



# Wimbledon Hill Road Character Assessment

# CHARACTER APPRAISAL WIMBLEDON HILL 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. Archaeology	5
6. Nature Conservation	5
<u>The Sub Areas</u>	
7. Wimbledon Hill Rd – Town Centre Section	6
8. Worple Rd Mews	16
9. Compton Rd – St Mark's Place	19
10. Mansel Rd	26
11. Raymond Rd	33
12. Malcolm Rd	39
13. Woodside, St Mary's Rd, Lake Rd	45
14. Wimbledon Hill Rd – Upper Section	55
15. Opportunities/recommended action	60

### 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 Conservation Area Supplementary Planning Document (SPD) to cover 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.

Though the Conservation Area is not particularly large its character is very varied, including part of the busy commercial area of Wimbledon Town Centre, as well as residential areas to the south-west and north-east each of which has its own distinctive character. The Conservation Area has been divided into eight quite distinct areas (see plan 2) the character of each one being very different. A description of each of these areas is set out in sections 7 to 14.

## 2. Description of extent of CA

The Conservation Area which is subject of this Character Appraisal is 11.12 hectares in extent. It is in part comprised of land at the north-west end of Wimbledon Town Centre, and also includes adjacent residential areas to the north-east and south-west.

The Conservation Area is located close to the foot of Wimbledon Hill, and the land slopes steeply from north-west to south-east. The highest part of the Conservation Area being 42 metres above sea level (at the White House – 100 Wimbledon Hill Rd), and the lowest being 23 metres (at the junction of Worple Rd and Wimbledon Hill Rd).

The Wimbledon Hill Rd Conservation Area includes the following properties (see also plan 1):

Wimbledon Hill Rd.	Nos. 31/33, 35, 37 – 47 (odds), 51 – 55 (odds), 28 – 58, 58a, 58b, 60 – 68 (evens), and 100.
St Mark's Place	Nos. 1 – 4 (consec), and St Mark's Church.
Compton Rd.	Marlborough Hall, St Mark's Church Hall, and nos. 1, and 12.
Worple Rd.	Nos. 1 – 8 (consec) the Pavement
Mansel Rd.	Nos. 2a, 2 – 28 (evens), 32, Trinity Church, and 1 – 17 (odds)
Raymond Rd.	Nos. 1, 7, 2 – 8 (evens), 9, 10 – 22 (evens) and 22a
Malcolm Rd.	Nos. 4 – 14 (evens), 16a, 16 – 20 (evens), 1 – 11 (odds), and 15 – 23 (odds)
Woodside	Woodside House, and Nos. 75 – 77 (consec).
Lake Rd.	Gate piers at south end, Lake Close, Pixham Court, and nos. 6 and 7.
Pine Grove	Nos. 1 and 2
St Mary's Rd	Nos. 1a, 1 – 5 (odds), Queen Alexandra's Court, Lodge, and Warden's House

## 3. Designation History

The Wimbledon Hill Rd Conservation Area was designated by the Council in 1984. There have been no boundary alterations to the Conservation Area since this first designation. The Boundary Assessment Report (2005) however proposes the addition of the public street at Worple Rd Mews to the Conservation Area, the enlargement of the area at 100 Wimbledon Hill Rd, and the inclusion of Lake Close, and Pixham Court, (both in Lake Rd), together with 6 and 7 Lake Rd and 1 and 2 Pine Grove. It also recommends the deletion of the rear part of the development at

11a, 11b, 11c, and 11d Raymond Rd, and also the deletion of the backland areas of the Wimbledon High School site from the Conservation Area.

This Character Appraisal is written on the basis of these proposed boundary adjustments.

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

Wimbledon Hill Rd follows the route of a far older lane, known by various names in the past, including “Bishop’s Hill”, during the reign of Henry VIII, probably in recognition of the Archbishop’s of Canterbury who were lords of the Manor at that time.

Rocques map of 1741-45 shows the main road which is today Wimbledon Hill Rd, and it also shows “Worpole Lane” (today’s Worpole Rd). No built development is seen within the Conservation Area, nor is there any within the current town centre area. The main settlement in Wimbledon at this time was on the top of the hill, coinciding with the present day Wimbledon Village, and Wimbledon High Street.

The OS map of 1865 (plan DLU2209) also shows Wimbledon Hill Rd, (then known as “Wimbledon Lane”), together with Worpole Rd, the latter being shown as a tree lined road. However in addition, Woodside and St Mary’s Rd have also been built, the latter originally known as “Hothouse Lane”, which derives from Thompson’s nursery (referred to in the paragraph below). A field path is seen to run along the line of Malcolm Rd, connecting Worpole Rd to Sunnyside.

St Mark’s Place has been constructed, together with the existing buildings along its south-east side, namely today’s Alexandra Public House, (but excluding that part of the building which fronts onto Wimbledon Hill Rd), and 1 – 4 St Mark’s Place). The frontage to Wimbledon Hill Rd, between St Marks Place and Woodside is seen to be occupied by a large plot, which was once a kitchen garden established by the 1<sup>st</sup> Earl Spencer, and which for a time was worked by James Paxton, the brother of the designer of the Crystal Palace. When the estate was sold off, it was leased to a Scotsman by the name of David Thompson who ran it as a nursery until his death in 1905. The 1865 map shows the extent of the nursery, which extends well back from Hill Rd, and is today occupied by the houses in Alwyne Rd, Compton Rd and on the south east side of Woodside.

The grounds of Wimbledon Park House (located close to Arthur Rd, but now demolished) appear to have extended down the hill as far as St Mary’s Rd and Woodside, and these parkland edges appear to be demarcated by wide belts of trees.

In Wimbledon Hill Rd, the sole surviving building within the Conservation Area, which is shown on this plan is “the White House” at 100 Wimbledon Hill Rd, which is thought to have been built around 1850. This is the last remaining building of several large villas originally built on the south-west side of the road, which are shown on that map.

The 1879 map (CW Bacon and Co), shows only slow change, Lake Rd has now been built, and the White House has now been joined by a few neighbours (which are located outside the Conservation Area, and which have since been demolished, and the sites redeveloped). A building (since demolished) is seen at the junction of

Worple Rd and Wimbledon Hill Rd, on the site of today's buildings at "the Pavement" – Worple Rd.

The alignment of Lake Rd, towards the pre-existing junction of St Mary's Rd and Woodside, clearly indicates that the new areas which it opened up for development were oriented towards the newly developing Wimbledon Town Centre area, rather than towards the earlier focus for settlement at Wimbledon Village

Development within the Conservation Area generally began in earnest in the 1880s, and much of this is shown in an Ordnance Survey map of 1894. Land on the south west side of Wimbledon Hill Rd being sold for development by Sir Richard Mansel in 1878. The terraces of shops on both sides of Wimbledon Hill Rd were built (nos. 28 – 56 in 1881, nos. 37 – 47 in 1885, and nos. 58/58a/58b in 1887). The first St Mark's Church, designed by C G Maylard, and dating from 1880, appears on the 1896 map (DLU/2208), at the end of St Mark's Place.

The first part of the Library building is seen on the 1896 map (DLU/2208). This building appears to have been built in stages. In 1894 the Wimbledon Hill Rd frontage together with the single storey section immediately to the rear is shown. A further section of the building (the central section with gables facing to Compton Rd and St Mark's Place) was added later, and this is shown on a map of 1913.

Construction of the houses in Mansel Rd started at the Wimbledon Hill Rd end in 1888, and continued up until the turn of the century, at the Raymond Rd end. Raymond Rd houses were built mainly in the 1890s, and in Malcolm Rd, on the north-east side, the houses date mainly from the 1890s and on the opposite side mainly from first decade of the 20<sup>th</sup> century.

Wimbledon Hill Rd was originally a narrow lane, lined with trees. In the early 1890s it was widened, with a strip of land being acquired from the Belvedere Estate, through which a wide footpath was laid, through existing trees. Shrubs were also planted within a wide verge, and the road gained its present distinctive character. This is indicated on the 1896 map (DLU/2208).

The Wimbledon High School is also shown on the 1896 map. It is seen as a single building adjacent to the Trinity Church in Mansel Rd. The three large villas fronting Wimbledon Hill Rd (one detached and a pair of semis), which are today part of the school premises, are also shown on that map, when they would appear to have been residences. Numbers 6 and 7 Lake Rd appear in the 1894 map.

The few houses in Woodside which lie within the Conservation Area, were also built in the years on either side of 1900. The large block of flats known as Woodside House, which did not appear until 1937 took the place of a large detached villa (shown on the 1920 map, DLU/2207), which post dated 1894.

The complex of buildings at Queen Alexandra's Court date from 1904/05. Prior to that time this large site was occupied by a large detached mansion, which fronted St Mary's Rd, together with its associated very extensive grounds, and a small cluster of buildings arranged around a small courtyard, at the south end of the site. These are shown on the 1894 Ordnance Survey Map.

In 1907 Worple Rd was widened, and the frontage taken off buildings at the Pavement. The depth of this building was reduced, and a new façade constructed.

The 1920 map (see map DLU/2207) shows the Wimbledon Hill Rd frontage between Alwyne Rd and Woodside as being occupied by a large detached building, probably a large house, which must have been built at some time between 1874 and 1894. There are also various glass houses associated with the nursery use of this land. In around 1927 this site was redeveloped, with a new terrace of commercial property fronting the main road. That terrace was itself redeveloped at the end of the 20<sup>th</sup> century (Melbury House).

By 1920 therefore much of the Conservation Area was essentially built as it is today, but there have been several large newer buildings added, and also several redevelopment schemes carried out since then. The main ones are:

- Raymond Court, Raymond Rd (1931)
- Lake Close, Lake Rd (1935)
- Pixham Court, Lake Rd (1937)
- Woodside House, Woodside (1937) (which replaced a large detached villa)
- Wellington House, 60 – 68 Wimbledon Hill Rd (1974) (which replaced a short terrace of commercial property)
- 1 and 2 Pine Grove (1971)
- Swan Court, 2a Mansel Rd, (1973)
- New School Buildings at Wimbledon High School (thought to date from the 1960s)
- Melbury House, 51 – 55 Wimbledon Hill Rd (around 2000) (which replaced the 1927 terrace)
- The new St Mark's Church (1968 – 69)

## **5. Archaeology**

Almost all of the Conservation Area lies within an Archaeological Priority Zone. The only areas which lie outside it are that part of the town centre which lies to the north-east of Wimbledon Hill Rd and to the south-east of Woodside, and also the properties in Malcolm Rd and those on the south-west side of Raymond Rd.

This APZ is based on the mediaeval village settlement of Wimbledon (today's Wimbledon Village).

## **6. Nature Conservation**

No part of the Conservation Area has any site-specific nature conservation designation. Therefore the main nature conservation habitat is to be found in back gardens, especially the longer and larger gardens of the houses on each side of Mansel Rd, St Mary's Rd and Woodside, as well as the open spaces associated with the Queen Alexandra's Court complex. Any proposed development will need to be assessed in terms of the likely impact on such areas of habitat. Wrens, blue tits, coal tits, sparrows, magpies, Eurasian jays, stag beetles, many butterflies, and hedgehogs have been seen in the area.

## THE SUB AREAS

### 7. Wimbledon Hill Rd – the Town Centre section

#### 7.1 Land Uses

In terms of land uses this is the most diverse and vibrant part of the Conservation Area. It includes retail, offices, residential, restaurants, library, and public houses. It occupies a peripheral location within the town centre area, but it is a busy place, with active street frontages and high pedestrian flows along the footways. The wide range of services offered here provides a clear focus for both the local and the wider community.

#### 7.2 Listed Buildings – Buildings Contribution

The contribution made by each building is illustrated on plan 3. There are 15 Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 1 to 8 “the Pavement”, Worple Rd
- 28 Wimbledon Hill Rd
- 31/33 Wimbledon Hill Rd (the Alexandra Public House) \*
- 35 Wimbledon Hill Rd (the Public Library) \*
- 37, 39, 41, 43, 45 and 47 Wimbledon Hill Rd, (Bank Buildings)

(NB. Buildings above marked \* are also recorded in relation to the St Mark’s Place 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:

- 51 – 55 Wimbledon Hill Rd
- 30 – 56 Wimbledon Hill Rd
- 58/58a/58b Wimbledon Hill Rd

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

- none

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

- 60 – 68 Wimbledon Hill Rd

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

#### 7.3 Building Descriptions

##### 1 – 8 the Pavement

This is a part two storey, part three storey building. It is a very shallow building, stretching back from the footway in Worple Rd by only some 4.5 metres. The building

existed prior to 1907, but in that year the frontage was removed, and Worple Rd widened, to accommodate a new tram line. A new façade was built for the residual structure. Its architectural style is a particularly fine example of Palladian classical architecture of the early 20<sup>th</sup> century.

At the south-western end there is a 3 storey gabled pavilion, the gable addressing Worple Rd, which terminates the block is expressed as a pediment using moulded brick. There are strong brick quoin features at each corner. A pair of first-floor windows are each subdivided into three sashes, and each have a wide segmental arch above. Second floor windows also have segmental arches.

The central section of the building is symmetrical and consists of 6 two storey units. The centre pair presents a gable to Worple Rd, (also expressed as a pediment of moulded bricks), which rises to 2½ storeys, and which is again flanked by strong brick quoins. Within this gable there is an attic level window below a wide segmental arch. The flanking units have a lean-to roof. First floor windows for each unit are again subdivided into three sashes. The eaves are well detailed in their use of brickwork.

A three storey element terminates the building at the north-eastern end, but while the scale of this part of the building is similar to the pavilion at the opposite end, the form and design are different. The roof is hipped to the flank wall of the adjacent property (30 Wimbledon Hill Rd). The corner of the building at the junction of Worple Rd/Wimbledon Hill Rd is chamfered. A sequence of separated sash windows are arranged to face both street frontages, they are deep windows at 1<sup>st</sup> floor level and much shallower windows at 2<sup>nd</sup> floor level. A matching brick quoin is used at the south-western corner of this element, but two plainer brick pilasters are used at the chamfered corner. Brickwork detailing is used on the architraves of the 1<sup>st</sup> floor windows and at the eaves.

Throughout the ground floor of the whole of the terrace there are good original shopfronts, which largely retain original pilasters (polished igneous stone) and corbels, and which have curved glass at the shop doorway entrances. In one case the shop fascia has been linked across from one unit to the next, obscuring the intervening corbel. Several clumsy box fascia signs have been fixed onto some of the fascia panels. Interior iron circular staircases are a further feature of interest.

The roof was originally of slate, however this has been replaced at several of the units by inappropriate tiles.

Only one of the upper level windows has been unsympathetically altered, and much of the original shopfront and shopfront surround detailing also survives. Unfortunately 4 of the units have had paint applied to the brickwork at 1<sup>st</sup> floor level and at the central gable, though their brick quoins have not been painted. This paintwork is most unfortunate in that it harms the overall architectural cohesion. Any opportunity to remove this paintwork and to restore the original brick finish should be pursued.

### **30 – 56 Wimbledon Hill Rd**

This is a long terrace divided architecturally into 14 units. It dates from 1881. It is four storeys high, the top floor within a mansard roof. Each unit has a run of three round-headed floor-to-ceiling windows, with a substantial stone surround which includes four pilasters and capitals (flanking the three windows), with a carved circular floral motifs above each pilaster. The upper part of the building is generally yellow stock brick, though unfortunately in some cases this has been painted over, in some cases rendered over. A red brick band of four courses of bricks runs along the frontage

above the 1<sup>st</sup> floor window stone surround, and above that a projecting stone course, which stops short of the party wall intervals.

The 2<sup>nd</sup> floor level is simpler with two-pane Victorian sliding sash windows, two per unit. Above this there is a pronounced cornice which is heavily detailed with deep dentils of projecting red bricks, with a simple stone band above that. Several properties have lost this cornice detailing.

The mansard roof (of slate) sits behind the cornice, with a steeply pitched mansard roof and one dormer window centrally positioned within each unit. Party walls break through the plane of the mansard roof, and thus strengthen the rhythm of the terrace. Chimneys sit on the party walls.

The shopfronts have been much altered, and many of the decorative stone pilasters and corbels, which should divide one unit from its neighbours, have been lost. However a few of these features remain and these should be used as a template for important restoration work. What would originally have been a consistent line for fascia signs above the shop windows has been obscured by insensitive signage alterations. Again future signage work should seek to restore consistency and order. Some replacement of upper window frames is also evident.

#### **58/58a/58b Wimbledon Hill Rd (Nelson House)**

This is a distinctively different, symmetrical three bay, three storey, building, which sits within a wider terrace. The building, which dates from 1887, seems to express, through its strong geometrical lines, and very spare use of detailing, a reaction against the more common florid Victorian architecture. The central bay stands slightly forward relative to the others. Its architecture is plain, functional and cubist. The central section of the building has a wide recessed opening at 1<sup>st</sup> floor level, and a run of three sash windows above. The two flanking bays have large sashed windows at 1<sup>st</sup> and 2<sup>nd</sup> floor levels. Pilasters, corbels and a consistent fascia panel across the full width of the building all survive. Materials used are red brick, and a lot of painted stone (or render) is used to emphasise the straight lines and the geometry of the building. A “sawtooth” slate roof covers the building and can be seen from the street.

