

## **PART TWO: THE SUB AREAS**

### **2.1 INTRODUCTION**

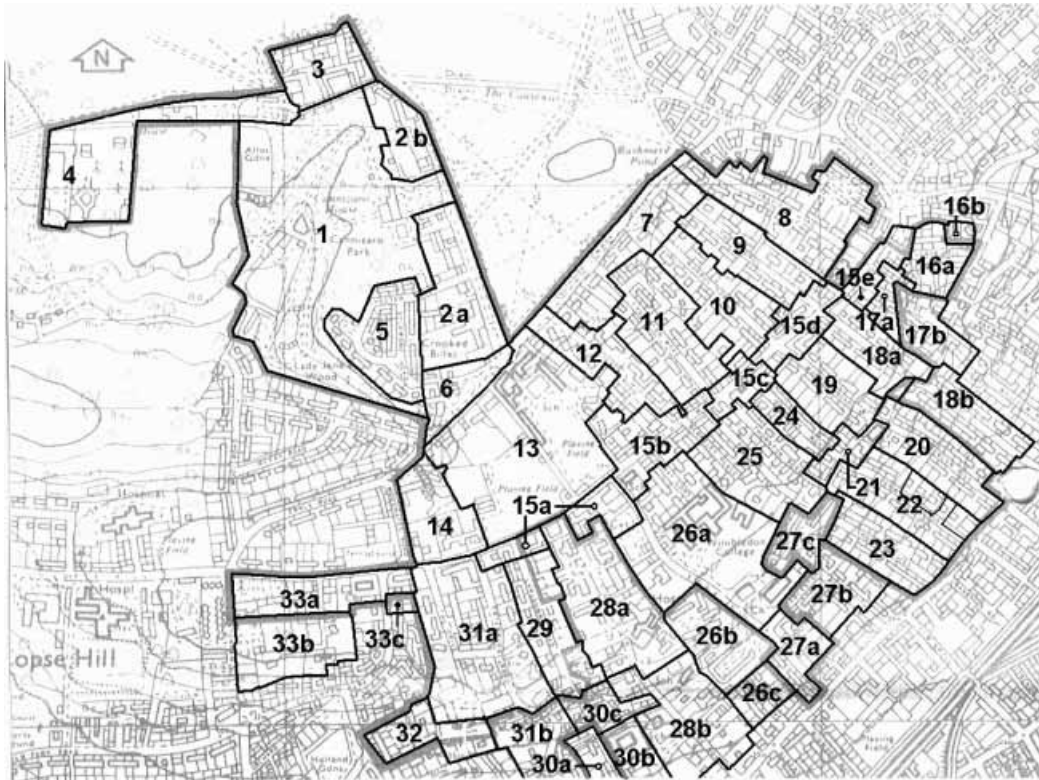
#### **Division**

The Sub Areas in Part Two of the Assessment are arranged in five groups covering different parts of the conservation area:

- the "Cannizaro Arm" from the Crooked Billet northwards (Sub Areas 1 to 6);
- the "flat land" between the Common and the Ridgway (Sub areas 7 to 14);
- the Ridgway itself (Sub Area 15);
- the escarpment between the Ridgway and Worple Road (Sub Areas 16 to 32); and
- the western projection along Copse Hill (Sub Area 33).

The first two groups are considered in roughly chronological order, the third from west to east, and the fourth and fifth roughly from east to west.

As with most character assessments, this one is concerned mainly with the character and appearance of the public domain, such as streets, front gardens and facades, public open spaces and other publicly accessible areas, and the extent of each of the Sub Areas reflect this emphasis. In the case of West Wimbledon Conservation Area, large sections consist of roughly parallel rows of domestic properties, where breaks in the period and/or character of buildings occur along the divisions between the back gardens, and the boundaries of the Sub Areas reflect these divisions.



*The arrangement of Sub Areas within and adjoining the Conservation Area*

#### **Arrangement**

The arrangement of the text of each of the Sub Areas is similar, as is set out as follows:

- Extent and justification: An indication of the size of the Sub Area, its boundaries and the reasons why it is considered a self-contained area.

