

WIMBLEDON NORTH CONSERVATION AREA

A CHARACTER ASSESSMENT INTRODUCTION AND PART ONE

Post Consultation Draft May 2007

Note to accompany this draft Wimbledon North Character Assessment

Text marked like this refers to areas currently outside of the Wimbledon North Conservation Area boundary

(Text marked like this refers to area currently within the Wimbledon North Conservation Area boundary but proposed to transfer to the Wimbledon Village or Bathgate Road Conservation Areas)

Proposed changes following public consultation are shown with **bold text** (*bold italic when amongst bold text in consultation draft, and in Introduction and Part One following consultation on Sub Areas 4 and 5*) for additional text and ~~strikethrough~~ for text proposed for deletion.

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INTRODUCTION

Final Post Consultation Draft: ~~November 2006~~
May 2007

1.0 STATUTORY BACKGROUND TO THE PREPARATION OF THIS CONSERVATION AREA CHARACTER ASSESSMENT

1.0.1 The London Borough of Merton has a legislative duty to designate any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as conservation areas, and, from time to time, to review whether any further designations are needed. (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.0.2 The Government's 'Planning Policy Guidance Note 15: Planning and the Historic Environment' advises that local authorities should periodically review existing conservation areas and their boundaries, and that the special interest of conservation areas should be defined and recorded through an assessment of the elements that contribute to their character.

1.0.3 Detailed advice on the preparation of character assessments (or appraisals) is provided in the English Heritage publication 'Guidance on conservation area appraisals' 2005.

1.1 PURPOSE OF THE CHARACTER ASSESSMENT

1.1.1 This Character Assessment is intended to fulfil the Council's legislative duties and obligations as set out above. It aims to define the special architectural and historic interest for which The Wimbledon North Conservation Area, **within the London Borough of Merton**, has been designated, and to ensure that the character and or appearance of these special interests be preserved or enhanced when development proposals are considered. **The London Borough of Wandsworth is preparing a character assessment for the Wimbledon North (Wimbledon Park) Conservation Area within its area.**

1.1.2 The Character Assessment is intended to help property owners and developers when designing proposals for alterations to buildings or new development, within or close to the Conservation Area, and to help the Council to assess the impact of development proposals on the character and/or appearance of the Conservation Area. It is hoped that the document will provide a useful aid and information source for residents, local amenity societies, the Council and other interested bodies.

1.1.3 This appraisal will provide the basis for developing a future Conservation Area Management Plan. That will include policy guidance and proposals for the preservation and/or enhancement of the characteristics identified in the appraisal, and provide further opportunity to consider issues and recommendations arising from it.

~~1.1.3~~ 1.1.4 The Character Assessment will also be used by the Council in its preparation of a Design Guide to appropriate development within the

Conservation Area.

1.2 CONTENT OF DOCUMENT

1.2.1 The Character Assessment is presented in two parts.

1.2.2 **Part One is a broad assessment of the whole Conservation Area.** It begins with an outline of the sequence of designations which have led to the North Wimbledon Conservation Area *as it is today*, and describes its extent. It goes on to include a broad overview of the history of the wider Wimbledon area, up to the beginning of the 20th Century, in order to indicate the special historic context of the Conservation Area. It also includes a summary of the development of the Conservation Area itself, mostly using the information displayed on available maps, from the mid 18th Century. The main geological, topographical, archaeological and nature conservation characteristics are summarised.

1.2.3 This broad assessment has indicated that the very large North Wimbledon Conservation Area can be sub-divided into six 'Sub Areas', each with its own distinctive historical background and physical characteristics. The *suggested* Sub Areas are identified and a very brief summary of their main characteristics given in 10.0. They are indicated on Figure 10.0.

1.2.4 **Part Two is presented as six separate papers, one for each *suggested* Sub Area. The papers provide a detailed appraisal of the character and appearance of the Sub Areas.** They present a review of the Conservation Area boundary *and put forward suggested changes*, detail the designations relevant to each (Listed Buildings, Tree Preservation Orders etc.), study the history, pattern of development and predominant building and landscape characteristics, and identify views and streetscape features. A summary of the elements that combine to make up the special character and appearance of each Sub Area is provided, and buildings which make a positive contribution are identified. Negative elements and issues are noted, opportunities for enhancement are put forward, and the types of development and/or alterations that could become the subject of Article 4 Directions are suggested.

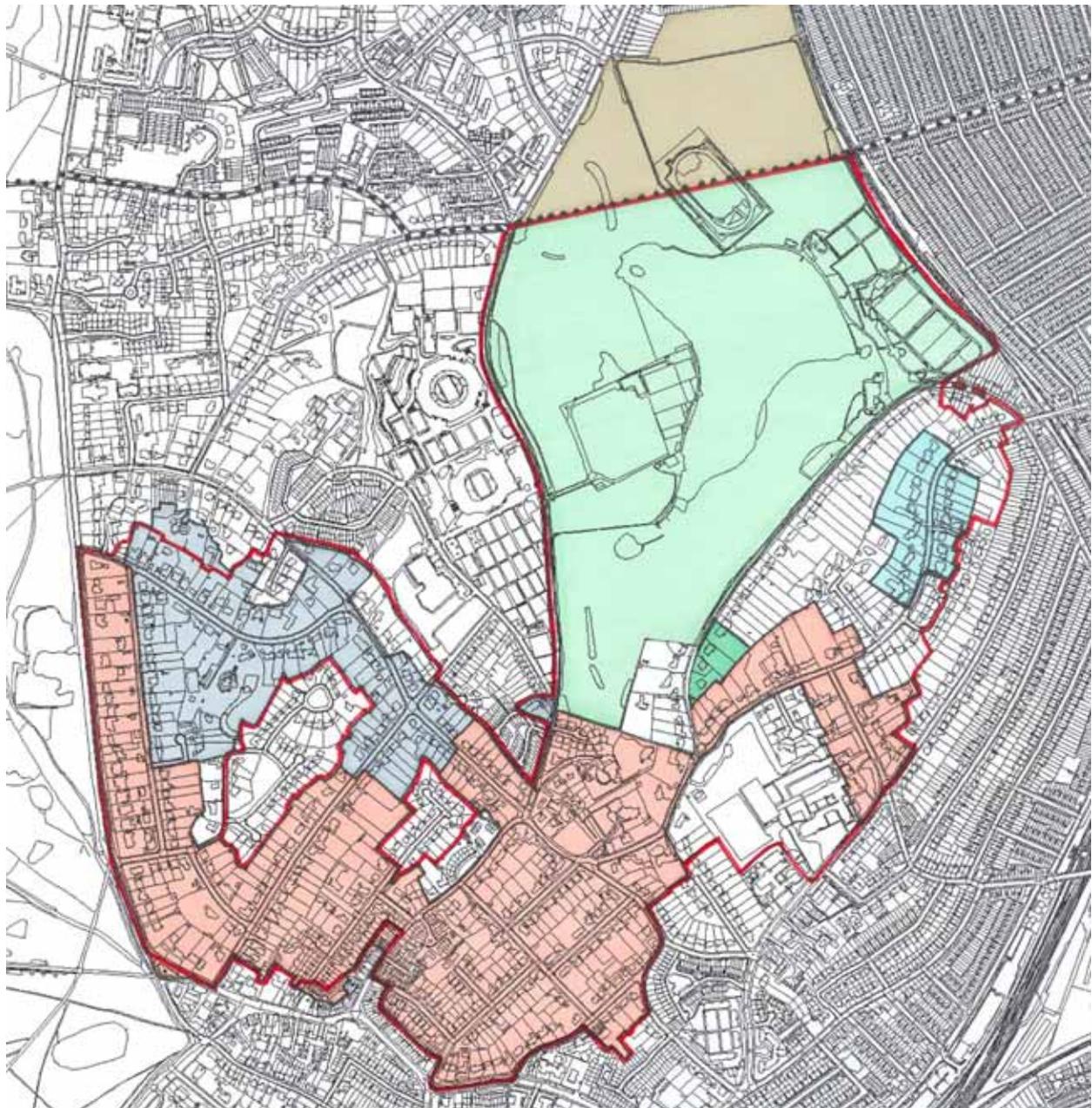
1.2.5 There are three Appendices to the document. Appendix 1 provides the Statutory Descriptions of Listed Buildings. Appendix 2 the description of Wimbledon Park from the Register of Parks and Gardens of Special Historic Interest. Appendix 3 lists detailed descriptions of the Locally Listed Buildings.