#### **60 – 68 Wimbledon Hill Rd (Wellington House)**

Architecturally this is a very uninspired building, dating from 1974. It replaces an earlier building which dated from 1895. It addresses the corner of Wimbledon Hill Rd and Mansel Rd. Essentially it is a four storey flat roofed box, with plain windows running the full width of the block, above pale grey/brown brick, on each of the top three floors. Architecturally the block is weakly divided into units (five facing to Wimbledon Hill Rd and three facing to Mansel Rd). Shopfronts have been replaced, and they do not contribute any sense of rhythm to the block.

#### **31/33 Wimbledon Hill Rd (the Alexandra PH)**

The description of this building relates to the part of the public house which essentially fronts onto Wimbledon Hill Rd, the remainder of the public house is described in relation to the St Mark's Place area.

This part of the building represents a forward extension (towards Wimbledon Hill Rd) of the earliest part of the public house. Historic maps indicate that this extension is thought to date from between 1874 and 1894.

This is a two-storey building with a hipped slate roof set behind a cornice, and where the ground floor projects forward towards Wimbledon Hill Rd. Overall the building follows a classical design, the 1<sup>st</sup> floor being arranged symmetrically with 6 floor-to-

ceiling windows, the central two being projected slightly forward, and with stone quoins defining the corners of the building and the forward projection of the centre section. The central forward-projecting section of the building is further emphasised by a raised cornice. Building materials are render to the ground floor level, and red brick and stone detailing to the upper floor. There are fine quality gauged bricks to the 1<sup>st</sup> floor window flat arches. The brickwork and render on the ground floor elevations has been painted over, which is an unfortunate alteration. The use of temporary banner advertising on the frontage of the building is harmful to the way in which it presents itself, and tends to obscure some architectural detailing.

### **35 Wimbledon Hill Rd (the Library)**

The description of this building relates only to the part of the building which essentially fronts onto Wimbledon Hill Rd, this part of the building comprises the part 2 part 3 storey frontage section of the library building. The remainder of the building is described in relation to the St Mark's Place area, as its impact here is essentially on Compton Rd and St Mark's Place.

The building is thought to date from around 1885 – 90 (certainly before 1894). It is a part two, part three storey building in an "Elizabethan" or "Jacobean" classical style, based on a typical "E" shaped building plan.

The elevation to Wimbledon Hill Rd is very richly detailed and symmetrical, with two, two storey projecting wings, each with a gable. The centre section, again with a slight forward projection, rises to three storeys, with a Dutch gable, and a tall lead cupola, belfry feature on the roof, flanked by tall chimneys. The building is made of fine quality red brick, with good stone detailing around the windows, and also with horizontal stone banding at various levels, including window sills and lintels on each floor. "Fish-scale" hanging tiles are used below the eaves, and the roof uses plain tiles. The windows in the side wings have finely detailed stone mullions. The window frames appear to be original, and the lower section of each window is subdivided by glazing bars into either 6 or 9 smaller panes. The central round-headed entrance is very finely detailed in stone, with a stone balcony above, supported on stone corbels. The building has been well-maintained over the years by Merton Council.

### **37 – 47 Wimbledon Hill Rd (Bank Buildings)**

Architecturally this is one of the most magnificent buildings in both the town centre and the Conservation Area. It is 3½ storeys high and comprises is a short terrace which is designed in a highly ornate, and very richly detailed "Jacobean" classical style. It dates from 1885. The roof comprises a series of gables or half hips, where the ridges are oriented at right angles to Wimbledon Hill Rd.

The building is divided into 6 units, each emphasised by the roof line. The façade to Wimbledon Hill Rd is symmetrical in respect of the 4 central units, the end units being of individual, but related design. The central pair of units each has a half hipped roof facing towards the street. The two flanking units present very well detailed Dutch gables, while the outer two units have even more magnificent and higher Dutch gables both flanked by pairs of turrets topped by small cupolas.

The return elevation to Compton Rd is also symmetrical, with a central Dutch gable and with turrets topped by cupolas at each end. The elevation to Alwyne Rd is not symmetrical, and is less impressive in its composition, but is equally finely detailed.

There is a particularly finely detailed entrance to no. 37, set at the angle, towards the junction of Compton Rd and Wimbledon Hill Rd. A wide 1<sup>st</sup> floor oriel window at no 47

Wimbledon Hill Rd faces the main road. The centre of the Wimbledon Hill Rd elevation has a large inscription in terracotta which says “Bank Buildings”.

The building as a whole is made of excellent quality red brick and terracotta, and it has a steeply pitched slate roof, in the form of a series of ridges oriented at right angles to the main road. The window openings are enriched with terracotta classical “strapwork” detailing, and terracotta used in mullions, sills, and lintels, all typical of the Jacobean style.

While the end unit (37 Wimbledon Hill Rd) has retained its original ground floor elevations, the other ground floor shopfronts and the return façade in Alwyne Rd have suffered some unsympathetic alterations, though pilasters and corbels (in terracotta) survive. Windows at the upper levels appear to be original. The building has generally been well-maintained by its owners.

### **51 – 55 Wimbledon Hill Rd (Melbury House)**

This is a modern building of contemporary and asymmetrical design, which dates from around 1999. It replaces an earlier terrace which dated from 1927. The building is four storeys high, but the top floor has been pulled back behind the main frontages of the lower floors, thereby reducing the apparent massing of the block as seen from street level. Essentially the building has a flat roof, but roof slopes are introduced on the three street frontages. On the Woodside frontage the building steps down to three storeys where it adjoins the houses to the north-east. All three frontages (Alwyne Rd, Wimbledon Hill Rd and Compton Rd) of the building are well articulated, with square bays of various widths standing forward of the general building frontage. These successfully break up the massing of the overall block.

The construction materials are red brick and green slate for the roof. The windows at 1<sup>st</sup> and 2<sup>nd</sup> floor levels are vertically oriented, and repetitive in their character and detailing. The most striking features are a series of conical roofs, one located above the corner at Wimbledon Hill Rd and Alwyne Rd, a smaller one above the adjacent office entrance, and two more on the elevation facing to Woodside.

The building successfully is a highly individual design, the choice of brick picks up on the cue given by the red brick and terracotta used in the adjacent terrace at 37 – 47 Wimbledon Hill Rd, and the highly unusual roof design creates a distinctive entrance to the town centre as approached from the Wimbledon Village direction.

The detailing on the building is generally very restrained, though at 3<sup>rd</sup> floor level curved edges to balconies, edged in lead, project at various points beyond the main building façade. Restrained pilasters and corbels in a restrained contemporary style are used to define individual shop windows and entrances.

## **7.4 Building plots**

From the frontages the Individual plots are fully occupied by the building, so plot divisions are signalled by architectural elements in the front faces, such as pilasters and corbels. On the south-west side of Wimbledon Hill Rd most of the plots are both deep and narrow fronted.

On the Worple Rd frontage (The Pavement), the deep plot has been subdivided into very small shallow plots which address Worple Rd. This unusual arrangement has resulted from creative use of residual land left over after the widening of Worple Rd at the beginning of the 20<sup>th</sup> century.

On the north-east side of Wimbledon Hill Rd plot widths and depths are more irregular, those at nos. 37 – 47 are set at an angle to the line of the road, based on the alignment of Compton Rd and Alwyne Rd.

## **7.5 Building Line**

The building line throughout this part of the Conservation Areas is set to allow buildings to stand on the line of the back edge of the footway. However in the case of 51 – 55 Wimbledon Hill Rd part of the building frontage is set back slightly between two projecting wings. Unlike other properties in this area, the frontage of the Library is set slightly at an angle to the line of the road, as it is based on the alignments of Compton Rd and St Mark's Place rather than that of Wimbledon Hill Rd.

## **7.6 Rhythm and Symmetry of Buildings**

The buildings in the terrace at 30 – 56 Wimbledon Hill Rd have a strong sense of rhythm which is fostered by the elevation treatments generally, and specifically by pilasters and corbels which define the individual shopfronts. Unfortunately many of these features have been eroded as a result of insensitive shopfront replacements.

Symmetry of building frontages is not a strong feature in this area, but it is clearly present in the Library façade which faces Wimbledon Hill Rd. The individual shop units within the terrace at 30 – 56 Wimbledon Hill Rd also display distinct architectural symmetry, as does the building at 58/58a/58b Wimbledon Hill Rd. Other building facades have elements of symmetry, but not perfect symmetry, such as 1 – 8 the Pavement, and 37 – 47 Wimbledon Hill Rd, where in each case the ends of the terrace differ from one another, while the centre section demonstrates symmetry.

## **7.7 Gardens and Spaces between and around Buildings**

Within this sub area buildings are located immediately on the back edge of the footway. Buildings take the form of terraces, so the only spaces around them are the streets themselves and “back yards” etc. Details of the streets are set out in section 7.8 below. Generally spaces at the rear of buildings are closed off from public view.

## **7.8 Streets**

### **Footways**

Throughout most of this area the footway design follows what may be called the “Wimbledon Town Centre format”, which appears throughout the majority of the town centre. This design uses small yellow/buff coloured 400 x 400 millimetre slabs, set corner to corner, and has blue coloured concrete bricks (200 mm x 100 mm), forming bands, which define squares of the paving slabs. The effect is not in accordance with the best current urban design practice, and draws attention to itself in a way which is not now thought desirable. Furthermore accommodating service covers, edges and changes of level tend to be highlighted as a result of imperfections in the intended pattern of laying the slabs. This style of footway paving occurs in almost all of Wimbledon Hill Rd in this sub area of the Conservation Area, as well as in Worple Rd (adjacent to “the Pavement”).

Adjacent to the Library, on the Wimbledon Hill Rd frontage and part of the Compton Rd frontage, a different footway design is used, this has small grey 400 x 400 mm slabs, laid in rows, the slabs in each row off-set from those in the next row. Spaces at the ends of the row are in-filled with red concrete blocks (200 mm x 100 mm). This

paving pattern is even less successful than the Wimbledon Town Centre type referred to above.

One of the footways in Alwyne Rd, (adjacent to 47 Wimbledon Hill Rd) is made of bitmac.

### **Kerbs**

Narrow granite kerbs are also typical of this part of Wimbledon Hill Rd and Worple Rd, however wide granite kerbstones (300 mm) are used in Compton Rd and Alwyne Rd. On Wimbledon Hill Rd, adjacent to the Alexandra Public House, concrete “conservation” kerbs are used.

### **Gully setts**

Within the carriageway there are no gully setts except in the short lengths of Alwyne Rd and Compton Rd which lie within the Conservation Area, where there are either 3 or 4 rows of setts. These features are important to the character of the Conservation Area.

### **Yellow lines**

Yellow parking control lines in this sub area are universally wide (100 mm), which makes them visually intrusive and more harmful to the street scene than they need to be.

### **Street furniture/signs etc.**

There is an untidy clutter of accumulated signage which obscures the frontage of the Alexandra Public House, as viewed from Worple Rd. Some signs are fixed to lamp columns and others have their own separate posts.

A very large directional sign is very badly sited in front of the terrace at 37 – 47 Wimbledon Hill Rd, which disfigures the magnificent architecture of the building itself.

Lighting columns are modern, but traditional in design, but are rather above average in design quality compared to typical pastiche items.

The footway adjacent to “the Pavement” in Worple Rd has a row of inappropriate concrete “chalk stick” bollards.

There is a mish-mash of guard railing (more than one design is used), at the junction of Worple Rd and Wimbledon Hill Rd. It is questionable if this serves any actual purpose, but there is no question but that it clutters the street. Further guard railing is used at the junction of Wimbledon Hill Rd and Mansel Rd/Woodside, with the same negative impacts.

A CCTV camera is sited (on its own column) at the junction of Worple Rd and Wimbledon Hill Rd. It is unfortunate that the opportunity to site this on a building was not taken.

There are two bus shelters (one on each side of Wimbledon Hill Rd). These are of contemporary design, with a rounded barrel type roof. Elsewhere in Wimbledon Hill Rd there is an accumulation of smaller street clutter, including litter bins, and a variety of different phone boxes. The lack of co-ordination in the design and layout of these items of street furniture is regrettable.

## **7.9 Trees/landscape**

There are no trees of any significance in this part of the Conservation Area, though there are some trees within the yards at the rear of the terrace at 30 – 56 Wimbledon Hill Rd, which can be seen from Worple Rd Mews.

### **7.10 Views**

The most notable views within this part of the Conservation Area are views of individual buildings and terraces. However the view along the line of Wimbledon Hill Rd, towards Wimbledon Village is notable for the sight of fine mature trees on each side of the upper part of Wimbledon Hill Rd, which provides a strong and pleasing contrast with the more urban character of the town centre area.

### **7.11 Landmarks/legibility**

There is a very strong and sharply defined edge to the town centre, at the junction of Wimbledon Hill Rd with Woodside and Mansel Rd. The clear contrast between the character of the two adjacent areas, (the spacious area to the north-west with its mature trees, and the tightly developed commercial town centre frontages to the south-east) is remarkable. It gives strong feeling of legibility and distinctiveness to the area.

The design of the new development at Melbury House (51 – 55 Wimbledon Hill Rd), which sits just inside the town centre area, is successful in responding to this dividing line between the two areas. Its elevation towards Woodside, makes a positive response to views from the upper part of Wimbledon Hill, as one moves down the hill towards the town centre.

### **7.12 Shopfronts**

This part of the Conservation Area contains all the principle commercial and retail frontages which lie within the Conservation Area as a whole. The majority of the shopfronts occupy terraces of buildings with an overall architectural unity. Such terraces display a repetition of features which sets up a rhythm to the terrace as a whole. This rhythmical character is an important part of the appeal of the buildings. Shopfronts play an important part in setting up that rhythm.

The shop window and entrance is typically framed, each side being defined by pilasters and corbels, and the upper edge by the shop fascia. Pilasters give elevation expression to the party walls which divide the terrace into separate units. Corbels sit on top of the pilasters and define the area to be occupied by the fascia sign. The fascia sits above the shop window, and provides space for advertising the shop. Typically the fascia would be angled downwards slightly, to improve visibility from street level, and the projection of the angled fascia would be accommodated by the corbels which themselves project forward of the main elevation, and are usually also at an angle.

Within the frame set by these features, the shop window and doorway are usually open to greater variation in their detailing and format.

Typically shop frontages are subject to intensive changes, so that in many cases they may be altered on a fairly regular basis. This means that retaining original features is something of a rarity, where a whole terrace retains original features, this is exceptional.

The terrace of small shop units at the Pavement, in Worple Rd is one such exceptional case. Here almost all shopfront surround elements remain, and even the original shop windows and shop entrances remain, which is even more remarkable. The extent of this survival is considered to be unique in the Borough, for properties of this age. It is therefore very important to ensure that these features continue to survive, and that opportunities are taken to restore those few elements which have been lost.

Unfortunately very few shopfront surrounds remain in the terrace of shops at 30 – 56 Wimbledon Hill Rd, (see fig 2). This presents one of the more important restoration opportunities in the Conservation Area. Here the approach needs to be that each time a proposal for a shopfront renewal is envisaged, original designs and detailing will need to be replicated in the proposal.

Pilasters and corbels extend across the width of the flank wall and so each one is shared by neighbouring premises. This makes such restorations difficult to achieve.

In some cases it may be necessary to restore just half of the pilaster and corbel (confining the restoration to just that part of the structure which falls within the property seeking the new shopfront). This means that at a later date when the neighbouring property wishes to do similar work, the restoration of the whole feature can then be completed. In other cases it may be possible for neighbouring properties to work together, so as to restore a whole corbel and pilaster at one time.

In some cases (for example at the Pavement) natural stone is used for the pilasters. At 37 – 47 Wimbledon Hill Rd the pilasters and corbels are terracotta. In these cases the natural finish should be left exposed. However where painting is appropriate, all corbels and pilasters within an architecturally uniform terrace should be painted in a single colour (typically either white or cream), so as to emphasise the rhythm that they create in the terrace as a whole. It is suggested that white should be used in the case of the terrace at 30 – 56 Wimbledon Hill Rd.

Accuracy in the restoration of these lost features can usually be quite easily achieved because in most terraces of shops there are almost always at least one or two original corbel and pilaster features remaining. In some cases remaining fragments comprise just half of the corbel or pilaster, where the feature has been divided vertically, and one half removed.

The size and the position of the fascia panel need to adhere to the upper and lower levels set by the corbels which flank it. When all fascia panels in a terrace do this, it further reinforces the unity of the terrace as a whole.

