

# CHARACTER APPRAISAL VINEYARD HILL ROAD CONSERVATION AREA.

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### 1. General Introduction

Conservation Areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced.

The full name of the Conservation Area which is the subject of this character appraisal is the Vineyard Hill Road Conservation Area. Hereafter in this document it is referred to as the Vineyard Hill Road Conservation Area, or the Conservation Area.

The special character of the Conservation Area as a whole derives from

- The views along Vineyard Hill Rd towards central London and the West End
- The grand scale and form of the street
- The quality street materials
- The quality of architecture, construction materials and detailing
- The quality of planting within the frontages of the properties

The Conservation Area may also be divided into 2 distinct areas (see plan DLU/2272). The further special character of each of these areas derives from:

- Southern End of the Conservation Area
  - Larger properties, with wider frontages
  - Larger and more irregular spaces between buildings

A high proportion of detached houses  
Diversity in architecture, including some symmetry and some asymmetry  
The presence of Locally Listed buildings

- Northern End of the Conservation Area  
Narrower fronted properties  
Almost universally semi detached built form  
Greater uniformity in architecture, with most houses falling within one of a number of coherent architectural groups  
Regularity and rhythm in layout of buildings and spaces  
Symmetry to pairs of houses

## **2. Description of extent of CA**

The Conservation Area which is subject of this Character Appraisal is 6.7 hectares in extent. It is situated approximately between 1000 metres to 1500 metres to the north of Wimbledon Town Centre, and between 50 metres and 600 metres to the south west of Wimbledon Park Tube Station.

The Conservation Area has a linear form, being centred almost entirely along a single long street.

To the west and north west of the Conservation Area are Leopold Rd and Arthur Rd, which mainly lie within the North Wimbledon Conservation Area. To a large extent the Conservation Areas share a common boundary.

The Conservation Area occupies land on the eastern slopes of Wimbledon Hill, at the south western end of Vineyard Hill Rd the land is at a height of 47.5 metres, and it descends to 24 metres at the junction of Vineyard Hill Rd and Home Park Rd.

The Conservation Area includes all of the properties fronting onto Vineyard Hill Rd (except for Hillcrest Lodge, which lies within the North Wimbledon Conservation Area), and it also includes several properties in Home Park Rd and one in Leopold Rd.

The Conservation Area includes the following properties:

- 15 – 21 (odds) Home Park Rd
- 23a and 23b Home Park Rd \*
- 25 – 31 (odds) Home Park Rd \*
- 64/66/68 Home Park Rd \*
- Ivy Cottage, Vineyard Hill Rd
- 1b Vineyard Hill Rd
- 1 – 11 (odds) Vineyard Hill Rd
- 15 – 85 (odds) Vineyard Hill Rd
- 2 – 30 (evens) Vineyard Hill Rd
- 34 – 110 (evens) Vineyard Hill Rd
- 64 Leopold Rd \*

(\* properties proposed to be included in the Conservation Area in the light of the findings of the Conservation Area Boundary Assessment, 2007)

### **3. Designation History**

The Vineyard Hill Rd Conservation Area was designated by the Council in November 1990. There have been no boundary alterations to the Conservation Area since this first designation. The Boundary Assessment report (2007) has concluded that it would be appropriate to include certain additional properties into the Conservation Area (referred to in section 2 above), and this Appraisal has been prepared on the basis of their being within the Conservation Area.

### **4. History of Development**

The OS map of 1865 (plan DLU/2278) shows the main Waterloo – Wimbledon railway line. It also shows Vineyard Hill Rd area being located within a small part of what is a very extensive “Wimbledon Park”, and with Wimbledon Park House being shown towards the south west, close to the present day southern junction of Home Park Rd and Arthur Rd. Vineyard Hill, being a part of the parkland, is referred to by name, as is Vineyard Hill Wood which is located at the crest of the hill where today Arthur Rd descends to Wimbledon park station.

The only present day roads which are seen on this map are Durnsford Rd, Gap Rd and the Gap Rd bridge, together with the lower section of Leopold Rd. No other present day roads in the area (including the upper part of Leopold Rd, Arthur Rd, Home Park Rd, Vineyard Hill Rd or Dora Rd) are yet in existence.

A lane or track is seen to run from the south west to the north east, along the lower slopes of Wimbledon Hill, linking “Gap Lodge” (at the northern end of today’s Woodside), to the Woodman Tavern (today’s Woodman Public House in Durnsford Rd).

A further lane runs east to west, through what is now the Conservation Area linking Wimbledon Park House to the lane referred to above, meeting it at a point approximately half way along today’s Dora Rd.

The 1896 OS map (plan DLU/2279) shows the start of development in the area, with new roads being laid out, namely Arthur Rd, Home Park Rd, Vineyard Hill Rd, Dora Rd, and Kenilworth Rd, as well as the extension of Leopold Rd up the hill from the Woodside junction.

The map also shows the District Line railway and the station at Wimbledon Park. The railway severs the Woodman Tavern footpath referred to above, replaced by the railway bridge at Wimbledon Park Station.

The first houses are seen in Arthur Rd and in Vineyard Hill Rd (numbers 5, 7, 15, 17, 19 and 21), 64 Leopold Rd, and no 68 Home Park Rd also appear, but other roads in the area are as yet undeveloped. No 64 appears as a subsidiary building related to a larger mansion with quite extensive grounds, which fronts onto Leopold Rd. This larger building remains on the historical maps up to, and including the 1934 map, after which it disappears to be replaced by a residential development of 1963, (58 – 62 Leopold Rd and Leopold Terrace, Dora Rd), which lies outside the Conservation Area. No. 64 however survived that, and remains today.

The 1916 OS map (plan DLU/2280) shows much more extensive development in the area. Almost all of Vineyard Hill Rd is now developed with houses, with just one main

gap on the south eastern side, where nos. 48 – 64 now stand, and a smaller gap where no. 49 now stands. Other roads are also filling up with houses, including Dora Rd, Kenilworth Rd, Arthur Rd and Leopold Rd. New roads have been built and lined with houses at Strathearn Rd, Landgrove Rd and Waldemar Rd. The section of Home Park Rd which lies to the south of the Arthur Rd junction is now similarly built up, but the section close to Wimbledon Park Lake is as yet unbuilt. The remnants of Vineyard Hill Wood can still be seen, now fragmented by new houses in Arthur Rd. The lower part of the wood, by Wimbledon Park Lake, is now referred to as “Ashen Grove Wood”.

The 1934 OS map (plan DLU/2281) shows the few remaining gaps in Vineyard Hill Rd now filled in. The only exception to this is at Ivy Cottage, at the south western end of the area, where a later development involved the demolition of part of the coach house complex (adjacent to “the Coach House” (number 1b Vineyard hill Rd), and its replacement with a larger detached house.

## **5. Land Uses**

The main land use within the Conservation Area is residential. This mainly takes the form of large houses, but in some cases these have been subdivided into flats. The only non residential uses are a surgery (space converted from a house in Vineyard Hill Rd).

## **6. Archaeology**

Part of the Conservation Area lies within an Archaeological Priority Zone (APZ), the boundary of the APZ running down the line of Vineyard Hill Rd, with the APZ to the north west.

The APZ covers a large area, and it is centred on Wimbledon Village, together with the high land that stretches from the Village to the north east and the south west, and also including Wimbledon Common.

## **7. Listed Buildings – Buildings Contribution**

The contribution made by each building to the character and appearance of the Conservation Area is indicated in plan DLU/2274, as is any listed building status.

There are no Statutorily Listed Buildings within the Conservation Area.

There are however 13 Locally Listed buildings within the Conservation Area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 2, 4, 5, 6, 7, 8, 11, 12, 15, 17, 19, 21 and 24 Vineyard hill Rd.

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

- 1b Vineyard Hill Rd
- 1 and 3 Vineyard Hill Rd
- 9 Vineyard Hill Rd
- 23 – 47 (odds) Vineyard Hill Rd
- 51 – 85 (odds) Vineyard Hill Rd
- 15 – 21 (odds) Home Park Rd

- 25 – 31 (odds) Home Park Rd
- 64/66/68 Home Park Rd
- 10 Vineyard Hill Rd
- 14 – 22 (evens) Vineyard Hill Rd
- 28 and 30 Vineyard Hill Rd
- 34 – 46 Vineyard Hill Rd
- 50 – 106 Vineyard Hill Rd
- 110 Vineyard Hill Rd
- 64 Leopold Rd

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

- Ivy Cottage, Vineyard Hill Rd
- 26 Vineyard Hill Rd
- 48 Vineyard hill Rd
- 108 Vineyard Hill Rd

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- 49 Vineyard Hill Rd
- 23a/23b Home Park Rd

## **8. Street Layout**

The Conservation Area essentially consists of single street, though a small part of Home Park Rd also falls within the area. This part of Wimbledon is essentially laid out in street blocks, with building frontages facing the street, semi-private land between the footways and the building facades, and private spaces, mainly hidden from public view, located behind the buildings, in the centre of each street block. This layout creates a well-defined public domain, with clearly signalled boundaries, and generally under the surveillance of the windows of buildings which front the streets.

