



34



# Mellison Road

## Conservation Area Appraisal

# Contents

---

<b>Introduction</b>	<b>3</b>
<b>Character statement</b>	<b>4</b>
1.0 Character analysis	4
2.0 Archaeology and history	5
3.0 Topography & townscape	7
4.0 Public realm & green elements	8
5.0 Building design, materials, joinery details	12
6.0 Negative elements	13
<b>Management strategy</b>	<b>13</b>
7.0 Introduction	13
8.0 Planning context	13
9.0 Supplementary guidance – further reading	15
10.0 What will I need permission for?	15
11.0 How do I apply for permission?	16
12.0 Contact list	17

# Introduction

---

This document identifies and appraises the special architectural and historic characteristics of the Mellison Road Conservation Area and it also gives practical guidance on the implications of Conservation Area status. It is in two parts: a Character Statement and a Management Strategy.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Mellison Road Conservation Area was designated in 1989.

This Appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide clearly defined analysis of the character and appearance of the Mellison Road Conservation Area, which is defensible on appeal, utilized in development control decisions. In addition, the Management Strategy addresses issues, which have been identified in the character appraisal, for the enhancement and preservation of the conservation area.

The Appraisal has been through \*public consultation, amended accordingly and approved by committee.

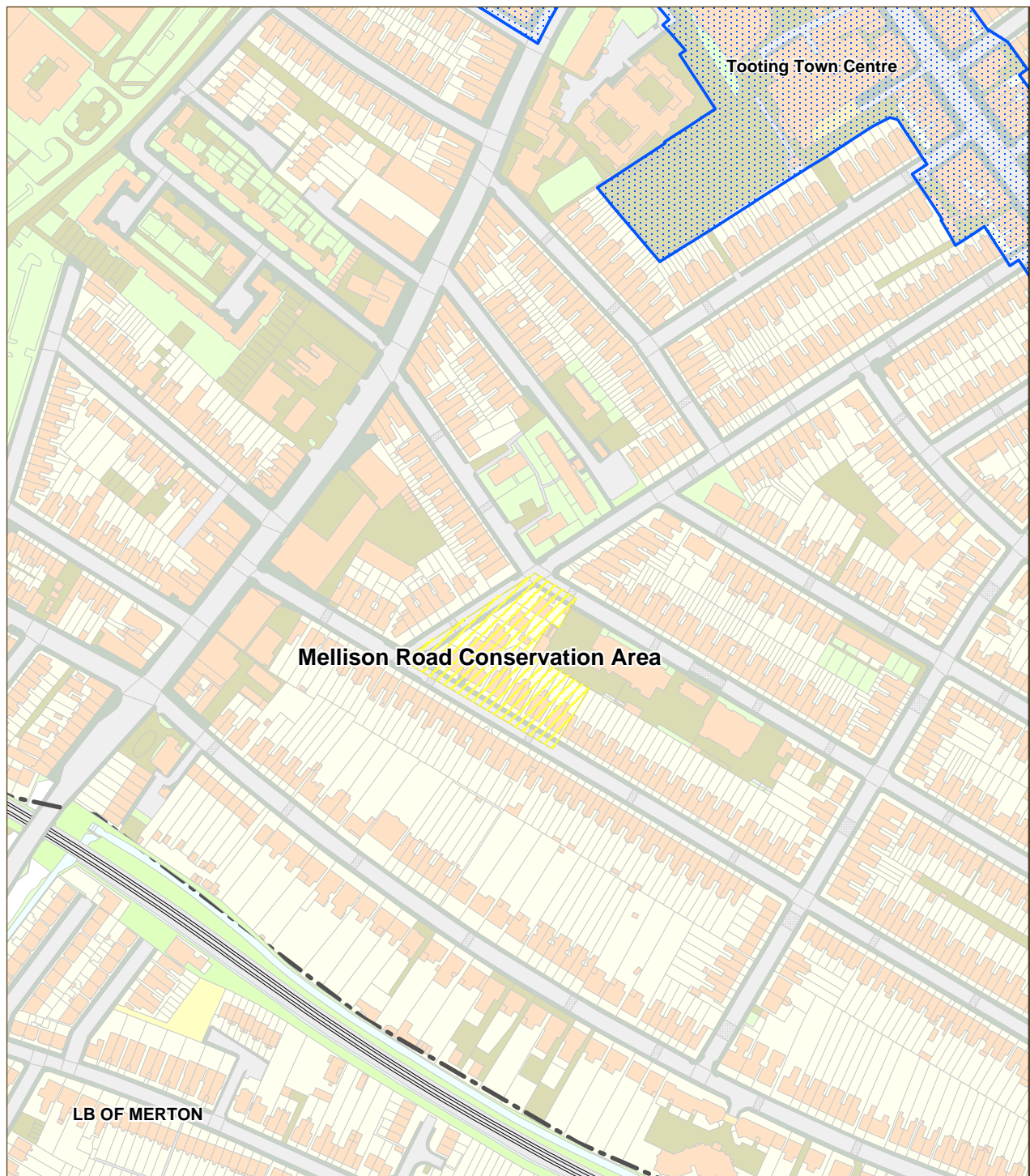
\*In accordance with Statement of Public Involvement.