Appendix 2 sets out alterations made to shopfronts within this sub area, at the time of the survey (February 2006).

### **7.13 Positive/negative features**

#### **Positive features**

- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The architectural coherence within some of the terraces of buildings within the area (as shown on plan 4).

- Building symmetry and rhythm, eg at 30 – 56 Wimbledon Hill Rd, at 58/58a/58b Wimbledon Hill Rd, and to a lesser extent at 1 – 8 the Pavement and at 37 – 47 Wimbledon Hill Rd.
- Original shop fronts at the Pavement, in Worple Rd.
- Original street materials in parts of the area (especially Compton and Alwyne Roads) eg, granite setts, kerbs and corner blocks.
- The vitality, activity and diversity of uses in the area.
- The sharp edge and the contrast in character and scale, between the town centre part of Wimbledon Hill Rd and the upper part of Wimbledon Hill Rd (adjacent sub area).
- Views up the hill to the trees adjacent to the upper part of Wimbledon Hill Rd.

#### **Neutral features**

- None

#### **Negative features**

- The changes made to shopfronts and shopfront surrounds, especially in the terrace at 30 – 56 Wimbledon Hill Rd
- The negative contribution made by the building at 60 – 68 Wimbledon Hill Rd.
- The footway surfacing treatment.
- Signage, guard railing and street furniture clutter.
- The badly sited directional sign adjacent to 47 Wimbledon Hill Rd.
- The intrusiveness of the CCTV pole at the Alexandra public house.
- The use of concrete “conservation” kerb in place of granite stone kerb adjacent to the Alexandra Public House.
- The concrete “chalk stick” bollards at the Pavement, Worple Rd.
- Use of inappropriate wide yellow parking control lines.
- Painting and cladding over some brickwork.
- Loss of brick cornice detailing in some places at the lower end of the terrace at 30 – 56 Wimbledon Hill Rd.

## **8. Worple Rd Mews**

### **8.1 Land Uses**

The only buildings which lie within the Conservation Area and which impact onto the Mews are outbuildings at the rear of the terrace which fronts onto Wimbledon Hill Rd.

### **8.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. The only building within this area sits at the rear of no 36 Wimbledon Hill Rd. It makes a neutral contribution to the character and appearance of the Conservation Area.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **8.3 Building Descriptions**

There is only one building which fronts onto Worple Rd Mews, this is a small two storey building in yellow stock brick, at the rear of 36 Wimbledon Hill Rd. It has value in defining the Mews as a public space. The roof is covered with slate, and is gabled, and the gable faces to the mews.

### **8.4 Building plots**

The plots on the north-east side of the Mews are carried through from properties fronting onto Wimbledon Hill Rd. This presents a regular series of narrow plots onto the Mews.

### **8.5 Building Line**

There is only a single building on the Mews frontage, this building façade is set on the line of the back edge of the footway. Should further buildings be built facing towards the Mews, then this line should be adhered to, in order to develop a consistent mews character for the space.

### **8.6 Rhythm and Symmetry of Buildings**

Rhythm and symmetry is not a feature of properties which front onto Worple Rd Mews. However individual plots of buildings which front to Wimbledon Hill Rd do follow a regular plot width pattern, which could be developed into a regular building rhythm if these plots were to be developed with buildings, along the Mews frontage.

### **8.7 Gardens and Spaces between and around Buildings**

On the north-east side of the Mews are the back yards and outbuildings of the terrace which fronts onto Wimbledon Hill Rd. Generally this area has a neglected appearance, and much of it is used for poorly laid out car parking. There is very limited vegetation. Potentially there is an opportunity to create a better definition to the Mews along this edge, which currently has a ragged and inconsistent appearance. This could be done by adding buildings along a consistent building line, in the form of a traditional mews configuration.

## **8.8 Streets**

### **Carriageway**

The carriageway in the Mews is made up of granite setts, which have recently been re-laid in conjunction with the completion of the new building at 11 – 17 Worple Rd. The finished quality of this street is exemplary, and this is a factor which has influenced the inclusion of the street itself into the Conservation Area.

### **Footways**

The footway on the south-west side of the carriageway is made of ASP (Artificial Stone Paving) slabs in large format size, on the opposite side the narrow footway is bitmac.

### **Kerbs**

Kerbstones are in part narrow granite stones, and in part concrete “conservation” type kerbs. This latter material is the only element which lets these street materials down. On the north east side of the carriageway there are narrow granite kerbs, and granite corner blocks are used at the crossovers.

### **Yellow Lines**

Unfortunately wide yellow parking control lines are used, where narrow lines would have been better.

## **8.9 Trees/landscape**

There are no trees within the Mews itself, though some trees can be seen from it. They are situated in the yards at the rear of 30 – 56 Wimbledon Hill Rd and in the back gardens of the houses in Mansel Rd.

## **8.10 Views**

Views within Worple Rd Mews are dominated by the bulky mass of the rear elevation of 2a Mansel Rd, at the far north-western end of the Mews.

## **8.11 Landmarks/legibility**

The very distinctive, and for this area virtually unique, carriageway surface of setts provides the significant element which promotes legibility. The suggestion that new buildings might be developed along the north-eastern side of the mews would potentially strengthen the distinctiveness of the space, as well as adding a potentially “live” frontage.

## **8.12 Positive/negative features**

### **Positive features**

- The high quality street works and street materials in the Mews, (granite kerbs, corner blocks and ASP slabs) and the use of setts to form the carriageway surface.

### **Neutral features**

- The building at the rear of 36 Wimbledon Hill Rd.

**Negative features**

- The ragged edge to the Mews presented by the backs of properties fronting Wimbledon Hill Rd.
- The dominant presence of the rear elevation of 2a Mansel Rd.
- Use of inappropriate wide yellow parking control lines.

## **9. Compton Rd and St Mark's Place**

### **9.1 Land Uses**

The land uses within this area include retail, two open-air market stalls (see para 9.7 below), a public house, offices, residential, a church and associated hall, and part of a public library.

### **9.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There are 4 Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 31/33 Wimbledon Hill Rd, (the Alexandra Public House) \*
- 35 Wimbledon Hill Rd, (the Public Library) \*
- 12 Compton Rd (former Telephone Exchange)
- 1 Compton Rd (former Post Office)

(NB. Buildings above marked \* are also recorded in relation to the Wimbledon Hill Rd 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:

- St Mark's Church
- 1 – 4 St Mark's Place

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

- St Mark's Church Hall
- Marlborough Hall
- Small part of the library building

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

- None

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **9.3 Building Descriptions**

#### **31/33 Wimbledon Hill Rd (the Alexandra PH)**

The description of this building relates to the rear part of the public house, which essentially fronts onto St Mark's Place, the remainder of the public house is described in the section dealing with the Wimbledon Hill Rd area.

This is a three-storey building, in red brick and stone, with a symmetrical classically inspired front elevation. It is thought to date from around 1860 (it is shown on the 1865 map). It has a shallow pitched hipped roof covered with slate. The most striking

architectural feature is the two runs of three tall round-headed windows at the 1<sup>st</sup> floor level. Strong horizontal bands of stone run across the building frontage at the 1<sup>st</sup> floor window arches springing point level, and at the 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The 2<sup>nd</sup> floor windows follow the rhythm of the windows at 1<sup>st</sup> floor level, but they are much shallower. The windows are Victorian sashes, and appear to be original.

A small two-storey side “extension”, also in brick, stands to one side. It is of lesser architectural interest.

### **1 – 4 St Mark’s Place**

This is a short terrace of four, three storey properties. The building is thought to date from around 1860 (it certainly pre-dates 1865). The building material is render. The roof is a shallow pitched and hipped, covered with slate. The most obvious architectural features are the tall round-headed windows at 1<sup>st</sup> floor level, which relate well to those on the adjacent public house (31/33 Wimbledon Hill Rd), see above. Again like the adjacent public house building the 2<sup>nd</sup> floor windows are much shallower than those at 1<sup>st</sup> floor level. At 1<sup>st</sup> floor level there are also wider square headed windows.

Strong horizontal projecting render bands give elevation expression to the 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The windows generally are Victorian four pane (the wider windows) and two pane (the narrower ones) sashes.

Number 3 in the terrace is the best preserved, the front elevation being essentially intact. It has a pair of round-headed sash windows at the ground floor level, and the moulded render architraves to the windows and the front door all survive. Other properties have suffered alterations, by far the worst of these is at no. 2, which has had a modern window inserted at ground floor level. Number 4 has a Victorian shopfront, which is itself of some architectural value, but it also has had two window frame replacements at the 2<sup>nd</sup> floor level. Number 1 in the terrace has had a replacement window inserted at ground floor level.

### **35 Wimbledon Hill Rd (the Library)**

The description of this building relates only to the part of the building which lies behind the part 2, part 3 storey frontage section (fronting onto Wimbledon Hill Rd). The frontage section is described in the section dealing with Wimbledon Hill Rd, above.

The section of the library which lies immediately behind the Wimbledon Hill Rd frontage section of the building fronts onto both Compton Rd and St Mark’s Place. These two façades are mostly the same. It is a single storey structure in good quality red brick, with a wide span pitched roof of slate. Like the frontage section, this part of the building is considered to be part of the original structure, and is thought to date from around 1885 – 90 (certainly before 1894). Essentially the elevation to Compton Rd is the same as that facing St Mark’s Place.

Amongst the main architectural features are the brick buttresses which project through the roofline and are topped with stone balls (the latter feature on the Compton Rd side only). In the intervening spaces defined by these buttresses are moulded brick panels which (on the Compton Rd side) in recent years, have been in-filled with rows of small tiles, an artistic symbol of the library function of the building. A glazed roof-light sits at the apex of the roof, and attractive dormer windows occupy the lower roof slopes.

Beyond this single storey section of the building there is a two/two and a half storey section, with a steeply pitched roof, which is expressed on the Compton Rd and St Mark's Place elevations as a strong gable. This section of the library certainly post-dates the original library structure (which is suggested as being 1885 – 90). Historic maps confirm that it was built after 1894, but before 1913.

The Compton Rd elevation is more ornate than that facing to St Mark's Place. The former uses red brick and stone detailing, with slate on the roof, the latter omits the stone. They are both largely symmetrical. The Compton Rd side includes stone quoins and stone bands within the gable, which also contains a porthole window. The base of the gable is flanked by stone balls. A round headed hooded entrance porch projects forward on this side, and is supported on stone corbels. The St Marks Place elevation is simpler, with a round opening within the gable. The window frames all appear to be original.

The section of the library which lies beyond this gabled section is certainly of slightly later date, probably around the 1920s, at least on the Compton Rd side. Most of this part of the building is not shown on the 1920 map. On the Compton Rd frontage there is a well detailed 2 storey elevation of red brick and stone, topped by an asymmetrically pitched slated roof, whose ridge lies parallel to Compton Rd, the steeper side facing to that street. Horizontal stone banding is used at 1<sup>st</sup> floor window sill and lintel levels, and keystones are used at the flat arched window openings. The ground floor windows the windows have fine quality gauged bricks to segmental arches, and moulded bricks to the window architraves and sills. Window frames appear to be original. Like all the parts described above, this part of the building is considered to make a positive contribution to the character and appearance of the Conservation Area. The building has been well-maintained over the years by Merton Council.

The furthest section of the library which faces towards St Mark's Place is single storey, partly with a gabled roof, and partly with a flat roof hidden behind a high parapet. The latter is considered to be later than 1920, the former possibly dates between 1894 and 1920. This (St Mark's Place) section of the library building is considered to make a neutral contribution to the Conservation Area character.

Ornate iron railings on the Compton Rd and St Marks Place elevations are in need of restoration.

### **Marlborough Hall (Library annex)**

Like the Library, Marlborough Hall also faces in two directions, to Compton Rd and towards St Mark's Church. The building is thought to date from around 1910 (certainly between 1894 and 1920). It is a mainly two-storey building, but the ground floor has a high floor to ceiling dimension, which gives the building the appearance of three storeys. The exposed brickwork on the south-west elevation indicates that the building may originally have had a gabled roof, where the ridge was parallel to the line of Compton Rd. This would suggest that the top floor was a later addition. The design of the building is unusual with two distinctive round windows above the two entrances on the Compton Rd entrance, which suggest an "Arts and Crafts" design inspiration. Also on this side there is a wide two-storey bay window. Two further similar windows feature on the elevation facing to St Mark's Church.

At the north-eastern end of the building (on the Compton Rd side), there is a smaller scale two storey wing to the building.

Despite its rather unusual appearance, the design of the building it loses much of its architectural interest as a result of a very conventional design at the top floor level,, which jars with the design of the lower portion. This has resulted in the conclusion that the building makes only a neutral contribution to the character and appearance of the Conservation Area.

### **St Mark's Church**

This is a highly unusual contemporary church building, which was designed by Humphries and Hurst, and David Nye and Partners, and which dates from 1968. The church replaces a 19<sup>th</sup> century church, which was burnt down. The building is pentagonal in plan, with a 5-sided steeply pitched roof rising to an apex point. One of the five roof planes is more steeply pitched than the others, which forms two tapering clerestory windows, one on each side of that roof slope, and which forms what amounts to a central "tower", which is surmounted by a tall cross.

The walls of the church are of yellow stock brick, into which tall lancet windows are set. These are contemporary leaded and coloured glass. The roof is of green slate. A single storey element wraps around the south-eastern, south-western and western sides of the building, some of which is a more recent addition to the original building (1980).

Generally the building is a good example of how contemporary architecture can fit in well with a context of older buildings, and the building provides a terminal feature (albeit off-set) to views along St Mark's Place.

### **St Mark's Church Hall**

This is a very small scale building which dates from 1951. Some of the details taken from the Compton Rd elevation appear to be derived from Marlborough Hall, including the design of the door architrave and the round window above. The roof is gabled, and this is expressed as a classical pediment on the Compton Rd frontage.

The building is constructed of red brick, with a felt roof. It is set further back from the road compared to its neighbours, and this combined with its small size make it seem too small in relation to its context.

### **12 Compton Rd**

This building is thought to date from the 1920s (certainly not pre-dating 1920), and is a most beautifully detailed building in a classical early 18<sup>th</sup> century "town house" style. The materials are good quality red brick and stone, with a slate roof. A substantial three-storey wing projects out from the rear of the building. The main floor (piannobile) is raised up above street level, and above a semi-basement. Overall the frontage part of the building is four storeys (including the semi-basement).

The Compton Rd elevation is strictly symmetrical, with a central door, and associated substantial stone architrave which includes a round headed classical portico. The windows are sliding sashes, of decreasing height above the piannobile level (15 pane at that level, 12 pane one the floor above, and 9 pane at the top floor). Very fine quality gauged bricks are used to the flat arches. The window frames appear to be original. Below the top floor windows there is a heavy stone cornice with dentils, and there is a lesser parapet at the eaves.

The roof is gabled, the ridge being parallel to Compton Rd, and the flank walls rising through the roof plane.

Along the frontage of the property, there are iron railings and stout stone piers, and there is a round-headed arch in wrought iron at the entrance, which is topped by a lantern.

### **1 Compton Rd**

This is a two storey symmetrical building of classical 18<sup>th</sup> century style. It is thought to date from around 1890 (certainly before 1896). The roof is gabled, with its ridge set parallel to the line of the road. The building sits on a plinth of blue engineering brick, and the upper part is red brick.

The ground floor has 5 round-headed bays all in moulded brick, and each with a keystone of moulded brick. Four are occupied by windows, and the end one by a door. The windows are typical “Georgian” sashes with radiating glazing bars infilling the rounded upper part. The window frames appear to be original. The central bay has a classical pediment in moulded brick above, which contains a moulded brick decorative panel. First floor windows have architraves also of moulded brick. Above the 1<sup>st</sup> floor windows there is a heavy parapet in brick. Moulded brick pilasters are used between each of the bays at ground floor level, and to the sides of the central bay and at each corner at 1<sup>st</sup> floor level.

The modest scale of this building is unfortunately rather overwhelmed by the larger scale of the adjacent building to the north-east (which lies outside the Conservation Area).

### **9.4 Building plots**

Individual plots in this area are generally quite irregular in their layout and size. The only regularity is seen at 1 – 4 St Marks Place, which comprise four, narrow fronted and shallow plots.

### **9.5 Building Line**

In general frontages within this part of the Conservation Area are set on the line of the back edge of the footway, though in several cases building façades have recessed and forward-projecting bays.

The exceptions to the back edge of footway arrangement are at St Mark’s Church Hall and at 12 Compton Rd. The former has a rather generous setback, the latter has a much lesser setback. Any possible future development of the Church Hall site would benefit by bringing the building frontage forward, to achieve alignment with the Marlborough Hall frontage.

St Mark’s Church takes the form of a pavilion building, and is of an irregular shape. It is surrounded by publicly accessible space on 3 of its 5 sides, and has no specific defined building line relationship to that surrounding space.

