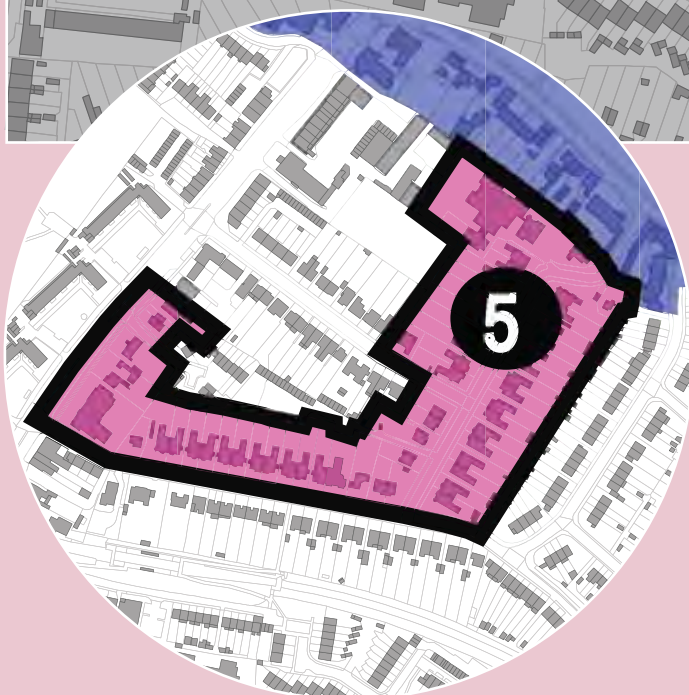


# 11.0 Character Area 5: Mitcham Park









## Area Appraisal



© Crown Copyright. All rights reserved. London Borough of Merton 100019259.2010

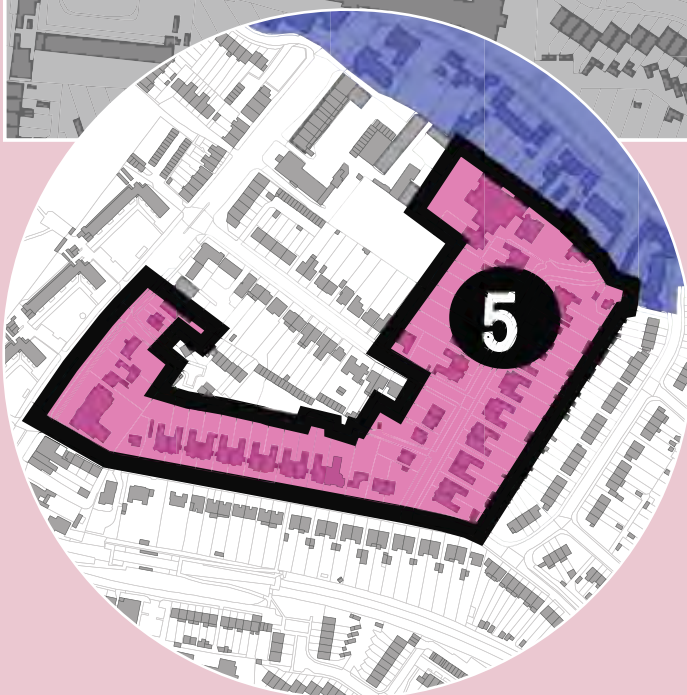


### Key:

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

# 11.0 Character Area 5: Mitcham Park

## Building Quality



### 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



This character area is a relatively small area that is distinctly different in form and layout to the other character areas. The Park, as it was known, forms a pleasant dog legged avenue, the oldest houses of which comprise matching, two storey semi detached residences, the reasonably modest frontages concealing an L shaped plan of considerable depth.

Mitcham Park was predominantly laid out before 1916, with the houses exhibiting many features characteristic of Edwardian domestic architecture.

## Form and Layout

The road contains substantial semi detached properties with large “L” shaped plans. The layout is formal and reflects the fact that the plots were laid out and built on over a short period of time as a planned development. This layout is in stark contrast to the more informal and varied character of the development that surrounds the greens.

## Scale and Building Line

The houses are all of two storeys and have a strong and regular building line. Numbers 21 to 31, being of a different design to the other houses, have a slightly more irregular building line but this does not impact on the uniformity of the area.





## Materials and detailing

The detailed design of the houses is consistent with domestic Edwardian detailing. The front elevations are generally in red or yellow brick to the ground floor with rendered first floors over. The steeply pitched hipped roofs were originally in plain tile with finial ridge tiles, many of these are still intact, but there are now a variety of roof finishes. The “tudorbethan” upper elevations of numbers 2 and 4 are in direct contrast to the 1970’s functional Catholic junior school opposite with its curtain walling and brick flank walls.

Ground floor bays are well detailed with generous cornices and timber mouldings at the corners. Bays are both of angled and square bay designs, with square bays predominating at the Cricket Green end of the road. A dentiled brick detail separates the ground floor and rendered upper floors. Entrances are generally at the sides.

The first floor elevations have either, vertical sash windows or a full height, four light, unit with French windows opening on to the roof of the ground floor bay. The sash windows are of a distinctive design with the upper section being subdivided with smaller panes at the top and larger panes at the bottom of the top section. At the Cricket Green end of the road, some houses have coloured glass leaded panels in casement windows. The corner building and both end houses have gable bays set diagonally on the external corner.

Render was probably originally all roughcast. This still remains in places, but has now been replaced with smooth render on many of the houses.

A number of properties have been damaged by the insertion of replacement windows and the loss of the original glazing pattern. Balustrading around the first floor balconies has also been significantly altered.





## Open Spaces

The main open spaces in the area are the front gardens. Many have been given over to parking which has had a significant impact on the street scene. However, planting between the plots has helped to retain some of the leafy character of the area. The Road is tree lined and this helps to unify the area. Grass verges between the trees have been lost and their reinstatement would help dramatically in re-establishing the park like character of the road.

## Views and Landscape

There are no significant views within the area and the landscape is defined by the street trees and front garden planting.

## Public Realm and Street Furniture

Pavements are a mixture of concrete slabs and tarmac which has been laid where the verges once were. There are some granite corner kerbs at the crossovers, but all other kerbs are predominantly concrete.

The “no entry” signs at the Cricket Green end ensure that a potential rat run is now a quiet backwater. Street furniture at the entrance to the school including bollards and guard railing would benefit from being rationalised.

## Boundary treatments and private spaces

Houses are set back from the road with remaining boundaries being either of brick or timber fencing. The loss of many of the front boundaries has contributed to the erosion of the frontage character of many of the properties.

## Significant buildings and groups

Other than the main houses which were all laid out and built at the same time, numbers 21 to 31 form a cohesive group that were built shortly afterwards. They are detached and semi-detached houses of a similar design which has cottage style features, with roughcast render, hipped, tiled roofs, leaded light windows and tiled eills, all giving this group a unified character.

Given the planned layout and the fact that all the original building are retained, it is considered that in spite of some having been substantially altered, they are all considered to make a positive contribution to the character of the conservation area.

Mitcham Park window details



Mitcham Park front boundary detail