# Character statement

---

## 1.0 Character analysis

The special character of Mellison Road Conservation Area is derived from its unusual and attractive use of knapped flint as both a facing material on the houses on Mellison Road and in the construction of boundary walls in the conservation area as a whole. This is unique within the borough.



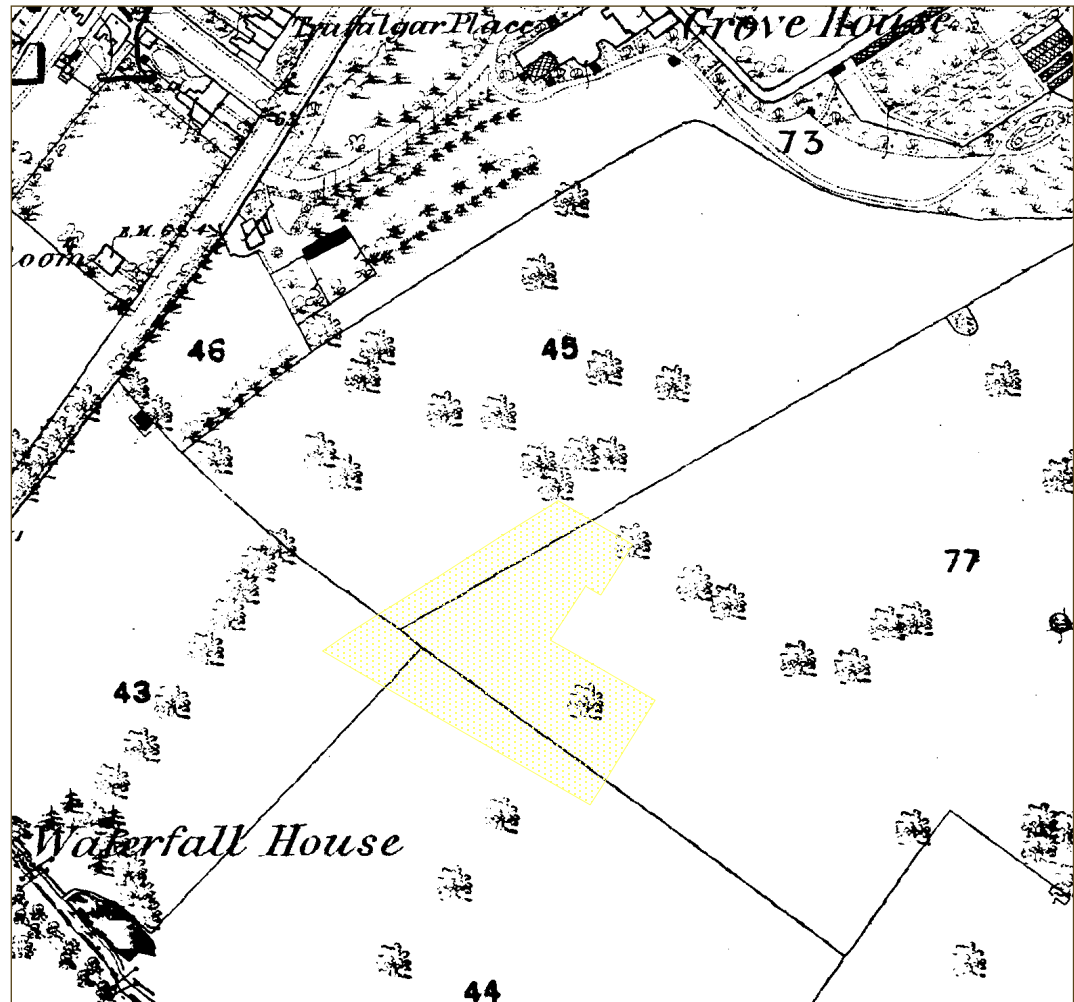
Townscape analysis map

Mellison Road Conservation Area consists of a small number of residential buildings one of which is now a doctor's surgery. It is within a principally residential area of predominately late