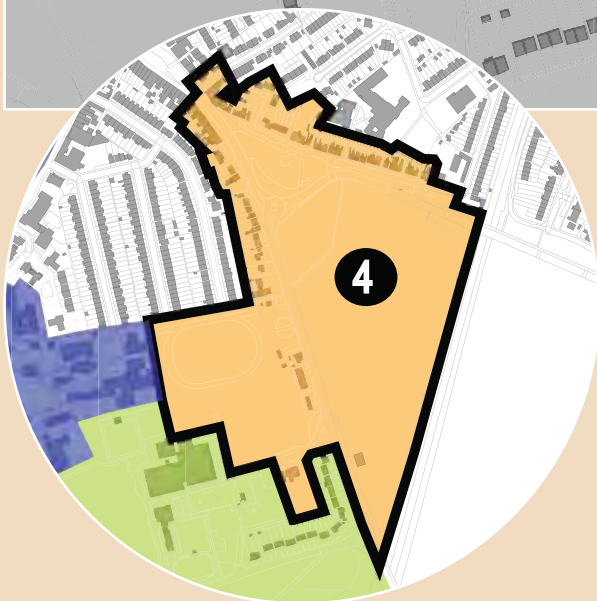


10.0 Character Area 4: Three Kings Piece

Area Appraisal



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Key:

- Gateway to conservation area
- Local Landmark
- Negative feature
- View to focal point
- Glimpsed views
- Wide view
- Specific environmental improvements
- Significant open space

Building Quality



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Key:

- Listed building
- Locally listed building
- Other building that makes a positive contribution
- Building that has a negative impact
- Building that has a neutral impact



Three Kings Pond



Across the pond to Commonsides East

The Three Kings Piece character area covers an area to the south-east of Mitcham Town Centre and the Fair Green between Commonsides East and Commonsides West. It includes the Three Kings Piece and adjacent area of common land, which is separated from the wider Mitcham Common by the railway cutting.

The sub-area is characterised by the cluster of older individual buildings close to the Three Kings Pond and the rows of mainly two storey cottages facing onto the Green and common land. The architecture, which like the conservation area as a whole, reflects changes which have occurred in popular domestic architecture over five centuries. There are three statutory listed buildings and seven buildings on the local list within the sub-area.

Form and Layout

The layout of the area is dominated by the open space of the Three Kings Piece and Pond. The buildings on Commonsides East and Commonsides West closely define the open space, with a strong building line close to the edge of the pavement which is in stark contrast to the openness of the public space.

The area is characterised by a combination of finely grained short terraces of small cottages with narrow building plots primarily along Commonsides East, and larger detached and semi-detached buildings some of which were originally set within open grounds that have since been parcelled up for additional development, such as 7 - 13 Commonsides East, the Three Kings public house and 27 - 29 Commonsides East.

Development along Commonsides West comprises a combination of shorter terraces and detached houses set within slightly wider plots to Commonsides East. The built edge is interrupted by the open sports ground with shallower wider plots to the east occupied by the Windmill pub, Air Training Corps and Sea Cadets training buildings backing onto the sports ground. The listed Park Place has an attractive open aspect, fronting onto the open space of the recreation ground.

Scale and Building Line

The buildings in this part of the conservation area are primarily two storeys, apart from the flats at 23 Commonside West which are three storeys and the Air Training Corps building which is single storey.

The buildings along Commonside East are set back from the pavement behind narrow front garden areas. The road splits as it approaches the railway line with the main highway rising up to the bridge over the railway and the residential arm remaining level and separated by a banked grassy verge, screening the buildings from the main road. Buildings along Commonside West are mainly set back further from the street with deeper front gardens, with Nos 9 - 13 projecting slightly forward. Park Place is set back from the road at right angles to it and has a wide open aspect fronting the recreation ground.

Materials and detailing

There are a wide variety of different building materials that predominate within this character area. The listed Park Place is of yellow stock brick, while the smaller residential buildings are a mix of yellow stock, red brick, render, pebble dash and timber boarding. The Three Kings public house has distinctive Tudor style timber work to its upper floors. The sea cadets building is finished in a contemporary smooth render. Near the pond, weather boarding can be seen on a number of properties and is a feature of this part of the conservation area.

Roof finishes are a mixture of clay tiles, slates and concrete tiles, with no particular finish dominating.





Across Three Kings Piece towards Commonsides East

Open Spaces

The central open space and pond dominate the area. As Commonsides East rises to cross the railway line, the embankment is a distinctive feature as the road rises from the level of the common.

The green space has a less formal character than the Cricket Green, with less mature, planned planting and a more informal open layout, characteristic of the wider Mitcham Common. The pond at the northern end of the character area has a more defined character, with informal planting and seating with the properties in Commonsides East and West closely defining its edges. The 300 year old pond is stream fed and was once known as Heathernderry Pond, it was recently renovated by the borough and the groundwork trust. A significant number of wildfowl graze in the area. The ramps to the pond are significant in that they facilitated access into the water by vehicles and herds of farm animals.