### **9.6 Rhythm and Symmetry of Buildings**

A rhythm of building façades is seen in the short terrace at 1 – 4 St Mark’s Place. Symmetry is also a notable feature of the frontages of individual buildings at 12 Compton Rd, the St Mark’s Place elevation of the Alexandra public house, and St Mark’s Church Hall.

### **9.7 Gardens and Spaces between and around Buildings**

Almost all buildings in this sub area are built up to the line of the back edge of the footway. No. 12 Compton Rd, the Church Hall in Compton Rd, and the Church itself are exceptions to that rule. The spaces around buildings therefore mainly comprise the streets themselves, which are fully described in section 9.8 below.

No. 12 Compton Rd is separated from the street by a narrow sunken “area” serving the semi basement windows of the building. Along the frontage there are attractive iron railings, and an iron archway supporting a lantern at the entrance.

St Marks Church is set within a small area of mainly hard landscaping which is informal in character, and which provides a pleasing setting for the building. At the rear of the church there is a small green space, which is separated from publicly accessible space by iron railings. Views through the railings into this space are an asset to the public space. The space around the church provides links for pedestrians to Compton Rd and to Alexandra Rd (the latter outside the Conservation Area), creating important permeability.

St Marks Place also accommodates two market stalls one selling fruit and vegetables the other fish. The stallholders clearly take trouble to present produce for sale in an attractive way. As a result these are particularly important features in the street scene, which add colour, life and character to the space. Outdoor seating is also provided in St Mark’s Place, associated with the Alexandra Public House.

## **9.8 Streets**

### **Footways**

In Compton Rd (adjacent to Marlborough Hall and up to nos. 1 and 12 Compton Rd) the footway follows the standard Wimbledon Town Centre format (see para 7.8 above). The section of Compton Rd footway which lies adjacent to the Library follows the same pattern, and uses the same materials, as that in front of the Library (on the Wimbledon Hill Rd frontage), this is also set out fully in para 7.8 above.

In St Mark’s Place there is no defined footway or carriageway. The surfacing material extends uniformly from one building frontage to the other. Here grey coloured concrete bricks (200 mm x 100 mm) are used.

### **Kerbs**

The only kerbs within this sub area are those in Compton Rd, and they are the wide granite type. Large granite corner blocks are used at the footway crossovers.

### **Gully setts**

Three rows of granite gully setts are used on each side of Compton Rd. These features are important to the character of the Conservation Area.

### **Yellow lines**

Wide (100 mm) yellow parking control lines are used throughout this sub area, including around the edges of St Mark’s Place.

### **Street furniture/signs etc.**

Two poor quality Victorian style pastiche street lamps (lantern pattern) are used in St Mark’s Place.

## **9.9 Trees/landscape**

There are three lime trees in St Mark's Place itself, which further emphasise the quiet character of this space, and provide further contrast with the bustle and noise of the adjacent Wimbledon Hill Rd area. There are also some attractive street trees in Compton Rd, but these lie outside the Conservation Area, though they may be seen from within it.

### **9.10 Views**

The most significant view in this part of the Conservation Area is that along the length of St Mark's Place, with one side of the Church closing that view, as seen from the Wimbledon Hill Rd end. Other views within this part of the Conservation Area are views of individual buildings and terraces.

### **9.11 Landmarks/legibility**

The principle features of this part of the Conservation Area that provide distinctiveness and legibility are the design and siting of the Church, and the quiet ambience of St Mark's Place, together with the colourful market stall, which serves as a contrast to the noise and activity in the adjacent Wimbledon Hill Rd area.

### **9.12 Positive/negative features**

#### **Positive features**

- The colour and vitality brought by the market stall in St Mark's Place, together with the outdoor seating associated with the Alexandra Public House.
- The quiet atmosphere in St Mark's Place, and the contrast with the business of Wimbledon Hill Rd.
- Street trees in St Mark's Place.
- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The architectural coherence provided by the terrace at 1 – 4 St Mark's Place, together with the rhythm of the terrace and the symmetry of pairs of these buildings.
- Original street materials in parts of the area (especially Compton and Alwyne Roads) eg, granite setts, kerbs and corner blocks.
- The siting of St Mark's Church, the way in which it closes the view at the end of St Mark's Place, the informal setting of that church, and the pedestrian linkages to the adjacent roads.

#### **Neutral features**

- The neutral contribution made by Marlborough Hall, St Mark's Church Hall, and the section of the library adjacent to Marlborough Hall, on the St Mark's Place side.

#### **Negative features**

- Insensitive building alterations in St Mark's Place.
- The inappropriate footway surfacing materials and format in Compton Rd, and the surface treatment in St Mark's Place.
- The pastiche "Victorian" lamp columns in St Mark's Place.
- The recessed position of St Mark's Church Hall, relative to other buildings in Compton Rd.
- The domineering relationship of no. 5 Compton Rd (outside the Conservation Area) relative to no. 1 Compton Rd (within the Conservation Area).

- Use of inappropriate wide yellow parking control lines.

## **10. Mansel Rd**

### **10.1 Land Uses**

Mansel Rd is mainly residential, but it also includes a church, and church hall, together with a large High School and office buildings at the Hill Rd end of the road.

### **10.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There is one entry on the Statutorily List of Buildings within this sub area.

- Trinity Church and Hall, Mansel Rd, (grade II)

There are 11 Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 26 Mansel Rd

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:

- 1, 3, 5, 7, 9, 11, 13, 15, 17, 22, 24, 28, 32, and pre 2<sup>nd</sup> WW Wimbledon High School Block fronting Mansel Rd

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

- Post 2<sup>nd</sup> WW Wimbledon High School Block fronting Mansel Rd

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

- 2a Mansel Rd

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **10.3 Building Descriptions**

#### **2a Mansel Rd (Swan Court)**

This building, of contemporary design, is entirely out-of-keeping and out-of-scale with the design/scale of neighbouring buildings in Mansel Rd. It is a crudely designed box of a building with no features which link it to its context. It dates from 1973. Prior to that date the property was used as a bakehouse, and also as stables (on the Worple Mews side). As well as being seen as a prominent and inappropriately designed building in the context of Mansel Rd, the same also applies in Worple Rd Mews.

The present day building has a flat roof, and four floors, above a ground level parking area. It is flat fronted, with long window openings at each level, across almost the whole width of the building. The building is made of red brick, with small bits of plain concrete detailing. The ground floor level presents a blank brick wall frontage to the street.

## **2 – 24 Mansel Rd**

This is a run of six pairs of semi-detached houses. They date from 1888 (nos. 2 – 16), and from 1898 (nos. 18 – 24). Their elevation design varies substantially from one pair to the next, but overall they do have a distinctive character as a coherent group. Their group value derives from the uniformity of the building height (2½ storeys), the gabled roof design (where the ridge runs parallel to Mansel Rd and is featured with ornate ridge tiles), the rhythm of the positioning of each building, and the alignment of the frontages.

The buildings are made of varied mixes of brick, pebbledash, hanging tile, stone detailing, and render moulded to appear as timber frame detailing. Beyond these common features however there are striking differences in the elevation design detailing and materials.

Numbers 2/4 have dormer windows with “catslide” roofs, they have single-storey flat-roofed and canted bay windows, and the 1<sup>st</sup> floor level has mock “timber beams” defined by the use of moulded render. Front doors are positioned adjacent to the flank walls. The window frames, which are original, have unusual glazing bar arrangements.

Numbers 6/8 have similar catslide dormer roofs, but here they are capped with a steeply pitched gable. The frontage includes two-storey square-plan bays, located adjacent to the flank walls, and roofed by extension of the principal roof slope. Window frames are also original, mainly sashes, where the upper parts are progressively subdivided into smaller panes, by glazing bars.

Numbers 10/12 have a more conventional steeply pitched roof over the pair of dormer windows. The bays are square in plan, that at no. 12 is single-storey and flat roofed, and that at no. 10 is two storey and under an extended main roof pitch. Front doors are located adjacent to the flank wall. Window frames are original sashes, and the upper sash has a distinctive glazing bar design.

Numbers 14/16 have a large shared front facing gable which accommodates windows at the top floor level. They each have a square-plan, flat-roofed, single-storey bay, and front doors adjacent to the flank walls. Window frames are original sashes, with the upper sash divided into four smaller panes.

Numbers 18/20 have “Dutch” gables which extend up to include the top floor windows. They each have a square-plan two-storey bay, with a hipped roof, adjacent to the flank wall. Window frames are original sashes, with most of the upper sashes divided into four smaller panes.

Numbers 22/24 have relatively conventional gabled dormers, two storey bays adjacent to the flank walls, (square in plan at the ground floor level but canted at 1<sup>st</sup> floor level, and then covered by a hipped roof). Window frames appear to be original sashes, in which the upper sash is subdivided into smaller panes (16, or 9 or in some cases 4).

## **26 Mansel Rd**

This is a 2½ storey detached house, with roof gabled at one flank wall and hipped at the other. It dates from 1898. There is a two-storey, round bay window with a flat roof. There is a small dormer on the front roof slope, which has a “catslide” roof. Above the apex of the roof there is an attractive glazed lantern. Another interesting feature is the ornate timber bracket on the right side of the front elevation which

supports the square plan upper part of the building. Window frames are original, mixing casements and sashes, and in each case with the upper sections subdivided into smaller panes. On the lower section of the bay windows ornate curved glazing bars are used.

### **28 Mansel Rd**

This again is a 2½ storey building with a pyramid roof. It dates from 1901 and is covered with pebbledash. It has a large central dormer with a pedimented façade, and oriel window above a round headed recessed porch. There is one canted single storey bay to one side and a square bay to the other. Inappropriate replacement window frames have been used on the front elevation.

### **32 Mansel Rd**

This is a wide fronted 2½ storey detached building in yellow stock brick with red brick detailing. The roof is gabled, the ridge running in parallel to the line of the street. It dates from 1893. There is a wide two-storey bay on one side, which is covered by a hipped roof. An asymmetrical staircase window sits on one side of the recessed entrance porch. Two (apparently recent) hipped dormers are located on the front roof slope. Apart from the dormer windows the window frames appear to be original, typically Victorian, sashes.

### **Post 2<sup>nd</sup> WW School Building fronting Mansel Rd**

This description and the one below relate to the school buildings which front onto Mansel Rd. Descriptions of school buildings which front to Wimbledon Hill Rd can be seen under the heading of Wimbledon Hill Rd.

This is a flat roofed, flat fronted 1960s building of very stark and utilitarian appearance. It is three storeys in height, but at the right end of the building, the top floor is set back from the frontage, a setback which has been infilled (probably subsequent to the original construction) by a lean-to glasshouse structure. Windows on the frontage are repetitive, and have horizontal emphasis, which is inappropriate to the wider context. The building is of red brick, with a plain concrete roof parapet.

### **Pre 2<sup>nd</sup> WW School Building fronting Mansel Rd**

This is an imposing three storey building. There is a plaque on this building which indicates that it was originally constructed in 1886 and rebuilt in 1920. The principle roof has a ridge which runs in parallel to Mansel Rd. However its most noticeable features are the four “Dutch” gables which face towards that road, one of them lower than the others is associated with a forward-projecting two storey bay. In addition there are five tall, and very massive, brick chimneys on the front façade of the building. Window openings have a strong vertical emphasis, but unfortunately the window frames have been replaced with inappropriate new, hinged “pseudo-sash” frames.

### **Trinity Church**

This Grade II Listed church dates from 1885 – 91, and is built in Victorian gothic style. It is constructed of red brick with stone dressings and a tiled roof. The spire is of stone, and the supporting tower of brick with bands of stone. The main roof, which covers the nave is oriented with the ridge at right angles to the line of the street. The street frontage of the nave has two large gothic windows with stone detailing, above that there is a rose window, set within the gable, again with stone detailing. Each side of the nave façade is supported by a brick and stone buttress. Between these there is a fine gothic entrance door.

Overall the building makes a major contribution to the wider Conservation Area, particularly from the point of view of the dramatic skyline, provided by the spire, in the Mansel Rd streetscape.

### **1 – 11 Mansel Rd**

This is a run of three pairs of nearly identical semi detached houses. As an architectural grouping they do give a strong group value. They are 2½ storeys high, and they date from 1888. The plan form of the centre pair is slightly different being flat fronted, while nos. 1/3 and 9/11 have a recessed centre section (above ground floor level). All three pairs have a gabled roof, and each has a pair of subordinate gables facing to the street adjacent to the flank walls. Each of these subordinate gables houses a top floor window. All three pairs have single-storey square-plan bays adjacent to the flank walls, those at 1/3 and 9/11 being flat roofed, while those in the middle pair having hipped roofs.

The detailing at the recessed and paired porches is a design feature, those at nos. 1/3 and 9/11 site below share classical pediments which occupy the recessed centre sections of the buildings, while those at nos. 5/7, again recessed, sit below a shared segmental arch, here however the porch does not project forward of the main building frontage.

Building materials are red brick, with hanging tiles to the front facing gables. Generally the roofs are of slate, but at nos. 9/11 this material appears to have been replaced by concrete tile. Numbers 1/3 and 9/11 have a segmental arch over the ground floor bay windows. Windows are sashes above ground floor level, and appear mainly to be original. Upper sashes are subdivided into smaller window panes by glazing bars, except at no. 5, where the more typical Victorian two-pane sash window design is used.

### **13 Mansel Rd**

This is a 2½ storey detached house which dates from 1892. It has a gabled roof (ridge parallel to the line of the street) and two modern hipped dormers on the front roof slope. There is a wide two-storey bay to one side, which again has a hipped roof.

The building uses red brick, and the roof appears to have been re-tiled with inappropriate concrete tiles. Window frames are replacements for the original sashes.

### **15 Mansel Rd**

This is also a 2½ storey detached house which dates from 1892. The roof is hipped, with the ridge set at right angles to the line of the street. The front roof slope contains a hipped dormer window. The front elevation is made up of two asymmetrical two-storey bays, the one on the right being square in plan, the one on the left being chamfered in plan form. Both have hipped roofs.

The house possesses some fine detailing, including a wide render band below the eaves, which in profile curves outwards to the eaves. In addition the general quality of the bricks (especially the gauged bricks above the window openings) is particularly good. A recent and well-detailed side wing, containing a recessed porch, has recently been added, which has good brick detailing at the front gable. Window frames appear to be original simple two pane Victorian sashes.

## **17 Mansel Rd**

This building sits at the junction of Raymond and Mansel Roads, its principal elevation is towards Mansel Rd. The design of this building is rather different to its neighbours in Mansel Rd, suggestive of “Arts and Crafts” or “neo vernacular” influence. The building appears to date from around 1910. It is 2½ storeys, and has a hipped roof, whose ridge runs parallel to the line of Mansel Rd. The front roof slope has a wide and flat roofed dormer window, which appears to be original. Essentially the building façade to Mansel Rd is symmetrical, but the ground level symmetry is unbalanced by a very wide and deep single storey bay window, which appears to be original to the building.

The four 1<sup>st</sup> floor windows each have good detailing to their sills. All the front windows which appear to be original, have leaded glass in squared pattern.

The roof is tiled (possibly newly retiled), the 1<sup>st</sup> floor level is render, and the ground floor is red brick. Attractive iron bracket supports are used to give support around the eaves.

## **10.4 Building plots**

The properties in the middle section of Mansel Rd have a very distinctive deep and narrow plot width. This occurs on both sides of the road. At the south-western end of the road plot widths are irregular on one side of the road, and regular on the other, but wider than the plots in the middle section. At the north-eastern end of the road, the original building plots appear to have been amalgamated in order to assemble sites for the development and expansion of the High School and the office block at 2a Mansel Rd.

## **10.5 Building Line**

The residential part of Mansel Rd has quite strict observance of a building line, which leaves space for small front gardens, many of which have since been lost to car parking. However in all cases front bays project forward beyond the main façade of the buildings.

The façade of the Trinity Church, and that of the Mansel Rd frontage of the High School both have a slightly deeper setback compared to the houses.

## **10.6 Rhythm and Symmetry of Buildings**

The houses at 1 – 11 and 2 – 24 Mansel Rd are notable for the rhythm that each property respects in the street scene. Property widths and building frontages are constant, as are spaces between each building and its neighbour.

The individual pairs of semi-detached houses at 1 – 11 Mansel Rd and at 2 – 24 Mansel Rd are characterised by symmetrical elevations. No. 17 also has a degree of symmetry to its front elevation.

## **10.7 Gardens and Spaces between and around Buildings**

Originally front gardens of the houses in Mansel Rd would have been fully planted, and would have been separated from the street by low walls or fences. Unfortunately a large proportion of these front gardens, and front boundary definitions, have been lost, as a result of the creation of forecourt parking areas, accessed directly across the footway.

The most damaging interventions have been when the full width of the front boundary fence/wall has been removed, and where all the front garden space has been given over to car parking, involving the removal of all vegetation. This has happened to a high proportion of the houses in Mansel Rd, leaving the buildings exposed too starkly to view from the street.

