STABLE YARD

Wimbledon Village Stables has, as its name would imply, typical stables of corrugated iron roof and shiplap boarding. Its yard is enclosed between the rear of the Dog and Fox and a traditional two storey yellow brick domestic building with red brick segmental arched timber vertical sliding sash windows and a tile banded slate roof.

A certain amount of cut and carve has produced a varied ground floor level which, together with a profusion of window boxes, hanging planters, white painted brickwork and the odd bored horse leaning up against a wall, provides atmosphere rather than architecture but which is none the worse for that. A lovely feature to find within the urban framework and one which enhances the Village image without being the slightest bit intrusive. Though sadly lacking a stone mounting block this subtle addition to the environment is well worth protecting and preserving.

24 HIGH STREET

This is a three storey post war addition with flat dormers in a slate mansard roof.

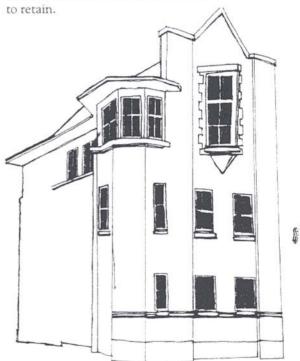
The brown brick stretcher bond elevations have rather insignificant punched hole vertical sliding sash windows in two panes. The symmetrical upper elevations are set over an asymmetrical ground floor, and capped by a thin projecting plain cornice with a continuous metal balcony/flower trough over. A shop front occupies part of the ground floor with fascia over and two inset columns. This is a rather unattractive recent addition which contributes little to the streetscape.

25-26 HIGH STREET

This handed pair face each other across Allington Court providing an imposing entrance to this short cul de sac.

A slate pitched roof is concealed behind a brick parapet over a deep projecting stone cornice with dentil brackets all of which is carried around the splayed corner and along the Allington Court frontage. The red brick upper elevations are relieved by under cill bands of diamond pattern blue brick headers between white brick string courses. The recessed timber side hung casements, with fanlights over at first floor level only, are set within matching stone surrounds, with flat heads, block bonded jambs and projecting cills, to both upper levels. The projecting stone cornice with dentil course provides the major element of the shop front surround. The continuous fascia incorporates traditional roller blinds and external lighting over a reasonable shop front

One side of the Allington Court frontage has been extended with a modern addition in keeping with the original whereas the other side retains the original two storey domestic buildings. This is an historical and valuable element which it is essential



2 ALLINGTON COURT

Glimpsed from the High Street this three storey modern office block sets a high standard in contemporary design, in keeping with its surroundings. The mixture of brick and white render panels are crisply detailed as are the timber sash windows and slated double pitched roof. Unfortunately the main elevation can only be viewed from the car park end of the close.



27 HIGH STREET

This is a valuable Georgian three storey unit with side access.

The rendered and painted upper elevations are topped by a simple stone capped parapet. The matching recessed timber vertical sliding sashes are divided into twelve panes with a central blind window and a circular feature at second floor level over the semi circular headed ground floor side access. The shop front surround timber pilasters are topped by a deep moulded cornice containing a traditional shop front with externally lit fascia over and hanging shop sign.

This is an excellent and valuable unit which greatly contributes to the character of the High Street and must be retained.

28-31 HIGH STREET

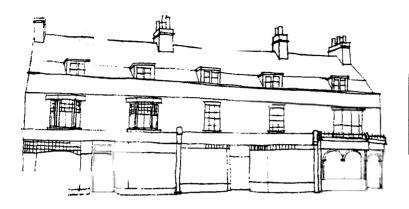
This is a group of three units, linked by a recessed shop arcade and which returns to form a major facade to Haygarth Place. The painted upper facade of No28, matching that of the adjoining Georgian building, forms the transition from the old to the new development.

The two painted upper storeys of No28 have timber vertical sliding sashes in twelve panes at first floor level and nine panes at second floor level under a plain stone capped parapet. The modern elements are in brown brick with the adjoining three storey unit having matching Georgian windows in stone surrounds and the remainder in two storeys with a dormered mansard slate roof. A painted repeat of the three storey element forms the central feature of the Haygarth Place facade.

