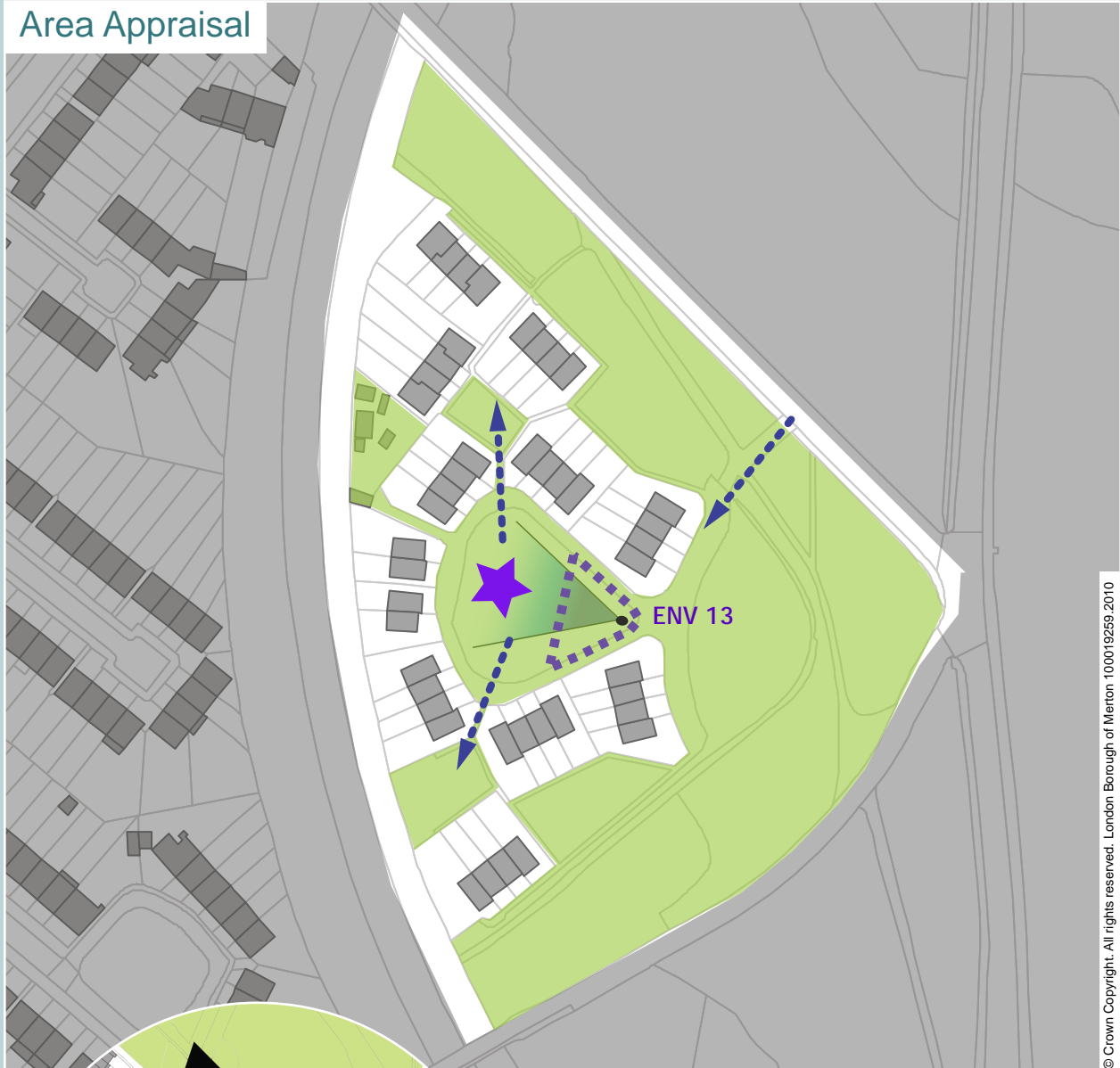


12.0 Character Area 6: Mitcham Garden Village