A large amount of car parking has also been introduced along the Mansel Rd frontage of the High School site, however here the impact is at least tempered by the retention of some trees and the retention of the great majority of a front curtilage wall.

This has certainly been harmful to the overall character and appearance of the street, and if opportunities present themselves to restore front garden planting and sections of front boundary walls or fences, then they should be taken.

## **10.8 Streets**

### **Footways**

The footways have a bitmac verge and ASP slabs. In places the ASP slabs are intermittent on account of introduced crossovers, where bitmac is generally used.

### **Kerbs**

Kerbs are narrow and of natural stone, but not granite.

### **Gully setts**

Rows of granite setts are used in the gullies, in some places partly covered over with bitmac.

### **Yellow lines**

Wide yellow parking control lines are used.

## **10.9 Trees/landscape**

Much of the trees and planting that would have characterised Mansel Rd have been lost as a result of provision of car parking within the building frontages. Nevertheless some front garden planting remains, which softens the views of the buildings, as seen from the street. Within the frontage of the High School there are several large trees, though some instances of rather harsh pruning has affected the natural shape of some of them.

There are also some small, medium and large sized trees planted irregularly within the footways.

## **10.10 Views**

The most impressive views available in this part of the Conservation Area are those looking from either end of Mansel Rd towards the focal point of the church spire, in the middle section of the street. Other views within this part of the Conservation Area are of individual buildings.

## **10.11 Landmarks/legibility**

The Trinity Church spire in Mansel Rd provides what is clearly the most obvious landmark feature, and one which strongly contributes towards legibility in this part of

the Conservation Area. The only way in which the landmark status is reduced is on account of the not very prominent site which it occupies, where the principal impact is limited to public views from within Mansel Rd and Woodside.

### **10.12 Positive/negative features**

#### **Positive features**

- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The architectural coherence provided by groups of buildings at nos. 1 – 11 and 2 – 24 Mansel Rd, including the rhythm of the buildings, and the symmetry of pairs of the semi-detached houses.
- Original street materials (eg, granite/natural stone) setts, kerbs and corner blocks, as well as the use of ASP paving.
- The focal point provided by the spire of the Trinity Church in local views.
- Surviving trees and vegetation within the street and in some front gardens.
- The regular building line.

#### **Neutral features**

- The neutral contribution made by the 1960's building at Wimbledon High School.

#### **Negative features**

- The front gardens which have been lost to car parking, and the associated losses of front boundary walls and fences.
- The negative contribution made by 2a Mansel Rd.
- Use of inappropriate wide yellow parking control lines.
- Insensitive alterations made to buildings, eg window and roofing alterations.

## **11. Raymond Rd**

### **11.1 Land Uses**

Properties in Raymond Rd are wholly in residential use.

### **11.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There are 3 Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 16, 20 and 22 Raymond Rd

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:

- 1, 2, 4, 6, 8, 9, 10, 12, 14, 18, and 22a Raymond Rd

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

- 7 and Raymond Court, Raymond Rd

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

- none

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **11.3 Building Descriptions**

#### **Raymond Court**

This is a large 4 storey block of flats which dates from 1931. The ground floor is made of brick, and the 1<sup>st</sup> and 2<sup>nd</sup> floors are of render, the top floor largely takes the form of a mansard roof with hanging tiles. On the front elevation there are two tall bays of render which run from top to bottom of the block. The design of the block mixes retrospective influences (such as the mansard roof form) with typical “art deco” detailing, such as the brick detailing above the main entrance door and around the window above that. Window frames appear to be mainly original.

#### **1 Raymond Rd**

This is a small scale 2½ storey house at the junction of Raymond Rd and Mansel Rd, the principal elevation faces to Raymond Rd. It dates from 1898. The tiled roof is gabled at one end, hipped at the other, and with a 2<sup>nd</sup> (subsidiary) gable facing towards Raymond Rd, which has hanging tiles set within the gable. There is a small flat roofed dormer window on the roof slope facing to Raymond Rd. The 1<sup>st</sup> floor is made of render, and the ground floor is brown brick. A single garage sits to one side, with a lean to roof.

#### **7 Raymond Rd**

This is a small 1½ storey building dating from around the 1980s. It has a steeply pitched slate roof, which is hipped. Below that, the walls are of red brick. The front face of the roof has three very tall, flat roofed dormer windows, which are all different in size. The centre one is chamfered at the corners, in all cases the “cheeks” are glazed. The house is in part concealed from the street by a high front wall and high gates. To this extent it has a poor, and uncharacteristic, relationship to the public street.

#### **2 – 8 Raymond Rd**

These properties comprise two pairs of semi detached houses, which are 2½ storeys high. The buildings date from 1901. Each pair presents a symmetrical elevation to the street. There are elevation differences between each of these buildings (for example in the position of the front door), but the overall form of the buildings is the same. The steeply pitched roofs are hipped, and each house has a steeply pitched subsidiary gable, adjacent to the flank wall, which faces towards the street. This front-facing gable extends slightly forward towards the street, above a projecting 2 storey square bay. The front faces of the main roof also have two small gabled dormers to each house. The ground floor level of each house has a shallow canted single storey bay window adjacent to the party wall, above this there is a balcony which runs across the front of the pair of semis from one 2 storey bay to the other. This balcony is protected by a timber balustrade and glazed roof above. Window frames are in part original.

#### **9 Raymond Rd**

This is a detached house dating from 1902, it is 2½ storeys, and has a tiled roof, hipped at one end and half hipped at the other. It has a new, and rather over-large dormer on the front roof slope. The walls are pebbledashed, and there is a two storey bay to one side of the front elevation, this is square in plan at the ground floor level, reducing in side to a canted bay, with a flat roof, at 1<sup>st</sup> floor level. The sashed windows are original, except at the dormer, with the upper sash being subdivided into small panes.

### **10 Raymond Rd**

This is a detached 2 storey house with a tiled, pyramid roof. It dates from around 1900. It has a narrow two-storey bay on one side of the front elevation which is topped by a gabled roof. The plan form of the ground floor of this bay is flat fronted, but with curved ends, but above that the plan form is square. The ground floor is made of brown brick, and the upper floor is pabbledashed. Window frames are mainly original timber sashes with a single front window having sympathetic sash replacements.

### **12 Raymond Rd**

This is a detached 2 storey house, with a gabled roof of slate, where the gable faces towards the street. The design of the building, which dates from 1891, is typically late Victorian with an ornate bargeboard to the gable. There is a two-storey, flat-roofed, canted bay window to one side of the front elevation. The building is made of brick which has been painted over. Window frames, which appear to be original, are simple two-pane Victorian sashes.

### **14 Raymond Rd**

This is a 2½ storey detached house, which dates from 1899. It has a hipped tiled roof, where the ridge runs at right angles to the line of the street. On the front roof slope there is a flat roofed dormer window. The front elevation is dominated by a two storey canted bay in red brick, which rises high above the eaves line to a cornice. The ground floor elevation is a similar red brick, while the 1<sup>st</sup> floor is pebbledash. Roof rafters are exposed at eaves level. Window frames (apart from the dormer) appear to be original sashes, in which the upper sashes are subdivided into smaller panes.

### **16 Raymond Rd**

This is a 2½ storey detached house with a hipped tiled roof, it dates from 1899. The design of the building is distinctively “arts and crafts” in style. A wide, flat-roofed, (original) dormer sits within the front roof slope, it has a small central decorative pediment feature, and profiled detailing to the timber eaves. Timber roof rafters are exposed at eaves level of the main roof. The 1<sup>st</sup> floor level, which is tile hung, is dominated by a very wide, centrally positioned, window, the sill sitting on a series of small timber brackets. The ground floor, which is of red brick, has two projecting windows, one a canted, flat roofed oriel, supported on ornate timber brackets, the other, also flat roofed, a round bay window. The corners of the building are strengthened by canted brick buttresses. Window frames, apart from those in the dormer, appear to be original.

### **18 Raymond Rd**

This is a 2½ storey detached house which dates from 1897. It has a gabled roof, in which the gable (infilled with hanging tiles), faces towards the street. Within that gable there is a “palladian” window. The front elevation has a rather haphazard appearance, with the two windows on the right hand side being out of alignment (vertically and horizontally) both with each other, and with the two on the left. The roof above the right hand side of the house is sloped less steeply than the rest of the main roof, adding to the asymmetry. Window frames appear to be later replacements.

### **20 Raymond Rd**

This is a 2½ storey detached house which dates from 1894. It has a hipped, tiled roof, whose ridge is oriented at right angles to the line of the street. A large hipped dormer, which seems to be original, occupies part of the front facing roof slope. The front elevation of the building has a wide, two-storey, flat-roofed bay to one side. The

ground floor of the building is of red brick, and the upper part is pebbledashed. The windows (apart from the dormer) are sashes, mainly subdivided into four panes to each sash.

## **22 Raymond Rd**

This is a highly unusual detached house built in the “arts and crafts” style. It dates from 1892. The building has two storeys, and it presents two symmetrical gables (both with terracotta finials) to the street. At one corner there is a two-storey bay window which sits under a hexagonal roof spire, which also has a finial. On the roof there are a pair of “Tudor” style brick chimneys, which are set at an angle to the building. The 1<sup>st</sup> floor is covered in ornate tile hanging, but within the two gables there is timber frame infilled with panels of pebbledash. Across the front of the building there is a 1<sup>st</sup> floor balcony, with an ornate wrought iron railing balustrade. This is supported on ornately cut timber brackets. The ground floor is red brick. Several of the windows, and the light above the front door, feature semi-circles of radial pattern glazing bars, all of these window frames appear to be original.

## **22a Raymond Rd**

This 2½ storey detached house, which dates from 1989, is a recent infill development. It has a hipped, tiled roof, whose ridge is oriented at right angles to the line of the street. The building is constructed in red brick, and the eaves use a render band which has a curved profile. The front roof face has a dormer window with a hipped roof. There is a wide cantilevered balcony to one side of the front elevation, which features a ground floor window beneath a wide segmental arch. The entrance door, which has a flat roofed projecting porch, is notable for using some of the timber bracket detailing which is used on the adjacent house at no. 22.

## **11.4 Building plots**

On the north-east side of the road there is no regularity of building plots, the shorter plot dimensions face towards Mansel Rd at the junction of the two roads. The length of the Mansel Rd plots, adjacent to Raymond Rd, have been reduced in order to create extra development sites fronting onto Raymond Rd. On the south-west side of Raymond Rd plot widths are much more regular in terms of both depth and width, the latter varying between 9.5 metres to 12.5 metres.

## **11.5 Building Line**

The building line on the north-eastern side of Raymond Rd, which has few buildings, is fairly irregular. That on the opposite side is for the most part much more regular. It defines space for small front gardens.

## **11.6 Rhythm and Symmetry of Buildings**

In general neither rhythm nor symmetry are notable features of the buildings in Raymond Rd. An exception to that is however the two pairs of semi-detached houses at 2 – 8 Raymond Rd, which have both qualities, the symmetry being evident in each pair of houses. No. 16 also has a degree of symmetry to its front elevation.

## **11.7 Gardens and Spaces between and around Buildings**

Like Mansel Rd (see above) the front gardens, vegetation and front boundary fences and walls in Raymond Rd have been eroded as a result of the introduction of front garden parking. Here however the damage has not been quite as severe as in

Mansel Rd, with in some cases residual vegetation and residual sections of front fences/walls being retained.

While the harm to the character and appearance of this part of the Conservation Area has not been as severe as in Mansel Rd, nevertheless significant harm has been done.

## **11.8 Streets**

### **Footways**

Footways are made of large format ASP slabs, with a bitmac verge. In one place granite setts are used at a footway crossover.

### **Kerbs**

Kerbs are narrow stone, but not granite, in places granite corner blocks are used at crossovers.

### **Gully setts**

Granite setts are used in the gullies.

### **Yellow lines**

Parking control lines are the broad (100 mm) type.

## **11.9 Trees/landscape**

Street trees within this area are limited to small and medium sized silver birches. Much front garden planting remains, despite the introduction of front garden parking. Such planting softens the views of the buildings, as seen from the street.

## **11.10 Views**

Views in this part of the Conservation Area are limited to views of the Trinity Church spire in Mansel Rd, and short distance views of individual buildings within Raymond Rd itself.

## **11.11 Landmarks/legibility**

There are no specific landmark features in this part of the Conservation Areas, though views of the Trinity Church spire in Mansel Rd, which can be seen from part of Raymond Rd do assist legibility in the area.

## **11.12 Positive/negative features**

### **Positive features**

- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The architectural coherence provided by group of buildings at nos. 2 – 8 Raymond Rd, including their rhythm, and the symmetry of the pairs of semi detached houses.
- Original street materials (eg, granite/natural stone) setts, kerbs and corner blocks, as well as the use of ASP paving.
- The focal point provided by the view towards the spire of the Trinity Church in Mansel Rd.
- Surviving trees and vegetation within the street and in some front gardens.

- The regular building line.

**Neutral features**

- The neutral contribution made by Raymond Court and 7 Raymond Rd

**Negative features**

- The front gardens which have been lost to car parking, and the associated losses of front boundary walls and fences.
- Use of inappropriate wide yellow parking control lines.
- Insensitive alterations made to buildings, eg window and roof alterations, and painting over masonry.

## **12. Malcolm Rd**

### **12.1 Land Uses**

Malcolm Rd is wholly residential, with the sole exception of a hotel located at no. 21. A planning application has been submitted (Nov 2005) for the conversion of this building to flats.

### **12.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There are 6 Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- 1, 3, 5, 7, 9 and 11 Malcolm Rd

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:

- 4, 6, 8, 10, 12, 14, 16, 18, 19, 20, 21 and 23 Malcolm Rd

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

- none

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

- 15, 16a and 17 Malcolm Rd

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **12.3 Building Descriptions**

#### **1 – 7 Malcolm Rd**

These buildings are two pairs of symmetrical semi-detached houses, which date from 1905. They are 2 storeys in height. The roof takes the form of a “double pile” hipped and tiled roof, where the ridges run parallel to the line of the street. The materials are a dark red brick. Each house has a two storey canted bay adjacent to the flank wall, this bay rises above the line of the eaves and finishes in a high cornice. Strong quoins in brick are used at the corners. The projecting porches, which are adjacent to the party walls are paired, and share a hipped roof. Adjacent to the front door there is a round “port-hole” window. The casement windows have square-pattern leaded glass in their upper sections.

#### **9/11 Malcolm Rd**

These buildings are a pair of 2½ storey, detached houses, which date from 1905. They have high gabled, tiled roofs, where the ridge runs at right angles to the line of the street. They each have a canted, two-storey flat-roofed bay to one side of the front elevation. The bricks are grey/brown in colour, but red bricks are used as

quoins, including at the bay angles. No. 9 has tile hanging within the gable. The windows are sashed, and in each case the upper sash is subdivided into 12 small panes (9 panes for the windows set within the gables).

#### **15/17 Malcolm Rd**

The plots for this pair of houses were left undeveloped at the time of the original development in the road, and the two houses date from 1954. The houses are two storeys, and of different designs, and they are of much smaller scale, when compared to the others in the street, and from this point of view they look out-of-place. They have tiled hipped roofs, each with a subsidiary gable, which addresses the street. Building materials are white painted brick, with tile hanging set within the gables (no. 15), and render, tile hanging and brown brick (no. 17). A very domineering flat-roofed, two-storey side extension has been added at no. 17. Generally the design quality, materials and detailing of the two are poor, when compared to their neighbours.

#### **19/21/23 Malcolm Rd**

These three detached buildings are of comparable scale and general built form to the houses at 9/11 Malcolm Rd. No. 23 is currently used as a hotel, but a current planning application (Dec 2005) has been submitted for conversion to residential flats.

The buildings date from 1900/01, and they are 2½ storeys in height. The buildings have a high gabled roof, in which the gable addresses the street. Within the gable, two of the buildings (nos. 19 and 21) have timber frame structure infilled with render panels and a wide, flat-lintel window. No 23 has a render infill, with a finely detailed segmental arched window. They each have a two-storey flat roofed canted bay to one side of the front elevation. At no. 23 brickwork is used for the ground and 1<sup>st</sup> floor levels, while at the other two buildings brickwork is used only for the ground floor, with pebbledash above. No. 21 has replacement windows which are most inappropriate to the character of the building, it also has a single storey side extension of inappropriate and contemporary design, which accommodates the main entrance. No. 21 Malcolm Rd is in poor condition. It has a large flat roofed, single storey rear extension, which dates from the 1970s.

#### **4 Malcolm Rd**

This is a two storey detached house which dates from 1889. Its tiled roof is hipped around a central section, which is flat-roofed. On the front elevation a gable faces towards the street, above a forward projecting wing, set to one side. The building is made of yellow stock bricks, with red bricks for added detailing. The forward projecting wing has a square-plan, single-storey bay window, whose roof is hipped, but flat at the top. The eaves of both this bay, and the main roof, have good brickwork detailing. This bay accommodates a wide window beneath a segmental arch. The upper floor windows are original and sashed with unusual glazing bar design.

