

APPROVED CHARACTER APPRAISAL DURHAM RD. CONSERVATION AREA.

CONTENTS

	page
1. General Introduction	1
2. Description of Extent of CA	2
3. Designation History	2
4. History of Development	3
5. Land Uses	4
6. Archaeology	4
7. Listed Building, Building Contribution	4
8. Building Plots	5
9. Building Height	5
10. Building Form	6
11. Group Value	6
12. Building Line	7
13. Roof Form	7
14. Rhythm and Symmetry of Buildings	8
15. Architecture and Detailing	8
16. Building Materials	14
17. Gardens and Spaces between and around Buildings	15
18. Streets	15
19. Trees/landscape	16
20. Ecology	16
21. Views	16
22. Landmarks/legibility	16
23. Positive/Negative Features	17
24. Opportunities/recommended action	18

1. General Introduction

Conservation Areas are designated by the Council and are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). National planning guidance is provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment). Regional planning policy is provided by the London Plan (Feb 2004), which contains relevant policies on built heritage, heritage conservation and historic conservation-led regeneration (policies 4B.10, 11 and 12).

Local planning policy is contained in the Merton Unitary Development Plan (Oct 2003), which contains relevant strategic and detailed policies (policies ST.18, and BE.1, 2 and 3).

Merton’s Local Development Framework (LDF) will include a Core Strategy, which will be a Development Plan Document (DPD). This will set out how the Council intends to deliver its strategic intentions.

It is intended that the Core Strategy will commit the Council to the preparation of both a Character Appraisal and a Management Plan for each of the designated Conservation Areas in the Borough. The Core Strategy will also indicate how a broad strategy for conservation is to be integrated with other policies.

It is also intended to prepare a Supplementary Planning Document (SPD) on the Historic Environment, which will include all the Borough's Conservation Areas in general. It will expand on, and give more specific guidance on, for example, development control matters, and conservation related policies in the Core Strategy, and where necessary to expand on conservation related policies in any other DPD.

This and other Conservation Area Character Appraisals will be used to support the Conservation Area SPD, as will Management Plans which are also to be prepared for each Conservation Area.

The full name of the Conservation Area which is the subject of this character appraisal is the Durham Rd Conservation Area. This Character Appraisal was approved by the Council in March 2008.

2. Description of extent of the Conservation Area

The Conservation Area which is subject of this Character Appraisal is 3.91 hectares in extent. It is situated approximately 600 metres to the north of Raynes Park station, and approximately 2km to the south-west of Wimbledon Town Centre. It lies between Cottenham Park Rd (in the north), and Cambridge Rd (in the south).

The Lambton Rd Conservation Area adjoins it, where Cambridge Rd meets Lambton Rd. The West Wimbledon Conservation Area lies a short distance to the north and north-east, and the Copse Hill Conservation Area a short distance to the north west.

The area is on the middle slopes of Wimbledon Hill, and it slopes noticeably from north to south, being 33.7 metres above sea level, at its northernmost point in Cottenham Park Rd, and 18.0 metres at the south end in Durham Rd (just south of the Amity Grove junction).

The Conservation Area includes properties in Durham Rd, Cottenham Park Rd, Cambridge Rd, Orchard Lane, and Panmuir Rd. The addresses of properties included within the Conservation Area are set out below:

- 2 – 48 (evens) Panmuir Rd
- 1 – 47 (odds) Panmuir Rd
- 83 – 121 (odds) Durham Rd
- 100 – 106/106a (evens) Durham Rd
- 116 – 160 (evens) Durham Rd
- 61 – 79 (odds) Durham Rd
- 53 Cottenham Park Rd
- 2 – 6 (evens) Orchard Lane
- 20 – 38 (evens) Cambridge Rd
- 3 – 23 (odds) Cambridge Rd
- 23a Cambridge Rd
- 25a Cambridge Rd

3. Designation History

The Durham Rd Conservation Area was first designated by the Council in November 1990. It was extended in December 1992 to include properties at 43 – 47 Cottenham Park Rd, since when there have been no other changes to the boundary. Since that designation the properties at 43 – 47 Cottenham Park Rd have been redeveloped,

and Cottenham Court (no. 49 Cottenham Park Rd) has also recently been redeveloped.

A boundary assessment has been carried out as part of the work associated with this character appraisal, and the appraisal has been prepared on the basis of boundary adjustments recommended as a result of that boundary assessment. These comprise

The addition of the following properties:

- 61 – 79 (odds) Durham Rd
- 100 – 106/106a (evens) Durham Rd
- 25a Cambridge Rd
- 3 – 23 (odds) Cambridge Rd
- 23a Cambridge Rd

The deletion of the following properties:

- 43a/43b, 45a/45b, 47a/47b Cottenham Park Rd
- Cottenham Court (49 Cottenham Park Rd)
- 51 Cottenham Park Rd

4. History of Development

Rocques map of 1741-45 shows Copse Hill (the road), which is called “Ridge Way Lane” and which lies well to the north of the Conservation Area. Also shown is “Middle Worple Lane” (which extends to part of the modern Worple Rd), and “Comb Lane”, (today’s Coombe Lane), which lies to the south of the Conservation Area. The space between these lanes, including all of the area covered by the Conservation Area is shown as fields and as woodland.

In 1800, the original estate of “Prospect Place”, located on the south side of Copse Hill (close to the existing Atkinson Morley Hospital), was greatly enlarged southwards, up to Coombe Lane, thereby encompassing the present day Conservation Area. This enlargement was carried out by James Meyrick, who was a Parliamentary agent. Meyrick died in 1818, and 5 years after his death the estate was sold to John Lambton, Earl of Durham. In 1831 it was passed on to Charles Pepys (Lord Cottenham). Then known as Cottenham Park, he sold the estate for development in 1850.