PART ONE

***Final Post Consultation Draft: November
2006- June 2007***

2.0 EXTENT OF THE CONSERVATION AREA AND ITS DESIGNATION HISTORY

- 2.1 Part of *the present London Borough of Merton* Wimbledon North Conservation Area was first given conservation area status in 1976, when it formed part of the Wimbledon Conservation Area.
- 2.2 The Wimbledon Conservation Area was extended in 1986 to include more extensive areas of Marryat Road, Burghley Road, Calonne Road and Parkside Gardens.
- 2.3 In 1987 the Wimbledon Conservation Area was sub-divided into three areas, and renamed as the Wimbledon Village, Wimbledon West and Wimbledon North Conservation Areas.
- 2.4 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.
- 2.5 Extensions to the Wimbledon North Conservation Area occurred in 1990, 1991 and in 1993, when the north east section of Arthur Road, Nos.121 – 127 Home Park Road and Wimbledon Park itself were added, respectively.
- 2.6 The *designated* North Wimbledon Conservation Area is extensive, stretching north towards Somerset Road and east to include parts of Arthur and Leopold Roads, covering an area of approximately 114 hectares (282 acres).
- 2.7 Figure 2.0 indicates the progressive changes to the *designated* Conservation Area boundary *and the suggested proposed boundary following the preparation of this Character Assessment.*



- | | |
|---|---|
|  1976 Designation |  1991 Extension |
|  1986 Extension |  1993 Extension |
|  1990 Extension |  Proposed Conservation Area Boundary |
|  Borough Boundary |  Amendment to Proposed C.A. Bdy. |
|  L.B. Wandsworth Wimbledon North
Cons. Area, 1993 Designation | |

Figure 2.0: Designation History

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- 3.0 **THE CONSERVATION AREA IN CONTEXT:
A HISTORY OF THE WIDER WIMBLEDON AREA**
- 3.1 Wimbledon is likely to have become a focus for development because of its location on a high plateau, not far from London. The name of Wimbledon is thought to be derived from the Anglo-Saxon ‘dun’ meaning ‘hill’ added to a proper name.
- 3.2 Wimbledon has been populated since Neolithic times. During the Bronze Age, a hill fort was constructed to the west of the present village, on wasteland that partially survives as Wimbledon Common. The remains of the Bronze Age hill fort are now known as Caesar’s Camp.
- 3.3 The earliest reference to the locality is made in a document dated 950AD, when Wimbledon formed part of a large area of land, or Manor, including Fulham and Sheen, owned by the Bishop of London. It was around this time that the earliest church was built, a little to the north east of the old village centre, on the site of the present St. Mary’s Church. Clearly, the Church site contributes to the special historic interest of the North Wimbledon Conservation Area.
- 3.4 By the time of the Domesday Book in 1086, Wimbledon is thought to have become part of a new estate, or Manor, owned by the Archbishop of Canterbury and known as Mortlake, but by the late 13th Century the Manor was referred to as Wimbledon.
- 3.5 The area’s oldest surviving building, the Old Rectory House, built to the north west of St. Mary’s Church in about 1500, is of real importance to the origins of Wimbledon, and to the special historic interest of the North Wimbledon Conservation Area. It was owned and visited by Henry VIII, but leased to his courtiers, including Thomas Cecil, First Earl of Exeter, then Lord of the Manor, who built the first of four Wimbledon Manor houses in 1588.
- 3.6 The four great manor houses were built in and around the *designated* North Wimbledon Conservation Area boundary. They also form part of the special historic interest of the area, but none survive today.
- 3.7 Thomas Cecil’s Manor House was built to the east of The Old Rectory House and formed the focus for the then extensive Wimbledon Park, itself dating from 1576. The Park has undergone major changes over time, not least the transformation of its landscape by Capability Brown in the late 18th Century, still evident today. A relatively small part of the Park survives, but it makes a significant contribution to the special historic interest of the North Wimbledon Conservation Area.
- 3.8 By the end of the 16th Century the Manor of Wimbledon included the villages of Wimbledon, Mortlake, Putney and Roehampton, and was controlled by a Manor Court held at Cecil’s Manor House. The house

was visited by Queen Elizabeth I and later became known as the Elizabethan Manor House. Wimbledon had become one of the social centres of Elizabethan and Stuart England.

- 3.9 The building of the second, third and fourth Manor Houses all took place during the 18th Century. The second was built for Sir Theodore Janssen, then a wealthy director of the South Sea Company, in 1720 following the demolition of The Elizabethan Manor House. It was built to the west of St Mary's Church and became known as Belvedere House. The estate occupied land to the south and east of Church Road and south west of St.Mary's Road, mostly within the North Wimbledon Conservation Area. Marlborough Manor House was built in 1732 and Wimbledon Park House, also known as the Spencer House, was completed at the turn of the 19th Century. The latter two houses were both built on parkland *outside of the designated* Conservation Area boundary, on what now forms school grounds on the south east side of Arthur Road.
- 3.10 Earl Spencer had inherited the Manor of Wimbledon in 1744. In 1846 he sold it to property developer John Augustus Beaumont. who aimed to develop a site for villa dwellers with no rival in England, and the steady erosion of the Park began. (*Somerset Road was one of the first to be laid out*), with Arthur Road, Leopold Road, Lake Road and Home Park Road coming later, between 1870 and 1872.
- 3.11 In 1900 Belvedere House was demolished and the site sold to the Belvedere Estate Company for house building. Roads were laid out and the land sold as individual plots, with restrictive covenants ensuring quality of house design.
- 3.12 ~~The only link with the Manorial past now is the~~ **The** honorary title 'Lord of the Manor', ~~still was held by the Spencer family. This confers the family's rights to retain old Manorial documents that go back to the time of the War of the Roses, now kept at the home of today's Earl Spencer, at Althorp House in Northampton-,~~ **until recent years when it was sold to an unidentified buyer.-**
- 3.13 Also important to the special historic interest of the North Wimbledon Conservation Area are 'Wimbledon House' and its grounds. This mansion with extensive gardens was built between Wimbledon Park and the Common, fronting Parkside, in the 17th.Century, but was demolished and the grounds sold to the Wimbledon House Estate Company for development at the turn of the 20th.Century. Today's Wimbledon House Estate is the result.
- 3.14 Figure 3.0 indicates the main historic elements referred to in this Section.