Vineyard Hill Rd follows a very gradual curve, bending gently to the left as one descends the hill towards Home Park Rd.

The scale of the street is grand, with wide footways and a wide carriageway. It is typical in this respect of other streets in the area, such as Lake Rd, Home Park Rd, Leopold Rd and Arthur Rd for example. These streets were laid out in the late 19<sup>th</sup> century, with a view to their being developed as a high-quality suburban development. The scale and the design of the street is an essential factor in that aspiration.

## **9. Building plots**

In the southern part of the Conservation Area building plots are quite wide, varying between around 15 metres, up to 25 metres, and in a couple of cases around 30 metres. In this part of the Conservation Area there is greater irregularity in plot widths.

In the northern part of the area, plots are narrower, being typically 7.7 to 9.0 metres wide. Here there is much greater regularity and rhythm in plot layouts.

Building plots are typically arranged at right angles to the line of the street, though there is a notable exception to this at 1/3/5 Vineyard Hill Rd, which would appear to

relate to a large consolidated landholding whose extent is suggested on the 1916 plan.

At the northern end of the street, on the west side of its junction with Home Park Rd, the plots are splayed out in radial pattern, to allow buildings and plots to present continuous frontages to the street junction. However on the opposite (east) side the street junction forms an acute angle, and the 2 northernmost plots present themselves to both Home Park Rd and Vineyard Hill Rd, but they are oriented relative to Vineyard Hill Rd, rather than to Home Park Rd.

Plot depths are generally longer on the north west side of the street, than they are on the south east side.

## **10. Building Height**

The line of the road slopes down towards the north east, but in addition the land slopes across the line of Vineyard Hill Rd, with the land on the north west side being noticeably higher than that to the south east. This means that the majority of the floor plates of the houses on the north west side stand well above the street level, which considerably increases their presence in the street scene. The extent to which buildings stand above street level varies, at the lower end (the Home Park Rd end), they tend to be between 1.8 to 2.2 metres (approx) above street level, in the middle section they are between about 1.2 to 2.1 metres (approx) above street level, and at the southern end they range from as much as 2.5 metres (approx) above street level, down to 0.5 metres (approx) above street level.

By contrast the houses on the south east side stand lower down, and are less dominant in the street scene. These floor plates are mostly set about 0.3 metres to 0.5 metres (approx) below street level, but at the northern end houses are level with the street.

This lateral slope across the line of the road is most pronounced in the middle section of the Vineyard Hill Rd.

In the Home Park Rd part of the Conservation Area, properties on the east side of the road also stand well above the level of the street.

The buildings throughout the Conservation Area are either 2 storeys or 2½ storeys in height, but floor to ceiling heights are larger than is typical of modern houses, but characteristic of the houses of the turn of the 19<sup>th</sup> – 20<sup>th</sup> centuries.

## **11. Building form**

The majority of the houses are semi detached. Almost all of them follow this format in the northern part of the Conservation Area. In the southern part the majority are detached houses.

## **12. Building Line**

Buildings are laid out in a conventional street block layout, with the blocks being defined by the surrounding streets, Vineyard Hill Rd, Home Park Rd, Dora Rd and Leopold Rd. Buildings present frontages towards their respective streets, and the backs of buildings face towards the centres of the blocks. At the northern end of the area, nos. 108/110 are wedged into the acute angle of the street junction, and this

results in the flank of no. 110 and the rear elevations of both properties being presented to Home Park Rd. This is a negative aspect of the Home Park Rd street scene.

There is general observance of a building line along the street, though this is more rigorously followed in the northern part of the area. In the northern part, buildings are typically set back from the street by a distance of 5.75 metres (on the south eastern side of the road) and by 8.5 metres (on the north western side of the road). Generally houses are set square to the line of the road, but at the far northern end (on the NW side of the street), the houses are progressively turned at an angle, and staggered one to another, to accommodate the junction of Vineyard Hill Rd and Home Park Rd.

In the southern part of the area houses are set back from the street within a range of 10.5 metres to 6.6 metres (on the south eastern side of the street), and between 10.5 metres and 9.1 metres (on the north western side of the street). Again houses are generally set square to the line of the road, but at nos. 1 and 3 Vineyard Hill Rd they are set at an angle, reflecting the angled plot boundaries.

Bay windows typically project forward of the general building line.

In the central part of the street, on the north west side, a number of garages have, at a later date, been constructed within front garden areas. This has occurred where the houses themselves are set high above the street (see section 10 above). The garages are therefore cut into the slope of the land, and they generally stand well below the level of the houses that they serve. This form of development is detrimental to the street scene, it is disruptive to the generally observed building line, and it is harmful to the overall character and appearance of the Conservation Area.

### **13. Roof Form**

Roof forms in this area are quite varied. These include hipped roofs, gabled roofs, and modified mansard type roofs (with a steeply pitched roof below a flat roof).

Most typically the main ridge of the roof runs in parallel to the line of the street, and of these, most houses have subordinate gables which face address the street. Roof pitches are universally fairly steep or very steep.

Where the modified mansard roof is seen, this usually has a steeply pitched roof around all 4 sides of a central flat roof area, (as at 41/43, and 59 – 65 Vineyard Hill Rd), however in one case (37/39 Vineyard Hill Rd) the flank walls extend to the top of the mansard, with the steeply pitched mansard slope seen on the front elevation. This mansard roof form always has front-facing dormer windows.

Several houses have a flat roof surrounded on all 4 sides by conventionally pitched roof slopes (eg 18 – 22 Vineyard Hill Rd).

A few dormer windows are seen on conventional front facing roof slopes, but they are not a typical feature of the area.

At several of the hipped roof houses, roof extensions on the side roof slope have implemented, in conjunction with extension of living accommodation into the roofspace. This type of roof extension tends to be disruptive to the rhythm of the buildings and spaces, where a regular rhythm exists.

### **13. Rhythm and Symmetry of Buildings**

The pairs of semi-detached houses which are seen throughout most of the northern part of the Conservation Area have strongly defined rhythm and symmetry. This is expressed in terms of the projecting bays and subsidiary gables, the front doors and porches, oriel windows, chimneys, projecting party walls, roof forms, and the regular spacing of one pair of houses from its neighbours to each side. However numbers 64/66 and 68 Home Park Rd are atypical in their asymmetry.

Typically in the southern part of the area there is less emphasis on either rhythm or symmetry, though the semi detached houses at 5/7 and 17/19 Vineyard Hill Rd, do display symmetry, as do the detached houses at 1/3, and 23/25/27/29/31 Vineyard Hill Rd.

Numbers 2/4/6 and 8 Vineyard Hill Rd have a strong sense of rhythm, but each individual house is asymmetrical.

Other buildings consciously demonstrate asymmetry, such as 9, 11, 12, 14, 15, 16 to 24, 21, and 28 - 34 Vineyard Hill Rd.

Plan DLU/2277 indicates building symmetry and building rhythm.

### **14. Architecture and Detailing**

The majority of the buildings in the area display strongly cohesive architectural character which links, to other buildings in the area. Nineteen distinct architectural groups of buildings are identified in the Conservation Area (shown as building types A to S on plan DLU/2274). These are not always immediately adjacent to one another. In some cases there are similarities between one group and another.

This homogeneity in the architectural designs of the buildings, and the similarities of certain of the designs to others in the Conservation Area is a major factor which contributes to its special character.

The remaining buildings are architectural "one offs", unlike any others in the Conservation Area, though even here a few buildings display similar broad characteristics to other buildings.

The general architectural styles tend mostly to be based on neo vernacular architecture of the first years of the 20<sup>th</sup> century, with typical bays, gables, hips, oriel windows, and porches, together with pebbledash and hanging tile finishes which are associated with this design approach and period.