On the sale of the Cottenham Park estate, the area to the north of the railway line was laid out with roads by WS Sims, in anticipation of development. However this was slow to start. Much of Durham Rd, and all of Cambridge, and Cottenham Park Roads are seen on the 1865 OS map. Durham Rd appears to be tree-lined on its western side, which may suggest a pre-existing line of trees (possibly an old field boundary), or an intention to create a new tree lined “avenue” for anticipated new development. The field boundary theory seems likely as the suggested boundary line appears to extend in line, to the north of Cottenham Park Rd.

The main railway line had been built in 1838, with the branch line to Epsom being built in 1861. Raynes Park station was however not opened until 1871. The name Raynes Park, used for the station, was derived from Edward Rayne who farmed locally from 1823 to 1847.

The OS map of 1865 (plan DLU/2256) shows “Cottenham Park”, encompassing the present day Conservation Area. The line of the present day Orchard Lane is also seen, as a footpath, and a line of trees, which extends to the present day junction of Pepys Rd and Cottenham Park Rd. The line of trees is seen extending on the west

side of Durham Rd, towards Coombe Lane. A further field path is seen linking the junctions of Pepys Rd/Cottenham Park Rd and Durham Rd/Cambridge Rd.

No houses or buildings are seen within the Conservation Area on this map.

The 1879 map, shows the first development within the Conservation, four large detached buildings located within the triangle bounded by Durham Rd, Cottenham Park Rd and Orchard Lane. One of these remains today, no. 53 Cottenham Park Rd, at the junction of Cottenham Park Rd and Durham Rd.

The 1896 map (plan no. DLU/2257) shows a run of semi detached and detached houses on the eastern side of Durham Rd, to the south of Orchard Lane (here shown as "Church Lane"). Of these nos. 152 to 160 survive today, but a further three properties to the south, have since been demolished and redeveloped. The present day houses at 100 – 106 Durham Rd can also be seen on the map, to the south of the Cambridge Rd junction.

This map also shows two detached properties on the west side of Durham Rd, but these lie outside the boundary of the Conservation Area.

The OS map of 1916 (plan no. DLU/2258) shows most of the Conservation Area now developed, and most of that development remains today. There are however gaps which are filled later, at 2/4/6 Orchard Lane, a development site taken from the rear garden of no. 53 Cottenham Park Rd, at 36/38 Cambridge Rd, and on the eastern side of Panmuir Rd. The latter two sites are shown as having been developed on the 1934 map (plan no. DLU/2259).

At this point it only remained for the properties at 146 – 150 Durham Rd to be demolished, to be replaced by flats (146/148 Durham Rd), and for development at the 23a and 25a Cambridge Rd and at rear of 53 Cottenham Park Rd to be completed.

The ages of existing buildings in the Conservation Area are indicated in appendix 1.

5. Land Uses

The only land use within the Conservation Area is residential. This includes a mix of houses, maisonettes and flats.

6. Archaeology

The Conservation Area is not included within an Archaeological Priority Zone (APZ).

7. Listed Buildings – Buildings Contribution

The positive, negative or neutral contribution made by each building to the character and appearance of the Conservation Area is indicated in appendix 1, as is any listed building status.

There are no Statutorily Listed Buildings within the Conservation Area.

There is one Locally Listed building within the Conservation Area. This is no 53 Cottenham Park Rd. This building is considered to make a positive contribution to the character and appearance of the Conservation Area.

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- 2 – 48 (evens) Panmuir Rd
- 1 – 47 (odds) Panmuir Rd
- 83 – 121 (odds) Durham Rd
- 100 – 106/106a (evens) Durham Rd
- 116 – 142 (evens) Durham Rd
- 152 – 160 (evens) Durham Rd
- 61 – 79 (odds) Durham Rd
- 20 – 34 (evens) Cambridge Rd
- 3 – 23 (odds) Cambridge Rd
- 25a Cambridge Rd

The following buildings are considered to make a neutral contribution to the character and appearance of the Conservation Area:

- 146/148 Durham Rd
- 2 – 6 (evens) Orchard Lane
- 36 – 38 (evens) Cambridge Rd
- 23a Cambridge Rd

No buildings are considered to make a negative contribution to the character and appearance of the Conservation Area:

8. Building plots

There is considerable variation in the character of building plots in the Conservation Area.

In the middle and southern sections of Durham Rd, and in Panmuir Rd there is a clearly expressed and rigid geometry to the plot and building layouts, which is associated with 19th century by-law housing. Each plot has a standard width, and each house is set a standard distance back from the footway. Plots are set square to the line of the street.

This regularity of plots is much less evident in the northern part of Durham Rd. In the case of 146/148 Durham Rd, the historical maps clearly show that individual smaller plots have been amalgamated as part of a redevelopment of the site. Numbers 154 – 160 Durham Rd have wider plots, while to the north of Orchard Lane plot configuration is influenced by the adjacent roads (Orchard Lane and Cottenham Park Rd), with side boundaries fronting Durham Rd.

In Cambridge Rd plots are mixed in their character and configuration. Some are quite irregular in terms of their width and depth (see 13 – 23a Cambridge Rd). However at 3 – 11 Cambridge Rd, there is regular width, and each plot is oriented at a slight angle to the line of the road.

9. Building Height

The great majority of the buildings in the Conservation Area are two storeys in height. Exceptions to this are however found at:

- 3 – 11 Cambridge Rd, 13 Cambridge Rd, and 154 – 160 Durham Rd (all 2½ storeys)

- Three of the houses at 61 – 79 Durham Rd have had dormers added to the front roof slope, which has altered a 2 storey building to a 2½ storey building
- 2/4/6 Orchard Lane (part 2 storeys and part 2½ storeys)
- 25a Cambridge Rd, and 53 Cottenham Park Rd (part 2½ and part 3 storeys) 146/148 Durham Rd (3 storeys).