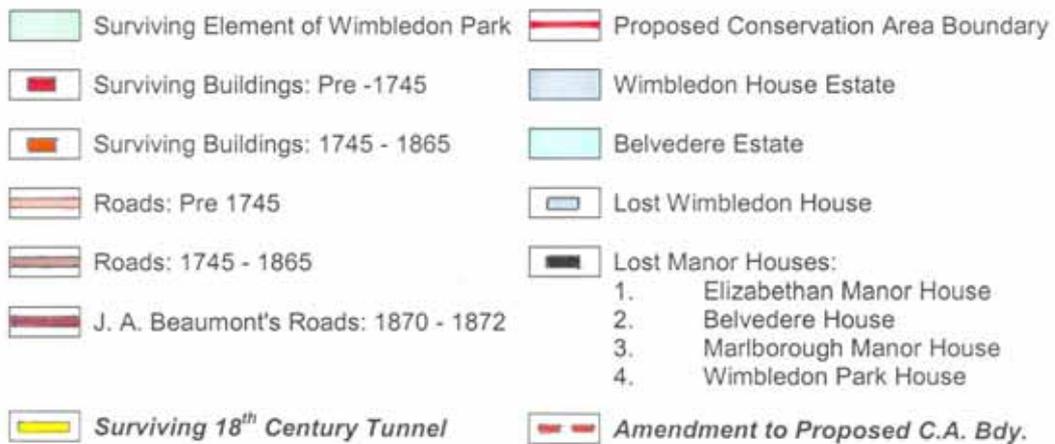
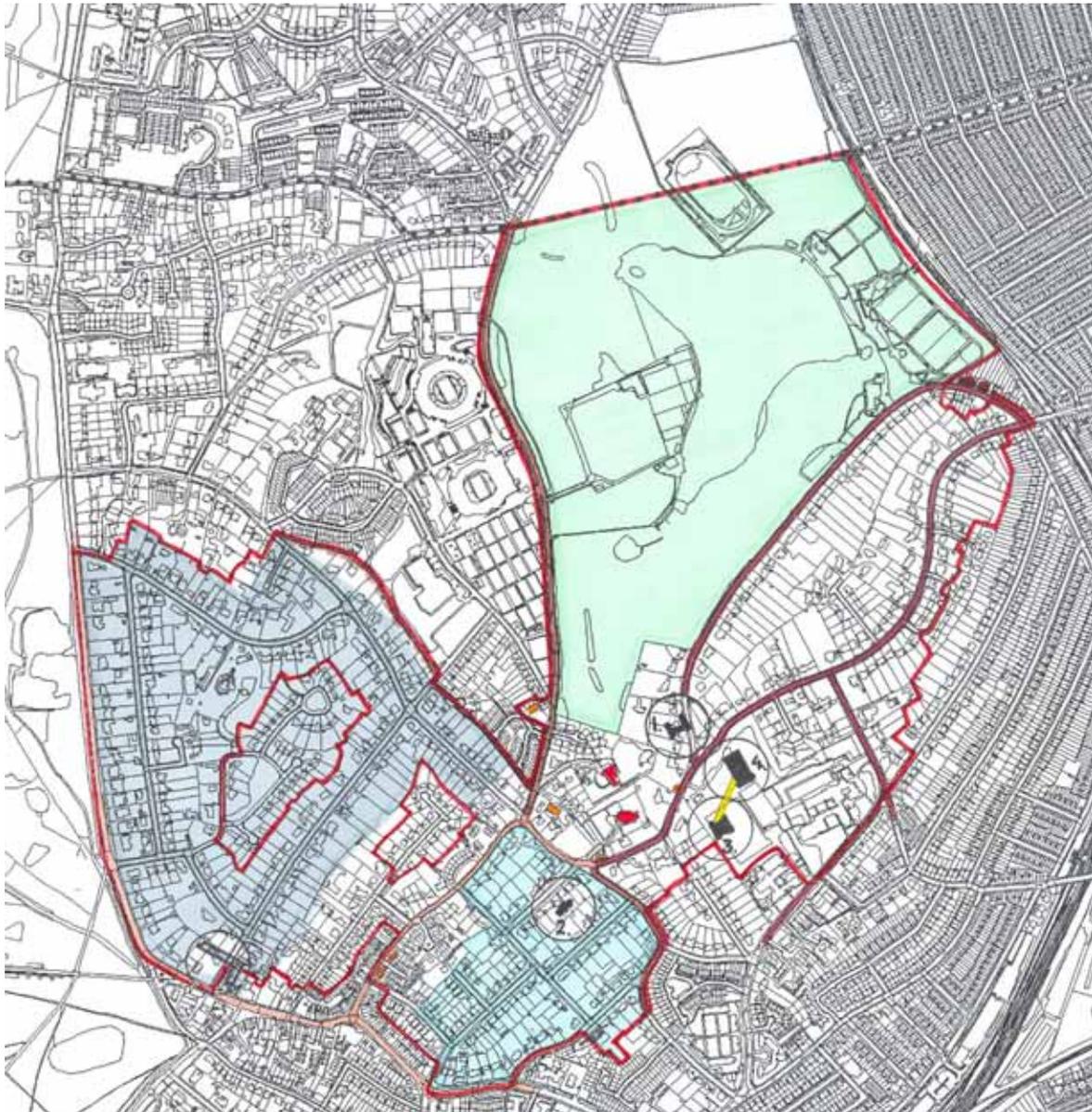


Figure 3.0: Main Historic Elements

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**4.0 THE NORTH WIMBLEDON CONSERVATION AREA:
HISTORICAL DEVELOPMENT SINCE THE 18TH CENTURY:
A SUMMARY**

- 4.1 This section of the Character Assessment is mainly based on a survey of historical maps, dating from 1741. More detail regarding both the historical and the more recent development of each Sub Area is given in Part Two, which also indicates surviving buildings.