Area Appraisal

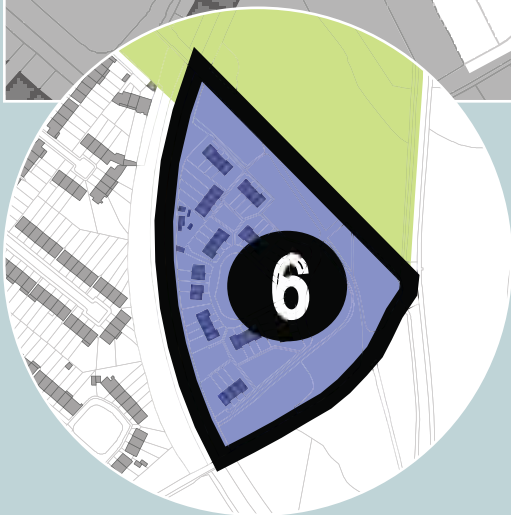
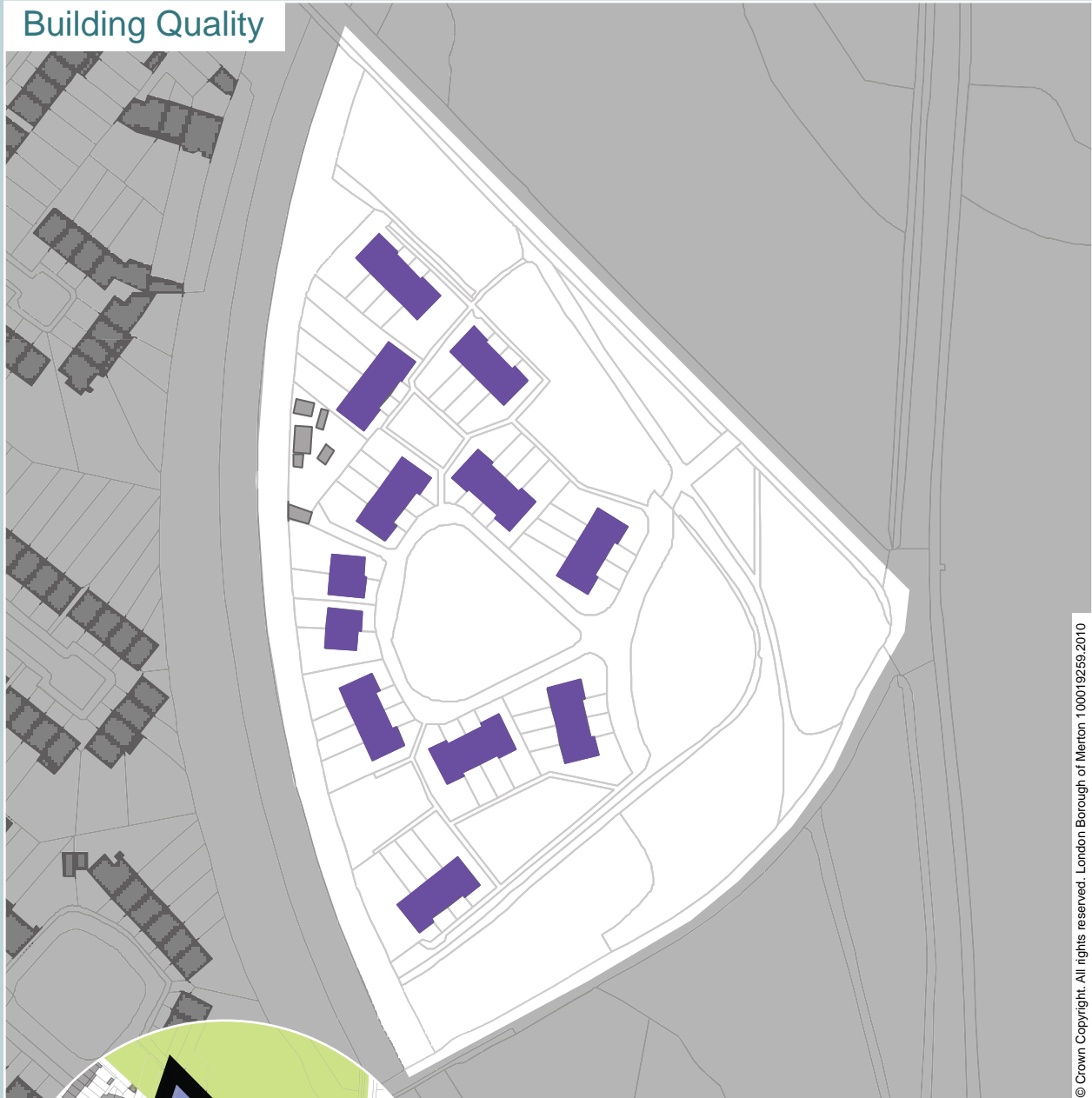