Some of the grander Victorian houses have high rooms and so demonstrate an imposing presence, this is seen most notably at 53 Cottenham Park Rd, which has a very tall and slim appearance when viewed from lower ground in Durham Rd, and is also seen at 13 Cambridge Rd. In addition nos. 2/4/6 Orchard Lane stand high up relative to the level of the street (Orchard Lane), and have high gables which are also dominating.

By contrast nos. 36/38 Cambridge Rd and no. 23a Cambridge Rd are notably small in scale, the latter too small for its important position.

10. Building form

There is a considerable mixture of building forms in the Conservation Area, the most notable being the maisonettes in Panmuir Rd, and the adjacent sections of Durham Rd and Cambridge Rd. These are substantial buildings, built mainly as short terraces, each terrace containing either 4 or 8 maisonettes. Each of the terraces is however set very close to its neighbour, such that they read as longer terraces.

Elsewhere the majority of buildings in the area are semi-detached houses.

There is a staggered terrace of 5 houses at 3 – 11 Cambridge Rd, and detached houses at 13, 15, 21, 23, 23a, 25a Cambridge Rd, and at 53 Cottenham Park Rd.

Nos. 146/148 Durham Rd is a more modern block of flats, but has been built in the form of a terrace of 3 storey houses.

The majority of buildings have projecting bays on the front elevation, some are square in plan form but most have canted sides. The majority are either full height or two storey bays, but those at 3 – 11, 15, 17/19 Cambridge Rd, and 154 – 160 Durham Rd are single storey only.

11. Group Value

The majority of the buildings in the Conservation Area have a strong architectural relationship to other buildings in the area. There are a series of 5 different groups of buildings, which are identified as having common characteristics, which reinforces the special character of the area as a whole. These groups are identified (A,B,C,D and E) on plan DLU/2260.

The most obvious of these groups comprises the maisonettes in Panmuir Rd and the adjacent sections of Durham and Cambridge Roads. Whilst there are minor differences of detailing seen within this group, the overall impression given is of one of coherent architecture and consistent detail.

Other building groups are smaller, but include the semi-detached houses at 61 – 79 Durham Rd, 100 – 106/106a Durham Rd, 3 – 11 Cambridge Rd, and 154 – 160 Durham Rd.

12. Building Line

Properties in Durham Rd are mostly very strict in their observance of the building line. Houses frontages are set parallel to the street, and a common building line is observed.

It is a notable feature that where the maisonettes (1/3 and 2/4 Panmuir Rd, 83/85 and 116 Durham Rd) turn the corner at the respective junctions with Cambridge Rd, in each case their front façades are aligned in parallel to both street frontages, which gives these corner maisonettes an irregular plan form.

No 152 Durham Rd is set a little further back, relative to its neighbours, and properties at the northern end of Durham Rd are set square to Cottenham Park Rd or to Orchard Lane, rather than to Durham Rd.

Observance of building lines in Cambridge Rd is much less precise, though there is broad recognition of the extent to which buildings are set back from the road. Several buildings here are set at an angle to the line of the road. Nos. 23a and 25a Cambridge Rd, being corner properties, are aligned to Durham Rd, and are set out-of-line with their Cambridge Rd neighbours. They also stand closer to Cambridge Rd than their neighbours.

13. Roof Form

Gabled roofs are used on almost all the houses within the area. The principal ridges of the roofs run parallel to the line of the road. Nos. 23a and 36/38 Cambridge Rd are exceptions, having hipped roofs, and the semi detached houses at 61 – 79 Durham Rd alternate hipped with gabled roofs.

The terrace at 3 – 11 Cambridge Rd has a staggered form of mansard roof, with a flat roof above the steep mansard slope.

Individual properties have subordinate roofs above numerous forward projecting bays, these are mainly gabled, but there are a few examples of hipped roofs (eg 116 Durham Rd (facing Cambridge Rd), and 100 – 106/106a Durham Rd) and even flat roofs (seen at 2 – 48 Panmuir Rd). In one or two cases the forward facing gables are not subordinated to the main roof, (eg 2/4/6 Orchard Lane).

Pyramid roofs are distinctive features which are seen above tower features at 3 of the 4 buildings which are adjacent to the Cambridge Rd/Durham Rd junction, and one of the 2 buildings which adjoins the junction of Panmuir Rd and Cambridge Rd. A similar 4 sided pyramid roof has been used at no 2 Orchard Lane, at the junction of Orchard Lane and Durham Rd.

Roof slopes are generally fairly steep, and with some of the Victorian houses on the south side of Cambridge Rd roofs can be very steep, and are characteristic of Victorian “gothic” style. The block of flats at 146/148 Durham Rd has an uncharacteristically shallow roof slope, and this applies to both the main roof and to the 4 forward projecting gables.

14. Rhythm and Symmetry of Buildings

There is a clear and distinctive architectural rhythm to many of the buildings in the Conservation Area, as shown on plan DLU/2260, namely:

- 61 – 79 and 100 – 106/106a Durham Rd
- 1 – 47 and 2 – 48 Panmuir Rd
- 83 – 121 and 116 – 142 Durham Rd
- 154 – 160 Durham Rd
- 146/148 Durham Rd
- 20 – 34 Cambridge Rd
- 3 – 11 Cambridge Rd

The ways in which rhythm is set varies from building to building, but it includes the repetition of forward facing gables and hips, the associated projecting bays, the chimneys and the party walls which break the plane of the roof.