There are several very distinctive arts and crafts designs, seen at 5/7, and 17 – 21 (odds) Vineyard Hill Rd. These are notable for hanging tiles, crow stepped party walls, corner windows, etc.

This is a particularly fine house at 24 Vineyard Hill Rd, which is a quite rare local example of art nouveau style.

The houses at 2/4/6/8 Vineyard Hill Rd tend to pre-date the neo vernacular and art nouveau influence, and they are more typical of a standard Victorian classically based design approach.

Brief details of each of the building types are set out below. The date quoted 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, "Locally Listed", "positive contribution", "neutral contribution" or "negative contribution". All Locally Listed buildings are considered to make a positive contribution to the character of the Conservation Area. These contributions are identified on plan DLU/2274.

**Building Type A** (5/7 and 17/19 Vineyard Hill Rd).

Architect – H Phelps Drew (99 Gloucester Rd, London SW)

Date – 1891

Locally Listed - Positive Contribution

Materials – Red brick is used at the ground floor level, with red tile hanging at 1<sup>st</sup> floor level. Tiles are used on the roof. Bay window architraves are of painted stone.

Building Form and Detailing – These are two pairs of semi-detached houses, each one part 2 storey and part 1½ storey. The architectural style shows Arts and Crafts influence. Each house has a front facing gable, which is linked to that of its neighbour by a transverse roof slope, whose eaves are at 1<sup>st</sup> floor level. The party walls project through the roof plane and appear with crow step detailing. In the case of one pair of semis the front facing gable extends forward to cover a 2 storey canted bay, in the case of the other pair there is a single storey canted bay with a flat roof above. Each house has a dormer window on the front roof slope, in the case of one pair of semis this has a hipped roof, in the other pair it is flat roofed. The porches, which are open to the front and side, are located within projecting 2 storey wings which project out from the flank walls.

**Building Type B** (75 – 85 (odds) Vineyard Hill Rd and 15 – 21 (odds) Home Park Rd).

Architect – ?

Date 1906

Positive Contribution

Materials – Red brick is used at ground floor level, with painted pebbledash at 1<sup>st</sup> floor level, and to the front facing gables. Flank walls use yellow London Stock brick. The roofs are tiled, and ornate ridge tiles are used. Between the ground and 1<sup>st</sup> floor bay windows ornate tile hanging is used.

Building Form and Detailing – These are five pairs of semi-detached two storey houses. They have gabled roofs. The party walls and flank walls project through the plane of the roof. Each house has a subsidiary front facing gable above 2 storey, flat roofed, bay windows. The form of the bay is complex, combining squared corners with a rounded front face. Above the porch, there is a projecting oriel window. Each house has a projecting porch, open to the front and side, each one paired with its neighbour, and sharing a hipped roof. Window frames, which are timber casements, are highly decorated. Windows are generally small 4 paned units at the upper level, with a large single pane below.

**Building Type C** (51 – 57 (odds) and 67 – 73 (odds) Vineyard Hill Rd).

Architect – ?

Date 1909

Positive Contribution

Materials – Red brick is used at ground floor level, with painted pebbledash at 1<sup>st</sup> floor level, and to the front facing gables. Flank walls are of yellow stock brick. The roofs are tiled. The pebbledash is detailed to suggest timber frame detailing between the upper and lower bay windows, and within the gable above.

Building Form and Detailing – These are four pairs of two storey semi-detached houses. They have hipped roofs, with party walls projecting through the roof plane.

Each house has a subsidiary front facing gabled roof, which extends forward to cover a two storey canted bay window. The porch is located adjacent to the flank wall of each house, and it is covered with a lean to roof, supported on pillars, the porch being open to the front and sides. Above the porch there is a projecting oriel window. Window frames are timber casements, with small paned units at the upper level, with a large single pane below.

**Building Type D** (59 – 65 (odds) Vineyard Hill Rd).

Architect – ?

Date 1905

Positive Contribution

Materials – The ground floor level is expressed with a grey/brown brick, finished with red brick detailing. The 1<sup>st</sup> floor is painted pebbledash, these materials are carried round to the flank elevations. The roof is covered with tiles.

Building Form and Detailing – These are two pairs of semi-detached houses. They are 2½ storeys in height. The roof form has steep pitched mansard roof slopes to the front and flank elevations, with a flat roof between these roof slopes. The party walls project through the roof plane. Each house has a two storey canted bay, with a flat roof, adjacent to the party wall. The porch is recessed, expressed as a round headed arch. Above the porch is a projecting oriel window. Within the front facing mansard roof slope each house has a flat roofed dormer window. Window frames are timber casements, with small paned units at the upper level, with a large single pane below.

**Building Type E** (37/39 and 45/47 Vineyard Hill Rd).

Architect – ?

Date 1904/05

Positive Contribution

Materials – The ground floor level is expressed with a grey/brown brick, finished with red brick detailing. The 1<sup>st</sup> floor is painted pebbledash, these materials are carried round to the flank elevations. The roof is covered with tiles.

Building Form and Detailing – These are two pairs of semi detached houses. They are 2½ storeys high. The roof form has a steep pitched mansard roof to the front elevation, the flank walls extend up to include the mansard floor level. A flat roof occupies the space between the top of the flank walls. The party walls and flank walls projecting through the roof plane. Each house has a round fronted 2 storey bay, topped with a parapet which rises above the eaves line. These bays sit adjacent to the party wall. The front doors are protected by shallow cantilevered flat roofed structures, supported on brackets. Front doors are not recessed. Above the front door there is a wide oriel window, also supported on brackets. Within the front facing mansard roof slope each house has two roofed dormer windows. Window frames are timber casements, with small paned units at the upper level, with a large single pane below.

**Building Type F** (27/29/31 Vineyard Hill Rd).

Architect – R Allenbrook Hinds (36 Hill Rd, Wimbledon)

Date 1900

Positive Contribution

Materials – These buildings are constructed of red brick, with yellow stock flank walls, and roof tiles. Painted stone is used for the architraves of the bay windows.

Building Form and Detailing – This is a run of 3 detached houses, each one 2½ storeys in height. These houses share some common features with building group G below. The roof form is gabled, the ridge being parallel to the line of the street. Each house has two flat roofed dormer windows on the front roof slope. There is a pair of single storey canted bay windows on each side of the central recessed porch. The bays are topped with a parapet, the porch is expressed as a semi circular arch.

Window frames are timber sashes, with small paned units at the upper sash, and a large single pane below.

**Building Type G** (23/25 Vineyard Hill Rd).

Architect – R Allenbrook Hinds (36 Hill Rd, Wimbledon)

Date 1900

Positive Contribution

Materials – These buildings are constructed of red brick, with yellow stock flank walls, and roof tiles. No 23 has painted stone architraves around the bay windows. No 25 has hanging tiles between the ground and 1<sup>st</sup> floor bay windows.

Building Form and Detailing – This group comprises a pair of detached houses, each one being 2½ storeys high. This pair shares some common features with building group F above. The roof form is gabled, the ridge being parallel to the line of the street. No. 23 has what appears to be a later addition of a dormer window on the front roof slope. Each house has a pair of two storey bay windows on each side of the recessed central porch. Subsidiary front facing gables extend forwards to cover these bays. In the case of no. 23 the bays are canted at the sides, in the case of no. 25 they are squared. The porch is expressed as a semi circular arch. Window frames are timber sashes, with small paned units at the upper sash, and a large single pane below.

**Building Type H** (9 and 11 Vineyard Hill Rd)

Architect – Wicksteed and Smith (8 Old Jewry, London EC)

Date 1903

Positive Contribution (no. 11 also Locally Listed)

Materials – Red brick is used at the ground floor level, and textured render at 1<sup>st</sup> floor level and at the front gable. The roof is covered with tiles. A moulded render decorative detail is seen within the front facing gable, which features the date 1903.

Building Form and Detailing – This group comprises a pair of detached houses, each one being 2½ storeys high. The roof form rises to a high hip in the centre, with lower gables, one on a flank elevation and one a forward projecting gable to the front façade. The plan form is roughly “L” shaped. There is a wide dormer window on the front roof slope, part flat-roofed and part barrel-roofed. Balancing the forward projecting gabled wing, there is a small single storey canted bay window with a hipped roof. Between the wing and the bay there is a projecting square plan, flat-roofed porch, which is enclosed at front and sides.

NB. Given that these two buildings are of similar design, and that both have been maintained in a way which has respected their essential architectural character, there seems to be no reason why no. 9 should not be added to the Local List.

