

CHARACTER APPRAISAL

72 - 96 HOME PARK ROAD



EXTENSION TO WIMBLEDON NORTH CONSERVATION AREA

Agreed by Cabinet 15th October 2007



The Council is currently undertaking Conservation Area Appraisals to assess the character and quality of the Borough's Conservation Areas and to review their boundaries. Each draft Appraisal is subject to public consultation before being finalised.

CRITERIA FOR CONSERVATION AREA APPRAISALS

The Government's Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) advises local authorities to periodically review existing conservation areas and their boundaries. PPG 15 also advises local authorities to define and record, as clearly as possible, the special architectural or historic interest that justifies each conservation area's designation, through an assessment of the elements that contribute to an area's character.

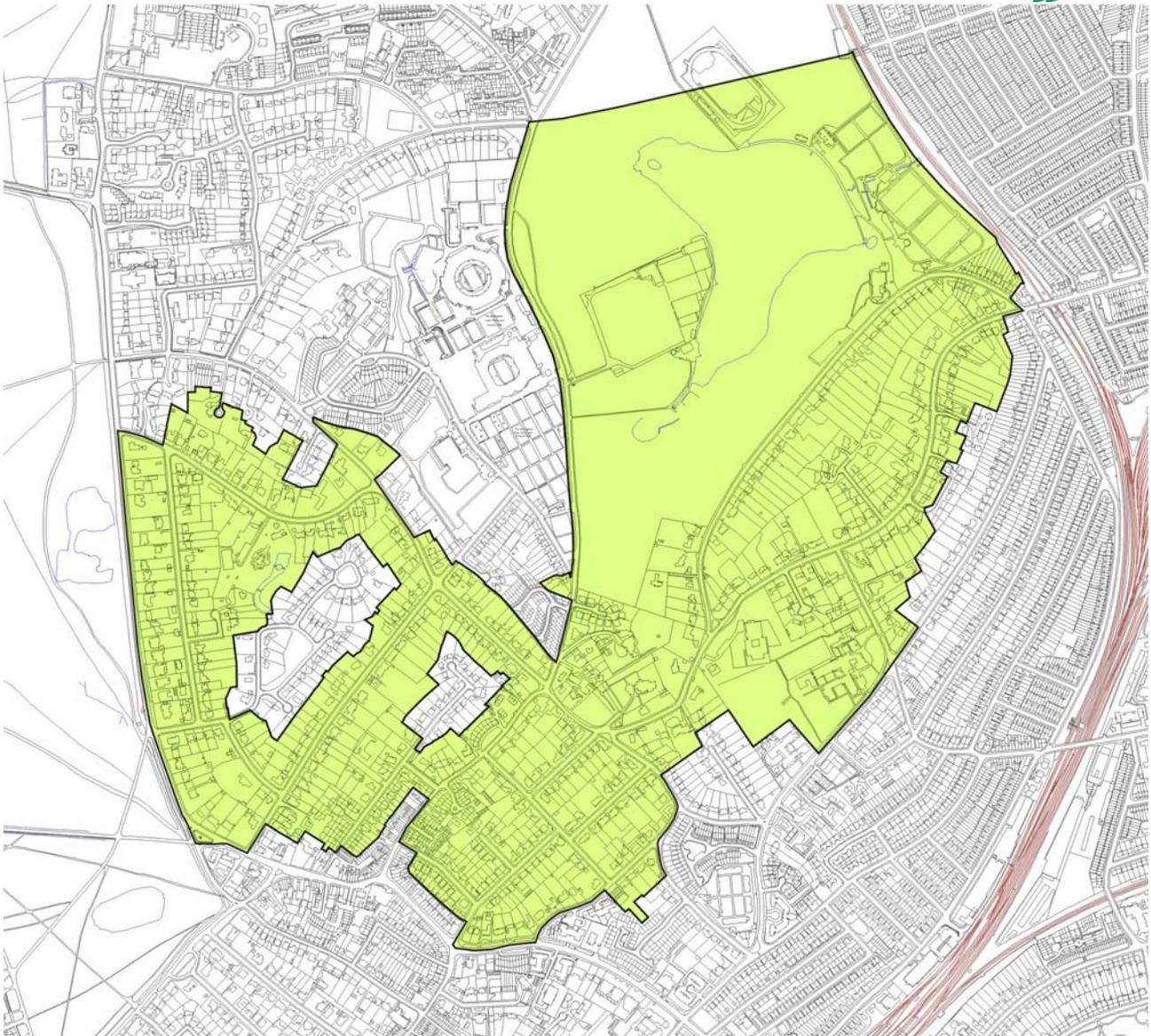
Character assessments are useful tools that not only set out the specific characteristics for which an area has been designated as a conservation area, but also help the Council to assess the impact of development proposals on the character or appearance of a conservation area. They also provide a useful framework within which property owners and developers can work when designing new development or planning alterations to buildings, by setting out and describing the special context to which any new development will need to relate.