18th.Century

- 4.2 **John Rocque's map of 1741-45** indicates the alignment of Parkside, part of Church Road, the section of St. Mary's Road in front of the church, and Wimbledon Hill Road, although none are named. It also indicates a tree lined way following the line of Alan Road, and extending north-east past St. Mary's Church, roughly in the direction of Arthur Road.
- 4.3 The map shows that the area to the north of Church Road and east of Parkside was mostly occupied by the now lost Wimbledon House mansion and its extensive formal grounds, as well as some fields and what appear to be orchards.
- 4.4 It indicates that the area to the south and east of Church Road, that is the present Belvedere Estate and area around St.Mary's Church, was composed of formal gardens and parcels of land surrounded by fields.
- 4.5 St. Mary's Church and the Old Rectory House are shown. The Belvedere and Marlborough Manor Houses are shown, named as 'Mr Rush's' and 'Duchs.of Marlbrough's', and there is a large house at the corner of Church Road and the High Street named as 'Sir Theodore Jansen's'. All are gone today.
- 4.6 The extensive Old Park is shown to be mostly cultivated.

19th.Century

- 4.7 The **Ordnance Survey Map of 1865** shows Parkside now laid out, but with the extensive area to its east still occupied by Wimbledon House and its parkland grounds.



1865

- 4.8 The Church, its Vicarage (now Steeple Court), the Rectory, and the Artesian Well House, together with the fourth Manor House, 'Wimbledon Park House', and its former gate house, 'Stag Lodge', are shown to be amongst park land to the north east of St. Mary's Road, also now laid out in full but named Hothouse Lane. With the exception of the Manor House, all of these buildings survive today.
- 4.9 The Belvedere House and its grounds, though gone today, are evident on this map, and the eight cottages that today form the Church Road frontage to Belvedere Square are shown. There are large houses on either side of Church Road, north of Belvedere Square. Nos. 157 remains today.
- 4.10 *(Somerset Road to the north is laid out, with some large houses in very deep plots on its south side.)* Dairy Walk, linking Somerset Road to Church Road is named, although Church Road is named Church Street at this time. Park Road, later to be named Wimbledon Park Road, is now laid out.
- 4.11 A series of buildings are shown to follow the alignment of part of today's Lancaster Road, sited perpendicular to the High Street, but these have now gone. *(Lancaster Place, and the cottages that remain today as Nos. 1 – 8, are shown.)*
- 4.12 The **Ordnance Survey Map of 1894 - 96** shows Arthur Road, Leopold Road, Lake Road and Home Park Road laid out. Some of the large houses which remain today within Arthur Road are shown, including 'Fieldhead', 'Fairstead' and 'Beaulieu' as are most of the extant buildings on the west side of Leopold Road. The land on either side of Home Park

Road mostly remains as parkland, apart from a house in large grounds on the north west side, now gone. Belvedere Square is shown to be complete and the southern most part of Lancaster Road is laid out, but the area is still relatively undeveloped. Wimbledon House, Belvedere House and Wimbledon Park House are all shown to be within large grounds.



1896

20th. Century

- 4.13 The **Ordnance Survey Map of 1916** shows that both Wimbledon House and Belvedere House have gone and most of the roads in the Conservation Area have been laid out and largely developed.



1916

- 4.14 Parkside is shown to be almost fully lined with the houses present today, Parkside Gardens, Peek Crescent, Marryat Road, Calonne Road and Burghley Road are all laid out and partially developed, but enclose a large area of open land, including a lake, (by now named Fish Pond), remaining from the grounds of Wimbledon House, Parkside.
- 4.15 Lancaster Road is fully laid out and now mostly lined with houses, Lancaster Avenue and part of Lancaster Gardens are laid out. So too are Belvedere Drive, Belvedere Grove, Belvedere Avenue, Alan Road, Highbury Road, Clement Road and Courthope Road on the Belvedere Estate.
- 4.16 Wimbledon Park House is still shown.
- 4.17 Notable changes indicated on **The 1934 Ordnance Survey Map** include much in-fill development along previously laid out roads and a further reduction in the size of Wimbledon Park. The south side of Home Park Road is now mostly developed as it is today, following the sale of part of the Park known as 'Banky Field' to developers. The All England Lawn Tennis Ground is laid out.



1934

- 4.18 **The 1962 Ordnance Survey Map** shows that Wimbledon Park House has gone, replaced by playing fields and some Ricard's Lodge school buildings, and much other development has taken place: Lambourne Avenue is partly laid out with a few houses built, Currie Hill Close and Lambton House Close are built; Old House Close is laid out, and a modest amount of further in-fill development has taken place within the now established road network, particularly in Church Road, St. Mary's Road, Home Park Road and Arthur Road.