**Building Type I** (2 – 8 Vineyard Hill Rd)

Architect – E Taylor (Queen Victoria St, London EC)

Date 1888

Positive Contribution and Locally Listed

Materials – The whole building is constructed of red brick, with slate covering the roof. Panels of moulded bricks decorate the facets of the bays, between ground and 1<sup>st</sup> floor windows, they are deeply and finely moulded, with representations of foliar, floral, avian and facial features. Window architraves lintels and sills are of painted stone, and the same material surrounds the porch.

Building Form and Detailing – These properties comprise 4 detached, two storey houses. The roof form has two symmetrical gables which address the street. Between these gables there is a small section of flat roof. Overall the front elevation of the houses have strong symmetry, with the front entrance centrally placed. However the 2 storey bays which flank the porch differ in design, in one case being

square in plan, in the other, being a canted bay. Both bays stand forward of the respective gables, and have hipped roofs. The bay windows and the front entrance are enhanced by typical Victorian painted stone capitals with carved floral images. The front entrance is also enhanced by a semi circular arch above. Windows are typical Victorian sliding sashes of timber, with a single pane in the lower sash, and two panes in the upper sash, but with a row of small panes along the upper edge of the upper sash.

**Building Type J** (18 – 22 Vineyard Hill Rd)

Architect – H Phelps Drew (29 King St, London EC)

Date 1896

Positive Contribution

Materials – The ground floor is of red brick, and the 1<sup>st</sup> floor of painted pebbledash. The roof is covered with tiles.

Building Form and Detailing – These are three detached, 2½ storey houses of asymmetrical design. The roof has a central flat area, with roof slopes on all 4 sides. A front facing dormer window sits within the front facing roof slope, and a smaller gabled dormer (without cheeks) is on one of the side roof slopes. The frontages of the buildings are dominated by a wide two-storey, flat-roofed, bay window, canted in plan form. Windows are sliding sashes of timber, with a single pane in the lower sash and 4 panes in the upper sash. No 18 has a very badly designed 2 storey side extension in brick, with a flat roof.

**Building Type K** (40 – 46 Vineyard Hill Rd)

Architect – ?

Date 1906

Positive Contribution

Materials – The ground floor uses dark red brick, the upper part is of painted pebbledash, the roof is covered with tiles.

Building Form and Detailing – These properties comprise two pairs of 2½ storey semi detached houses. Each pair is symmetrical in design. The roof form is gabled, with the ridge parallel to the line of the road. Flank and party walls project through the plane of the roof. These are corbelled out at the eaves. Each house has a flat roofed dormer window on the front roof slope. There is a wide ground floor front bay, square in plan, with a hipped roof, which amalgamates a front window and the porch. Windows are timber casements.

**Building Type L** (50 – 56 Vineyard Hill Rd)

Architect – ?

Date 1912

Positive Contribution

Materials – The walls are of painted pebbledash, with hanging tiles within the front facing gables. Quoins of brick are used and the corners of the building. The roof is covered with tiles.

Building Form and Detailing – These are two pairs of two storey semi detached houses. The main roof is gabled, with the ridge parallel to the line of the road. Subsidiary gables address the street, above projecting 2-storey, square-plan bays. A further large gable sits above the entrance porch at the side of the main bay. Window frames are timber casements, and windows are subdivided into small panes of glass.

**Building Type M** (58 – 64 Vineyard Hill Rd)

Architect – ?

Date 1912

Positive Contribution

Materials – The walls are on painted pebbledash (unpainted in one case), the roof is covered with tiles. Timber frame detailing is used within the front facing gables.

Building Form and Detailing – These are two pairs of 2 storey semi detached houses. The roof is gabled, with the ridge parallel to the line of the road. There are subsidiary gables addressing the street, which extend to cover the 2 storey bays, but each gable is asymmetrical, sloping down to 1<sup>st</sup> floor level on one side, and in doing so, covering a recessed porch. Nos. 58/60 have small gabled dormer windows on the front roof slope. Window frames are timber casements, and the windows are subdivided into small panes.

**Building Type N** (66 – 84 Vineyard Hill Rd)

Architect – Roger Vincent & Co ?? (53 Broadway, Wimbledon)

Date 1902

Positive Contribution

Materials – At ground floor level the walls are of red brick. The upper walls are painted render, moulded to signify timber frame detailing. Hanging tiles are used within the front facing gables, and in some cases in the space between ground and 1<sup>st</sup> floor bay windows. The roof is covered with tiles. Flank walls are of yellow stock brick. The ground floor bay windows are surrounded by painted stone architraves, sills and lintels.

Building Form and Detailing – These properties comprise 5 pairs of 2-storey semi-detached houses. The main roof is hipped, and each house has a subsidiary front facing gable which extends well forward, to cover a 2 storey canted bay. This gable has a generous front overhang, and wide eaves, which (except in the cases of 66/68) are supported on timber brackets. The timber bargeboards have fluted lower edges. Porches project forward, and are located adjacent to the party walls, paired with the neighbour's porch, beneath a shared hipped roof. Several of these porches retain elaborate timber frame detailing to the front and side. A tall, slim oriel window, supported on a timber bracket, sits above the porch. The moulded render at 1<sup>st</sup> floor level is based on gothic tracery design. There are large shared chimneys, with ornate brickwork detailing, seen at the party walls above front façade, though this feature is missing from no. 78/80. The Windows are of timber, and are casements, window design varies within the group.

**Building Type O** (86 – 100 Vineyard Hill Rd)

Architect – John Taft (61 Hornsey Park Rd, Hornsey, London N)

Date 1905

Positive Contribution

Materials – The ground floor level is constructed of red brick, and the upper part of painted render. The roof is covered with tiles.

Building Form and Detailing – These properties comprise 4 pairs of 2½ storey semi-detached houses. The central part of the roof is flat, with roof slopes on the 4 sides of this flat area. A flat roofed dormer window sits within the front-facing roof slope. Party walls project through the roof plane, and flank walls rise above the line of the eaves, creating a valley. On the front elevation each house has a 2 storey flat-roofed canted bay, located adjacent to the party wall. The front porches project forward, covered with a lean to roof, and there is ornate detailing to the timberwork which supports this roof. Above the roof of the porch there is a large oriel window with canted sides. Windows are a mixture of timber framed sliding ashes, and timber casements. Glazing bar designs also vary within this group\of houses, some having simple large pane upper and lower sashes, others have small pane upper casements, or small pane upper sashes.

**Building Type P** (102 – 106 Vineyard Hill Rd)

Architect – R Allenbrook Hinds (2 the Broadway, Wimbledon)

Date 1895

Positive Contribution.

Materials – The walls are constructed using red brick, and the roof is covered with slate. Windows have painted stone sills and lintels.

Building Form and Detailing – This group comprises three, two storey detached houses. The roof is gabled at one party wall, and also has a front-facing non-subsidiary gable at the opposite end. Below the front gable, projects a two-storey, square-plan bay with a hipped roof. On the opposite side of the front elevation there is a single storey canted bay, also with a hipped roof above. In the case of no. 102, this roof is a lean to, which runs across both the bay window and the adjacent porch. In the cases of 104 and 106 the porch comprises a simple lean to roof, open at front and sides, which is supported on decorated timber supports. The window sills are supported on small stone brackets. Windows are typical Victorian sashes, with a single pane at upper and lower levels.

**Building Type Q** (15 and 21 Vineyard Hill Rd)

Architect – almost certainly also by H Phelps Drew (99 Gloucester Rd, London SW)

Date 1891

Positive Contribution and Locally Listed

Materials – No 15 uses red brick and roof tiles, no. 21 uses dark red brick, hanging tiles and roof tiles.

Building Form and Detailing – The main roof is gabled, with the ridge parallel to the line of the street. Two asymmetrical, 2 storey bays project forward, the larger one with a gabled roof facing the street above a canted bay, the smaller one with a hipped roof. Between the 2 bays there is a porch recessed (in the case of no 15, behind an arch), with a catslide roof above, on which sits a flat roofed dormer window. Windows are timber framed sashes, with 4 panes to each upper sash and a single pane to the lower one.

**Building Type R** (25 – 31 Home Park Rd)

Architect – JE Windsor (8 Southampton St, London WC)

Date 1900

Positive Contribution

Materials – Red brick is used at ground floor level, with painted pebbledash above. Nos. 29/31 has imitation timber frame detailing (in render), with infill pebbledash panels, at the top floor level, and the bays on this pair are entirely of brick. Tiles cover the roof.