The plain ground floor shop arcade is framed by a continuous stone lintel and stone clad or brick pillars. The recessed shop fronts have non traditional shop fronts with reasonable depth fascias over and low brick stall risers.

This mixed group breaks the pattern of traditional shop design to provide modern traffic sight lines to the Haygarth Place redevelopment. The solution is not a great visual success but its scale is in sympathy with the High Street and, as a corner unit, it provides the lead in to Haygarth Place.

This sympathetic modern back land infill has been skilfully integrated with the existing development to provide two and three storey housing of brown brick and slate dormered mansard or double pitched roofs and semi basement car garaging in a well planted, excellently landscaped, setting.



HAYGARTH PLACE

This is a late 20th Century backland office development of two storeys under a dormered pitched roof.

The brown brick elevations have repetitive punched hole vertical sliding sash windows in twelve panes. The development is virtually concealed behind the High Street and does not make any significant contribution to the conservation area.

32-34 HIGH STREET

This is a statutory listed mid to late 18th Century brown brick two storey block under a dormered tiled mansard roof to parapet.

There is one bay to No34 and two bays to each of Nos32 and the former No33 (Now No33 and 33a). All the units have good mid to late 19th Century shop fronts; that to No34 is especially elaborate with arched windows and spiral Ionic cast iron columns.

The upper floor has segmental headed recessed sashes and glazing bars to No33. The other units have splayed timber bay windows and vertical sliding sashes. There is a brick dentil course and stone capped parapet partially concealing square headed casement dormers over.

This excellent grade II listed group form part of a number of impressive blocks which together give the village its intrinsic quality.

35 HIGH STREET

Set back from the High Street this charming single storey building closes a quiet cul de sac.

The brown brick elevation has central feature piers under a broken segmental pediment and recessed flanking doors and side lights with segmental arches over. A large circular oriel window is set symmetrically into the tiled pitched roof.

This delightful little building with its paved forecourt glimpsed from the street provides a valuable depth to the High Street and should be protected and preserved.

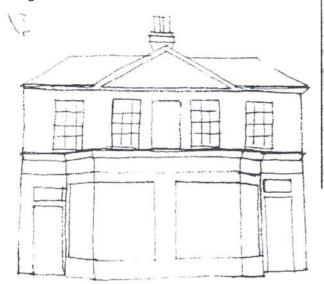


36 HIGH STREET

This is a listed, two storey building with a first floor side extension over an access way to the rear. The house was built circa 1760 of brown brick under a tiled pitched roof with parapet.

The central square headed entrance with panelled timber pilasters and hood is flanked by two storey timber splayed bay windows with vertical sliding sashes in sixteen panes. There are continuous cornices at ground and first floor window head levels and a blind window centrally above the door. The recent side extension repeats the window details of punched hole within a timber frame and carries the parapet line through on the front elevation with a flat roof visible on the return.

This grade II listed building combines with its contemporaries to set the quality and character of the High Street.

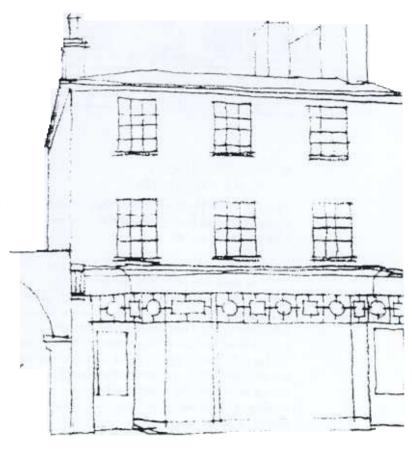


37, 37A HIGH STREET

is pair of listed late 18th Century semi detached two storey houses is now offices with shops at ground floor.

The upper storey has the central bay of each house set forward slightly beneath a central pediment of the hipped slate pitched roof. The square gauged headed windows have timber vertical sliding sashes in twelve panes.

The 19th Century shop fronts are in two bays under a projecting cornice and fascia with shop entrances at each end. This grade II listed building with its contemporaries sets the character and quality which is the hallmark of the Village.