Victorian terrace housing. It is located just off Tooting High Street – a busy commercial street leading to the heart of Tooting town centre and public transport links into central London. The Merton borough boundary is only two streets away from Trevelyan Road to the southeast.

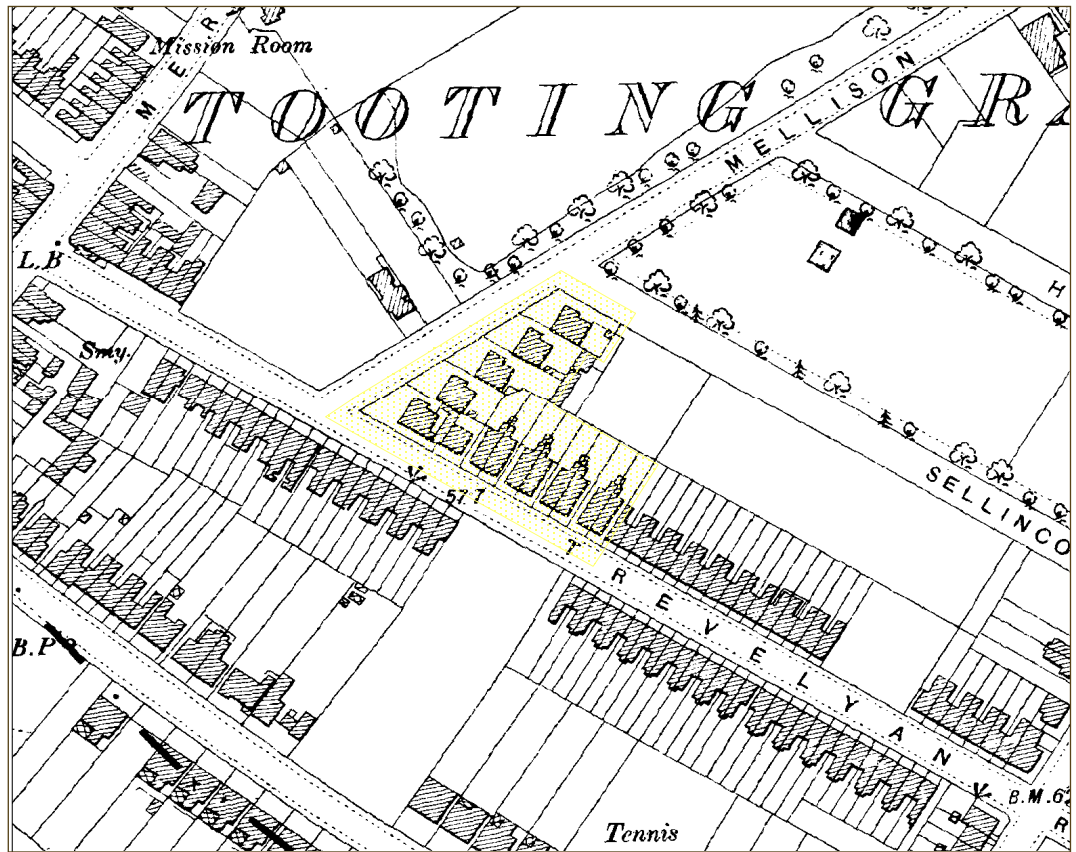
The conservation area is in satisfactory condition, but a lot of the original windows have been replaced. However, because the structure of the buildings and walls give such a strong uniform character these changes have not had too much of a detrimental effect on the conservation area.