The great majority of the buildings in the Conservation Area have symmetrical elevations facing the street. Generally this symmetry is based on pairs of properties (for example pairs of semi detached houses, or blocks of 4 maisonettes). Properties which have this symmetrical characteristic are identified on plan DLU/2260.

15. Architecture and Detailing

The degree of homogeneity in the architectural design of the buildings in the Conservation Area is a major factor in the special character of parts of the area.

Brief details of each of the building types are set out below. The figure in brackets is the estimated date of construction, usually based on the date building plans were submitted. The contribution that each building makes to the character and appearance of the Conservation Area is recorded, positive (+) or neutral. No buildings are considered to make a negative contribution. This contribution is also itemised in appendix 1, as is a schedule of building materials.

Further details of each building are set out in appendix 2, including details of where subsequent changes have been made to each individual property.

20 – 34 Cambridge Rd, 116 – 142 Durham Rd, 83 – 121 Durham Rd, 2 – 48 Panmuir Rd, and 1 – 47 Panmuir Rd

(1903 to 1909) (+ contribution).

These are terraces of 2 storey maisonettes. This group of buildings have very strong architectural cohesion as a distinctive group, with only minor differences of detailing being evident. The maisonettes are built as short terraces, which mostly contain 8 maisonettes (4 on the ground floor and 4 above). Each terrace has two entrances, with a central recessed porch entrance, which provides access to 4 maisonettes, and which provides the main architectural focus of the buildings.

The 2 buildings which mark the junction of Cambridge Rd and Durham Rd have octagonal corner turret features, with a steeply pitched pyramid roof in slate. One retains a slim finial, which appears to be in lead.

Each building has brickwork to the ground floor elevation, and pebbledash to the 1st floor, but with (in most cases) brick to both levels on the projecting 2-storey

canted bays. However nos. 18 – 32 (evens) Panmuir Rd has a front façade which is wholly of brick. The main roofs are gabled, with the ridges running parallel to the line of the road. Each projecting front bay has a steeply pitched, subsidiary gabled roof, mostly with mock “timber frame” of render, and pebbledash infill decorative detail set within the gable facade. However at 2 – 28 (evens) Panmuir Rd the bays have flat roofs. Roofs were originally of slate, but in some cases this material has been replaced by tiles.

At 116 – 142 Durham Rd and at 20 – 34 Cambridge Rd there are three terracotta panels occupying the spaces between the ground and 1st floor windows on the three facets of each of the bays.

The central porch is richly detailed in white painted stone or render, and displays classical design and detailing. There is a classical portico with pilasters and corbels to each side, and a keystone is used within the segmental arch above the porch recess. These details are however omitted at 2 – 48 Panmuir Rd, where a shallow segmental brick arch is used at each porch recess.

The flank walls of each block are of yellow London stock brick. In some of the blocks the party walls project through the roof line, and are capped by red terracotta coping tiles.

There are several chimneys to each block, but most notably a central chimney, on the eaves line, above the front porch (not a feature at 2 – 48 Panmuir Rd). This chimney is canted out slightly and most terraces have moulded brick detailing at the eaves line. Some of the chimneys are also decorated with “dog tooth” moulded brick detailing, and the same form of moulded brick as is used on the chimneys is also seen as a string course above some of the ground floor windows.

There is good quality red brick detailing used above the flat arches of the ground floor windows. Original window frames are timber framed sliding sashes, and they have distinctive glazing bar design detail.

These are some minor differences of detail between the various terraces within this group. At nos. 20 – 34 Cambridge Rd all the window frames have been replaced with poor quality modern frames, but the work has been done comprehensively, so that the cohesion of the terrace has not been affected.

Elsewhere window frame replacements are fewer in number, but have been done on a “one-off” basis, for a single maisonette. Almost all of the window frames on the eastern side of Durham Rd are original.

The Cambridge Rd maisonettes have also had comprehensive roof replacement, using concrete tiles. Elsewhere individual properties have had roofs replaced, in some cases using tiles, in others artificial slates. However some original slate roofs survive. In Durham Rd some of the properties retain ornate red terracotta ridge tiles, but in many cases this detail has been lost.

61 – 79 Durham Rd

(1907) (+ contribution).

This is a run of 5 pairs of 2 storey semi-detached houses. There is strong identity as a building group. The ground floors use dark red brick, and the 1st floors are

painted pebbledash. Roofs are tiled, the roof forms vary, alternating between gables and hipped roofs for each pair of houses. Party walls, and flank walls (where gabled) project through the roof plane. Some houses have added front facing dormer windows.

There are wide canted 2-storey bays on the front elevation, adjacent to the flank walls. Each one has a subsidiary gabled roof above. Front doors are protected by projecting open-fronted porches, covered by lean-to roofs. Above each front door there is an oriel window.

Windows are timber-framed sliding sashes, with either 6 or 4 panes on the upper sashes and one on the lower sash.

100 – 106/106a Durham Rd

(1882) (+ contribution).

These properties comprise 2 pairs of 2 storey semi-detached houses. They are built of red brick. The front elevation is enlivened by painted stone details to the window sills and the lintels of the porch and windows. Ornate painted and moulded string course blocks decorate the eaves and the line of the ground floor window lintels. The roofs are gabled, and party and flank walls project through the plane of the roof.

Each house has a 2 storey canted bay on the front elevation, adjacent to the flank wall. The bays each have a hipped roof, which is subsidiary to the main roof. At the front door there is a small recessed, open fronted porch. Windows are typical Victorian timber frame sliding sashes with either 1 or 2 panes to the upper and the lower sashes.

146 – 148 Durham Rd

(1975) (neutral contribution).

This is a modern, three-storey block of flats. It takes the form of two symmetrical blocks, in the form of a single terrace. The walls are of a rather harsh brown brick, and heavy concrete tiles are used on the roof. The main roof is gabled, the ridge being parallel to the line of the street, and the roof slope is set at a low angle.