- History: A brief outline of the development of the Sub Area where this is considered sufficiently significant to be considered in isolation.
- Character: A general introduction to the main characteristics of the Sub Area.
- Buildings: A brief description of each of the principal buildings, either individually or in groups, depending on their importance.
- Positive and negative features: A critique of the extent to which the Sub Area has retained its architectural and historic character.
- Extension or reduction: Where relevant, details of the reduction or extension of the part of the Conservation Area covered by the Sub Area, as a result either of the erosion of its architectural or historic importance or of changes in attitude towards the architectural significance of its buildings.
- Preservation and Enhancement: Recommendations for additions to the local and statutory lists, Article 4 Directions and works of environmental enhancement.

The re-alignment of the boundary has been made as straightforward as possible, bearing in mind the quality of adjoining areas, so as to minimise the possibility of unsympathetic development adjoining the Conservation Area having a detrimental impact on the areas within it. Because of the complex nature of the Sub Areas some of them have been considered under further sub-divisions. Also, where the boundary has been revised, the areas previously within or outside the Conservation Area have been considered separately.

### **The Maps in Part Two**

#### **Scale and Orientation:**

Although the maps in Part Two are based on Ordnance Survey maps, their scales are not indicated because they have been reduced to fit the A4 pages. Likewise, they are not arranged in their true orientation, but laid out to best fit on the page. However, north points and location maps are included to indicate the Sub Area's orientation and position.