## 2.0 History

On the first edition O.S. map (surveyed 1862-75) this part of Tooting is mainly characterized by fields and farms, country houses and orchards. The alignment of both Mellison Road and Trevelyan Road can be identified as field boundaries on this map. A drainage application for 5 houses in Mellison Road (now numbered 145 to 153) was made in the 1870s, by John Ash of Westminster on behalf of R. Mann of Vauxhall Bridge Road. All the houses in the conservation area appear on the 1897 O.S. map.









### 3.0 Topography, layout and green space

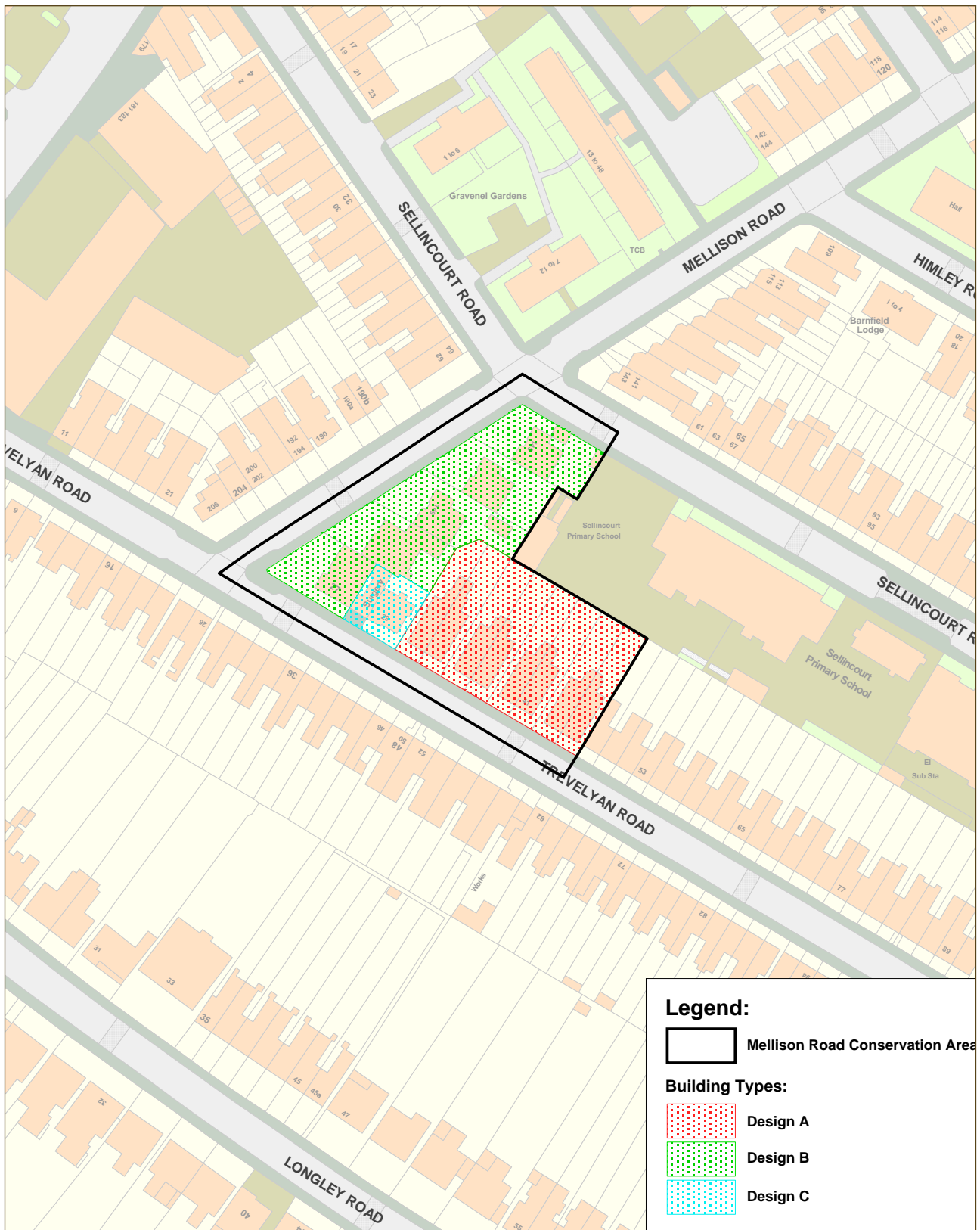
There are no elevated views into or out the Conservation Area as the houses were built on flat land. The Mellison Road houses step back in a regular, staggered row behind relatively large gardens. This creates a striking and attractive view of the group, which is already eye-catchingly distinctive by virtue of the flint elevations. There is no green space within the Conservation Area. The nearest green space other than that provided in the Lambeth Cemetery is in the adjacent London Borough of Merton and that is the Wandle Meadow Nature Park.