Each block is symmetrical, and each has a central entrance. The entrances are each flanked by projecting bays, to the full three-storey height. Above these bays there are gables, again at a low pitch, the gables being corbelled with projecting bricks at each side. There are no bargeboards, and the wall of the gable rises above the roof planes.

152 Durham Rd

(1892) (+ contribution)

This property comprises a single two storey detached house. It is built in red brick, with a slate roof. The flank wall is in yellow London stock brick. The building features a front facing gable, set within which is a triangle in-filled with ornate terracotta moulded tiles. Below the gable is a single storey square plan bay

window, with a lean to slated roof. The windows are Victorian, 2 pane, timber sashes.

154 – 160 Durham Rd

(1881/82) (+ contribution)

These properties comprise two pairs of 2½ storey semi-detached houses. The buildings are constructed with yellow London stock brick, with red brick detailing, comprising string courses and flat arches to the upper windows. The roofs are of slate, though in one case this has been replaced by concrete tiles. There is stone detailing used on the bay windows and on the archway to the porch. There is a string course of moulded and painted terracotta blocks below the eaves of the building.

The roofs of the buildings are gabled, with the ridge of the roof parallel to the line of the road. Each house is double fronted, the central porch being flanked by single storey canted bay windows with a hipped slate roof.

The recessed porches have attractive semi circular arches, with carved and painted stone/render capitals and keystones. On the front roof slope there are very attractive round headed dormer windows, covered in lead, some of which retain slim metal finial features. The windows are generally typical 4 pane Victorian sliding sashes, in timber. On the canted sides of the bay windows they are similar but with 2 panes. The dormer windows are casements.

2/4/6 Orchard Lane

(1959, no 2 substantially extended 1988) (neutral contribution).

This is a block which is 2½ storeys high on the Orchard Lane elevation. It turns the corner of Orchard Lane and Durham Rd, and it features a square tower with a pyramid roof, adjacent to that junction. The ground floor is of brick, the upper floors of render, and the roof is of slate. There is a pair of large gables addressing Orchard Lane, which have Juliet balconies at the top floor level.

53 Cottenham Park Rd

(1875) (Locally Listed Building, + contribution)

This a detached.2½ storey house, its appearance conveys ecclesiastical associations. The architecture of the building is distinctively Victorian gothic, and reminiscent of the architect AW Pugin.

The building materials used comprise red brick with blue brick detail, stone lintels and sills to some of the windows, stone mullions and tracery to the windows, and roof tiles including ornate ridge tiles. The notable details include a fine staircase window in high gothic style with stonework tracery and polychromatic brickwork in the gothic arch. This window contains leaded and coloured glass. Between the upper and lower sections of this window there are panels of tiles. Other windows also have gothic arches picked out using blue brickwork.

There is a projecting porch with ornate timber bracket supports, and dentilled brickwork detailing at the eaves of the building. The chimney included canted brickwork detailing. A clerestory window framed in stone appears below part of the

eaves. At the SW corner of the building there is a projecting bay set at an angle to the main building. This has similar tiles between the 1st and 2nd floor windows. It also has very finely worked detail to the eaves/gable of the half hipped roof, and herringbone brickwork detail in a panel above the 2nd floor window. There are also fine gothic windows with stone arches on the top floor of the south elevation. No alterations to the building are evident.

3 – 11 Cambridge Rd

(1903) (+ contribution).

This is a staggered terrace of 5 houses, each of 2½ storeys. The buildings are constructed of red brick, and the roof is of tiles. The roof form appears as a kind of staggered mansard, though the upper section of the roof is flat. On the front roof slope each house has a gabled dormer window with sloping roof planes to the sides (i.e. with no vertical “cheeks”). Party walls break through the line of the front roof plane.

Each house has a single storey square bay on the front elevation, with a projecting, open fronted porch alongside, which in some cases has later been infilled. Both bay and porch are unified by a lean-to roof.

Windows are casements, the window above the porch being well detailed with a moulded brick surround.

The street frontages of no. 3 Cambridge Rd (towards both Cambridge Rd and Lambton Rd) is well defined by a curtilage brick wall.

13 Cambridge Rd

(1892) (+ contribution).

This is a substantial 2½ storey detached house, built in typically flamboyant Victorian style. It is built of red brick, with moulded brick string courses. The steeply pitched roof is of slate, it is gabled, with non-subsidary gables facing towards the street. Ornate timber bargeboards are a notable feature on these gables. The window sills and lintels are of painted stone.

There is a 2 storey, canted bay on one side of the front elevation, with a hipped roof above. Between upper and lower bay windows there are moulded terracotta panels. A smaller single storey square bay with a lean to roof, is placed on the other side of the front elevation. Windows are typical Victorian sliding sashes, with a single pane to the upper and lower sash.

The open fronted porch is centrally placed, it is recessed with a semi circular arch above, which also has painted detailing, including a keystone. A later dormer has been added to the front roof slope in a pastiche Victorian style.

15 Cambridge Rd

(1879) (+ contribution).

This is a 2 storey detached Victorian house, whose design is suggestive of a vernacular cottage. It is built of dark red brick, and has a slate roof, which is a steeply pitched gable. There is also a non-subsidary gable which faces towards

the street, and which has ornate timber bargeboarding. There are two single storey square bay windows, each of which has a flat roof and dog tooth brick detailing at the eaves. The centrally positioned, open-sided porch has a simple projecting flat roof, supported on curved stone brackets.

17/19 Cambridge Rd

(1896) (+ contribution).