38 HIGH STREET

This two storey painted brick building has a slate pitched roof almost concealed by a parapet and central feature dutch gable on the front elevation.

The first floor has square head recessed timber vertical sliding sashes in two panes arranged as two three light windows either side of two single windows in the central bay.

The asymmetrical ground floor has a large semi circular arched rear access to the right and a projecting shop front bay, with two timber bay windows and central entrance, to the left.

This interesting building , of some character, brings a useful variety to the streetscape which is well worth preserving.



The good late 19th Century shop fronts with square and circular motif fanlight project forward with curved corners and entrances at each end. The timber shop front surround of pilasters corbels and projecting cornice enclose a well proportioned fascia.

This excellent grade II listed building embodies all the features for which the High Street has become renowned.

ASHFORD HOUSE

38A-C, 39A-C HIGH STREET

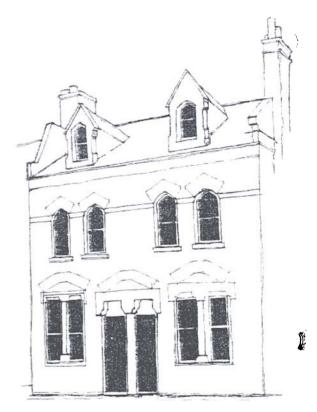
This is a listed block of three storey houses with shops at ground floor level built in 1720 and altered with additions in 1907.

The irregular seven bay composition with the 18th Century three bay portion to the left having segmental flush framed horned timber vertical sliding sash windows in twelve panes. To the right of this a two storey splayed bay window rises through first and second floors with matching sashes in sixteen panes. To the right of this there is a late 19th Century linking bay with rounded head entrance at ground floor. On the far right there are two splayed two storey bay windows to first and second floors with timber vertical sliding sashes in sixteen panes.

There is a continuous red brick band between first and second floor levels and a medallion eaves cornice. The prominent corner site occupied by this Grade II listed group of buildings is also noted by Pevsner. At the head of the Village it provides an excellent introduction to the High Sreet and sets the standard for building quality.

40 HIGH STREET

This listed three storey house with ground floor shop is of late 18th Century or early 19th Century vintage. Of flemish bond yellow stock brick under a low pitched slate roof it has segmental headed windows to its upper elevations with recessed timber vertical sliding sashes in twelve panes.



41-43 HIGH STREET

This is a two storey block of houses under a dormered slate roof consisting of one double fronted and one semi detached unit in a matching terrace.

The double fronted unit has a mansard roof into which unfortunate dormers, which are out of scale and character, have been inserted. The dormers on the other unit have considerable character with pointed red brick arched windows resting on stone quoins with matching two pane vertical sliding sashes.

A stone capped parapet and cornice with deep frieze and dentil course runs continuously across both units and, with the string courses at ground and first floor level, link the matching details under.

The recessed timber vertical sliding sashes are all in two panes, those on the first floor have segmental heads and those on the ground floor have moulded corners at the head. The windows have red brick inted arches at first floor and similar relieving arches at ground floor over moulded flat stone heads with decorated infill spandrels.

The asymmetrical elevation to No41 incorporates a feature entrance door with slightly projecting brick pilasters Ionic stone capitals and stone gabled head with infill spandrell.

This is an excellent well maintained Victorians block which provides a major contribution to the streetscape.

44, 45, 45A HIGH STREET

This is a listed two storey, substantial, late 17th Century house with 18th Century and later alterations. The brown brick elevations with red dressings and moulded brick band between storeys at under a plain tiled hipped roof with eaves wrnice.

Seven windows wide it incorporates two projecting bays to the right and includes a 20th Century shop at ground floor. The entrance is located in the centre of the recessed wing with square headed architraves and decorated fanlight. There are segmental headed windows to the ground floor and square headed above. The flush framed timber vertical sliding sashes are in twelve panes with three side hung casement dormers over. To the rear there is a timber framed wing to the north east.

This excellent grade II listed building at the head of the High Street and the start of the Conservation Area sets the tone and quality for the whole Village.

THE GREEN

The triangle of the Common Parkside and High Street encloses a group of detached or terraced houses and two blocks of shops with residential accommodation over.