Aerial view



## 4.0 Buildings and townscape



caption



All the front garden boundary walls are in flint; also the side wall to 145 Mellison Road and the return walls between the front gardens in Mellison Road; the one exception is 147 Mellison Road, which has a privet hedge.

No original gates survive, but there are massive square concrete piers, some are now painted white, in Mellison Road. All present crossovers are in modern blocks.



#### 4.1 Mellison Road

The five houses in Mellison Road are double-fronted, detached, with knapped flint front elevations, stone quoins and stone dressing including quoins, lintels, keystones and voussoirs. They have central entrances between gable-ended wings, one ground-floor canted bay with slightly tented zinc or copper roof and Venetian windows at first floor.

Originally the houses would have had natural slate roofs to complement the knapped flint



- Knapped flint
- Key stones
- Voussoirs
- Lintels
- Canted bay window
- Stone Quoins



The original windows would have been Venetian casement windows. This window is also known as a Serliana named after Sebastian Serlio (1475 – 1552) who published books on architecture and is credited with first illustrating this distinctive window. It consists of a tripartite arrangement where the central opening is arched and taller than the two flanking openings that are flat topped. It is an unusual and interesting window.

## 4.2 Trevelyan Road

The eight houses in Trevelyan Road are arranged in four semi-detached pairs. They have decorated, front facing gable ends, with distinctive central chimney stacks in between; some of these still have square buff-coloured terra-cotta pots.

The windows on the ground floor are canted bays with balustrades above. Many of these have been removed. The windows would have been Venetian casement only one house has the original windows. The entrances are on the side.

The houses are rendered with roughcast and painted cream, with stone quoins painted white. It is imperative that the colour of each house, especially each semi-detached pair, is consistent as consistency is vital to the character of the conservation area.



- Gable ends, projecting eaves, modillioned cornice.
- Trefoil arches
- Balustrades
- Stone quoins painted white.
- Venetian casement windows.

### 4.3 Additional buildings

These two buildings are attached to side elevation of the Doctors Surgery.



This is an unusual building with a curved stepped gable parapet. An arched door with an interesting porch and two round windows.



- The windows were originally timber sliding sash.
- Painted render and stone quoins.