This is a pair of 2 storey, semi-detached houses. They are built of red brick with painted stone lintels, sills and architraves. The steeply pitched roof, which is gabled, is covered in slate. The party wall projects through the roof plane. Front facing, non-subsidary gables, with barge boarding and timber bracing at the apex, are prominent features on the front elevation.

Each house has a single storey canted bay, adjacent to the flank walls, with a hipped slated roof above. The open fronted porches are recessed. Windows are typical Victorian timber framed sliding sashes, with either one or two panes to the upper and lower sashes.

21 Cambridge Rd

(1885) (+ contribution).

This is a two-storey detached house, built of dark red brick, with a tiled roof. The historic maps indicate a substantial extension on the west side at some time during or after the 1930s. The roof form is complex, with steep roof pitches and an area of flat roof above. A pair of non-subsidary gables face towards the street. One of these extends forward to cover a 2-storey, square projecting bay. There is a substantial timber framed projecting porch with a steeply pitched gabled roof of tiles.

Windows are casements, and they have painted concrete lintels and stone or concrete sills, above and below. A modern single storey side extension, with a lean-to roof, has been added to the west side.

23 Cambridge Rd

(thought to be 1885) (+ contribution).

This building is in some ways broadly similar in character to no 21 and no. 15 Cambridge Rd, however it has just one front facing gable. The steeply pitched roof is covered with tiles, it is gabled, though it has an area of flat roof in place of a ridge. There is a non-subsidary front facing gable also with a steep roof pitch, which stands above a projecting square 2 storey bay. Windows are casements, with painted concrete lintels.

The open fronted porch has a lean-to tiled roof.

23a Cambridge Rd

(1977) (neutral contribution).

This is a small scale building which has a much lower profile than its neighbours. It has a relatively low-pitched roof covered in tiles. The walls are of light red/

brown brick. A subsidiary gable faces towards Cambridge Rd, and two matching subsidiary gables face towards Durham Rd.

Windows are casements, with timber frames, and they are divided into small panes.

25a Cambridge Rd

(2001) (+ contribution).

This is a modern building, with contemporary detailing. It is part 2 storeys, part 2½ storeys and part 3 storeys. It occupies a corner position at the junction of Durham Rd and Cambridge Rd. The building includes a 3-storey tower with a 6 sided pyramid roof, a feature which echoes the similar towers and roofs on two of the other corners at this street junction. The scale of the building gives it an appropriate strong presence in the street scene.

The building is constructed using a dark red brick, and it has a slate roof. A wide square bay faces towards Durham Rd, which is roofed over by a seamless extension of the main roof pitch. A gabled dormer sits within this roof pitch.

On the Cambridge Rd frontage the roof is half hipped, and on this frontage there is a 1½ storey canted bay which appears to accommodate the staircase, again the roof is a seamless extension of the main roof. The front porch is open fronted, and has a lean-to roof.

36/38 Cambridge Rd

(1920) (neutral contribution)

This is a very small-scale pair of semi-detached houses. The walls are of pebbledash, and the roof is of slate. The roof form is hipped, and the roof slope is quite low. The ground floor has a lean to roof across the frontage, covering flanking bays and a central gabled roof covers the single arched porch which serves both properties.

Windows are casements, and have replacement frames.

16. Building Materials

There is a wide variety in the types of brick used in the Conservation Area, ranging from yellow London stocks to red bricks, both dark and light. A few buildings make use of red or blue bricks to add detailing interest. A common feature for many buildings is the use of brick for ground floors with (usually painted) pebbledash for the 1st floors.

In a few cases moulded bricks of terracotta are used to enliven a façade, and in some cases moulded bricks are painted.

Painted stone is often used for window detailing, sills, lintels etc.

The earlier Victorian buildings, often in gothic style, typically have slated roofs, while the Edwardian buildings tend to use tiles.

17. Gardens and Spaces between and around Buildings

Front gardens along both Cambridge Rd and Durham Rd tend to be fairly deep, setting buildings well back from the road, and leaving spaces for generous planting. Front garden planting and street tree planting are indicated on plan DLU/2262.

In some places car parking has been introduced into these front garden areas, the details have been noted in appendix 2. In a few cases the introduction of car parking has led to the complete removal of the front curtilage definition (walls, fences hedges etc., and this too is recorded in appendix 2.

18. Streets

The quality of street design and street materials is a key factor in influencing the overall character and appearance of any area, here it is generally very good.

Cambridge Rd, Cottenham Park Rd and Durham Rd were laid out in the 1850s, as wide "carriage drives", in anticipation of high quality Victorian residential villa development. This has left the area with streets which are grand in scale, and which are well detailed with granite stone kerbs, gully setts and corner blocks. In particular the gentle curve of Cambridge Rd together with the generous width of the carriageway and the footways convey the spacious, and imposing, but informal and natural character, which was originally intended.

Cambridge Rd

The part of the street which lies to the east of Durham Rd has narrow granite kerbs, and a single row of granite setts in the gully. The footways are surfaced with 600 x 900 mm artificial stone paving (ASP) concrete paving slabs, and there is a bitmac verge alongside. Crossovers are surfaced with bitmac.

Within the footway at the junction of Cambridge Rd and Lambton Rd there is an unusual and highly ornate Victorian cast iron vent pipe, which is an attractive and distinctive piece of street furniture.

To the west of Durham Rd, the street has wide granite kerbs, and wide footways surfaced with bitmac. Four rows of granite setts are used in the northern carriageway gully, and it seems that similar setts on the south side may have been covered over with bitmac.

Durham Rd

To the north of Cambridge Rd the street has narrow concrete kerbs, and no granite gully setts. The footway on the west side is surfaced with bitmac, while the one on the east side is surfaced with 600 x 900 mm artificial stone paving (ASP) concrete paving slabs with a bitmac verge alongside. Crossovers are surfaced with bitmac.