The well maintained two storey houses are good examples of a variety of styles reflecting their dates of origin and all sit happily together.

47-49 HIGH STREET

This is a three storey block with stone and brick banded upper floors under a tiled pitched roof. The recessed vertical sliding sash windows are in two panes with the upper sash divided into six panes on the second floor.

Excellent corbels and pilasters remain but the remainder of the shop fronts and surrounds have been replaced.

This well maintained block should be retained and restored to its original quality

54 HIGH STREET

This is a modern intrusion on a prominent corner site. Four storeys of flats, the top floor a recessed mansard behind a glazed balustrade, over ground floor shops. The block is not an asset to the Village being both out of scale and character with its surroundings.

With the exception of No54 High Street the whole group provides a valuable contribution to the Conservation Area as well as an excellent transition from High Street to Common.

The impact of this 1985 three storey brown brick and slate dormered mansard office block is set back from the High Street frontage

The building has an intrusive presence within the Village streetscape, but the landscaping provides a redeeming feature.

A small rectangular singe storey building occupies the front corner. A hipped slate roof with dormers sit behind a parapet and painted rendered elevation with projecting splayed corner bays which give the building an octagonal appearance. Recessed fixed windows with semi circular heads on the splayed bays sit between a continuous plinth under and a deep parapet with cornice over. It provides an enjoyable and whimsical gate house to this major gateway to the Village.

An attractive three storey building under twin slate pitched roofs it has a yellow stock front elevation with rendered and painted returns. The flush segmental timber framed windows are in two panes on the ground floor and twelve panes on the upper levels with a larger window, of similar design, at mezzanine level at the right hand end.

This pub provides a valuable element within the streetscape and is well worth preserving.



THE ROSE & CROWN PUBLIC HOUSE

Once the doyen of Wimbledon Village Inns, the Rose and Crown, from the early 18th Century was a popular meeting place; Vestry meeting were often held there; and the Wimbledon Friendly Society also regularly held meetings there from its inauguration in December 1745.

Located between Eagle House and the now demolished Wimbledon House, it had a prominent location opposite 'The Green'. In Georgian times it may well have also had a bowling green.

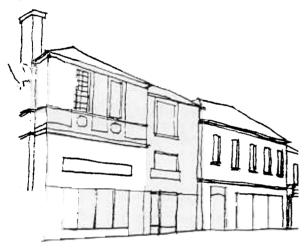


EAGLE HOUSE

This grade II listed, substantial house built by Robert Bell in 1613 and restored in 1887 has an imposing presence on the High Street.

Its tiled pitched roof with parapet over three storey elevations and basement has a three bayed stucco elevation and central entrance with depressed arch. There are stone mullioned windows to the basement and canted bays to either side from basement to first floor with exposed 17th Century brick between storeys, timber mullions and transoms and leaded lights. Above the central entrance there is a wider canted oriel having four rather than three lights to the front and moulded stucco bands between storeys. The second floor has square headed three light timber mullioned and transomed windows.

Each bay has a shaped gable with rows of tall moulded polygonal chimneys between bays. The rear and return elevations are similar with an 18th Century extension to the left. The imposing facade, set back within its forecourt, behind equally imposing late 18th Century wrought and cast iron railings and gates and gatepiers, provides an invaluable assett at the head of the High Street and to the Conservation Area as a whole.



56, 56A, 57 HIGH STREET

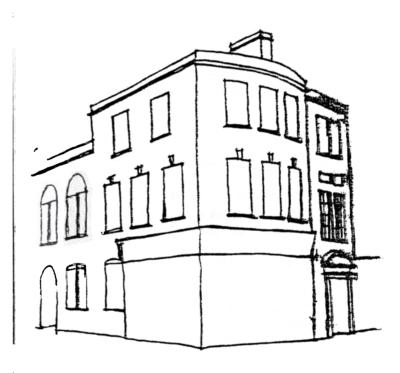
This group of two storey rendered and painted buildings returns along Lancaster Road. Nos56 & 56a have slate and No57 tiled pitched roofs.