#### **6/8 Malcolm Rd**

These are a pair of similarly designed detached houses of two storeys. They date from 1891. The buildings have hipped roofs of slate, where the ridge runs at right angles to the line of the road. Each house has a subsidiary hipped roof, which extends forward over a two storey canted bay window. The buildings are constructed of yellow stock brick, and they use red brick for added detailing. The windows are sashes, and original, and they have an unusual glazing bar pattern on the upper sashes.

### **10 Malcolm Rd**

This is a very substantial detached house of Victorian “Tudor” inspired design. It dates from 1894. Originally it had a steeply pitched, tiled, double piled roof, with the ridges running parallel to the line of the street, however subsequently the internal “valley” has been infilled to provide accommodation within the roof space at 2<sup>nd</sup> floor level. A subsidiary gable faces towards the street, covering a forward projecting two storey front bay. A smaller single-storey canted bay at the opposite end of the façade has a hipped roof. In all cases the walls of the gables extend upwards beyond the roof plane, and are capped with coping stones.

The building is constructed of red brick with substantial stone architraves and stone blocks at the bases of the gables.

### **12/14 Malcolm Rd**

These are a pair of 2½ storey, detached houses which date from 1901. They each have a hipped roof, in which the ridge runs at right angles to the line of the street. The front roof slope houses a large flat roofed dormer window. A tall two storey canted bay sits to one side of the front elevation of the building, and the upper part of this bay extends beyond the line of the eaves of the roof, to end in a raised parapet. The lower floor of the building is made of brick, and the upper part is render.

The windows at ground and 1<sup>st</sup> floor levels are sashes, in which the upper sash is subdivided into 16 smaller panes. Number 14 has had a poorly designed two-storey, flat roofed extension added to the side of the building. This has to some extent upset the value of a matching pair of buildings.

### **16a Malcolm Rd**

This is a two storey house which dates from around 1975. It is set back behind the general building line established by its neighbours. This fact, together with its lower height, make it appear too small in scale to sit comfortably in the street scene. It is of undistinguished appearance, it has a hipped roof with the ridge being parallel to the line of the street. It has a small centrally-placed single storey porch, with a hipped roof.

### **16 Malcolm Rd**

This is a substantial detached house of 2½ storeys, which dates from 1897. It has a pyramiddle roof, and a subsidiary gable to one side of the front elevation, which is infilled with hanging tiles. The front roof slope accommodates a flat roofed dormer window. The ground floor level is constructed of red brick, and the 1<sup>st</sup> floor of pebbledash. In the centre of the front elevation at 1<sup>st</sup> floor level there is a fine oriel window, which has a flat roof but with a small pediment feature. Below this there is a finely detailed recessed porch with a semi-circular brick arch. Two decorative terracotta panels sit above that. On each side of the porch, there is a bay window, one of these is rounded in plan and the other is canted. Both are flat roofed with a raised cornice. Windows are sashed, with the upper sashes being divided into 9 panes.

### **18 Malcolm Rd**

This building is a very large 2½ to three storey building, which dates from 1897. It has a main roof which is tiled, hipped at one end and gabled at the other, and whose ridge runs parallel to the line of the street. However from the street the most prominent roof elements are a forward facing hipped roof and a forward facing half-hipped roof. These both have pronounced overhang and the eaves which gives them

added emphasis, they also have terracotta lintels. The half-hipped roof is infilled with ornate hanging tiles. The ridges of the roof have ornate ridge tiles.

The hipped roof (on the left of the front elevation) extends over a forward projecting square planned bay of 3 storeys. Below the half-hipped roof there is a projecting square bay of two storeys, which is covered by its own hipped roof. The front elevation is constructed of red brick, but there are small decorative panels of pebbledash. A centrally placed projecting porch has a lean to roof, which rests on well-detailed timber supports. Windows appear to be original, simple Victorian-style sashes.

## **20 Malcolm Rd**

This is a wide fronted two-storey house, which dates from 1896. It is currently in a very run down condition, but architecturally it is of high quality. Its elevation is asymmetrical and is suggestive of 17<sup>th</sup> century classical style.

The main roof is tiled and hipped, with the ridge running parallel to the line of the street, but this is largely obscured from view by a run of three finely detailed gables facing the street, two of similar size, and the third, (on the left), which projects slightly forward, is slightly larger. The lower part of the elevation (up to the 1<sup>st</sup> floor window sills) is made of orange/red brick, and above that there is pebbledash. The gables each has finely profiled render detailing, and within the larger gable there is ornate classical detailing to three narrow openings. Below this gable there is a two storey canted bay, whose roof is made up of rounded copper panels. The space between the ground and 1<sup>st</sup> floor windows in this bay has unfortunately been replaced by most inappropriate timber cladding. The windows are original, and mix sashes and casement types. They include attractive timber detailing.

### **12.4 Building plots**

Building plots in this road are generally of fairly uniform size and width. The 4 semi-detached houses at the south end of the road are rather narrower (9.5 metres) than the others (approx 11 to 12.5 metres). The plot for no 20 is however distinctly wider than the others.

### **12.5 Building Line**

A building line on the north-east side of the road is fairly loosely observed, this allows space for small front gardens. No 16a on this side is set slightly further back, which is unhelpful in terms of securing a good relationship with its neighbours.

On the south-west side of the road the building line is rather more closely followed, again there is space for small front gardens.

### **12.6 Rhythm and Symmetry of Buildings**

In general neither rhythm nor symmetry are notable features of the buildings in Malcolm Rd. One exception to that is however the two pairs of semi-detached houses at 1 – 7 Malcolm Rd, which have both qualities, the symmetry being evident in each pair of houses. Furthermore the detached houses at 6/8 together display symmetry as a pair, as does the pair at 12/14, though here, this has been diminished by the extension at no 14.

The detached houses at nos. 9/11/19/21/23 all relate in their overall height, scale and built form, though the rhythm that such a relationship might have set up is substantially reduced by the small scale intervening houses at 15/17.

### **12.7 Gardens and Spaces between and around Buildings**

Like Mansel Rd (see above) the front gardens, vegetation and front boundary fences and walls in Malcolm Rd have been eroded as a result of the introduction of front garden parking. Here however the damage has been much less severe than in Mansel Rd, with in most cases residual vegetation and residual sections of front fences/walls being retained.

### **12.8 Streets**

#### **Footways**

The footway on the south-west side of the road is bitmac, while that on the north-east side has ASP slabs and a bitmac verge.

#### **Kerbs**

The kerbs are the narrow concrete type.

#### **Gully setts**

There are no gully setts in this area.

#### **Yellow Lines**

Broad yellow parking control lines (100 mm) are used.

### **12.9 Trees/landscape**

Street trees in this area are limited to small and medium sized trees. Much front garden planting remains, despite the introduction of some front garden parking. Such planting softens the views of the buildings, as seen from the street.

### **12.10 Views**

The most significant medium distance view available from Malcolm Rd is up the hill towards no. 9 Sunnyside (outside the Conservation Area), which occupies a commanding position on high ground, and which can be seen along the length of Malcolm Rd. There are in addition short distance views of individual buildings within Malcolm Rd itself.

### **12.11 Landmarks/legibility**

There are no specific landmark features within this part of the Conservation Area, but the view of 9 Sunnyside (referred to in 12.10 above) does provide a local landmark feature.

### **12.12 Positive/negative features**

#### **Positive features**

- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The architectural coherence provided by groups of buildings at nos. 1 – 7 Malcolm Rd (including their rhythm and the symmetry of each pair of semi

detached houses), and the coherent group at 9, 11, 19, 21, 23 Malcolm Rd, with their regular tall and wide gables addressing the street.

- The regular building line.
- Original street materials (eg, ASP paving).
- Surviving trees and vegetation within the street and in some front gardens.
- Views to 9 Sunnyside

**Neutral features**

- None

**Negative features**

- The negative impact of buildings at 15, 17 and 16a Malcolm Rd.
- The front gardens which have been lost to car parking, and the associated losses of front boundary walls and fences.
- Use of inappropriate wide yellow parking control lines.
- Insensitive alterations made to buildings, eg windows, side extensions and roof alterations.

### **13. Woodside, St Mary's Rd and Lake Rd**

#### **13.1 Land Uses**

The land uses in this part of the Conservation Area are limited to residential.

#### **13.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There are seven entries on the Statutorily List of Buildings within this sub area. These are:

- Queen Alexandra's Court (north block), St Mary's Rd, (grade II)
- Queen Alexandra's Court (north-east block), St Mary's Rd, (grade II)
- Queen Alexandra's Court (south-east block), St Mary's Rd, (grade II)
- Queen Alexandra's Court (south block), St Mary's Rd, (grade II)
- Garden Wall to west of quadrangle, and linking wall to Garden Pavilion, Queen Alexandra's Court, St Mary's Rd, (grade II)
- Garden Pavilion in grounds of Queen Alexandra's Court, St Mary's Rd, (grade II)
- Entrance gates, gate piers and walls immediately adjoining the vehicular entrance, Queen Alexandra's Court, St Mary's Rd, (grade II)

There are 5 Locally Listed buildings within this sub area. They are considered to contribute to the character and appearance of the Conservation Area. They are:

- 76 and 77 Woodside
- Brick piers at the south end of Lake Rd
- 6 and 7 Lake Rd

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:

- 74, and 75 Woodside
- 1, 3 and 5 St Mary's Rd

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

- Woodside House, Woodside
- 1a St Mary's Rd
- Warden's House, Queen Alexandra's Court
- Lake Close, Lake Rd
- 1 – 6 Pixham Court, Lake Rd
- 1 and 2 Pine Grove

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

- Electricity sub station and attached storage building at S end of Queen Alexandra's Court site.

Buildings which display group value, in terms of the architectural relationships that link them, or their related built form, are indicated on plan 4.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **13.3 Building Descriptions**

#### **Woodside House, Woodside**

This is a very large block of four storey flats, which dates from 1937. The top floor is largely contained within a tiled “pseudo-mansard” type roof. The walls are mainly light brown brick, with projecting bays in white render. Window frames, which have been replaced with UPVC double glazed units, have the typical inter-war horizontal glazing bar formats between the inner and outer panes.

#### **74 Woodside**

This is a large 2½ storey, detached house, now divided into flats. It dates from 1898. The roof is covered with green slate, and it is gabled, with the gable addressing the street. There are also two subsidiary hipped roofs, where the ridges run parallel to the line of the street. The quite plain street elevation of the building is asymmetrical, and it presents a series of sashed windows (16 pane on the upper floors and 20 pane on the ground floor). The ground floor is covered with render, and the upper floors with unpainted pebbledash.

#### **75 Woodside**

This is a 2½ storey building, which is built in the “Arts and Crafts style. It dates from 1900. The roof form is complex, but essentially comprises a gabled roof of tiles, with the ridge parallel to the line of the street, and a non-subsidary gable facing the street. This front-facing gable is itself asymmetrical, as is the overall front elevation. The windows and door openings etc follow a quite random arrangement, which is typical of some Arts and Crafts buildings. The building materials include red brick, ornate hanging tiles, and stone detailing to the ground floor window architraves, mullions etc. There is high quality leaded glass to the front lower window on the right hand side.

#### **76 Woodside**

This is a large detached, 2½ storey house, which dates from 1897. The design of the building relates closely to that of 77 Woodside (below). The roof is a gable, covered in green slate, the gable addressing the street. The lower edges of the roof are set at a shallower roofslope. The composition of the front elevation is largely symmetrical, with white render to the upper floors and dark red/brown brick to the ground floor. The main feature on the frontage is a two storey canted bay window, which has an elegant leaded roof with a curved roof profile, and hanging green slate between the upper and lower windows. The windows are sliding sashes of various sizes, all subdivided by glazing bars into smaller panes. Upper window openings are finished with well-detailed lintel detailing in moulded render. The gable and eaves are similarly detailed.

#### **77 Woodside**

This detached 2½ storey house, follows closely the style and detailing of its neighbour, see above, (no. 76). It is thought likely to date from the same time. The roof, of green slate, comprises a gable whose ridge runs parallel to the line of Woodside, but with a non-subordinate gable facing towards Woodside. The composition of the Woodside elevation is largely symmetrical, with cream render to the upper floors and dark red/brown brick to the ground floor. Red brick detailing is used for the quoins and window architraves at this lower level. The windows are sliding sashes of various sizes, all subdivided by glazing bars into smaller panes. Upper window openings are finished with well-detailed lintel detailing in moulded render. The gable and eaves are similarly detailed. The pedestrian entrance has a kind of “porte cochere” with a fine round arched entrance in brick on the pavement edge, linked to the front door by an open fronted verandah.

### **1a St Mary's Rd**

This is a small scale two storey house dates from 1957. It has a hipped roof with a subsidiary gable facing to St Mary's Rd. The 1<sup>st</sup> floor frontage comprises render, and a steeply sloping roof of tiles, and hanging tiles make up the front facing gable. The lower part of the building is red brick.

### **1 St Mary's Rd**

This is a large detached two-storey house, which dates from 1906. The roof, which is of tile, is hipped, a slightly projecting centre bay emphasises the symmetry of the front elevation. A substantial single storey gabled porch projects from the centre of the front elevation. Below 1<sup>st</sup> floor sill level a red brick is used, above that the walls are surfaced with pebbledash, with some timber frame detailing immediately below the wide-overhang eaves. Ground floor window openings have segmental arches. Windows are sliding sashes and original, except for the ground floor right hand side, which is an unsympathetic replacement. There is a mix of plainer large pane and smaller pane sashes. There is good quality brickwork detailing along the upper edges of the brick walls.

### **3 St Mary's Rd**

This is a wide fronted 2 storey house, with a tiled, hipped roof, whose ridge runs parallel to the street, and which has a small subsidiary gable facing towards the street. A single storey gabled wing on the front elevation accommodates a porch. The building dates from 1924. The lower floor of the building is made of red brick, and the upper floor of pebbledash, timber frame detailing is used within and below the front-facing gable. The ground floor windows have heavy stone architraves. Window frames appear to be original, and the glass is leaded. An English Heritage "Blue Plaque" is fixed to the front wall, recording that this was the home of Air Chief Marshall Dowding (1882 – 1970), Leader of Fighter Command, who lived here from 1941 to 1951. On the basis of this historical association, the building has been recorded as making a positive contribution to the Conservation Area.

### **5 St Mary's Rd**

This is a two storey detached house which dates from 1922. The tiled, pyramid roof has a forward projecting subsidiary gable facing towards the road, set to one side of the front elevation. The general design of the building suggests an "Arts and Craft" design influence. The walls are pebbledash, window sills and lintels are detailed with edge-exposed tiles. Similar tile detailing is used at the curved corbels at the base of the front gable. The casement window frames appear to be original, and the glass is leaded. A well-detailed angled porch roof sits to one side of the forward projecting two storey bay.

The next four entries relate to a complex of buildings at Queen Alexandra's Court. All of these entries are Statutorily Listed, and together they make up what is probably the finest formally arranged groups of buildings and spaces in the Borough. The spatial arrangement of this group is further described in the section on "gardens and spaces between and around buildings" (section 13.7, below).

### **Lodge or Garden Pavilion, at Queen Alexandra's Court, St Mary's Rd**

This is a single storey lodge building dates from 1904/5. It was designed by Ernest George and Yeates. The materials used are red brick and stone, and steeply pitched green slate on the roof. There is a high clock and bell tower located on the east façade of the building. The tower is topped by a tented, lead roof, and a high weather vane. Immediately below the roof the tower there are timber louvres. The lowest part of the tower has small stone quoins. A grand entrance door, recessed behind a

segmental arch, and below a classical pediment is infilled with a gilded coat of arms. Windows in the lodge (except for the eastern elevation) are sashes, with small panes. They appear to be original.

### **North, South, North-east, South-east Blocks Queen Alexandra's Court, St Mary's Rd**

These comprise four tall, three-storey blocks, which date from 1904/05, 1908 and 1912. Like the Lodge, they were designed by Ernest George and Yeates, with C.E.L Parkinson. The architecture of the buildings is classical "neo-Georgian", with some "Arts and Crafts" inspired decorative detail to the staircase elevations. The four blocks are arranged around three sides of a quadrangle, two blocks on the eastern side, one each on the northern and southern sides. The principal frontages of the blocks face inwards towards the central quadrangle. The rear elevations are important elements in the street scene in Lake Rd, St Mary's Rd and Woodside.

The two blocks on the eastern side of the group are shorter, and have just two staircases per block, as against three in the northern and southern blocks. The staircases are clearly differentiated, by the use of stone, in the elevations, and each one includes a segmental arched entrance, a round window with keystones at the four quarters, and above that a round headed recessed loggia. Each staircase elevation is topped by a dentilled and pedimented gable. These pediments are infilled with decorative detailing comprising a copper-clad coat of arms.