WIMBLEDON NORTH CONSERVATION AREA APPRAISAL

The designation of conservation areas is a legislative duty of local authorities. These areas comprise "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities also have a duty to from time to time to review whether any further designations are needed. The Wimbledon North Conservation Area was originally designated by the Council in 1968 and was extended in 1989, 1990, 1993 and more recently in 2006 and July 2007.

LOCATION AND EXTENT OF THE CONSERVATION AREA

The Wimbledon North Conservation Area can be broadly described as the area of land located to the east of the south east corner of Wimbledon Common, and to the north and east of Wimbledon Village. The Conservation Area is extensive, stretching north towards Somerset Road and east to include parts of Arthur and Leopold Roads, covering an area of approximately 135 hectares (333 acres). For the purposes of preparing the original character appraisal the Wimbledon North conservation area has been divided into a number of sub areas. Sub Area 2 (Wimbledon Park) is subject of this re-appraisal.



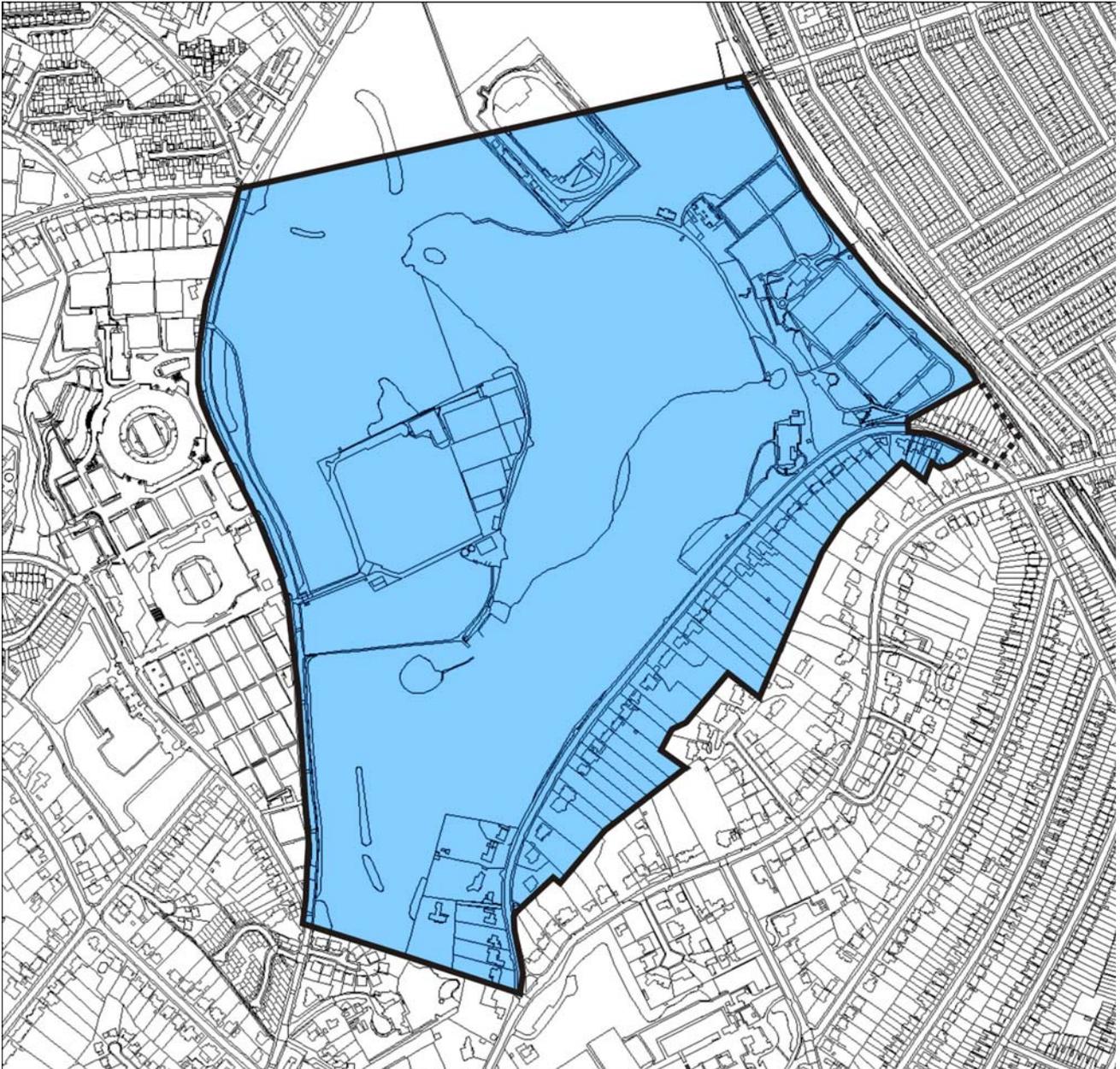
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Map of the existing Wimbledon North Conservation Area, as extended

FURTHER CONSULTATION

Comments were sought on the inclusion of numbers 72 to 96 (even numbers only) Home Park Road within Wimbledon North Conservation Area (Sub Area 2 - Wimbledon Park).

This sub area includes that part of Wimbledon Park within the London Borough of Merton, and the roadways that surround it. The boundary is defined by the District Line railway embankment and Park edge to the east, to the south east by the rear boundaries of houses in Home Park Road, to the west by the rear pavement line on the west side of Church Road and to the south by the northern boundary of Sub Area 1 'The Historic Core'.