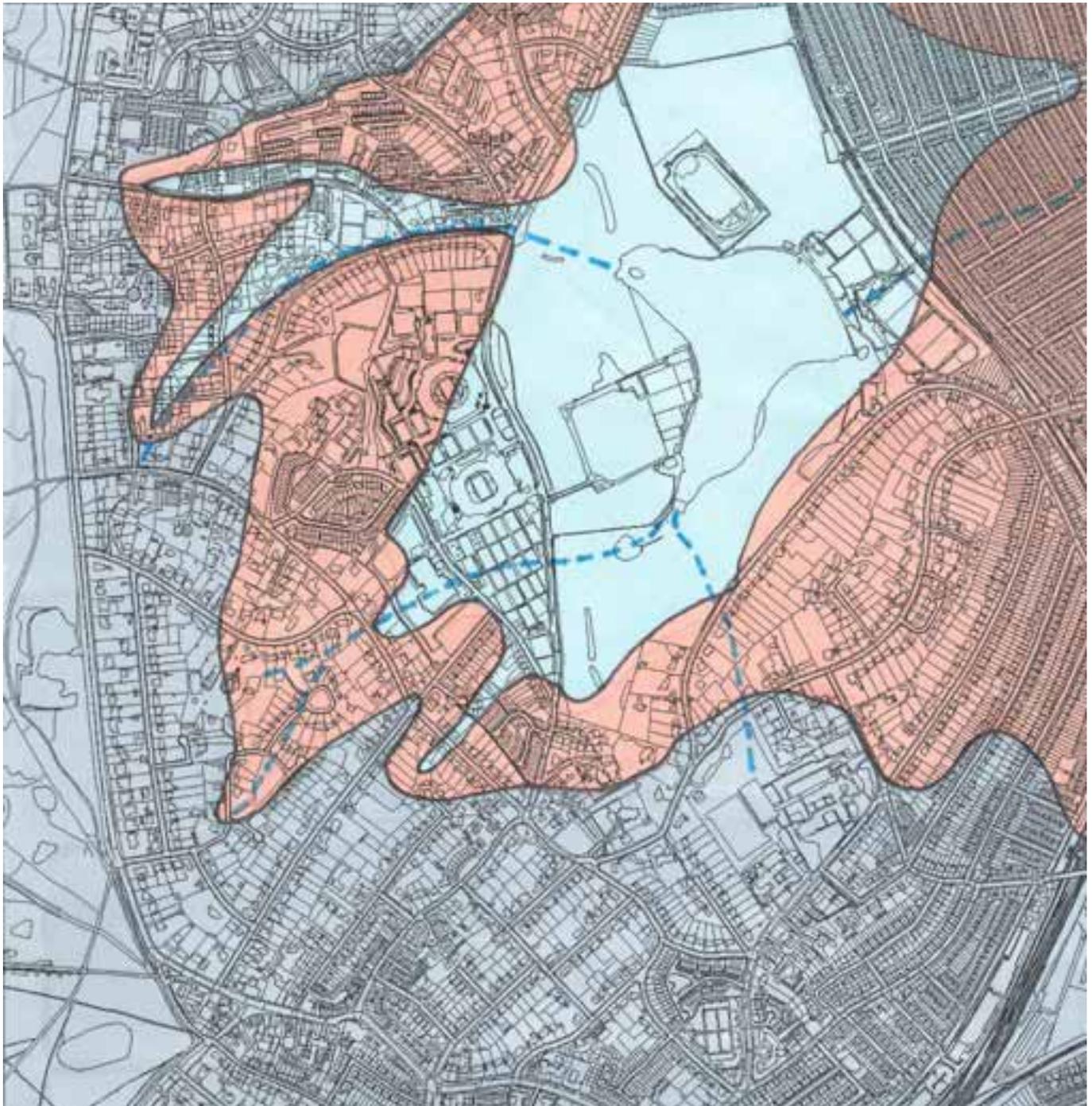
- 4.19 Part of Fish Pond outside of the Conservation Area boundary has been filled in and laid out with Deepdale, Margin Drive and Windy Ridge Close. Parkside Avenue has been extended. The remaining pond is within the grounds of a Calonne property.
- 4.20 Later developments include Steeple Close, built later in the 1960s, the Thai Buddhist Temple built on the remnant of the Wimbledon House Estate (now 14 Calonne Road), *Park House Middle School and Camelot Close* in the 1970s, and Rectory Orchard *and the development at the north end of Lambourne Avenue* in the 1980s. In the 1990s the fence and gates across the entrance to Lancaster Avenue were installed, (*the terrace of houses within Lancaster Place built*), and a large part of the former rear garden to Eagle House was developed as Rushmere Place.

21st Century

- 4.21 Most recent changes within the Conservation Area are minor, involving the alteration and extension of buildings, but there is also considerable pressure to redevelop individual houses with much larger dwellings.
- 4.28 Some new buildings are of good contemporary designs, particularly the RIBA award winning St. Mary's Garden Hall, built in 2002.
- 4.29 Restoration and renovation works are taking place within the public part of Wimbledon Park.
- 4.30 *Park House Middle School has closed. Its grounds have been redeveloped with sports facilities and other new buildings for Ricards Lodge School.*
- 4.27 More detail is given for each Sub area in **Part Two**.

5.0 GEOLOGY

- 5.1 A large part of the Wimbledon North Conservation Area lies on an extensive plateau of well drained, glacial sands and gravel, known as 'High Level Terrace', overlying London Clay. The junction between the permeable gravels of the plateau and the impermeable clay facilitates natural springs, which helped form the basis of early settlement. Wimbledon Village and Wimbledon Common also occupy this plateau.
- 5.2 The northern most parts of the Conservation Area, including parts of Arthur Road, Calonne Road, and Burghley Road, lie directly upon the London Clay.
- 5.3 Wimbledon Park lake, woods and the Wimbledon Park golf course are on 'Head Deposits' formed in glacial times, derived from the erosion of the sands and gravel above. There are underground river courses stemming from the lake out to the south west across Burghley Road and beyond, and to the south east across Home Park Road.
- 5.4 Figure 5.0 indicates these geological characteristics.



- | | |
|---|---|
|  Head Deposits |  London Clay |
|  Glacial Gravel "High Level Terrace" |  Underground River Courses |

Figure 5.0: Geology

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6.0 TOPOGRAPHY

- 6.1 The varied topography within the North Wimbledon Conservation Area has been influenced by the geology of the area.
- 6.2 Those parts close to the village, including the historic core around St.Mary's Church, the Belvedere Estate area, Lancaster Road and Parkside and Parkside Gardens, are located on high, but relatively flat ground, mostly more than fifty metres above sea level.
- 6.3 Arthur Road runs along a ridge, some forty five metres above sea level, for most of its length, before descending steeply to the north.
- 6.4 Beyond these areas, the land falls away to the north, the north east and the south east, allowing often extensive views from, to, and within the Conservation Area, as described in **Part Two**.
- 6.5 To the north there are striking changes in level of some thirty metres within Church Road (close to and alongside Wimbledon Park), and within the southern section of Home Park Road. Wimbledon Park lies on the lowest land within the Conservation Area.
- 6.6 There are lesser changes in level within the south eastern parts of the Conservation Area, notably within Wimbledon Hill Road, Belvedere Drive and St Mary's Road.
- 6.7 Within the western parts of the Conservation Area the most dramatic change in level occurs towards the north eastern end of Marryat Road, where the land falls away by some 25 metres. There is also a significant downward slope at the far eastern end of Calonne Road, while Burghley Road cuts across the contours here and has an undulating level.
- 6.8 Throughout the Conservation Area the topography has influenced the relationship of development with the ground. More detail is given in **Part Two**.
- 6.8 Figure 6.0 indicates the contours within and around the Conservation Area.