Each block has a steeply pitched hipped roof covered with green slate. Roofs are punctuated with very tall and massive brick chimneys. The walls combine red brick with portland stone detailing. The stonework is used to express the communal staircase positions and the very deep base plinth on which the buildings sit. Stone is also used as detailing for the quoins, keystones to the window openings, and the heavily dentilled eaves and staircase pediments.

The tall slim windows emphasise the verticality of the buildings. On each floor, they are arranged three on each side of the central staircase positions. At 1<sup>st</sup> floor level the central window opening is extended down to floor level, opening as a door, with an ironwork "Juliet" balcony. The window frames are sashes, and appear to be original. Window openings have good quality red gauged bricks at their flat arches.

### **Garden Wall to West side of Quadrangle, Queen Alexandra's Court, St Mary's Rd**

This garden wall (approximately 2 metres high) provides the 4<sup>th</sup> (western) enclosing side to the central quadrangle of the Queen Mary's complex, the other three sides being defined by the four main residential blocks. In part the wall serves to retain the higher land on its western side. The wall is of red brick, topped by Portland coping stones with stone urns. Vertical openings in the brickwork create a balustrade detail to the upper part of the wall.

### **Wardens House, Queen Alexandra's Court, St Mary's Rd**

The Wardens house lies at the southern end of the complex. It appears to be of relatively modern appearance. It is a small red brick domestic building with a hipped roof, which is covered with the same green slate as is used on the roofs of the main blocks. Windows are small pane sliding sashes.

### **Sub Station and Store at South End of Queen Alexandra's Court Site**

This is a small scale building comprising a flat roofed electricity sub station and a gabled, single storey storage building with adjacent open fronted lean-to structure, all of which can be seen from St Mary's Rd, adjacent to the Warden's House.

### **Gates, Gate Piers and adjoining Walls, Queen Alexandra's Court, St Mary's Rd**

These ornate gates, gate piers and walls appear to be contemporaneous with the main complex of buildings at Queen Alexandra's Court. The wall and piers are of red brick, the wall of approx 2.5 metres is topped by tile coping, with a course of moulded dog-tooth pattern bricks below. This part of the wall extends approximately 7 metres to the north of the entrance, and approximately 13 metres to the south of it. The gate piers are panelled and have pedimented stone caps. Above the caps are ornate wrought iron lamp holders, topped by a crown. The wrought iron gates are similarly ornate, baroque in style, topped by leaf and floral decoration, and each gate with a central panel topped by a crown, and including rose, thistle and shamrock decoration.

### **Piers at Lake Rd**

These piers mark the entrance to Lake Rd from Woodside. They are of majestic scale and design, creating a very impressive entry to the road. Their design is essentially baroque. It is thought that they date from the original construction of Lake Rd, which was carved out from the Wimbledon Park House Estate, at some time between 1874 and 1879, and which were clearly intended to signal the entry into a new and prestigious tree-lined avenue, which was aimed at attracting only expensive and high quality new residential development.

The piers comprise two relatively simple, and smaller, piers on the line of the back edge of the footway, on each side of the road, and a further two, much larger and grander, piers on the line of the kerb, again on each side of the road. All four piers use recessed brick courses to define quoins, and both combine brickwork with stone detailing. The large pair have much more exuberant stone detailing, including massive stone caps, each topped by a stone urn wrapped in a stone swag.

### **6/7 Lake Rd**

This is a pair of very large non-symmetrical semi detached Victorian mansions, which is thought to date from around 1890. The building ranges from 2½ to 3½ storeys in height, and it is made of yellow stock brick with red brick detailing and a tiled roof. The most notable features include the ornate timber bargeboards at the half hips and the gables, the gothic arches in red brick at some of the windows, and the massive and tall chimneys which display good brickwork detailing. There is also an ornate terracotta finial on the front facing half hip. The house on the left has a two storey canted bay with a hipped roof, while the one on the right has a square bay, also two storey and also with a hipped roof. Moulded red bricks are used for string courses at window lintel levels on all floors.

### **Lake Close, Lake Rd**

This is a large block of flats which dates from 1935. In itself it is not felt to have any particular architectural or historic value. It is mainly two storeys where it faces to Lake Rd but three storeys where it faces to Woodside. This extra floor is at a lower level, and results from using the slope of the land, so the roof here is no higher than the two-storey section of the building elsewhere. There is also a three-storey section of the building at the recessed Lake Rd entrance, here the roof level rises above the

two storey level elsewhere. This entrance emphasises a formal symmetry. The roof is flat. The building has a strong horizontal emphasis, except for a vertically oriented staircase window at the building entrance. This strong horizontality and the rather squashed appearance of the building, are somewhat alien to the overall character of the road. The building is surfaced in cream painted render. Windows appear to be over-large and their frames have been replaced in a way insensitive to the character.

### **1 – 6 Pixham Close, Lake Rd**

This small-scale development comprises three blocks, each being two storey, and containing four maisonettes. In themselves they are not felt to have any particular architectural or historic value. The plan form of the northern and southern blocks is the same, (having a forward projecting wing in the centre) but the central block is different, (with two projecting wings adjacent to the flank walls). The development dates from 1937. The blocks have hipped roofs, but with small gablets above the forward projecting wings.

### **1 and 2 Pine Grove**

These two houses, which date from 1971, form the end properties of the two terraces which front Pine Grove, at its junction with Lake Rd. Except for their important position they (like the rest of the Pine Grove development) have no particular historic or architectural value, and have been included within the Conservation only on the basis of the high garden wall which fronts onto Lake Rd and the corner of Lake Rd and Church Hill, (see para 13.7 below).

### **13.4 Building plots**

Plot widths in this part of the Conservation Area are for the most part irregular in their layout and dimensions. The only exception to this are in the plots at 74 to 76 Woodside, which all have similar dimensions, and are both wide and deep. The plot at no. 77 appears to have been subdivided to create a further plot for 1a St Mary's Rd.

### **13.5 Building Line**

The building line in Woodside (north-west side) is quite irregular. Individual building façades, most notably that at Woodside House, are set at an angle to the line of the road. In St Mary's Rd (south west side) again a clearly observed building line is not evident, though each property has a medium sized front garden. Building lines are not a feature of the Queen Alexandra's Court complex, here the relationship is between one building to another, rather than between any building and the line of the street (Lake Rd or St Mary's Rd).

### **13.6 Rhythm and Symmetry of Buildings**

The block of flats at Woodside House displays strong symmetrical character on both of its street frontages. Symmetry is also fundamental to the overall elevation design and building layout of the 4 large blocks at Queen Alexandra's Court, as it is to the design of the central rectangular space around which they are laid out, including the eastern elevation of the Lodge building. Symmetry is also a very obvious feature of the gate piers at the end of Lake Rd.

The individual buildings at 76 and 77 Woodside each have their own elevation symmetry, in the latter case the elevation in question is the one facing Woodside.

### **13.7 Gardens and Spaces between and around Buildings**

Front gardens in Woodside and St Mary's Roads tend to be wider and deeper than front gardens in Mansel Rd or Raymond Rd for example. As a result the introduction of parking into front gardens has generally allowed for the retention of a lot of frontage vegetation, and for the retention of sections of front garden walls and fences.

For these reasons the harm done to the character and appearance of this part of the Conservation Area as a result of introducing off street parking has been much less than for example is the case in Mansel Rd.

The design of the grounds within the centre of the Queen Alexandra's Court development responds to the very formal relationship between the buildings in this group, and this formality influences the character of the intervening spaces. The four main blocks are arranged symmetrically around three sides of a formal and level rectangle, their principal facades, and their main entrances address this central space. The formality of that arrangement is emphasised by the landscape treatment of the flat rectangular space itself. This space is subdivided by paths into four equal, smaller lawns. The fourth (open) side of the rectangle (the west side) is defined by an ornate garden wall approximately 2 metres high, which also serves as a retaining wall. The east façade of the Lodge building, which includes the dominant clock tower as its central feature, on this elevation, is aligned with the east-west axis of the central rectangular space. This relationship helps to define the western edge of the rectangular space, and it unites the lodge with the formality of the overall composition and layout.

The grounds of Queen Alexandra's Court also forms the western side of Lake Rd. This frontage is marked by a high wall (around 2.3 metres high), stepped at the top to reflect the sloping ground. This wall is seen along several sections of the frontages of the street block defined by Church Hill, Lake Rd and St Mary's Rd. The bricks are laid in English bond, and the top of the wall is decorated by dog-tooth brickwork detailing. Some sections of this wall has been replaced but with the original design replicated. Immediately to the north of the Pine Grove junction part of the wall has been repaired using the wrong (stretcher) bond. It is likely that this wall pre-dates the Queen Alexandra's Court development (1904/05) because the identical section of wall which faces towards Belvedere Drive, has a post box with the initials "VR", built into it (Queen Victoria died in 1901). The wall forms an important and distinctive feature in the street scene along Lake Rd.

On the Queen Alexandra's Court side of St Mary's Rd, and at the junction of Lake Rd and St Mary's Rd, none of the original high wall (see paragraph immediately above) remains. A relatively short section of the wall on each side of the vehicle entrance is Statutorily Listed (see para 13.3 above), but elsewhere the wall has been reconstructed at a lower height, with high brick piers (approx 2.4 metres) and intervening panels of close boarded fencing.

The grounds of Lake Close are well maintained and landscaped. Attractive metal railings above a low brick wall have recently been installed along both street frontages.

## **13.8 Streets**

### **Footways**

The footway in Woodside (north side) is made of ASP slabs, with a wide bitmac verge, though beyond Lake Rd the verge is much narrower. The footways in St Mary's Rd and Lake Rd are bitmac.

### **Kerbs**

In Woodside (north side only) there are narrow granite kerbstones, and granite corner blocks are used at some of the footway crossovers. In St Mary's Rd (on the north-east side) there are narrow stone (but not granite) kerbs. Kerbstones on the south west side are narrow and granite. In Lake Rd wide granite kerbstones are used, and large granite corner blocks are used at crossovers.

### **Gully setts**

In Woodside (north side) and St Mary's Rd (north east side) there are no gully setts, but on the south west side of St Mary's Rd there are two rows of granite gully setts.

### **Yellow lines**

Where used, parking control lines are wide (100 mm).

### **Lake Rd**

The very fine street trees in Lake Rd are mentioned in the section on trees and landscape below. This street has a great scale and width, and it follows a sweeping curve. Footways are very wide. These features were clearly designed in order to impress, and to attract high quality development when the street was constructed (sometime between 1874 and 1894, when the former estate was opened up to development).

The junction of St Mary's Rd/Lake Rd/Woodside occupies a very generously proportioned space, which was clearly intended to create an impressive landscaped entrance to the planned development along the newly created Lake Rd. Since the original layout, the road configuration has been changed, with a grassed area laid out on what was originally carriageway, at between St Mary's Rd and Lake Rd. Unfortunately the original (non granite) stone kerbs have not been used to define the new carriageway edge, and unsuitable concrete kerbs have been used instead, the original stone kerbs being largely left in their original position along what was the line of the original carriageway. Two small and rather stunted trees have been planted within the grass area, which suggests possibly inadequate ground preparation.

## **13.9 Trees/landscape**

Tree Preservation Orders (TPOs) have been made for trees located at Woodside House, at 74 – 77 Woodside, at 1a and 1 – 5 St Mary's Rd, and at Queen Alexandra's Court, (i.e. all the private land within this part of the Conservation Area).

There are some particularly fine and fully mature street trees (planes) along the length of Lake Rd, these would have been planted when the road was first laid out, and they complement the grand character and scale of this curving street.

## **13.9 Views**

Perhaps the most important views in this part of the Conservation Area are those in each direction along the length of Lake Rd. The scale, the width, the sinuous form, the design quality and particularly the majestic avenue of trees in this space are

impressive, as are the views to the backs of the tall Queen Alexandra's Court blocks, on the west side of Lake Rd.

Views along Woodside take in the spire of the Trinity Church in Mansel Rd.

There are in addition short distance views of individual buildings within the sub area itself.

### **13.10 Landmarks/legibility**

The most striking landmark in this part of the Conservation Area is the pair of ornate gate piers at the lower end of Lake Rd. These large, finely detailed and unique features clearly signal entry into the intended prestigious residential development, which was planned for Lake Rd. They mark a clear transition from the medium density development along Woodside, where buildings tend to dominate landscape features, to the looser structure, and more generous spaces seen in Lake Rd, where planting becomes the dominant element in the street scene.

Associated with the gate piers, is the green space at the junction of Lake Rd and St Mary's Rd. This small green, though a relatively recent introduction, is a distinctive feature in the public realm, contrasting with the harder surfaces which surround it.

The long high wall on the west side of Lake Rd is also a highly distinctive element in this part of the Conservation Area.

### **13.11 Positive/negative features**

#### **Positive features**

- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The high wall which forms the eastern edge of Lake Rd, and the gate piers at the south end of that road.
- The architectural coherence provided by groups of buildings at Queen Alexandra's Court and at 76/77 Woodside.
- The symmetry of certain buildings.
- The formality of the layout, the symmetry and the axial relationships that exist between the various buildings within the Queen Alexandra's Court complex, and the formal design of the space between these buildings.
- Original street materials eg, granite setts, kerbs and corner blocks, as well as the use of ASP paving.
- The view from Woodside to the spire of the Trinity Church in Mansel Rd.
- Trees and vegetation within the street and front gardens and within the grounds of Queen Alexandra's Court.
- The grand scale and curvature of Lake Rd, its street trees, and the views along it.
- The green space at the junction of St Mary's Rd and Lake Rd.
- The association of Air Chief Marshall Dowding with no. 3 St Mary's Rd.

#### **Neutral features**

- The neutral contribution made by Woodside House, 1a St Mary's Rd, the Warden's House at Queen Alexandra's Court, Lake Close, Pixham Court and by 1 and 2 Pine Grove.

**Negative features**

- The negative contribution made by the electricity sub station and the attached storage building at the southern end of Queen Alexandra's Court.
- Use of inappropriate wide yellow parking control lines.
- The insensitive replacement of certain windows.
- Insensitive alterations made to buildings, eg window and roof alterations.

## **14. Wimbledon Hill Rd – upper section**

### **14.1 Land Uses**

The only land uses within this area comprise a day nursery use at 100 Wimbledon Hill Rd and school use at 74/76 Wimbledon Hill Rd.

### **14.2 Listed Buildings – Buildings Contribution**

The contribution made by each building is illustrated on plan 3. There is one entry on the Statutorily List of Buildings within this sub area This is

- 100 Wimbledon Hill Rd (the White House), (grade II)

The following buildings are Locally Listed within this sub area:

- None

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:

- 74/76 Wimbledon Hill Rd (Wimbledon High School – fronting Wimbledon Hill Rd), this refers to the two Victorian buildings at each end of the block, but not to the intervening more modern block.

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

- Wimbledon High School - Modern gabled block between the two Victorian buildings at 74/76 Wimbledon Hill Rd

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

- None

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

### **14.3 Building Descriptions**

#### **74/76 Wimbledon Hill Rd (Wimbledon High School buildings)**

This description relates to the school buildings which front onto Wimbledon Hill Rd. Description of other school buildings can be seen under the heading of Mansel Rd.

This is a complex of very large Victorian mansions, which have subsequently been extended and converted to school use. Originally there was a pair of semi-detached mansions, and a further detached mansion. These buildings are thought to date from around 1890, but certainly from the period between 1879 and 1894. The space between these two buildings has however been infilled with a more recent building (1980s).

The buildings are generally 2½ storeys high, set above a semi-sunken basement. They are built in a Victorian “gothic” style, and display steeply pitched, tiled roofs and gables towards the street elevations. The materials used include red bricks, with white brick and dark blue/black brick banding and window arch details. No. 74 has a course of moulded terracotta panels with floral and foliate decoration in relief.

Window openings are in some cases in the typically pointed gothic style. This general gothic feel has to some extent been followed in the later infill block, with three prominent steep gables which face the main road, but with fewer gothic details. No. 76 (one of the pair of original semis) has classical detailing to the two main front windows, including a Palladian window at ground floor level. No.74 has a tall (three storey) canted bay in brick, topped by a hipped roof. It also has a tall “gothic inspired” chimney on the front elevation. Window frames have been replaced with inappropriately designed new frames in the original buildings.

#### **100 Wimbledon Hill Rd (the White House)**

This classical “Italianate” villa was originally a house, since converted and extended for office use, and now used as a day nursery. The original building dates from around 1860. It has two storeys and is built of stucco, with a slate roof. As originally built, it was symmetrical, but the later side addition has upset that symmetry.