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Map of the Wimbledon Park Sub-Area

THE FURTHER CHARACTER APPRAISAL

As a result of the original conservation area character appraisal and the consultation that was carried out sub area 2, Wimbledon Park has been extended to encompass the major part of Home Park Road. The lower section, even numbers 72 to 96, outlined with a dotted line on the map of the Wimbledon Park sub-area, was not included. In response to residents' suggestions that this section should also be incorporated within North Wimbledon Conservation Area a separate additional appraisal of this area has been compiled and included within this document. Consultation of local residents, Ward Councillors and local amenity groups was undertaken.

This appraisal aims to fulfil the following roles: -

- a) to highlight the historical development of the area, defined in the original character appraisal;
- b) to further assess the character and interest of the suggested additional extension;

This Character Appraisal for the proposed additional section of Home Park Road of the Wimbledon North Conservation Area has been prepared by the Council's Design and

Conservation Team in accordance with Guidelines issued by English Heritage and Planning Policy Guidance Note 15.

Historic Development

The Park dates from 1576 and focused on the first Manor House built at Vineyard Hill in 1588, later known as the Elizabethan Manor House, and was managed as a deer park to provide fresh meat for the Manor of Wimbledon. By the early 17th Century the Park occupied nearly 400 acres. The western part of the park was laid out formally with eight fishponds, rectangular pleasure gardens, regimented orchards and vine cultivation, and a pheasant garden.

