

3.2 Site

The application sites of 37 & 39 Cottenham Park Road are currently occupied by a single, two storey detached house on each plot. No.37 was constructed around the mid 1950's with retrospective planning permission being granted by Merton in November 1956. Merton's online planning register also notes that No.39 received retrospective permission 3 years later. Neither house could be described as having much architectural merit.

The site itself has a marked change in level, sloping down from the street in a south westerly direction. Therefore, between the North, East corner of No.37's boundary and the South West corner of No.39's rear garden there is a change in level of just over 7 metres.

The southern boundary is fairly heavily wooded and a public footpath runs parallel to the rear garden fence, separating the site boundaries from Holland Green tennis courts

The neighbouring properties, No.35 to the East and No.41 to the West are similar, non-descript detached houses, and perhaps, when all viewed together, give a glimpse of the now eroded settlement pattern of post war housing built along this section Cottenham Park Road.

It is noted that the site of No.41 has recently been granted permission to be demolished and replaced with a 4 storey semi-detached dwelling formed of two separate dwellings.

The current built occupants of these sites (Nos.37 & 39) are partially hidden behind a wall, lurking with little presence to the street scape. Their immediate neighbours, on the opposite side of the road are assisted with their loftier settings and varied appearance. Many being replacement dwellings or new development adding to the street with their less drab appearance.



01 Street View - No.37 and No.39 Cottenham Park Road



02 Street View - Surrounding neighbouring properties (On opposite side of road Nos.30A & 30B)



03 Street View - Surrounding neighbouring properties (Nos.43A, 43B, 43A & 43B)



04 Street View - Surrounding neighbouring properties (Nos. 36 & 38)



05 Street View - Surrounding neighbouring properties (Nos.26, 26A & 26B)

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