To the south of Cambridge Rd, kerbs are narrow granite, with the footway combining a bitmac verge and ASP slabs. A single row of granite setts is used in the carriageway gullys. Crossovers are of bitmac.

There is a variety of species of trees planted in the footways, the details are set out in section 19 below.

Panmuir Rd

Wide granite kerbs are used, and the wide footways are surfaced with bitmac. No gully setts are evident.

Cottenham Park Rd

The part of the street which lies within the Conservation Area, (southern side of the road only) has narrow stone (not granite) kerbs. The footways are surfaced with bitmac, as are the crossovers.

Orchard Lane

The part of the street which lies within the Conservation Area has narrow granite kerbs, and a single row of granite setts in the gully. The footways are surfaced with 600 x 900 mm artificial stone paving (ASP) concrete paving slabs, and there is a narrow bitmac verge alongside. Crossovers are bitmac.

19. Trees/landscape

There are 3 Tree Preservation Orders within the Conservation Area. These are at:

- TPO M 330 at 83 – 85 Durham Rd and at 2 – 4 Panmuir Rd
- TPO M 187 at 1 – 3 Panmuir Rd, and
- TPO M 307 at 79a Durham Rd and 25a Cambridge Rd.

Parts of the Conservation Area have important trees within front garden areas, and these are valuable from the point of view of softening the appearance of the built environment. Plan DLU/2262 indicates the location of these more important trees.

Street trees have been planted in Durham Rd and Panmuir Rd. These are in varied condition and maturity, but the most characteristic street trees are the pruned lime trees which are a feature of both of these roads. The consistent use of limes give a more coherent feel to the character of these 2 streets. Plan DLU/2262 indicates the location of the street trees.

Hedges are a characteristic feature of the street curtilages in Panmuir Rd and part of Durham Rd, in relation to the maisonettes at 1 – 48 Panmuir Rd and at 116 – 142 and 83 – 121 Durham Rd.

20. Ecology

No part of the Conservation Area has any recognised areas of nature conservation value (eg Sites of Importance for Nature Conservation or Sites of Special Scientific Interest). However backland garden areas offer blocks of relatively undisturbed habitat which is valuable to the survival of a variety of plant and animal species.

21. Views

The majority of views within the Conservation Area are short distance views to buildings. However from the top of Durham Rd there is a long distance, narrow viewing corridor towards the south, along the length of the street. This view encompasses the hills of the North Downs on the distant horizon, it is framed by the trees in the foreground.

22. Landmarks/legibility

The most notable features which give legibility to the area are found at the junction of Durham Rd and Cambridge Rd. This junction is made distinctive by the use of corner towers each with a pyramid roof in slate, on three of the four corner properties.

The side view of the tall house at 53 Cottenham Park Rd, as seen from the lower ground in Durham Rd, also serves as a distinctive landmark feature at the junction of Durham Rd and Cottenham Park Rd. This important corner building marks the northern entrance into the Conservation Area.

23. Positive/negative features

The positive, negative and neutral features have been referred to in the earlier part of this assessment. This section therefore summarises those references

Positive Features

- The strong sense of architectural group value, rhythm and symmetry seen in the maisonettes at 116 – 142 and 83 – 121 Durham Rd, in Panmuir Rd and at 24 – 34 Cambridge Rd.
- The architectural detailing seen in the maisonettes at 116 – 142 and 83 – 121 Durham Rd, in Panmuir Rd and at 24 – 34 Cambridge Rd.
- The high quality street design and street scale in Cambridge Rd and Panmuir Rd.
- The use of high quality street materials (granite kerbs and setts) seen in other streets.
- The way that the design of 3 of the 4 buildings on the corners of the Durham Rd/ Cambridge Rd junction, respond to their prominent corner positions, and to one another.
- The group value, rhythm and symmetry seen in the buildings at 154 – 160 Durham Rd, at 100 – 106/106a Durham Rd, at 61 – 79 Durham Rd, and at 3 – 11 Cambridge Rd.
- The outstanding architectural qualities of the building at 53 Cottenham Park Rd.
- The positive contribution made by other buildings to the character and appearance of the Conservation Area, as indicated in appendix 1.
- The positive contribution to street scene made by street trees, especially the coherence lent to the street scene in Panmuir Rd by the use of lime trees.
- The street curtilage boundary definition to Lambton Rd and Cambridge Rd, at no. 3 Cambridge Rd.

Neutral Features

- The neutral contribution to the character of the area, made by certain buildings, as identified in appendix 1.

Negative Features

- The poor quality of the traffic calming structures at the northern end of Durham Rd.
- The unsympathetic changes made to certain buildings in the area, including window frame replacements, cladding on top of masonry, porch enclosures, paint applied to masonry, replacement of front doors, and roof extensions.
- The removal of sections of front curtilage wall/fence or hedge, combined with paving over of all or part of the front garden, associated with the provision of front garden car parking.
- The weak response made to the junction position, by the design and scale of the building at 23a Cambridge Rd, which fails to match up to those same aspects seen on the 3 other corner buildings at that street intersection.

24. Opportunities and Recommended Action

- To secure the redevelopment of the property at 23a Cambridge Rd, in such a way that it responds to the junction of Cambridge Rd and Durham Rd in the same way as the 3 other buildings at that intersection.
- To secure improvements to the traffic calming design at the north end of Durham Rd.
- To seek Article 4 Direction powers in relation to small scale changes to properties in respect of window frame replacements, enclosure of porches, alterations to roofs, replacing front doors, and the application of paint to masonry.
- To take steps to ensure that small scale alterations which already come under planning control, for example alterations made to flats and maisonettes, are effectively controlled, and that property owners are made aware of where applications for planning permission are required.