50 metres above sea level

30 metres above sea level

40 metres above sea level

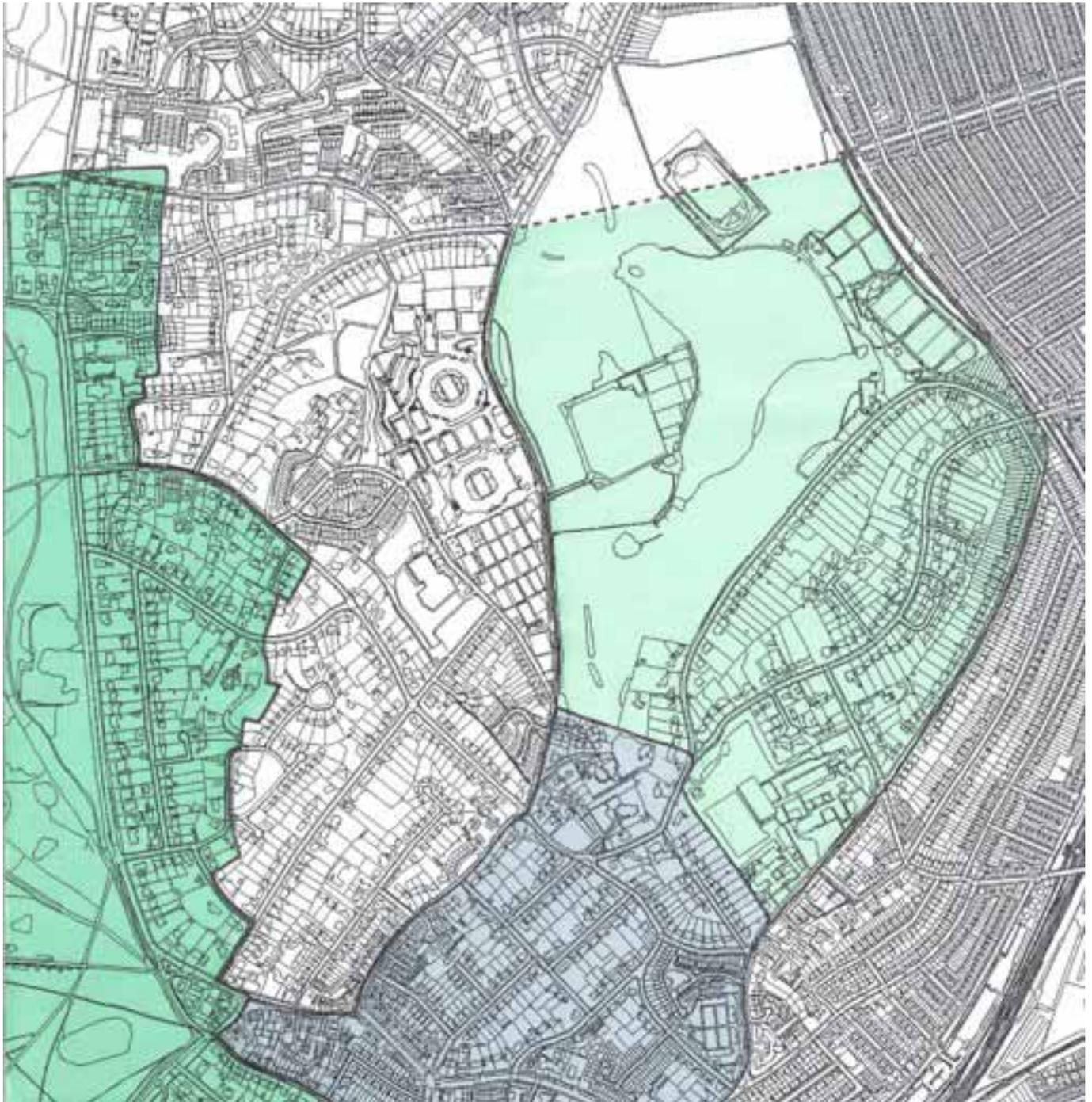
20 metres above sea level

Figure 6.0: Topography

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7.0 ARCHAEOLOGY

- 7.1 Most of the land within the North Wimbledon Conservation Area lies within a series of three Archaeological Priority Zones, identified by The Greater London Archaeological Advisory Service in consultation with local groups.
Figure 7.0 indicates the areas covered by the relevant zones.
- 7.2 The north western part of the area, including Parkside, Parkside Gardens, and parts of Calonne Road, Peek Crescent and Parkside Avenue, lie within 'Zone 3, Wimbledon Common', important for its prehistoric landscape. Within this zone, evidence covering the whole prehistoric period may be anticipated to survive as buried remains, and evidence of early human settlement after the end of the last Ice Age has been identified.
- 7.3 The area to the south west of Wimbledon Park, including the historic core around St Mary's Church and part of the 'Belvedere' Sub Area, lies within 'Zone 7, Wimbledon Village', where information relating to the historic settlement may be recovered.
- 7.4 Wimbledon Park itself, together with Home Park Road, Arthur Road and Leopold Road, lie within 'Zone 19, Wimbledon Park House', where three of the four Wimbledon Manor Houses were built, from the late 16th to late 18th Centuries. Developments in garden archaeology are particularly significant here, as they may offer opportunities to discover more about the important formal gardens to these Manor Houses.
- 7.5 It is possible that there are other sites of archaeological importance, outside of the identified zones.
- 7.6 **Part Two** details the relevant Archaeological Priority Zone for each Sub Area, and identifies any archaeological finds or investigations.
- 7.7 The Merton Unitary Development Plan contains policies relating to archaeological protection, evaluation and preservation, which will apply when development proposals are considered. (Policies BE.13 and BE.14.) These are set out within Appendix 4 of this document.
- 7.8 The Council has also produced a Supplementary Planning Guidance Note on Archaeology, which should be referred to.



 Area 3: Wimbledon Common

 Area 7: Wimbledon Village

 Area 19: Wimbledon Park House

Figure 7.0: Archaeological Priority Zones

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8.0 NATURE CONSERVATION

8.1 There are several sites of nature conservation importance within the Conservation Area:

Site of Borough Importance Grade 1

Wimbledon Park lake, woods and golf course.

Site of Borough Importance Grade II

The Buddhapadipa Temple Grounds in Calonne Road.

Site of Local Nature Conservation Importance

St. Mary's Churchyard

The former Park House Middle School, on the south east side of Arthur Road.

Green Corridors

Wimbledon Park.

Ricards Lodge and former Park House Middle School grounds.

The gardens of:

The Rectory; Nos. 21 and 23 Arthur Road; 118 Home Park Road; rear part of gardens on east side of Home Park Road; houses at north end of Lambourne Avenue.

8.2 In addition, immediately adjacent to but outside of the Conservation Area boundary is the Site of Metropolitan Importance, Wimbledon Common, also a designated Site of Special Scientific Interest, which is the largest and richest nature conservation site in the Borough.

The habitat alongside the London Underground District Line through Wimbledon Park is a Site of Borough Importance Grade II.

8.3 Figure 8.0 indicates the location of these areas. The special ecological qualities of those identified in para. 8.1 are detailed by Sub Area in **Part Two**.

8.4 Relevant Unitary Development Plan policies are NE.5, NE.6, NE.7, NE.8.



- Green Corridors
 - Borough Importance Grade 1
 - Site of Metropolitan Importance SSSI
- Local Importance
 - Borough Importance Grade II

Figure 8: Nature Conservation

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9.0 A BROAD SUMMARY OF THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