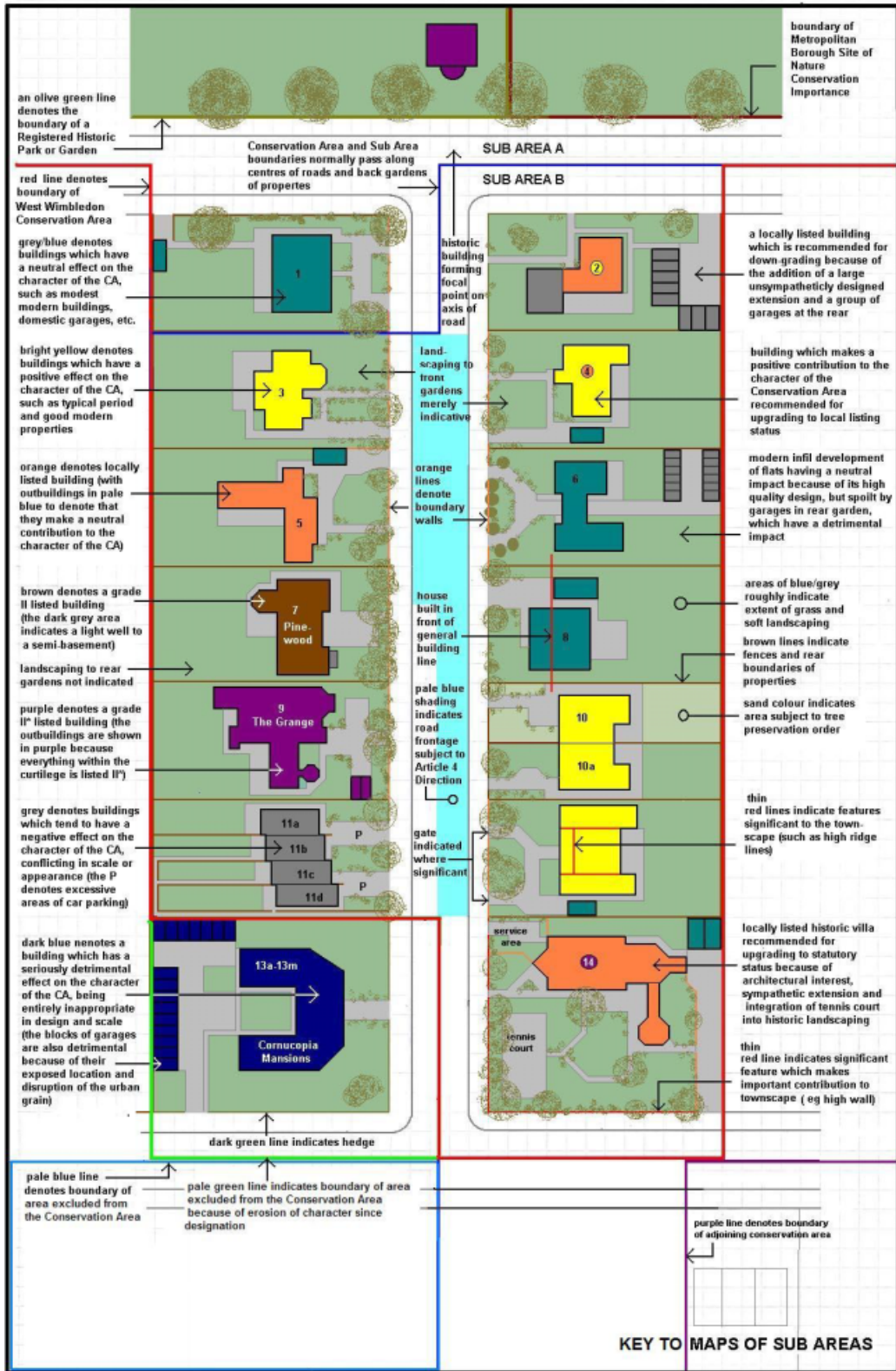
#### **Status:**

The areas, boundaries and buildings are coloured to indicate their status, as shown in the Key to the Maps on page 33, as follows:

**Areas:** Roads are left white, except those recommended for Article 4 Directions, which are coloured pale yellow. Paved areas are coloured light grey, and soft areas such as gardens and playing fields are coloured pale green except where they are subject to tree Preservation Orders, when they are coloured grey-green.

**Boundaries:** The boundaries to these areas and areas subject to different designations are indicated in the following colours:

- Boundary of the West Wimbledon Conservation Area: red.
- Boundaries of adjoining conservation areas: purple.
- Boundaries of Sub Areas within the West Wimbledon CA: bright blue.
- Boundaries of areas which have been considered for inclusion in the CA but rejected: pale green.
- Boundaries of Registered Parks and Gardens: olive green.
- Boundaries of Metropolitan Borough Sites of Nature Conservation Importance: brown.



**Key to Maps in Part Two of the Character Assessment Buildings:**

The buildings in the Conservation Area are shown in seven different colours, depending on their architectural and/or historic quality and the contribution they make to the character of the Conservation Area, as follows:

- Purple: grade II\* listed buildings of special architectural and historic importance.
- Brown: grade II listed buildings of special architectural and historic importance.
- Orange: buildings listed by the London Borough of Merton as of local architectural and historic importance.
- Yellow: buildings which make a positive contribution but which are not listed. These tend to be the majority of the historic buildings plus some of the best examples of modern development.
- Blue: buildings of neutral quality which make neither a positive nor a negative contribution. They include some of the more mundane older and modern buildings and most of the many small outbuildings and individual garages.
- Dark grey: buildings which tend to make a negative contribution because they conflict in scale and character with their surroundings. They include modern blocks of flats, recently built houses which constitute over-development or are pretentious in style, or groups of garages on backland or which are otherwise poorly sited.
- Dark blue: Buildings which are seriously detrimental in scale, character, style, etc to their surroundings.

Buildings which are recommended for upgrading or downgrading are indicated by a circle around the number of the building, as follows:

- An orange circle: upgrading to the local list;
- A yellow circle: downgrading from the local list;
- A purple circle: upgrading from the local list to grade II;

#### **Landscaping:**

The landscaping is roughly only indicated, and shows areas of garden and hard paving, trees, bushes, walls, fences and hedges. Their layout is based on a rapid visual survey of the Conservation Area, and they should be regarded as merely indicative of the general arrangement, which tends to change from time to time. They are coloured followscolours:

- Driveways, paths and terraces: pale grey;
- Approximate areas of soft landscaping: pale green;
- Front fences and side and rear garden boundaries: brown
- Front walls: orange;
- Hedges: dark green.
- Areas subject to tree preservation orders: sand coloured.

No attempt has been made to check the layout or planting in rear gardens.

#### **The Photos in Part Two**

A photo survey was undertaken of the buildings and the general townscape in the conservation area, and those included in the Assessment have been selected because of their particular interest or importance, and to clarify a point raised in the text.