The asymmetrical elevation of No56 has recessed where framed vertical sliding sashes in twelve panes over a banded stone frieze with decorative motif and a twin and single projecting shop front bays on the ground floor. Under a banded cornice the recessed timber vertical sliding sash windows are in two panes. A continuous cornice over a flat fascia with roller blinds defines a shop frontage devoid of corbels and pilasters. The good shop fronts with painted timber stall risers and arched fanlights are set asymmetrically beside a large arched opening

The parapeted High Street elevation has flush timber segmental arched windows with vertical sliding sash windows in four panes over a dentiled cornice and decorative corbels and pilasters. A good shop front with timber stall-riser returns along Lancaster Road as a projecting bay

The contrasting return to Lancaster Road reveals a tiled hipped pitched roof with a continuous deep eaves cornice over two storey houses. The recessed timber vertical sliding windows are in twelve panes with front doors approached through small front gardens.

This group of buildings provides a variety and interest typical of the Village which must be retained.



58 HIGH STREET

This three storey unit has a corniced pediment and bowed brown brick frontage and side extension over a ground floor entrance with arched stone canopy. The elevation return along Lancaster Road before reverting to a two storey elevation with a slate roof concealed behind a parapet.

The three storey upper levels have slightly recessed timber vertical sashes in eight panes to the High Street and twelve panes to Lancaster Road. A cornice with roller blinds inset into the fasciadefines a shopfront, without corbels or pilasters, which returns along Lancaster Road. The two storey element has matching windows with segmental heads to ground floor and semi circular arched heads to first floor.

This relatively modern building sits well within the High Street and is well worth preserving.



60 HIGH STREET

This three storey unit in yellow brick with stone angled corner and feature chimney over has a single storey linking shop unit over which the upper level return is visible.

The upper elevation under a concealed slate pitched roof and ornate eaves cornice with dentil course has block bonded quoins, a string course at second floor cill level and stone surrounds to windows with moulded head entablature. The recessed vertical sliding sashes are in four panes.

A stone moulded cornice defines a shop front with varying pilaster and crobel details. A continuous fascia and timber shop front with stallriser links single and three storey elements.

This is a well maintained building with fine detailing and which is a valuable asset to the High Street.



61-67 HIGH STREET

This simple two storey domestic terrace under a slate pitched roof has punched-hole first floor windows in a variety of patterns.

The ground floor shop units set forward to the pavement line in a variety of designs which if altered could benefit from reference to the accompanying Design Guide.

68-69 HIGH STREET

This Victorian terrace carries the street line round the chicane in the High Street and provides a foil to the exhuberance of the Dog and Fox opposite.

This part two, part three storey building provides a valuable link between the Victorian cottages and the old Fire Station.

THE BREWERY TAP PUBLIC HOUSE

The windowed and tiled pub frontage of the Brewery Tap has a rendered and painted first floor under a projecting cornice with block bonding dividing recessed windows and stone surrounds. The timber vertical sliding sashes are in four panes.

A similar, reduced width, plain second floor has a parapet concealing a slate pitched roof. This well maintained building carries the street line around to Church Road and provides excellent variety to the streetscape which is well worth preserving.

70, 70A, 70B HIGH STREET

This listed former two storey fire station, now as shops, dating from 1890 has red brick and tiled elevations under a plain tiled roof.

The two main bays, each gabled, are separated by a three stage clock tower with arched open bell stage surmounted by a copper cupola. The arched entrance, with tented canopy, to the bell tower, separates 20th Century shops with shop front surrounds of pilasters, corbels and cornice and varying shop fronts with fascias over.

The square headed windows to the first floor have three light casements, glazing bars and central arch motif. The right hand gable roof slopes over a circular window which has square patterned glazing bars.

This impressive and well maintained grade II listed building forms an important focal point at the centre of the Village and counterpoints the Dog and Fox PH and the Bank building opposite.



71 & 72 HIGH STREET

This two storey semi-detached unit under a tiled mansard is an unusual addition to the High Street. The upper floor windows are vertical sliding sashes in two panes. The single storey shops extend forward to the pavement with shopfront pilasters and gabled corbels.

One unit has a reasonable fascia with an apron blind, however improvements carried out in accordance with the design guide would be beneficial.