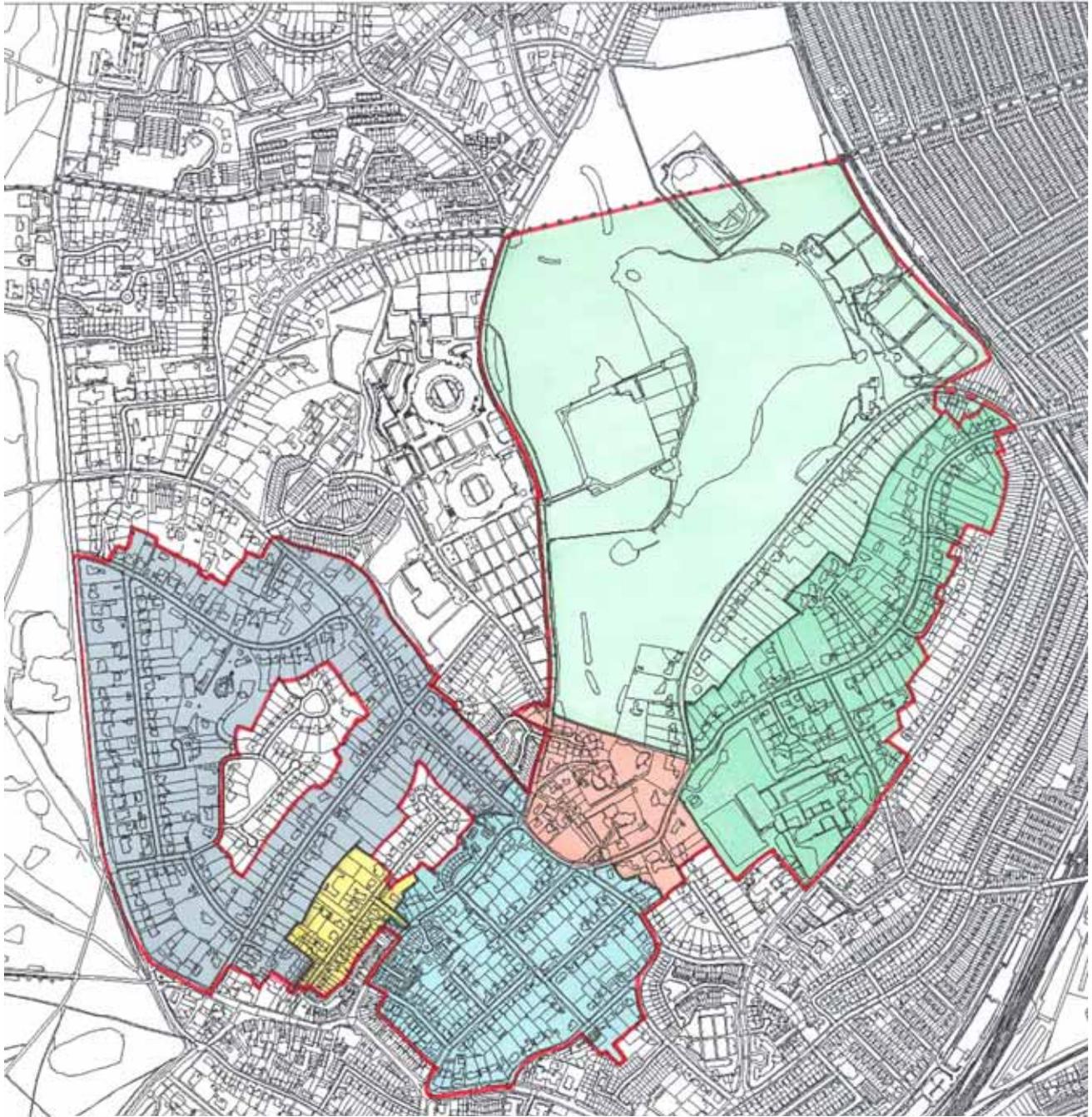
- 9.1 The predominant character of the Wimbledon North Conservation Area now could be broadly described as that of a spacious and verdant residential suburb of the 19th century and later, including two examples of 20th Century estate development, wrapped around one of London's oldest hilltop villages, the ancient historic core.
- 9.2 The topography together with the way the area has developed over time have resulted in a particularly varied townscape, including many shades of architecture and a mixed palette of building materials.
- 9.3 Wimbledon Park greatly contributes to its spacious quality, as well as historic interest, in that it is both a remnant of ancient parkland that once covered large parts of the Conservation Area and beyond, and an example of Capability Brown's landscape, including the lake and many fine trees.
- 9.4 The historic interest is further added to by Wimbledon's Manorial past, *with each of the four Manor houses, built between 1588 and 1802, having been located within the Conservation Area boundaries.*
- 9.5 This study has shown that the Conservation Area can be divided into six areas, as briefly described in 10.0 below and in greater detail in **Part Two** of this document.

10.0 THE SUB AREAS

- 10.1 1) **‘The Historic Core’:**
The early settlement of the hill top village focused here, around an earlier St. Mary’s Church building, recorded as early as 950 AD. It is the oldest part of the Conservation Area, approximately defined by the alignment of Church Road, St.Mary’s Road, Arthur Road and the southern boundary of Wimbledon Park. It includes the present St. Mary’s Church, The Old Rectory House, the Artesian Well House, Stag Lodge and Steeple Court (the old Vicarage), as well as a variety of more recent buildings, in styles typical of their period.
- 10.2 2) **‘Wimbledon Park’:**
A remnant of Capability Brown landscape listed as Grade II* on the Register of Historic Parks and Gardens, and used for a variety of recreational pursuits. The Sub Area includes *most of the adjacent houses and their gardens within Home Park Road, formerly parkland, and the site of the first Wimbledon Manor House.*
- 10.3 3) **‘Arthur and Leopold Roads’:**
The sinuous alignment of Arthur Road follows a ridge for most of its length, and forms a contrast with the mainly straight Leopold Road, both laid out in the 1870’s on former parkland. Both are lined with mostly late 19th Century buildings, many of quality. *The Ricards lodge and former Park House Middle School sites are included for their historic interest, being the location for the third and fourth Wimbledon Manor houses, and also for their contribution to the spaciousness of the locality.*
- 10.4 4) **‘Belvedere’:**
The site of the second Wimbledon Manor House ‘Belvedere House’ and its grounds, purchased for housing and sold as individual plots by The Belvedere Estate Company at the turn of the 20th Century. Restrictive covenants helped ensure quality buildings of individual but harmonious designs.
The buildings on both sides of the southern part of Church Road, of a variety of ages, styles and layouts, but with many dating from the 19th Century, are also included.
- 10.5 5) **‘Lancaster Road’:**
The smallest of the Sub Areas, including Lancaster Road, Lancaster Avenue and part of Lancaster Gardens. Partly laid out in the late 19th Century but mostly lined with houses in the early part of the 20th Century. It is physically remote from most other parts of the Conservation Area.
- 10.6 6) **‘Wimbledon house’:**
Once part of the Old Park, mostly occupied by Wimbledon House

and it's grounds for most of the 18th and 19th Centuries. The latter was purchased for housing and sold as individual plots by The Wimbledon House Estate Company at the turn of the 20th Century. Restrictive covenants again helped ensure quality buildings of individual but harmonious designs in a spacious setting. The Buddhapadipa Temple grounds, including the large pond, are a remnant of the original Estate.
(Somerset Road was laid out in 1850.)