Building Form and Detailing – These houses comprise two pairs of substantial semi-detached houses, each 2½ storeys high. Each pair is symmetrical. The ridge of the main roof of each house is set at right angles to the line of the road, and a half hip off the ridge addresses the street. There are shallow, two storey, square plan bays to the front of each house, with a hipped roof above. The front doors are set adjacent to the flank walls, and they comprise a wide, semi circular arch in brick, with ornate timberwork and glazing to the front door and door surround. The flat arches to the ground floor windows (and the 1<sup>st</sup> floor windows of one of the pairs of semis) use fine quality gauged brick. Windows are casements and frames are made of timber.

**Building Type S** (64/66/68 Home Park Rd)

Architect – ?

Date 1893/4

Positive Contribution

Materials – These buildings are constructed of yellow stock brick, with red brick for detailing, and the roof is covered with slate. Above the porch each house has a panel of moulded terracotta blocks.

Building Form and Detailing – These are three detached two-storey, double fronted, but asymmetrical houses. There are steeply pitched gables over the front-facing 2-storey, square plan bays. The porch is recessed, behind a typical Victorian classical round-headed arch above. The porches are centrally positioned in the front elevation. Windows are timber-framed sashes, with single panes to upper and lower sashes.

### **Other “One Off” Buildings**

#### **Ivy Cottage, Vineyard Hill Rd**

Architect – ?

Date 2000

Neutral Contribution

Materials – The building is made of light brown bricks with mock stone or render window detailing, and a slate roof.

Building Form and Detailing – A detached, 2½ storey house with a steeply pitched gabled roof. The design of the building is based on a traditional Victorian style. It has an “L” shaped plan form, with a gable facing towards the street. A projecting 2 storey flat roofed bay window sits beneath the front gable. Window frames are based on traditional Victorian 2 pane and 4 pane timber sashes. A round headed sash window sits above the bay, within the gable.

#### **1b Vineyard Hill Rd**

Architect – ?

Date 1894

Positive Contribution

Materials – The building is of brick which has been painted over. It has a slate roof.

Building Form and Detailing – This is a simple, 2 storey, narrow-fronted house, with the main entrance on the flank wall. The front façade has a gabled roof and a 2-pane Victorian sliding sash window at ground floor level, with a similar one at 1<sup>st</sup> floor level. It seems likely to have originally been a coach house or service building associated with a much larger mansion at 66/68 Leopold Rd (which lies outside this Conservation Area).

#### **1 Vineyard Hill Rd**

Architect – ?

Date 1899

Positive Contribution

Materials – The building is constructed of brick, with a slate roof. The front of the building is wholly covered in Virginia Creeper.

Building Form and Detailing – This is a large double fronted house, with a gabled roof whose ridge runs parallel to the line of the road. The front entrance is centrally placed, and it is flanked on each side by canted two-storey projecting bays, topped by subsidiary gabled roofs. Windows are timber sliding sashes, with subdivided upper sashes and a single pane in the lower sashes. There are strong similarities with no 3 Vineyard Hill Rd (see below).

#### **3 Vineyard Hill Rd**

Architect – ?

Date 1899

Positive Contribution

Materials – The building is built of red brick, and the roof is covered with tiles.

Building Form and Detailing – This house is of broadly similar design to that at no 1 Vineyard Hill Rd (see above). The main differences are that the front facing gables are not subsidiary to the ridge of the main roof, and these gables do not project out over the bay windows, instead the bays have flat roofs.

### **33/35 Vineyard Hill Rd**

Architect – ?

Date 1904

Positive Contribution

Materials – The ground floor used brown bricks, with red brick detailing, and the upper floor is rendered. The roof is covered with tiles.

Building Form and Detailing – This building comprises a symmetrical pair of semi detached houses. Two prominent forward facing gables address the street, below each one there is a gently curved, 2 storey bay window with a small hipped roof above. Within the apex of the gable there is a small attic window which is Palladian in style. There are two recessed, 2 storey wings at the sides, each covered with a hipped roof. These wings each have a cylindrical oriel window at 1<sup>st</sup> floor level, with an enclosed porch which projects forward, below.

### **41/43 Vineyard Hill Rd**

Architect – ?

Date 1904

Positive Contribution

Materials – The walls are of painted render and the roof is covered with tiles.

Building Form and Detailing – A symmetrical pair of houses below a 4 sided mansard roof (the steep mansard roof slope is seen on each side, above which there is a flat roof). Each house has 2 dormer windows of unequal size on the front facing roof slope. There are two dominating 2 storey, canted bay windows, each of which has a parapet which stands above the eaves level. Front doors are set to each side, and oriel windows are seen above. Windows are casements, and have small panes at the upper level of each window and single larger panes at the lower level. There is no porch.

### **49 Vineyard Hill Rd**

Architect – ?

Date probably 1920s

Negative Contribution – (the negative contribution has been ascribed because the scale of the building is too small when seen in the context of the surrounding buildings, and the building disrupts the rhythm of other buildings seen in this part of the street).

Materials – The building is covered in white painted render, and the roof is covered with tiles.

Building Form and Detailing – This is a detached building, of asymmetrical design. It has a gabled roof where the ridge runs parallel to the line of the street, and a forward facing gable, set to one side. To the right of the front gable there is a catslide roof whose eaves come down to 1<sup>st</sup> floor level, on which sits a flat roofed dormer window. Window frames are casements, and are of metal "Crittall" type.

### **10 Vineyard Hill Rd**

Architect – R Allenbrook Hinds (Wimbledon)

Date 1888

Positive Contribution

Materials – The walls are of red brick, and the roof is tiled. The upper apex of the front facing gable is covered with unpainted pebbledash. The window lintels are of unpainted stone.

Building Form and Detailing – This is a very substantial 2½ storey detached house. The main roof is gabled, with the ridge running at right angles to the line of the street, and this presents a very high and very wide gable on the street frontage. The windows are paired at ground floor level. Windows are timber framed sliding sashes

with a single pane at lower sash and the upper sash is subdivided into nine smaller panes. The 1<sup>st</sup> floor windows have been replaced, and lack these details.

### **12 Vineyard Hill Rd**

Architect – Theophilus Allen (3 Duke St, Adelphi, London WC)

Date 1895

Positive Contribution and Local List

Materials – This has red brick for part of the ground floor, painted timber frame in filled with render, for other areas, and plain painted pebbledash for other areas of the elevation. The roof is covered with tiles.

Building Form and Detailing – This is a large and complex two storey detached house. The architecture is a Victorian interpretation of a late mediaeval or Tudor mansion. The roof is hipped at one end, and gabled at the other, there are also two front-facing two-storey gables, in the central part of the front elevation, the larger of the two, (not subsidiary to the main roof) projecting slightly forward, the smaller one, (lower and narrower) is overlaid asymmetrically over the first, and projects further forward. This lower gable sits above a window, below which is a recessed Tudor style porch. Two large Tudor style brick chimneys are also notable features, as is the large staircase window with leaded and coloured glass. Window frames generally are timber framed casements, with square leaded glass windows.

### **14 Vineyard Hill Rd**

Architect – ?

Date probably 1890s

Positive Contribution

Materials – Red brick is used for the ground floor and in places for the 1<sup>st</sup> floor, above that there is unpainted pebbledash. The upper part of the apex of the front facing gable uses hanging tiles, and the roof is covered with tiles.

Building Form and Detailing – This is a very substantial 2½ storey detached house. The main roof is gabled, with the ridge running at right angles to the line of the road. This presents a very wide and high gable towards the street. To one side of the main roof, there is a subsidiary hipped roof with a gable window. The porch sits on the flank wall, and has a lean to roof. Also clearly visible on the flank wall is a large staircase window. On the front elevation there is a single storey canted bay window, with a flat roof. A chimney is expressed on the front elevation, asymmetrically set within the front facing gable, and jettied out at 1<sup>st</sup> floor level. Windows are mainly timber framed sashes, with a single pane in the lower sash and 4 panes in the upper sash.

### **16 Vineyard Hill Rd**

Architect – Gordon Lowther Gunton (Blomfield St, London EC)

Date 1896

Positive Contribution

Materials – The lower part of the building (up to the 1<sup>st</sup> floor window sill level) is made of red brick, above that (including between ground and 1<sup>st</sup> floor bay windows, the walls are painted timber frame infilled with painted render. The junction between these two materials is marked by a string course of moulded bricks. The roof is tiled.