This generally well maintained pair provide a variety to the High Street at its central focal axis.

This is a two-storey terrace, under a parapeted slate pitched roof with a single storey end unit. The first floor of each unit has a symmetrical three window elevation with the central window set slightly forward in a red quoined flat bay. The side windows have toothed red brick jambs and flat voussoired heads. The windows are set almost flush in timber surrounds with vertical sliding sashes in twelve panes. Some of the shopfront surround pilasters and corbels remain as does the apron blind of the end unit. The fascias in general are not over deep and the shop fronts are generally attractive.

This is an excellent, well maintained block that forms a valuable link between the commercial High Street and the residential Church Road.

74-76 HIGH STREET

A very powerful 3-storey and dormer red stone and brick edifice (Bank premises) providing an excellent visual stop to the view from the West and acts as a deflector to continue the flow of the High Street around the Dog & Fox Public House. Read in conjunction with the Dog & Fox, this forms an important feature area along the High Street route as the streetscape space increases either side of the pub pinch point.

Being set at an angle it also assists in integrating the sweep of Church Road as it flows into the High Street. The block is symmetrical with central ornate facade set proud of the twin wings which are of simpler design.

The central stone facade is surmounted by a 2-light dormer with segmental arched head over fluted columns and stone surrounds to vertical timber sliding sash windows in 12-panes.

seven

The eaves line cornice is contained by gabled pediments over pilasters which contain the second floor features of the continuous decorative window head and fluted columns infilled by a central plain stone panel and pairs of timber sash windows either side, the top sash being in 9-panes and the bottom sash in a single pane.

A wide, deep cornice with dentil course at cill level delineates the first floor of 2 semi-circular arched windows set in a decorative surround and contained within a wide plain frame to head and jambs. Panelled columns support the arched feature panels. Central, side-hung casements and bottom-hung surrounds provide a deeply recessed window feature over a pediment carried by the four ground floor columns.

The side wings are topped by a square dormer with gable pediment over a brick facade with stone string courses at window head and cill of both first and second floors. Pairs of identical sized windows at first and second floor levels, together with the dormer are divided into mullion and transom with top-hung casements in 4-panes over side-hung casements in 1-pane.

Shopfront surrounds of pediment and corbel contain shopfronts which would benefit from varying degrees of modification to conform to traditional details as does the right-hand roof which has been re-covered in inappropriate red pantiles which destroys the roof symmetry and provides a confusing colour clash with the facade to the benefit of neither.

77 HIGH STREET

This is a 3-storey red brick unit with parapet and string courses, the window lines of which echo those of Nos 78-79, of the adjoining block.

There are two pairs of timber vertically sliding sash windows in 2-panes, to each floor, set vertically in stone surrounds with fluted mouldings to jambs and heads.

Original stone corbels and pilasters remain but the fascia and shopfront are unsympathetic in design and

materials and would greatly enhance the block if they were restored in accordance with the accompanying Design Guide.

Whilst it fulfils a need and is in sympathy with its neighbours this block is, in itself, of uninspiring character.

78-79 HIGH STREET

This is a 3-storey, two-and-a-half-bay block with central panel and matching units either side, each of the two bays has a central parapet feature containing a low arched cornice.

The front elevation of the flat roofed block is constructed in brown brickwork where the windows are linked with stone heads to provide a unifying horizontal emphasis. The timber vertical sliding sash windows originally in 2-panes (half of the total number of windows have been replaced in PVCu frames which are unsympathetic to and out of character with the existing original windows) are all of identical dimensions.

The half-bay central panel has a decorative name panel at shopfront fascia level and located under at ground floor level there is a pair of domestic doors with semi-circular arched fanlights.

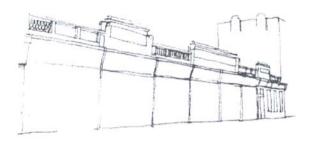
Pilasters and corbels (1 no pair original) of differing design exist to shopfront surrounds to both bays. Both the shopfronts including one canopy are unsympathetic to traditional design requirements. For information on how more appropriate changes could be made and guidance see accompanying Design Guide.