## 5.0 Green and historic features

There are a few mature front garden trees, including acacias and plane trees. The Walnut tree in front of the Doctor's surgery is subject to a Tree Preservation Order (TPO (203/95)). These trees and the relatively large front garden enhance the conservation area enormously.

There is a gas lantern street lamp in the front garden of 27 Trevelyan Road, which is an attractive relic of the past. There are interesting views of Sellincourt Junior School between houses in Trevelyan Road.



The lantern



Views of Sellincourt Junior School



Greenery in the front gardens

# Mellison Road Conservation Area Management Strategy

---

## 6.0 Introduction

This document is not just about the Council preserving the special character of your Conservation Area through planning controls, but is also about how you as a resident or a business can make it a more attractive place.

## 7.0 The planning context

Wandsworth Council's Unitary Development Plan (UDP) adopted in 2003 sets out the policies used to determine planning applications. Policies TBE10 & TBE11 apply specifically to Conservation Areas. Policy H4 is also important as it relates to proposals for extensions and alterations to residential properties.

## 8.0 Enhancement

Please read in conjunction with Chapter 4.

### Walls/Gates

The council can offer help to find practical guidance on the maintenance of flint walls. We can also give advice on appropriate gates.





## Doors/windows

Nearly all of the original windows and doors have been lost; in some cases the replacements have not been sympathetic to the original in design or material. It would enhance the conservation area enormously if when replacing doors and window replicas of the original were reinstated, a grant may be offered for this.

This original window can be satisfactorily replaced in uPVC, a good example of this

## Balustrades

The reinstatement of balustrades would give the houses on Trevelyan road and added sense of uniformity enhancing the conservation area.



## The Doctors Surgery

The side of the Doctors surgery has been rendered with pebbledash the removal of this would enhance the Conservation Area.

## Roof tiles

All the original natural slate roof tiles have been removed. Almost all the properties have orange or brown interlocking concrete tiles, with the exception of the surgery, which has artificial slate. Using either natural slate or artificial state would enhance the character of the conservation area.

## Grants

Grants might be offered, subject to availability, for the reinstatement original features, and the removal of the pebbledash.



## 9.0 Supplementary Guidance

The following supplementary guidance has been produced by the council and is available on the website [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk) or on request please call (020) 8871 6646.

**Do it in Style** – a guide to the care, repair and adaptation of your home.

**Hardstandings for cars** – what to do when you want to create a car-parking space in your garden

**Making More of your Loft** – design guidance on altering your roof

**What is a Conservation Area?** – information on Conservation Areas in general

**Tree Strategy for the Borough** – the action plan for trees in the borough

**Residential Basement Extensions** – best practice design guidance

### Government Guidance

This has been published by central government and is available on the planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or on request from the council.

**Planning A Guide for Householders -What you need to know about the planning system;** a guide to permitted development rights.

**A Householder's Planning Guide** – for the installation of Antennas, including Satellite Dishes.

## 10.0 What will I need permission for?

**Demolition:** You will need to apply for Conservation Area Consent to demolish the flint walls or any building bigger than 115 cubic metres. Permission to demolish any of the flint boundary walls is unlikely to be granted, as the walls are so fundamental to the character of the Conservation Area.

**Front Boundaries:** If you wish to erect or add to a fence that is more than 1 metre high and facing a highway (this includes a pavement or footpath) you will need to apply for planning permission.

**Trees:** If you want to do any work to a tree you must give the council six weeks notice before carrying it out. The notification form is on the Council's website (see below). Trees are a valuable amenity, and the six-week period gives us a chance to decide whether or not to make a Tree Preservation Order. If you want to remove a tree completely, be sure to give full reasons.

**Alterations:** If you live in a flat you will need to apply for planning permission to replace your windows, unless you are replacing them like for like i.e. timber sliding sash with timber sliding sash.

**Satellite Dishes:** For information on the regulations governing the size and location of satellite dishes please see, 'A householders Planning guide for the installation of Antennas, including satellite dishes'.

