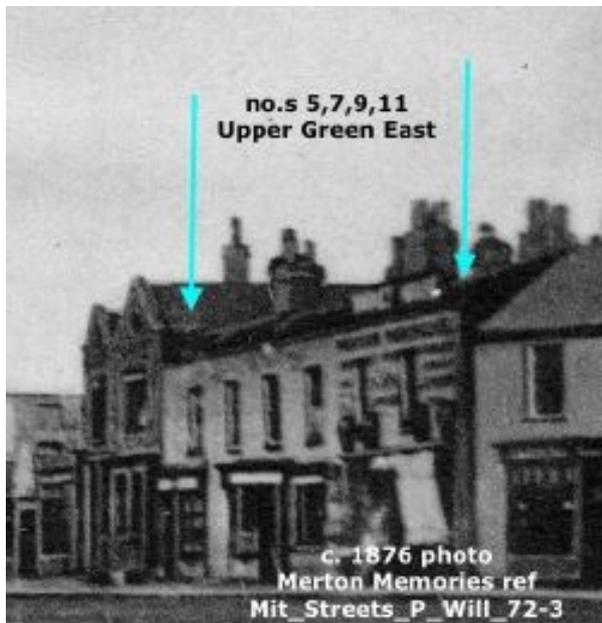
above one shopfront have the original sashes. Unfortunately other windows have been replaced. The slate roof is possibly original. The chimney stacks and chimney pots are in place. The rear of the parade has much of its original structure, two storey rear wings and single storey additions with original slates roofs. Many of the sash windows at the rear are original. They have small panes in contrast to the windows at the front.

- 2.18.4** **Group Value:** It has group value as a parade of four shops which can be clearly identified at first floor level and at the rear. The uniform slate roof ties the parade together with the rhythm of the chimneys. This parade does not relate to other parades nearby.
- 2.18.5** **Building Materials;** Yellow stocks with dressings of red stocks are the main building material. There appear to be stone sills at both the front and rear. A number of original timber framed sash windows are in place. Shopfronts not original.
- 2.18.6** **Subsequent alterations:** Inappropriate shopfronts and facia have been fitted. The advertising facia are not in the correct position, set too high and are oversized in proportion to the shopfronts. Two of the shops have painted the brickwork of their front elevation white.
- 2.18.7** **Conclusion:** Having in mind that buildings earlier than 1850, and this parade may well fall into that category, should be considered more favourably against the criteria for local listing I feel that there is much original fabric remaining with exception of the shopfronts. It is very unusual to find original shopfronts in areas which have been subject to much change and commercial viability as this area has over time. Therefore to judge its historic value only on the poor shopfronts would not be right. However the parade as it is not really up to the standard for locally listing. But I do consider that this parade could be eligible to be considered for investment and the parade be enhanced along with other parades in the Borough.
- 2.18.8** No comments received in response to Consultation.
- 2.18.9** ***Officers do not recommend that 4, 5, 6 & 7 Upper Green West are added to the Local List***

2.19.

5, 7, 9 & 11 Upper Green East, Mitcham CR4 2PE.

Submitted by Mitcham Cricket Green Community & Heritage



1876 photo



July 2016 photo

Late 18th or early 19th century parade of shops with accommodation above

Parade of what is now two shops built prior to 1865. They may have originally been more than two shops here. They are the oldest buildings facing onto this side of the Fair Green. They were built as shops and remained in commercial use since then. It is a two storey parade with a two storey rear addition. It has double London roof set behind a small parapet. The double roof form can be seen from the Green. The roofs are tiled. It is possible that this parade and the Red Cross shop next door, previously a bank, could be part of a cluster of quite historic buildings but needs more in depth investigation.

2.19.1

Architectural Style:

A simple parade of two Georgian or early Victorian shops dating from before 1865s. Built in London Red

stocks. Red brick soldiers form flat arches over what may be the original window openings on the front elevation. The front elevation is topped by a parapet which partly conceals the double London roof.

2.19.2 **Age and History:** Buildings of this age may qualify as being acceptable for inclusion in the Local List when they may be weak under other criteria. This parade is an example of Georgian/early Victorian shops which would have been prevalent around Fair Green forming commercial and social hub of historic Mitcham. Among the oldest buildings in Mitcham Town Centre and makes historic contribution to the town centre and Fair Green. Long continuous use as shops with a social history of uses including 'take away pea soup', confectionary, tobacconists, song sheets, tailors and outfitters, cobblers and currently estate agents.

2.19.3 **Detailing:** There are no original shopfronts remaining. It is unlikely that there are any shopfront features that could be revealed. The window openings at first floor level have been reduced in height to accommodate oversized shopfronts. The windows above the shopfronts have possibly retained the original width but have replaced with inappropriate windows. The tile roof is original. The chimney stacks are in place but no chimney pots. The rear of the parade is difficult to access but may have original structure.

2.19.4 **Group Value:** It has group value as a parade of shops which can be clearly identified at first floor level. The uniform tiled roof ties the parade together. This parade does not relate to other parades nearby.

2.19.5 **Building Materials;** Red London stocks. There appears to possibly be stone copping on the parapet. No original windows are in place on the front elevation. Shopfronts not original.

2.19.6 **Subsequent alterations:** Inappropriate shopfronts and facia have been fitted. The advertising facia are not in the correct position, set too high and are oversized in proportion to the shopfronts and the building in its entirety.

2.19.7 **Conclusion:** Having in mind that buildings earlier than 1850 and this parade may fall into that category should be considered more favourably against the criteria for local listing I feel that there is original fabric remaining with exception of the shopfront. It is very unusual to find original shopfronts in areas which have

been subject to much change and commercial viability as this area has over time. However the alterations to the front elevations of these shops are totally unsympathetic. There are elements of historic value, the London roof for example. But to consider the parade as a whole it is difficult to establish how much original fabric remains. It makes a contribution to the social history of Mitcham Fair Green but I feel as it stands in its current condition without investment it is not a contender for addition to Merton's Local List at this time.

As stated before these may well be Georgian buildings with other adjoining buildings could be historic cluster of commercial buildings which with investment could become a focal point around the Fair Green.

2.19.8 No comments received in response to Consultation.

2.19.9 ***Officers do not recommend that 5, 7, 9 & 11 Upper Green East are added to the Local List***

3. ALTERNATIVE OPTIONS

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

4. CONSULTATION UNDERTAKEN OR PROPOSED

4.1 Consultation letters were sent to the individual residential properties informing the owners that their property was proposed for addition to the Local List during August 19 . Their comments were invited and any additional information was welcome. The draft report was presented at the Heritage Forum on 23 April. August and early September similar consultation letters regarding structures within the public realm were sent to relevant council officers and community groups. Consultation via the website was from 16 October until 14 November.

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 second 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