The Mitcham sports ground to the west of Commonsides West which was created in 1922 is significant in that it nurtured much athletic talent in the past. The field passed into public authority ownership in 1963.

Views and Landscape

Again, significant views in the area are across the open spaces to the buildings beyond. There is a significant view from Upper Green East, across the pond to the open space beyond.

Planting around the pond is informal and the planting on the open space is less extensive and planned than in the other character areas. There is a significant avenue of trees lining the footpath across the open space.

There are also a number of significant trees within the grounds of Park Place and many are protected by Tree Preservation Orders, including a number of Yews, Holm Oaks, Limes, Sycamores, Hollies and a Maple.

Public Realm and Street Furniture

Street furniture in the area is very varied. Within the common area, utilitarian concrete and mesh fencing are prominent at the boundary with the railway line. There is some contemporary street furniture around the pond including stainless steel tree guards, bins and seating, as well as signage and information board. Around the pond and on the open space numerous different seating designs have been used.

Lighting is a mixture of Victorian style lanterns around the pond and other more utilitarian designs elsewhere. Railings around the pond are black painted horizontal railings of a traditional design and timber low railings on the Commonside West side.

The area would benefit from rationalising the street furniture in the area to provide some consistency.

Boundary treatments and private spaces

There is a variety of boundary treatments in the area, with timber picket fencing to the small gardens of cottages on Commonside East to larger set backs on Commonside West behind brick walls and front gardens.

Significant buildings and groups

There are a number of significant buildings in the Three Kings Piece character area. The oldest buildings comprise some of the terraces along Commonside East, the larger buildings located close to the Town Centre and The Lawns, Commonside West which date from the mid to late 18th Century.

Park Place, Commonside West: A Substantial detached house (grade II listed) dating from around 1800 with mid and late 20th Century additions. Built of yellow stock brick with a slate, double pitched roof set behind a parapet. It is of two storeys plus basement. The open space to the rear of Park Place which is now semi derelict and closed to public access has potential amenity value which should be exploited. The building was used as a club house when the 'News of the World' playing fields were created.





Prospect House

No.9 Commonsides East, Prospect House: This building together with No. 11, is grade II listed, and was a late 18th Century, detached house of two storeys that is currently in educational use. Built of part brown brick and part timber frame construction, with weather-boarding to the rear and a pantiled roof set behind a parapet at the front.

1 Newton House, Commonsides West: A grade II listed house built in the early 18th century with a stucco finish. It has later 20th century additions to the rear and a fully paneled front room.

55 Upper Green East: A grade II listed late 18th century, originally detached, weather boarded cottage. Pantiled, hipped roof to eaves with a 19th century shopfront added at ground floor.

3 - 5 Commonsides East (Clarendon House): This locally listed two storey building is an example of a local vernacular style though it possesses a relatively imposing symmetrical three bay front façade. The building was once the home of the Chart family (designers of the Vestry Hall), who were for a long time prominent in local civic affairs. The materials used include weatherboarding on all the walls (reclad over the original materials), a white brick chimney, and a slate roof. The style of the building does not relate closely to that of other buildings in the vicinity, though it is part of a small collection of weatherboarded cottages in the Mitcham area.

13 Commonsides East: This is a narrow fronted, locally listed, detached, 2 storey building, which probably dates from the 18th or early 19th centuries. It has a rendered front façade, with a dominant gable feature, and the flank elevation is mainly of weatherboarding with some red brick.



1 Newton House, Commonsides West



View from Three Kings Pond towards open space

17 Commonside East: This is a tall two storey, locally listed detached building with a single storey wing, and the building is thought to date from the early 1800's. Its design indicates a classical architectural style. The materials used include yellow stock brick. The main feature of interest is the very prominent pediment feature which forms the main front gable of the building.

4 Commonside West (The Lawns): This is a two storey, locally listed building, comprising one half of a non matching pair of semi detached houses. The front part of the house is considered to be eighteenth century, while the rear most wing (with the slate roof) is thought to be early nineteenth century. The building comprises a clear contrast of architectural styles, the front façade being correctly classical in style, while the side elevation is vernacular weather boarding. The main feature of interest is the contrasting architecture within the building, which demonstrates how it has evolved over time.

42 Commonside West: The sea cadets training building is an attractive contemporary building occupying a prominent position along Commonside West, overlooking the open space. Smooth rendered first floor elevations are raised up on "piloti" with prominent curved front bay.

49 - 51 Upper Green East: This is a locally listed semi-detached pair, built around the middle of the 19th century. The pair have symmetrical, well detailed elevations with stucco framed windows and pedimented gable features.

Three Kings Pub: The 18th century Three Kings pub was rebuilt in mock Tudor style in 1928.



The Sea Cadets, Commonside West



The Three Kings