The original (central) entrance is recessed, and it has ionic columns to each side, and a “Greek key” detail across the top. Within the entrance recess, to each side of the door, there is a niche, containing a figure. Above the porch, at 1<sup>st</sup> floor level there is a Palladian style loggia with Corinthian capitals. Very fine wrought iron work encloses this loggia. The two original wings have rusticated quoins and shallow gables. There are round-headed windows on the ground and 1<sup>st</sup> floors, the latter being paired beneath a single round arch.

The side addition façade skilfully echoes design and detailing of the façade of the wings of the original building.

#### **14.4 Building plots**

Generally building plots in this upper part of Wimbledon Hill Rd are large. The original development on the south side of the road, in the last half of the 19<sup>th</sup> century, involved a very few wide fronted plots. One of these was replaced in the 1930s by a large block of flats (outside the Conservation Area boundary). Most of the others were demolished to make way for individual houses, built in the 1950s, all of which were again, outside the Conservation Area boundary. However no. 100 itself survived that redevelopment. In the 1990s the 1950s houses were swept away, and their individual plots amalgamated to form larger plots on which 4 large blocks of flats were created. There is no significant pattern, or rhythm, to plots in this part of the Conservation Area.

#### **14.5 Building Line**

The building line on the south-west side of Wimbledon Hill Rd (upper section) is both curved, and very generous, with large frontage spaces in front of the High School (Hill Rd) frontage and in front of 100 Wimbledon Hill Rd, (as well as the properties in between, which lie outside the Conservation Area). However the line is not closely followed.

#### **14.6 Rhythm and Symmetry of Buildings**

The only building in this part of the Conservation Area which has qualities of symmetry is the Listed Building at 100 Wimbledon Hill Rd. As originally built the main frontage was strongly symmetrical, however with the subsequent extension to one side that symmetry has to a considerable extent been undermined, though the original built form may even today be readily appreciated.

## **14.7 Gardens and Spaces between and around Buildings**

Much of the space on the Wimbledon High School frontage of the High School site has been given over to car parking. However, as in Mansel Rd, the impact of this on the street scene has been tempered by the retention of trees and vegetation within that frontage area, and by the retention of almost all of the front boundary wall.

The frontages between the High School and 100 Wimbledon Hill Rd lie outside the Conservation Area boundary, but they do possess several very fine mature trees, which are an enhancement to the street scene.

Along the northern side of Wimbledon Hill Rd most of the frontage comprises high (approx 2 metre) close boarded timber fencing. Here properties (outside the Conservation Area) back onto the street, their fronts facing to Leeward Gardens. A high brick wall also (over 2 metres high) fills the frontage of Aspen Lodge (immediately to the north-west of Woodside House, and also outside the Conservation Area). These features tend to cut off visual connections between the street and the buildings and gardens to the north.

At Woodside House (within the Conservation Area), on the Wimbledon Hill Rd frontage there is a 2 metre close boarded fence along the back edge of the footway. There are good mature trees within this frontage space.

## **14.8 Streets**

### **Footways**

The footways in this part of Wimbledon Hill Rd are made of bitmac, and they are particularly wide. On the north side of the road there is a wide planted verge (width approx 5 metres), which is in part contained within retaining walls made of random (un-coursed) brick and stone construction. Street trees within this verge are referred to in the section on trees and landscape below.

### **Kerbs**

Kerbs are of granite (medium width – approx 20 cm). Large granite corner blocks are used at crossover positions.

### **Gully setts**

No gully setts are used.

### **Yellow lines**

Yellow lines are the wide (100 mm) type.

## **14.9 Trees/landscape**

Tree Preservation Notices (TPOs) cover most of the trees on private land on either side of the upper part of Wimbledon Hill Rd. Most of these affect property and trees located outside the Conservation Area boundary, but nevertheless the trees are important to the Conservation Area because they are important features affecting views into, and out of, the Conservation Area. The trees themselves include many fine mature specimens, which give a strong natural landscaped character to this part of Wimbledon Hill Rd.

These TPOs do not however extend to either the Wimbledon High School site, or to the 100 Wimbledon Hill Rd site, both of which lie within the Conservation Area

boundary. However normal Conservation Area powers relating to trees do provide some protection to trees at those locations.

Within Wimbledon Hill Rd (the public highway itself) there is a wide planted verge, which separates the carriageway from the footway on the northern side. This verge is very well planted with trees and shrubs, many of them evergreen, and typical of Victorian landscape design. This feature occupies the outer edge of the curvature of Wimbledon Hill Rd, and for that reason has all the greater prominence for users of that road.

#### **14.10 Views**

The principal views from this part of the Conservation Area are from the upper end of Wimbledon Hill Rd, where a sequence of changing views open up, looking down the hill, towards the town centre. The changing views are produced as a result of the curved configuration of the street itself.

There are in addition short distance views of individual buildings within Wimbledon Hill Rd itself, though on the north side such views are limited by the high fencing and walls which enclose the back gardens of adjacent houses on that side of the road.

#### **14.11 Landmarks/legibility**

There is a very strong and sharply defined edge to the town centre, at the junction of Wimbledon Hill Rd with Woodside and Mansel Rd. The clear contrast between the character of the two adjacent areas, (the spacious area to the north-west with its mature trees, and the tightly developed commercial town centre frontages to the south-east) is remarkable. It gives strong feeling of legibility and distinctiveness to the area.

The spacious and well-landscaped layout of the upper part of Wimbledon Hill Rd, with its wide verge of trees and planting, contributes to this contrast. It is seen as a highly distinctive feature in the design of the street, which establishes a strong sense of place, and it contributes to a sense of sudden arrival at the town centre, as one moves from the spacious landscaped street to the tightly built up town centre area, at the Woodside/Mansel Rd junction.

#### **14.12 Positive/negative features**

##### **Positive features**

- The sharp contrast in character and scale between the upper part of Wimbledon Hill Rd and the town centre part of Wimbledon Hill Rd (adjacent sub area).
- The unfolding views towards the town centre as one descends down Wimbledon Hill from Wimbledon Village.
- The buildings which make a positive contribution to the character of the Conservation Area, including listed buildings.
- The very generous scale of the street, and its gently curved alignment.
- Original street materials eg, granite setts, kerbs and corner blocks.
- Trees and vegetation within the street and front gardens.

##### **Neutral features**

- The neutral contribution made by the modern gabled block at Wimbledon High School, which faces to Wimbledon Hill Rd.

**Negative features**

- The wide yellow parking control lines.
- The replacement windows in some buildings.

## 15. Opportunities and Recommended Action

- Secure shopfront restorations for the terrace of 30 – 56 Wimbledon Hill Rd, including pilasters, corbels, alignment of upper and lower edges of fascia sign with corbel positions (see fig 2).
- Secure restoration of original brick detailing at the cornice where it is missing, at the lower end of the terrace 30 – 56 Wimbledon Hill Rd.
- Secure the removal of cladding material which has been applied over the brickwork at 32/34 Wimbledon Hill Rd.
- Removal of applied box fascia signs at 1 – 8 the Pavement, and at 28 Wimbledon Hill Rd.
- Restoration of the missing corbel at 6/7 the Pavement.
- Removal of paint from brickwork at 1/2/3/4 the Pavement, and general cleaning of brickwork at 1 – 8 the Pavement.
- Encourage the enclosure of the space at Worple Rd Mews, by the development of land at the rear of 30 – 56 Wimbledon Hill Rd, ensuring consistency of built form, height, and building frontage alignment, so as to develop a mews character in this street (see fig 2).
- Seek enhancement of the St Marks Place area in terms of more appropriate paving, lighting and street furniture.
- Encourage the restoration of the original window opening, and use of a traditionally designed window frame at the ground floor at 2 St Mark's Place.
- In the event of possible future plans to enlarge the space available for the Library, to retain those parts of the building which have been identified as making a positive contribution to the character of the Conservation Area, and to seek the potential for expanding in those areas which are identified as making only a neutral contribution to the Conservation Area. A detailed design brief should be prepared to give further guidance on the design of any such proposal.
- Repair and restore the ornate railings adjacent to the Library, on both the Compton Rd and St Marks Place sides.
- Restore the missing pillar on the Compton Rd frontage of Marlborough Hall/St Marks Hall.
- In the event of any possible future development of the St Mark's Church Hall building, to secure a building with a greater presence to the Compton Rd frontage, with appropriate height and massing, having regard to its neighbours, and appropriately aligned in relation to a consistent building line on the Compton Rd frontage.
- Replace existing town centre footway materials (the "Wimbledon Town Centre format" style) and the footway materials seen adjacent to the Library, in accordance with the recommended palette of materials set out in the Merton Street Design Guide.
- Work towards the removal and reduction of street clutter, including signage and guard railing, repositioning signs where possible so as to create a better relationship with important buildings, and grouping signs to give a more co-ordinated appearance.
- Replace wide yellow parking control lines with narrow (50 mm) lines.
- In the residential part of Mansel Rd encourage tree planting (including street trees), encourage general planting within the garden frontages, and encourage the re-creation of front boundary definition, through the introduction of front garden walls, fences and gates.
- Ensure that any possible future development at 16a Malcolm Rd secures conformity in terms of building massing, height and building line of other properties on the north-east side of Malcolm Rd.

- Ensure that any redevelopment of 15 and 17 Malcolm Rd, secures conformity with the scale, height, building footprint and built form of 9, 11, 19, 21 and 23 Malcolm Rd, in order to develop the sense of rhythm of buildings and spaces on the south-west side of Malcolm Rd.
- Ensure the adequate repair and maintenance of the brick piers at the southern end of Lake Rd.
- Provide granite kerbstones adjacent to the green space at the southern end of Lake Rd, review the design of the adjacent traffic calming installations, and consider more appropriate tree planting, to supplement the plane trees in Lake Rd.
- Seek Article 4 Direction powers in respect of creation of hardstandings for parking and associated vehicle accesses, within residential property frontages.
- Seek an Article 4 Direction to protect the small-scale alterations to the houses within the Conservation Area, including replacement of front doors, infilling of porches, painting of masonry and replacement of windows on the front elevation of buildings.

Jan 2007

## APPENDIX 1 ADVERSE BUILDING ALTERATIONS

“\*” denotes an alteration.

Under “Roof” “\*” denotes a change in roofing materials, and “D” denotes front dormer addition, or roof extension.

Under “Extension” “S1” denotes single storey side extension, and “S2” denotes 2 storey side extension.

Under “Parking” “\*” denotes removal of the majority of frontage planting and the majority of the front boundary wall/fence, for the introduction of parking spaces, “\*\*\*” denotes extreme case of loss of front garden to parking.

ADDRESS	DOOR	PORCH	WINDOW	ROOF	EXTN	PAINT BRICK	CLAD BRICK	PARK ING
2a Mansel Rd								*
2 Mansel Rd		*						**
4 Mansel Rd								**
6 Mansel Rd								**
8 Mansel Rd								
10 Mansel Rd								
12 Mansel Rd								*
14 Mansel Rd								**
16 Mansel Rd								**
18 Mansel Rd								**
20 Mansel Rd								**
22 Mansel Rd								*
24 Mansel Rd								*
26 Mansel Rd		*						
28 Mansel Rd			*			*		
32 Mansel Rd				D				*
Post WW2 school bldg				D				
Pre WW2 school bldg			*					
Trinity Church								*
1 Mansel Rd								**
3 Mansel Rd								**
5 Mansel Rd				*				**
7 Mansel Rd								**
9 Mansel Rd				*				**
11 Mansel Rd				*				**
13 Mansel Rd				* D				
15 Mansel Rd								**
17 Mansel Rd								
Raymnd Court								
1 Raymond Rd			*	D				
7 Raymond Rd								
2 Raymond Rd				*				
4 Raymond Rd				*				
6 Raymond Rd			*	D				*
8 Raymond Rd	*		*					
9 Raymond Rd				D				
10 Raymond Rd								*
12 Raymond Rd						*		
14 Raymond Rd								
16 Raymond Rd								*
18 Raymond Rd			*	D				*
20 Raymond Rd								
22 Raymond Rd								*
22a Raymond Rd								*
1 Malcolm Rd				*				*
3 Malcolm Rd								*
5 Malcolm Rd								*
7 Malcolm Rd								*
9 Malcolm Rd								*
11 Malcolm Rd								
15 Malcolm Rd								

ADDRESS	DOOR	PORCH	WINDOW	ROOF	EXTN	PAINT BRICK	CLAD BRICK	PARK ING
17 Malcolm Rd					S2			*
19 Malcolm Rd								
21 Malcolm Rd		*	*		S1	*		**
23 Malcolm Rd								
4 Malcolm Rd		*						
6 Malcolm Rd								*
8 Malcolm Rd			*					*
10 Malcolm Rd								*
12 Malcolm Rd								*
14 Malcolm Rd					S2			
16a Malcolm Rd								*
16 Malcolm Rd								
18 Malcolm Rd								
20 Malcolm Rd							*	
1 The Pavement				*		*		
2 The Pavement			*	*		*		
3 The Pavement						*		
4 The Pavement						*		
5 The Pavement								
6 The Pavement								
7 The Pavement								
8 The Pavement								
28 Wim Hill Rd				*				
30 Wim Hill Rd								
32 Wim Hill Rd			*				*	
34 Wim Hill Rd			*				*	
36 Wim Hill Rd			*					
38 Wim Hill Rd						*		
40 Wim Hill Rd						*		
42 Wim Hill Rd			*	*				
44 Wim Hill Rd			*					
46 Wim Hill Rd								
48 Wim Hill Rd								
50 Wim Hill Rd								
52 Wim Hill Rd			*					
54 Wim Hill Rd								
56 Wim Hill Rd								
58/58a/58b Wim Hill Rd								
60 Wim Hill Rd								
62 Wim Hill Rd								
64 Wim Hill Rd								
66 Wim Hill Rd								
68 Wim Hill Rd								
74/76 Wim Hill Rd			*					
100 Wim Hill Rd								*
31/33 Wim Hill Rd						*		
35 Wim Hill Rd								
37 Wim Hill Rd								
39 Wim Hill Rd								
41 Wim Hill Rd								
43 Wim Hill Rd								
45 Wim Hill Rd								
47 Wim Hill Rd								
51 Wim Hill Rd								
53 Wim Hill Rd								
55 Wim Hill Rd								
1 St Marks Pl	*		*					
2 St Marks Pl		*	*					
3 St Marks Pl								
4 St Marks Pl			*					
Church St Marks Pl								
Marlborough Hall				*				
St Marks Church Hall								
1 Compton Rd								
12 Compton Rd								
Woodside Hse Woodside			*					
74 Woodside								*
75 Woodside								
76 Woodside								*

ADDRESS	DOOR	PORCH	WINDOW	ROOF	EXTN	PAINT BRICK	CLAD BRICK	PARKING
77 Woodside								
1a St Marys Rd								
1 St Marys Rd			*					
3 St Marys Rd								
5 St Marys Rd								*
Lodge Q Alex Court								
Main Blocks Q Alex Court								
Warden Hse Q Alex Court								
Lake Close Lake Rd			*					
Pixham Court Lake Rd								
6 Lake Rd								
7 Lake Rd								*
1 Pine Grove								
2 Pine Grove								*

## APPENDIX 2 SHOPFRONT ALTERATIONS

(Under "Corbel" and "Pilaster" Headings L/R denotes alteration/removal of Left or Right corbel or pilaster).

(Under "Fascia" B denoted box fascia sign added to fascia surface.

Elsewhere "\*" denotes an alteration.

ADDRESS	FASCIA	CORBEL	PILASTER	SHOPFRONT/ STALLRISER
1 The Pavement	B			
2 The Pavement	B			
3 The Pavement	B			
4 The Pavement	B			
5 The Pavement	B			
6 The Pavement	B	L		
7 The Pavement	B	R		
8 The Pavement	B			
28 Wim Hill Rd	B			
30 Wim Hill Rd	*	L R	L R	*
32 Wim Hill Rd	*	L R	L R	*
34 Wim Hill Rd	*	L R	L R	*
36 Wim Hill Rd				*
38 Wim Hill Rd	*	R	R	*
40 Wim Hill Rd		L R	L R	*
42 Wim Hill Rd		L	R	*
44 Wim Hill Rd	*			*
46 Wim Hill Rd		L R	L R	*
48 Wim Hill Rd		L R	L R	*
50 Wim Hill Rd	*	L R	L R	
52 Wim Hill Rd	*	R	R	*
54 Wim Hill Rd		L R		*
56 Wim Hill Rd				*
58/58a/58b Wim Hill Rd	*			*
60 Wim Hill Rd	*			
62 Wim Hill Rd	*			
64 Wim Hill Rd	*			
66 Wim Hill Rd	*		L R	
68 Wim Hill Rd	*		L R	
37 Wim Hill Rd				
39 Wim Hill Rd	*	R	R	*
41 Wim Hill Rd				
43 Wim Hill Rd				*
45 Wim Hill Rd	*			*
47 Wim Hill Rd	*	L R	L R	*
51 Wim Hill Rd				
53 Wim Hill Rd				
55 Wim Hill Rd				

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۔