You will need to apply for Conservation Area Consent to demolish any building bigger than 115 cubic metres, or any of the front garden walls. Permission to demolish any of the flint boundary walls is unlikely to be granted, as the walls are so fundamental to the character of the Conservation Area.

If you want to do any work to a tree you must give the council six weeks notice before carrying it out. The notification form is on the Council's website (see below). Trees are a valuable amenity, and the six-week period gives us a chance to decide whether or not to make a Tree Preservation Order. If you want to remove a tree completely, be sure to give full reasons.

For information on the regulations governing the size and location of satellite dishes please see, 'A householder's Planning guide for the installation of Antennas, including satellite dishes'.

## **11.0 How to apply for permission**

Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes Mellison Road Conservation Area special in the first place. To help with this, we welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to discuss, with any resident of the borough or local business, proposals to alter or extend their property and, if planning permission is required, how it can be obtained. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

Advice notes are available on how to make a planning application, together with copies of the council's planning policies and other relevant documents, as well as general leaflets on the development control system.

All forms can be sent out on request, or can be picked up from the town hall or downloaded from the website, or you can also submit your application on-line.

## 12.0 Contact list

Development Control (020) 8871 7657

Conservation and Design (020) 8871 6646

Enforcement (020) 8871 8418

Building Regulations (020) 8871 7620

Website: [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning)

Email: [boroughplanner@wandsworth.gov.uk](mailto:boroughplanner@wandsworth.gov.uk)

Address: Wandsworth Council  
Technical Services Department  
Town Hall Extension  
Wandsworth High Street  
London  
SW18 2PU



This character statement is intended to give an overview of the development and current character of the conservation area; it is not intended to be prescriptive, nor to be a summary of planning constraints or an inventory of individual buildings or other features whether listed or otherwise.

If you have difficulty understanding this in English, please contact:  
Wandsworth Interpreting Service: (020) 8672 1043/3649 English

যদি আপনার এটি ইংরেজিতে বুঝতে অসুবিধা হয় তাহলে অনুগ্রহ করে এখানে যোগাযোগ করুন: Wandsworth Interpreting Service: (020) 8672 1043/3649 Bengali

Si vous avez des difficultés à comprendre ce texte en anglais, veuillez contacter: Wandsworth Interpreting Service: (020) 8672 1043/3649 French

અગર તે અંગ્રેજીમાં સમજવી મુશ્કેલ લાગે તો મહેરબાની કરીને Wandsworth Interpreting Service: (020) 8672 1043/3649 પર સંપર્ક કરો. Gujarati

यदि इसे अंग्रेजी में समझने में समस्या हो तो कृपया Wandsworth Interpreting Service का (020) 8672 1043/3649 पर संपर्क करें। Hindi

W razie problemów ze zrozumieniem tekstu w języku angielskim prosimy o kontakt z: Wandsworth Interpreting Service: (020) 8672 1043/3649 Polish

Se tem dificuldades em compreender isto em Inglês, por favor, contacte: Wandsworth Interpreting Service: (020) 8672 1043/3649 Portuguese

ਜੇ ਤੁਹਾਨੂੰ, ਇਸਨੂੰ ਅੰਗ੍ਰੇਜ਼ੀ ਵਿਚ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਿਲ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ: Wandsworth Interpreting Service: (020) 8672 1043/3649 Punjabi

Hadday kugu adag tahay inaad ku fahamto Ingriis fadlan la xiriir: Wandsworth Interpreting Service: (020) 8672 1043/3649 Somali

Si tiene dificultad para entenderlo en inglés favor contactar a: Wandsworth Interpreting Service: (020) 8672 1043/3649 Spanish

இதை ஆங்கிலத்தில் புரிந்துகொள்வதில் சிரமம் இருந்தால் நீங்கள் தொடர்புகொள்ள வேண்டியது: Wandsworth Interpreting Service: (020) 8672 1043/3649 Tamil



CUSTOMER SERVICE EXCELLENCE