The Park has undergone many changes over the centuries. Specialist gardeners, including the Frenchman, Andre Mollet, John Evelyn and 'Capability' Brown have all had input into the evolution of the Park. The park now contains a number of recreational and sporting facilities and is protected as Metropolitan Open Land. Full details of the historic development of the whole sub area are included in the approved character assessment documents .

Assessment of Character and Interest of 72 to 96 Home Park Road (even numbers)

The area considered as a potential further extension to Wimbledon North Conservation Area is located at the lower end of Home Park Road situated on the north east side of the road backing onto the railway. It was generally developed earlier than the larger detached dwellings facing the park, which form the major part of Home Park Road. They were mainly built in the early 1900s as a result of the expanding railway system. The majority of Home Park Road, north west of Arthur Road was developed later in the late 1920s and 1930s.

It can be argued that the character of this section of Home Park Road is more akin to the grid style terraced housing on the opposite side of the railway than the detached houses that characterise the rest of Home Park Road. The same architect, Mansell built dwellings on both sides of the railway for Messrs Ryan and Penfold. The terraces on the north side of the railway were developed slightly earlier than the Home Park Road dwellings. However, in Home Park Road Mansell has moved away from the rigid grid layout giving these dwellings a unique style, which separates them in both design and grouping. This section of Home Park Road consists of thirteen dwellings of which Mansell designed twelve. The remaining detached dwelling is an infill built in 1979. This group of dwellings were not all built at the same time. Nos. 80 to 92 were built first comprising three pairs of semi-detached houses and one detached half of a semi-detached house. A little later a short terrace of three dwellings was added to the east leaving an open space between 80 and 76. This terrace incorporates an unusual archway giving access to garages at the rear. After a number designs submitted by Mansell to fit the irregular plot west of 92 a further larger dwelling was attached to the earlier detached dwelling to form an unsymmetrical pair. In 1989 planning permission was given to extend no. 94 and divide it vertically to make a further dwelling resulting in an irregular terrace of three. A pair of garages was originally constructed adjacent to the Park boundary these were rebuilt in 1997 in a sympathetic style. The space between Nos. 76 and 80 was in-filled in 1979 with a small two storey detached dwelling.

The group of dwellings are built in an Edwardian Style and retain many original features. The Edwardian houses mainly have front facing gables over two storey squared or splayed bays and open porches with tiled roofs beneath small spayed oriels.

Description of Dwellings

The eastern part comprising numbers 72, 74 and 76 form a short terrace with gabled ends and a front facing gable at either end over splayed bays. The roofs are tiled with projecting party wall parapets. The middle dwelling has a flat roofed splayed bay window at first floor level. All three dwellings have original front doors and open porches with red tiled roofs, which wrap around the ground floor bays. The front elevations have brick at ground floor level with upper floors and end gables rendered. The brickwork to two of the properties have been painted while the third has retained its natural brick.



Nos.72/74/76



No. 78

The infill dwelling adjacent to number 76 is a gable ended two-storey building with accommodation in the roof space. Originally it was built with an integral garage, which has been converted into living space. The front amenity space has been paved over to provide off street parking with little planting. In keeping with the neighbouring properties it has a tiled roof and porch, brick at ground floor level and rendered above. Tall iron railings and double gates form the front boundary, which is out of keeping with the surroundings.