80 - 86 HIGH STREET

A strange single storey terrace of eight bays (one double) complete with a stone balustrade and entablature panels which hints at a non-existent terrace behind. Dating from the early to mid 1920s this building provides a very heavy and powerful motif for a simple single storey parade of shops which have a chaotic appearance from the rear.

,

Whatever pilaster and corbel details may once have existed little evidence remains and the shopfronts generally are of a poor quality or of ornate Bank Georgian style.



This block, prominently situated centrally on the High Street, between the three and four storey blocks gives the impression of missing front teeth and could usefully be redeveloped providing the scale and character of the existing street were carefully respected.

87-97 HIGH STREET

An excellently detailed block of ten 4-storey and one-and-a-half 3-storey units. A high impact block of major importance with virtually all its original details intact.

The red brick facade has party walls expressed by brick and stone block coursed pilasters. A stone capped trapet conceals a flat roof and average cornice, with dentil courses, supported by stone scroll brackets over a deep stone fascia band and cill level stone string courses, which give a horizontal unity to the block.

All upper level timber vertical sliding sash windows are set within stone mouldings with Roman Corinthian capitals and deep flat stone heads, 2-pane sashes on the third floor, trefoil on first and second floors with matching lights on the first floor and half width side lights on the second floor.

Most shopfront surrounds remain with finely detailed pilasters and corbels having a gable pediment over twin decorated scroll brackets on a Corinthian capital



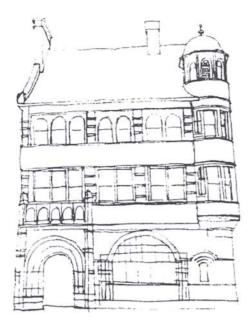
and white stone pilasters with raised, flat-section dark marble feature on the stone base.

Good examples of original shopfronts and fascias exist at either end Nos86, 96 and 96a including the apron blind to 96.

The removal of the inappropriate Dutch blind to No96a would be an advantage.

The rear of the block has also, in general, remained unchanged. The block has been well maintained and the removal of the odd bay of unsympathetic small Georgian paned lights and the restoration of the





missing details including the shopfronts would prove a very worthwhile exercise and provide the High Street with a fine example of architectural heritage.

98 HIGH STREET

This statutory listed bank built in 1895 of red brick, stone dressings and steeply pitched tile roof occupies a very prominent site at the top of Wimbledon Hill Road. This three storey plus roof storey building in Free Flemish late Gothic/ Renaissance style has three bays facing the High Street, acorner turret and an irregular return to Belvedere Grove.

The High Street facade has, to the left, a richly moulded deeply inset round headed doorway, with decorated wooden door, crowned by a decorated parapet. The arched window to theright on the ground floor has moulded voussoirs. The two pairs of first floor windows are square headed whilst the second floor windows are round headed with shafted jambs under a rich modillion cornice to the eaves.

The corner turret is corbelled out from the first floor level and rises to the roof level with richly carved bands between the rows of windows. The top level has round head windows with Doric columns between and a dentil course, copper cupola and finial over. The return elevation to Belvedere Grove has similar details. With the exception of the multi paned top level of the turret all the windows are vertical sliding sashes in two panes.

CONTACTS

All advice may be obtained from the Environmental Services Department, Civic Centre, London Road, Morden, Surrey, SM4 5DX.

Advice on planning, Listed Buildings, Conservation Areas may be obtained from the Development Control Section telephone enquiries for the north of the Borough 0181-545 3117 and 0181-545 3621 for the south of the Borough.

Advice on Building Regulations may be obtained from the Building Control Section of the Environmental Services Department, Telephone 0181-545 3969.

Advice on street trading licences may be obtained from the Technical Support Group of the Environmental Services Department, Telephone 0181-545 3210.

Advice on Housing Associations may be obtained from the Housing Policy Section of the Council's Housing and Social Services Department, telephone 0181-545 3684

CONCLUSION

A greater appreciation of the distinctive visual qualities of the Conservation Area by all owners and occupiers would result in the gradual improvement in the buildings which in some cases have been insensitively treated in the past and the maintenance of those that have largely survived in their original form.