Building Form and Detailing – This is a detached, two storey house. The roof is hipped. There is a subsidiary gable on the front elevation, above a two storey, square-plan bay. The front entrance to the house is located on the flank wall of the building. Window frames, which have been replaced, (though very much in accordance with the original) are timber casements, with the upper level windows being subdivided down into small panes, while the lower windows are a single pane.

### **24 Vineyard Hill Rd**

Architect – C O King (20 Hotham Rd, Putney)

Date – 1901

Positive Contribution and Locally Listed

Materials – The ground floor is constructed of grey/brown brick, with the upper floor of painted pebbledash. The roof is covered with slate.

Building Form and Detailing – This is a detached, two storey house. The design of the building shows strong art nouveau influence. The front elevation is asymmetrical in form. The roof is hipped, with the ridge being parallel to the line of the road. A single storey side extension with a hipped roof, has been recently added. The front façade is flat, except for a flat roofed porch, which has either been added later, or has been substantially altered. The most notable features are the art nouveau leaded and coloured glass in the windows, and the metal brackets which are used to support the wide eaves. There is also a distinctive long and low staircase window, of leaded glass, above the porch, above which the render is curved outwards to give protection to the window. Windows are timber framed casements.

### **26 Vineyard Hill Rd**

Architect – ?

Date – 2006

Neutral Contribution

Materials – The ground floor walls are made of red brick, above that the walls are white render, the roof is tiled.

Building Form and Detailing – This is a very large modern detached, 2½ storey house. It is modern, but is designed to a traditional vernacular style. The front elevation is symmetrical. The roof presents two equal gables towards the street, they are linked by a transverse, ridged roof, on the front roof slope of which there is a dormer window, with a lean to roof. There is a central bay between the 2 gables, which projects forward, covered by an extension of the front facing roof slope. Three single storey bays occupy the ground floor frontage, the two flanking bays accommodate canted bay windows, the central square plan bay, forming the front entrance. All three bays have hipped roofs. The 1<sup>st</sup> and 2<sup>nd</sup> floor windows below the gables have segmental arches of brick. Windows are upvc framed casements. The quality of the detailing on this building falls short of that seen on most other buildings in the area.

### **28 Vineyard Hill Rd**

Architect – ?

Date 1910

Positive Contribution

Materials – This building is constructed of yellow stock brick to the ground floor level, with render above, and with hanging tiles within the apex of the front facing gables, and between ground and 1<sup>st</sup> floor bay windows. The roof is covered with tiles.

Building Form and Detailing – This is a detached 2 storey house. The roof form presents two unequal gables towards the street. Below the larger of the 2 gables, there is a projecting canted bay, with a flat roof. The gables each have ornate timber bargeboards. The front door is protected by a projecting porch with a lean-to roof, supported at one end by a timber bracket. Both casement and sash windows are used, each have timber frames. Some casement windows have ornate curved transoms, and window openings are typically below segmental arches.

### **30 Vineyard Hill Rd**

Architect – ?

Date – 1912

Positive Contribution

Materials – This building is made of painted pebbledash, with a tiled roof.

Building Form and Detailing – This is a 2½ storey detached house. Its design is suggestive of arts and crafts design influence. The roof form is hipped, with gablets at each end of the ridge, the same distinctive roof detailing is also seen on the roof of the porch. Within the front facing roof slope, there is a substantial chimney, alongside which sits a small flat roofed dormer window. Apart from the projecting porch at one side, and an oriel window at 1<sup>st</sup> floor level, the building is flat-fronted. Substantial tile brackets are used to support both the wide oriel window, and the roof of the porch. Very slim, curved metal brackets support the eaves. Windows are timber framed casements, with small window panes.

### **34 Vineyard Hill Rd**

Architect – ?

Date Thought to date from around 1900-10.

Positive Contribution

Materials – The walls are of red brick, hanging tiles are used between ground and 1<sup>st</sup> floor bays windows. The roof is covered with tiles.

Building Form and Detailing This is a 2½ storey detached house. The roof is hipped, with the ridge at right angles to the line of the street. There is a flat roofed dormer window on the side facing roof slope. There is a 2 storey canted bay window on the front elevation, which has a flat roof. The front door and adjacent hall window are protected by a cantilevered porch roof, part flat and part barrel shaped. This is supported on three ornate timber brackets. Above the porch there is an oriel window with canted sides, also supported on a single timber bracket. Window frames are timber framed casements, with small panes of glass in their upper sections, and single large panes in the lower sections.

### **36/38 Vineyard Hill Rd**

Architect – ?

Date probably around 1905

Positive Contribution

Materials – The walls are of red brick, and the roof is covered with slate. Painted stone is used for window sills and lintels, and also for mullions and transoms for the ground floor bay windows. Similar painted stone is used as broad horizontal banding at the window lintel level, and as detailing for the porch roof support. Moulded bricks are used around the eaves and at the gables, which are expressed as pediments.

Building Form and Detailing – This is a pair of 2½ storey, semi detached houses. The roof is gabled, with the ridge of the roof parallel to the line of the road, and with the party wall projecting through the roof plane. Each house has a subsidiary gable with pediment detailing, on the front elevation, adjacent to the party wall. Each one extends forward to cover a two storey square plan bay. A small attic window sits within the gable. The front door is protected by a flat roofed projecting porch. First floor windows are plain Victorian timber sashes, (a single pane above a single pane), while the lower windows are casements set within mullions and transoms.

### **48 Vineyard Hill Rd**

Architect – ?

Date 1906

Neutral Contribution

Materials – This building faced with white render, the roof is covered with tiles.

Building Form and Detailing – This is a 2½ storey detached house, with a gabled roof, the ridge of which runs parallel to the line of the road. In the front roof slope there are a pair of symmetrical gabled dormer windows. The ground floor has a forward projection, with a lean to roof which runs across the whole building frontage. Windows are somewhat crude copies of Georgian sashes, with small panes to both upper and lower sash.

### **108/110 Vineyard Hill Rd**

Architect – ?

Date 1907

No. 108 – Neutral Contribution, no. 110 – Positive Contribution

Materials – The building is constructed of red brick, with hanging tiles within 2 of the front facing gables, and tiles covering the roof. No. 108 has subsequently been clad in render.

Building Form and Detailing – This is an asymmetrical pair of semi-detached houses, no. 110 being 2½ storeys high, no. 108 being 2 storeys. The dominant roof is gabled, with the ridge at right angles to the line of Vineyard Hill Rd. This presents a tall and wide gable feature to the street. There are subsidiary wings to each side, which are hipped. No. 108 has a further subsidiary gabled roof adjacent to the flank wall, which extends above a 2-storey, square plan bay. No 110 has a similar subsidiary gable and square plan bay, but here it is turned through 45 degrees, so as to face the junction of Home Park Rd and Vineyard Hill Rd. projecting from within the large gable of no. 110, but set to one side, there is a further 2 storey bay window, this one with canted sides, and with a hipped roof above. Both properties have projecting porches, with lean-to roofs above, in both cases they have been subsequently enclosed at front and sides. Windows are timber-framed casements.

### **23a/23b Home Park Rd**

Architect – ?

Date 1953

Negative Contribution (the negative contribution has been ascribed on the basis that the scale of the building, and setback from the road, are not characteristic of the wider area).

Materials – The building is constructed of brown brick, and the roof is covered with tiles.

Building Form and Detailing – This is a pair of small-scale, two-storey, symmetrical, semi-detached houses. The main roof is gabled, with the ridge parallel to the line of the street. Small subsidiary gables face the street on each side of the party wall. Projecting porches are located adjacent to the flank walls, each having a hipped roof. There are single-storey curved-fronted bays adjacent to the porches, each with a flat roof.

### **64 Leopold Rd**

Architect – ?

Date 1891

Positive Contribution

Materials – The building is constructed of red brick and the roof covered with tiles.

Building Form and Detailing – This is a detached two-storey house, whose architectural character is suggestive of a coach house, or some other form of service building to a larger house. The main roof of 64 is gabled, with the ridge at right angles to the line of Vineyard Hill Rd. Seen from Leopold Rd, there is a subsidiary gable roughly in the centre of the front elevation. This gable is emphasised by full height brick pilasters. Below this gable there is a round headed window, with two concentric semi circular brick arches above. There is a square plan single storey bay, with a lean to roof on the left side, and a newer glazed conservatory to the right. The front door is centrally placed, and has decorative brick detailing above it. The elevation facing towards Vineyard Hill Rd presents two gables, one forward of the other. These have round headed windows at 1<sup>st</sup> floor level, and square headed windows at ground floor level. Window sills generally are stone with moulded bricks below.