Nos. 84/86 & 88/90



Nos. 80/82

Numbers 80/82, 84/86 and 88/90 are three very similar pairs of semi-detached houses. They all have tiled end gabled roofs with projecting party wall parapets with distinctive ornate tall central chimneys set at an angle to the party wall. Originally all the roofs have lead clad flat-roofed dormer windows to the front pitches, however on 80/82 the party parapet wall has been raised and the dormers has been altered to resemble a gable. 84 has a small additional lead clad front facing dormer. All dwellings have projecting front facing gables over two storey wide red brick squared bays. The apexes of 80/82 have been hung with tiles, which may not be original as the others are rendered and decorated

with tudor style applied timber strapwork. Numbers 80/82 are rendered between the lower and upper bays but the others have tile hanging. All are red brick at ground floor level and rendered above. Numbers 84/86 and 88/90 have red brick quoins on the outer corners. All dwellings have original timber framed open porches with red tiled roofs. Above each porch is a splayed oriel window with timber detail above the glazing. No. 90, alone retains the original oriel glazing bars. These semi detached buildings feature arched shaped windows in the side elevations constructed within the chimneybreasts which are visible from the street.



No.96 plus rebuilt garages



Nos. 92/94/96

Numbers 92/94/96 form a short, irregular terrace of three dwellings. As stated above, 92 was initially built as a detached building but later extended with the addition of No 94 to form a much larger dwelling with a significantly projecting front gabled wing with front facing windows on three levels. The pair share a party parapet wall but the ridge height of Number 94's roof is lower. Number 94 has more recently been sub-divided to form an additional house at 96 and a two storey extensions was added. The roof form on the extended west wing is half hipped incorporating a small dormer. Continuing the style of the other dwellings red brick is used at ground floor level with rendering above featuring red brick quoins. In contrast to the other houses steps approach the open front porch with red tiled roof, above which there is an oriel window. The front boundary has tall brick piers and iron gates and railings which contrasts with the open low level front boundaries to the other properties with generally well planted informal front gardens which are characteristic of this section of Home Park Road.

Positive Features



The main contribution is derived from the group value of the buildings with individual variation in detailing within a rhythm created by the projecting gabled bays, the

consistency of the building materials and decorative features. Many of the original features have been retained including the open timber framed porches as well as many of the original panelled front doors. Although many of the original timber windows have been lost the combination of bays, oriels and shaped windows within the side elevation and the prominent chimney-breasts add distinctive character to this section of Home Park Road.

Negative Features

The main negative features include the unfortunate replacement of many of the original windows with inappropriate materials, although there is evidence of efforts to respect the original proportions. The front boundary railings of no. 78 and 96 are not in keeping with the other front boundary treatments in this section of Home Park Road. The numbers of satellite dishes fixed to the fronts of buildings also detract from the character of the area and the loss of planting in front amenity spaces to provide off street parking also diminish the areas character.

Recommendation for Additional Planning Controls

The appraisal for Sub Area 2 (Wimbledon Park) also recommends that an Article 4(2) Direction be made to require Planning Permission to be sought for certain small scale alterations to buildings and front boundaries that could help preserve and enhance the character of the area to cover the whole sub-area. This would extend to cover this new area now incorporated into the conservation area.

The Council's Cabinet approved the original sub area appraisals for the Historic Core, Wimbledon Park and Arthur Road - Leopold Road in December 2006. This appraisal along with the suggested boundary change to include numbers 72-96 (evens) Home Park Road within the Wimbledon North Conservation Area was approved by Cabinet at its meeting of 15th October 2007.

You can view a full copy of the original approved appraisal and this document:

- a) By visiting the Councils web site by visiting <http://www.merton.gov.uk/wimbledonnorth>.
- b) From the council's main reception, "Merton Link" at the Civic Centre
- c) From Merton Libraries
- d) Or by contacting the Design and Conservation team by e-mail: conservation.areas@merton.gov.uk, or by post from:

**Design and Conservation Team, Environment and Regeneration Department,
London Borough of Merton, Merton Civic Centre, London Road, MORDEN,
Surrey SM4 5DX**

Public Consultation

The Council carried out a public consultation on this appraisal and proposed boundary change, which ended on 28th August 2007. Responses from the consultation were taken into account by the Council and considered by the Cabinet. Full details of the consultation and representations received can be viewed on the Council's website by visiting: <http://www.merton.gov.uk/wimbledonnorth>