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Key:

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

Building Quality



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



Entrance to the village



Detail

This area was built between 1929 and 1932 in what had been the grounds of the Cranmers. The locally listed Garden Village occupies a secluded corner at the southern extremity of the conservation area. Funded by Sir Isaac Wilson, designed by Chart, Son and Reading, and erected by local builder Charles Higginson as housing for the elderly, these two storey brick houses with jettied front gables under steep tiled dormer roofs are grouped attractively around a green.

This quiet backwater with it's gardens with well kept clipped hedges survives virtually unchanged and continues to provide the pleasant domestic enclave envisaged by its designers.

Form and Layout

The layout of this character area is planned and was laid out at one time along the principles of garden villages. The garden village principles adopted in the layout were:

- Cottages grouped in pairs, or fours
- Groups set back from open green spaces, each house with its own front garden
- All cottages were well built with light airy rooms and good sanitation
- Building was restricted on each plot to prevent gardens being overshadowed and to retain the rural aspect
- Cottage detailing including: gables with timber strapwork, prominent chimneys, decorative brick infill panels, cottage style windows, neat privet hedges and roofed porches.
- All cottages have a strong relationship with the landscaped open space that surrounds them and there is a clear definition between public and private space.
- Informal layout around the "Village green" with curved access roads limiting vehicular traffic to the edges of the village with limited vehicular access around the green.
- Layout of the central green and secondary open spaces ensures that all parked cars are kept to the edges of the village.



The village green

Scale and Building Line

All cottages are two storeys and set back from the green behind private gardens. The building line of the cottages defines the public, private and semi private spaces that surround them.

Materials and detailing

The cottages are finished in a combination of brick with pebbledash and timber strapwork details to the gable ends. Gables are prominent, with the groups of four cottages being designed to appear as one large unit with central gabled porch and large paired gables at each end. Attractive chimneys punctuate the hipped roofs.

Windows are not original, but still retain the original proportions and glazing pattern. They are of a distinctive cottage style design with leaded details, substantial black painted timber mullions and tiled cills.

Open Spaces

The houses are surrounded by generous open spaces, both within the centre as well as around the edges of the village. Each of the houses directly fronts onto public open space in the form of the central green or one of the secondary open spaces around the village.

Views and Landscape

The “Village” is well screened from the surrounding areas and is accessed by a very narrow drive onto Cranmer Road. Landscape within the open areas is informal, grassed areas, however, the private gardens of the houses are clearly marked with clipped privet hedges. Within the central open space there is some feature planting of conifers. The landscaped strip between the village and Cranmer Road ensures that it is screened from passing traffic.

The main view is into the village enclave from the narrow drive off Cranmer Road, while The view from the edge of the green opens out towards the houses circling the green.

Public Realm and Street Furniture

There is little street furniture within the village which is wholly in keeping with the principles of the development. A traditional post box sits on the corner of the green. Timber benches edge the central grassed area. There are no defined pavements within the character area, with the layout and scale ensuring that pedestrians can safely use the carriageway.

Signage at the corner of the green including no entry and one way signs could be rationalised and reduced to minimum size.

Boundary treatments and private spaces

Private boundaries consist of privet hedges, all kept relatively low to retain the open aspect of the development. Low, curved concrete retaining walls act as a base for the privet hedges.

Significant buildings and groups

All of the properties within the character area are considered to make a positive contribution to the character of the area and are equally significant.