## **16. Building Materials**

The building materials used in the Conservation Area are to a considerable extent limited by the narrow time band when most construction took place. Most buildings date from the latter 1890s or up to 1910, during which period the use of plain roof tiles had generally superseded the use of slates. For this reason roof tiles are seen on all but a handful of buildings in the area.

Also typical of this Edwardian period is the use of brick for ground floor elevations combined with painted pebbledash for the upper floors. This format is seen throughout most of the northern part of the Conservation Area.

The earlier buildings at 2 – 8 Vineyard Hill Rd, which date from the 1880s, however follow the more typical Victorian pattern with brick elevations and slate roofs. Flamboyant terracotta panels are also a feature of these buildings.

There is some modest use of polychromatic brickwork, with typically red brick being used for string courses, quoins, arches etc.

Painted stone is used in some houses for decoration (eg as keystones around arches, and to form architraves around some bay windows).

Party walls typically project through the roof planes, and are of brick, topped by coping tiles.

There is some use of hanging tiles, for example at 5 – 7, and at 21 Vineyard Hill Rd, where they are used at upper floor levels. This tends to be associated with the arts and crafts design buildings. Hanging tiles can also be seen on a few of the bay windows (between ground and 1<sup>st</sup> floor windows), and within the gables.

Window frames, where they are original, are universally of timber, except in the case of later buildings, such as no. 49 Vineyard Hill Rd, where “Crittall” type, metal frames are used. Timber is almost always used for bargeboards at gables.

## **17. Building Alterations**

Certain small scale alterations made to the original buildings in the Conservation Area are evident. These alterations include replacement windows, which in all but a very few cases have had an adverse impact on the character and appearance of the building. In many cases this can include the use of plastic window frames or exposed aluminium frames, which materials are not appropriate to the period of the buildings construction.

Another example of a small scale alteration is the replacement of an original front door or the infilling of an open fronted porch. Over-painting, or cladding with render or pebbledash on top of brickwork are also seen in some properties in the area, and this treatment also has a strongly adverse impact on character and appearance. In a few cases extensions, which fail to respect the essential character of the parent building, are also seen.

These changes tend to be all the more apparent because of the way in which most buildings in the area follow the design of others nearby. When one building is changed, the change is highlighted when seen in conjunction with other similar but unaltered buildings nearby.

The majority of these changes are small in scale, and seen individually have only very minor impact on general character. However the cumulative impact of several such changes can be highly damaging, and can sometimes lead to a situation where re-consideration has to be given to the validity of Conservation Area designation. The details of these alterations are set out in appendix 1, the details having been recorded in August 2007.

The majority of these minor changes do not require specific planning permission, however the Council can seek an extension of planning control to cover some of them, by means of an Article 4 Direction. Possible action of this type is proposed in section 25 (Opportunities and Recommendations) below.

## **18. Gardens and Spaces between and around Buildings**

The separation distance from the flank walls of one property to the flank wall of its neighbours varies greatly in this Conservation Area. At the north end of the area such spaces are almost uniformly of minimal width, and scope for any side extensions does not arise. Further south the spaces between buildings increase, and also becomes much less regular. Several plots have very wide frontage widths, and generous spaces between buildings exist. These spaces allow views towards the backland as referred to in section 22 below.

Front gardens are of reasonably large size in the Conservation Area, those on the north west side of the street being, on average, larger than those on the opposite side. Front gardens at the southern end of the street are distinctly larger than those at the northern end, as plot widths are greater in this part of the Conservation Area.

The most distinctive aspect of property frontages however is the slope of land, which is most noticeable throughout most of the properties on the north western side of the street, referred to in section 10 above.

Generally the size of front gardens allows for quite generous planting within the frontage space, and this is useful in softening the outline of buildings in the street scene, and is considered to be a positive aspect to the character of the Conservation Area.

The great majority of properties have created off-street car parking spaces within the front gardens, (see appendix 1). Where this is limited to a single car parking space, with a single car width break in the front boundary of the plot, this has only limited impact on conservation area character and appearance, however in several cases provision has been made for more than one car parking space, and this can lead to the removal of a substantial part of the front boundary definition, and the loss of a substantial part of frontage planting. This erodes the landscape of frontage spaces, it blurs the definition of the boundary of the public realm, and has a detrimental impact on the character of the Conservation Area.

On the north west side of the street, there are several instances of garages being located within the front garden areas. This type of development tends to occur where land levels rise up from the street, and the garages are cut into the slope of the land. This form of development has a substantially adverse impact on the way that properties present themselves to the street, and consequently they are strongly detrimental to the character and appearance of the Conservation Area.

Front boundary walls, fences or hedges are typically used to define the edge of the public domain. These tend to be approximately 1 – 1.2 metres high. This form of frontage definition allows appreciation of landscaping and buildings from the street, and also allows a high degree of informal surveillance of the street, from the windows, which promotes public safety. There are however several properties in Vineyard Hill Rd, (for example nos. 15, 17, 21, 29 and 33) which have higher fences or walls, typically around 1.5 to 2.1 metres, which is disruptive to the street scene, and which disconnects buildings and frontage vegetation from the public domain.

There is however a high curtilage wall at the southern end of the Conservation Area which has some historic value. It is built of yellow stock brick, and has regular brick buttresses and a course of distinctive blue “bull nose” bricks as coping. This design of wall extends across the frontage of Ivy Cottage and 1b Vineyard Hill Rd (though here it has been reconstructed), as well as along the angled boundary between nos. 3 and 5 Vineyard Hill Rd. This wall continues southwards along the Vineyard Hill Rd frontage into the adjacent North Wimbledon Conservation Area. The fact that it extends across the frontage of several current properties suggests that it was built to enclose what was at one time a much larger landholding (see 1916 plan).

## **19. Streets**

The quality of street design and street materials is generally very good. These are usually original street materials dating from the original layout of the street prior to its being developed.

The footways are made up of ASP concrete paving slabs, which are typical and quite appropriate for this type of street. Crossovers are bitmac. Adjacent to the footway slabs there are bitmac verges. The kerbs are wide (30 cm) granite kerbstones.

There are no gully setts evident, but it is likely that this is because they may have been removed at some stage. One would have expected a prestigious street layout of this type to have included this type of feature. This is a consideration for possible future enhancement work.

The carriageway in most of Vineyard Hill Rd has narrow yellow parking control lines, and parking bays defined by white lines, however at the lower end of the road, and in Home Park Rd wide yellow parking control lines are used. The carriageway is surfaced with bitmac.

There are no street trees. In one sense however, this is a positive aspect, as it allows better long distance views towards central London (see section 22 below).

At the junction of Vineyard Hill Rd and Leopold Rd there has been an adjustment to the junction layout, with the kerb being brought out to form a wider radius. This alteration has been carried out in a way which is unsympathetic to the street character, and uses inappropriate narrow concrete kerbs, unnecessary and unattractive bollards, and an inappropriately located street name sign.

## **20. Trees/landscape**

Trees make a very important, though subsidiary contribution to the special character and appearance of this Conservation Area, especially at its southern end.

There are currently 2 Tree Preservation Orders covering trees within the Conservation Area. The details are set out below:

- 43 Vineyard Hill Rd (M458) – ash tree within the front garden
- 11 Vineyard Hill Rd (TPO131) – scots pine tree within the front garden

Street trees are not a feature in Vineyard Hill Rd. The lack of street trees is a positive aspect of the character of the area, since it allows views along the length of the street towards Central London (see section 22 below).

There are many trees and other areas of substantial planting, within front gardens make a significant contribution to the overall character of the Conservation Area. They have the greatest impact at the southern end of the Conservation Area. Where these contribute to the street scene, they are shown on plan DLU/2276.

## **21. Ecology**

There are no sites within the boundaries of the Conservation Area which have specific nature conservation status.

However backland areas, which mainly comprise blocks of land containing back gardens, do themselves have ecological value from the point of view of the habitat that they contain. These backland areas are quite large, and back gardens, especially on the north western side, tend to be of greater than average length. This means that there are quite large areas of habitat, which, as is typical in domestic garden land, will be expected to have a wide range of different plant species, offering varied food sources and varied habitats.

Impacts on the nature conservation value will be taken into account when assessing development proposals affecting these backland areas.