April 2008

APPENDIX 1 - Building information

Information given in brackets is based on probable or deduced rather than certain or confirmed information.

Age of buildings is usually established from the date when plans were submitted. Where this information is not available, then a judgement is made based on the appearance of the building and/or historic maps.

In height of building ½ indicates accommodation within the roof, within either dormers, gables or raised eaves.

Building materials are identified (as originally built) as: B = brick, B* = painted brick, P = pebbledash, R = render, St = stone, T = plain roof tile, HT = hanging tile, S = roof slate.

Building Contribution is recorded as: SL2 = statutorily Listed grade 2, LL = locally listed, + = positive contribution to the area, neu = neutral contribution to the area, neg = negative contribution to the area.

	Age of building	Building Materials	Building height	Building Contribn
Durham Rd				
61 – 79 (odds)	1907	B,P,T	2 (note 2)	+
100 – 106/106a (even)	1882	B,S	2	+
83 – 121 (odds)	1905/06	B,P,S	2	+
116 – 142 (evens)	1903/04	B,P,S	2	+
146/148	1975	B,T	3	Neu
152	1892	B,S	2	+
154 – 160 (evens)	1881/82	B,St,S	2½	+
Panmuir Rd				
2 – 48 (evens)	1909	B,P,S (note 1)	2	+
1 – 47 (odds)	1909	B,P,S	2	+
Cambridge Rd				
20 – 34 (evens)	1903	B,P,S	2	+
36/38	1920	P,S	2	Neu
3 – 11 (odds)	1903	B,T	2½	+
13	1892	B,St,S	2½	+
15	1879	B,St,S	2	+
17/19	1896	B,S	2	+
21	1885	B,T	2	+
23	1885	B,T	2	+
23a	1977	B,HT,T	2	Neu
25a	2001	B,S	2½ - 3	+
Orchard Lane				
2/4/6	1959 (note 3)	B,R,S	2 – 2½	Neu
Cottenham Park Rd				
53	1875	B,St,T	2½ - 3	LL

Note 1 – nos. 18 – 32 are wholly brick on front façade (no pebbledash)

Note 2 – several front dormers, and one side dormer added later

Note 3 – later extended several times

APPENDIX 2 – Property Details

Building alterations (which have adversely affected the buildings character) are recorded as follows: R = roof extension, S = side extension, W = window frame replacement (W = all front windows, W* = lower front windows only, W** = upper front windows only), Rf = roofing materials replacement, P = porch alteration/enclosure, D = front door replacement, Pt = paint on brickwork, C = cladding added.

Front garden parking – “yes*” means the whole, or virtually the whole, of the frontage space is given over to car parking.

Loss of front curtilage refers to the removal of the whole of the front garden wall, fence or hedge.

This information was recorded in December 2006.

	Front garden Parking	Loss of front curtilage	Building Alterations
Durham Rd			
61	-	-	D
63	Yes	-	P
65	Yes*	Yes	C,W,D,R
67	Yes	-	-
69	Yes	-	R
71	Yes	-	Rf
73	Yes	-	R,Rf
75	Yes*	-	R
77	-	-	D,Rf,W**
79	Yes*	Yes	Rf,P
83/85	-	-	W**
87/89	-	-	-
91/93	-	-	-
95/97	-	-	Rf,W*
99/101	-	-	Rf,W*
103/105	-	-	-
107/109	-	-	W*
111/113	-	-	-
115/117	-	-	W**
119/121	-	-	-
100	-	-	Rf
102	-	-	Rf
104	Yes	-	Rf,D
106/106a	Yes	-	Rf,D,W*
116	-	-	-
118	-	-	-
120	-	-	Rf,W*
122	-	-	-
124	-	-	D
126	-	-	-
128	-	-	-
130	-	-	W**
132	-	-	-
134	-	-	-
136	-	-	Rf,W**
138	-	-	Rf
140	-	-	Rf,W**
142	-	-	Rf
146/148	-	-	-
152	-	-	-
154	-	-	-

156	-	-	Rf
158	-	-	-
160	-	-	-
Panmuir Rd			
1/3	Yes (Note 2)	-	Rf
5/7	-	-	Rf
9/11	-	-	Rf, (Note 1)
13/15	-	-	Rf,W*, (Note 1)
17/19	-	-	W*
21/23	-	-	-
25/27	-	-	W**
29/31	-	-	-
33/35	-	-	-
37/39	-	-	Rf
41/43	-	-	Rf,W**
45/47	-	-	Rf,W**
2/4	-	-	W
6/8	-	-	-
10/12	-	-	W
14/16	-	-	Rf,W*
18/20	-	-	-
22/24	-	-	-
26/28	-	-	-
30/32	-	-	W
34/36	-	-	Rf
38/40	-	-	-
42/44	-	-	-
46/48	-	-	-
Cambridge Rd			
3	Yes (Note 3)	-	Rf
5	-	-	-
7	Yes	-	Rf,P
9	-	-	P
11	Yes*	-	P
13	Yes	-	R
15	Yes	-	-
17	Yes	-	W**
19	Yes	-	-
21	Yes	-	S
23	Yes*	-	-
23a	Yes (Note 2)	-	P
25a	Yes (Note 2)	-	-
20/22	-	-	Rf,W
24/26	-	-	Rf,W
28/30	-	-	Rf,W
32/34	-	-	Rf,W
36	-	-	W
38	Yes	-	W
Orchard Lane			
2	-	-	-
4	Yes*	Yes	-
6	Yes*	Yes	-
Cottenham Park Rd			
53	Yes (Note 4)	-	-

Note 1 – loss of shared chimney above front entrance

Note 2 – On Cambridge Rd frontage

Note 3 – On Lambton Rd frontage

Note 4 – On Cottenham Pk Rd frontage