## **22. Views**

The Conservation Area slopes down from the south west to the north east. This creates long distance views towards central London, along the line of the street. The gradual curvature of the street produces a slightly changing view as one descends from the Leopold Rd end. From the upper part of Vineyard Hill Rd the view focuses on Battersea Power Station, the London Eye and the Barbican towers in the City of London. From the lower down the view is directed towards the Post Office Tower and the high buildings in the West End.

Looking southwards along Vineyard Hill Rd there are views along the street towards the mature trees in the vicinity of Leopold Rd.

At the southern end of Vineyard Hill Rd there are wider gaps between buildings than is the case further north. These gaps afford views of mature trees within backland areas.

Other than these, the views are limited to short distance views along streets, towards individual buildings, small groups of buildings.

## **23. Landmarks/legibility**

There are no major landmark buildings in the Conservation Area, however the views along the length of the street, towards Central London, are significant from the point of view of strengthening the legibility of the area.

## **24. 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 in relation to each of the two distinct sub areas in the Conservation Area.

### **The Conservation Area generally**

#### Positive Features

- The configuration, scale, design and materials of the street.
- The views along the street towards Central London
- The landscape quality of front gardens, including trees and other major vegetation
- The buildings which contribute positively to the character of the area by reason of their design architecture and historical interest
- The value of groups of buildings which display common architectural features and form
- The high quality of building materials, and the way that they typify the period character of the buildings
- The restricted palette of building materials, and the common themes in the way that different materials are used
- The symmetry of the great majority of buildings in the area
- The observance of building lines
- The commanding presence of the buildings on the west side of Vineyard Hill Rd and Home Park Rd which results from the topography of the area

#### Neutral Features

- The neutral contribution made by some buildings

#### Negative Features

- The lack of gully setts in the street
- The construction of garages within front gardens
- The formation of double car parking spaces within front gardens, and the consequential loss of sections of front boundaries, and loss of frontage vegetation
- Use of over-high front boundary fences and walls
- Insensitive small scale alterations made to buildings, eg inappropriate window frame replacement, application of cladding or paint to brickwork, replacement of front doors, enclosure of porches and re-roofing using inappropriate materials.

### **The southern part of the Conservation Area**

#### Positive Features

- The architectural quality of Locally Listed buildings
- The generous spaces between buildings, with the views towards the rear
- The views along the street towards the mature trees in the vicinity of Leopold Rd

#### Neutral Features

- None

### Negative Features

- Inappropriate side extensions
- The poorly designed junction alteration at Vineyard Hill Rd/Leopold Rd, including the use of poor quality street materials and the use and location of street furniture/signage

## **The northern part of the Conservation Area**

### Positive Features

- The strong rhythm of buildings and spaces

### Neutral Features

- None

### Negative Features

- Inappropriate roof extensions
- The negative contribution made by certain buildings, by reason of their scale, positioning and overall built form
- The use of wide yellow car parking control lines
- The presentation of poorly designed flank and rear elevations of 108/110 Vineyard Hill Rd towards Home Park Rd

## **25. Opportunities and Recommended Action**

- The first opportunity should be taken to improve the design, layout, materials and street furniture/signage at the modified junction of Vineyard Hill Rd and Leopold Rd.
- An opportunity should be taken to introduce granite setts into the street gullies, when the next major street renewal is undertaken
- The 100 mm wide yellow parking control lines should be amended to the narrower 500 mm. width, so as to reduce their intrusive appearance.
- Planning controls should be strengthened by means of Article 4 Directions in respect of minor alterations to houses and house frontages, namely window frame replacement, front door replacement, porch enclosure, painting of brickwork, creation of new vehicle accesses, and creation of vehicle hardstandings.
- Resist proposals for further garages to be built within front garden areas.
- Resist proposals for over-high front boundary walls and fences.
- Resist proposals for side extensions which infill spaces between buildings.
- Resist proposals for side or front roof extensions which disrupt the roofscape rhythm.
- Support proposals for the redevelopment of 23a/23b Home Park Rd, and 49 Vineyard Hill Rd when such proposals offer the opportunity to construct new buildings which are more suited to their context in terms of materials, positioning, height, scale, proportions, rhythm and symmetry.
- Tree Preservation Orders should be considered for all major trees and tree groups, which are considered to be an asset to the Conservation Area.
- No new signage or street furniture should be added into the streets unless absolutely essential, and opportunities should be taken to regularly review existing (modern) signage and street furniture with a view to removing items which are not absolutely required.
- Consider the addition of no. 9 Vineyard Hill Rd to the Local List of Buildings of Special Architectural or Historical interest

Aug 2007



## APPENDIX 1 – Building and Frontage Alterations

The table below sets out where alterations (made subsequent to original construction) have been made to the property, that may be seen from the public street that have impacted adversely on the character of a building or property. Such changes are shown thus “\*”. The area was surveyed in July 2007. The table includes:

**Column 1** address of property

**Column 2** re-roofing (using inappropriate materials)

**Column 3** front roof extension

**Column 4** side extension (R denotes side roof extension, F denotes single storey side extension, FF denotes 2 or more storey side extension)

**Column 5** window frame replacement (\* denotes one or two window frames replaced, \*\* denotes all or most window frames replaced)

**Column 6** front door replacement

**Column 7** enclosure of porch

**Column 8** cladding of masonry

**Column 9** painting of brickwork

**Column 10** front garden parking (this records either open parking spaces (shown thus \*), substantial opening up of the frontage width for open car parking (shown thus \*\*), or garage located within the frontage space (shown thus G)).

ADDR ESS	RE- ROOF	FRONT ROOF EXTN	SIDE EXTN	WIN DOW	DOOR	POR CH	CLAD DING	PAINT ING	PARK ING
<b>Vineyard Hill Rd (evens)</b>									
2									*
4									*
6									*
8							*		*
10				*					
12									*
14									*
16									*
18				**	*	*			*
20									*
22									*
24			F			*			*
26									**
28									*
30									*
34			R						*
36									
38	*				*	*			*
40				*					*
42				*		*			**
44				*		*			
46									*
48									**
50									*
52									**
54					*				**
56		*		*					*
58		*		**		*			
60		*							*
62				**	*				**
64									*

ADDR ESS	RE- ROOF	FRONT ROOF EXTN	SIDE EXTN	WIN DOW	DOOR	POR CH	CLAD DING	PAINT ING	PARK ING
<b>Vineyard Hill Rd (evens)</b>									
66									*
68									*
70									*
72			R						*
74									*
76									**
78						*		*	**
80								*	*
82			R	**					*
84									*
86	*							*	**
88									**
90			R	**	*				
92								*	**
94				*				*	**
96				**				*	*
98			R		*				
100			R						**
102									*
104									*
106									*
108	*			*	*	*	*		**
110	*			*		*			
<b>Vineyard Hill Rd (odds)</b>									
Ivy Cot									
1b								*	*
1									*
3									*
5									*
7				*					*
9									GG
11				*					G
15									*
17									G
19				*					*
21									G
23	*	*							G
25									*
27									
29									*
31									G*
33					*		*		
35				*					G
37									G*
39									G*
41				*				*	G
43				**					*
45				*			*		**
47				**					**
49									*
51									*
53	*							*	**
55									
57				*					**

ADDR ESS	RE- ROOF	FRONT ROOF EXTN	SIDE EXTN	WIN DOW	DOOR	POR CH	CLAD DING	PAINT ING	PARK ING
<b>Vineyard Hill Rd (odds)</b>									
59									**
61									*
63									*
65									**
67			R	*					**
69									*
71			R						*
73									**
75									*
77									
79									*
81									*
83							*		
85									*
<b>Home Park Rd (odds)</b>									
15	*							*	*
17						*		*	*
19								*	*
21				*	*			*	*
23a				**					*
23b				**					*
25				*	*				G
27									G
29	*								**
31									
<b>Home Park Rd (evens)</b>									
64									
66									*
68			F		*	*	*		*
<b>Leopold Rd</b>									
64									*

Albanian	Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutline me poshte.
Arabic	إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المدون ضمن الإطار أدناه.
Bengali	যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লার বক্ সে আমাদের ঠিকানা রয়েছে ।
Chinese	如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯系。
Farsi	اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.
French	Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.
Gujarati	જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.
Punjabi	ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਹਿੱਥਾ ਵਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।
Somali	Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.
Spanish	Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.
Tamil	உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டிருள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.
Urdu	اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