10.7 The location and extent of the Sub Areas is indicated on Figure 10.0.



- | | |
|---|---|
|  1. The Historic Core |  4. Belvedere |
|  2. Wimbledon Park |  5. Lancaster Road |
|  3. Arthur and Leopold Roads |  6. Wimbledon House |
|  <i>Proposed Conservation Area Bdy</i> |  <i>Amendment to Proposed C.A. Bdy</i> |

Figure 10.0: Proposed Sub Areas

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WIMBLEDON NORTH CONSERVATION AREA

APPENDIX 1

STATUTORY LISTED BUILDING DESCRIPTIONS

Revised Draft: November 2006

SUB AREA 1. THE HISTORIC CORE

Arthur Road

No 1 (Stag Lodge) including flanking walls and corner piers

Grade II

(Listing NGR: TQ2445071388)

Lodge cottage. Mid C19. Stucco. Concrete tiled pitched roof to parapet. One storey. One main bay with rounded corners. Almost symmetrical central triplet of arched moulded windows with single square headed window to each corner. Bracketed cornice, rising into central open segmental pediment, containing neo-classical relief in oval plaque. Corniced square headed entrance to right. Parapet with finials. Central stack with blind arch and bracketed cornice. Stucco flanking walls and corner piers attached.

The Artesian Well (formerly listed as Well 1.6.49 in grounds of Well House, Arthur Road)

Grade II

(Listing NGR: TQ2458571509)

Former well house, now residence. 1798. Brown brick. Domed cement roof. Octagonal. 3 storeys; 1 window to each storey on each face, remaining blind on alternate faces, the other apertures opened up to form sashed windows in 1975 when the building was converted into a house. Brick bands between storeys. Square headed panelled door. To rear C20 extension, in keeping.

Church Road

The Old Rectory House (formerly listed as No 54 (The Old Rectory House)1.6.49)

Grade II*

(Listing NGR: TQ2447271534)

Large detached house, now several dwellings. Circa 1500 with substantial C19 additions. C16 brick partly rendered. Old tiled steeply pitched roof to eaves to original wing. South west front with original wing of 2 storeys plus dormers, 2 main bays; 1 and 2 storey additions to left and right. Entrance in C19 hipped roofed porch to left bay of original block. Square headed mullioned windows, stone dressings, renewed, of 4 lights above entrance, of 1 light to its right and 2 lights to right. C19 casemented dormers. Leaded lights. To right-hand side, substantial original stack rises on face of wall. Buttresses to corner and centre of facade. To left, slightly recessed on original octagonal brick stair turret, later glazed top stage and conical roof with weathervane. Further original octagonal stair turret to rear. Additions in Tudor revival style. Interior contains fine late C16 or early C17 panelling, much imported; former chapel with painted barrel vaulted roof with decorative plasterwork.

St Mary's Road

Parish Church of St Mary (1.6.1949)

Grade II*

(Listing NGR: TQ2450271458)

Parish church. Chancel late Medieval, much rebuilt in 1860 by G G Scott. Cecil chapel to south of chancel of 1626-36; nave rebuilt and enlarged in 1843 by G G Scott and Moffat, in late Gothic revival style. Knapped flint, stone dressings, tiled pitched roof (steeply to eaves to chancel, low to parapet over nave). 5-bay aisled nave; low clerestory; 2 bay chancel: south chapel; west tower and spire, of 1843, 3 stages with crenellated parapet. Buttresses between bays to nave; pointed aisle windows. Perpendicular tracery. Small square windows to Cecil chapel, cusped. Compound piers to nave, supporting galleries to north, south and west. Chancel and nave roofs renewed; 4 part vault to Cecil chapel. Black marble monument to Sir Edward Cecil, Viscount Wimbledon (d1638), in Cecil chapel. Various other monuments. Late C19 carved stone pulpit and altar rail, arts and crafts manner. C19 stone font. Organ to west end. C14 stained glass to Cecil chapel (figure of St George) and C17 heraldic glass. One south window with 3 figures designed by Henry Holiday and executed by Morris and Co, 1923. Further window by Morris and Co, 1925. London 2-South B Cherry and Pevsner.

Churchyard walls to South of Churchyard of Church of St Mary

Grade II

(Listing NGR: TQ2451271434)

Churchyard wall. C18 or earlier. Red brick about 8 feet high. Included for group value.

Ker vault, in churchyard of St Mary, 15 yards to south of chancel

Grade II

(Listing NGR: TQ2452771445)

Table tomb. Circa mid C18. Portland stone. Gadrooned band to base of casket and panelled sides with inscriptions. Slab lid.

Grosvenor tomb in churchyard of St Mary, 5 yards to south of chancel

Grade II

(Listing NGR: TQ2451571445)

Table tomb to Emma Grosvenor (d 1793). Portland stone. Casket flared towards top; panelled sides, each side rising to low pediment; acroteria to corners.

Tomb 1 foot to north of Grosvenor Tomb in Churchyard of St Mary

Grade II

(Listing NGR: TQ2451571447)

Table tomb. Circa mid C18. White marble. Rounded ends with carved crests. Panelled sides the centre of each slightly set forward with inscribed panels. Mounted slab top, rising in centre.

Savage tomb in churchyard of St Mary, 15 yards to south of south porch

Grade II

(Listing NGR: TQ2449971441)

Table tomb. Circa early C18. Painted stone. Set on high base. Chest swelling outwards to moulded base. Panelled sides. Moulded slab top.

Bingham tomb in churchyard of St Mary, 12 yards from Savage tomb

Grade II

(Listing NGR: TQ2449971442)

Pedestal tomb. Circa early C19. Portland stone. Greek Revival manner. Stepped base with circular pedestal surmounted by triangular block, inscribed, corniced, having low pedimented projections and corner acroteria. Urn finial on cylindrical pedestal.

Tomb of Georgina Charlotte Quin in churchyard of St Mary, 1 yard to south west of Savage tomb

Grade II

(Listing NGR: TQ2449971439)

Tomb to G C Quin (d 1823). Portland stone. Tall rectangular pedestal surmounted by rectangular inscribed block with quilloche frieze and cornice, and corner acroteria.

Tomb of John Tompkins in churchyard of St Mary, 3 yards to west of Savage tomb

Grade II

(Listing NGR: TQ2449771440)

Table tomb to John Tompkins (d 1720). Stone. Swelling corner 'balusters'; panelled sides. Marble slab top with inscription and crest.

Headstone to Little family in churchyard of St Mary, 6 yards to west of Savage tomb

Grade II

(Listing NGR: TQ2449371439)

Headstone. Circa mid to later C18. Portland stone. About 3 feet tall with double curve to top containing relief carving of crossed bones.

Tombstone of Thomas Lowick in churchyard of St Mary, 1 yard to west of south porch

Grade II

(Listing NGR: TQ2449071447)

Tombstone. Circa mid C18. Portland stone. Headstone with arched top bearing carved book, pair of torches and cherubic head, in cartouche frame.

Hopkin (Mansel Philipps) tomb in churchyard of St Mary, 25 yards to south west of church tower

Grade II

(Listing NGR: TQ2447771425)

Table tomb. Circa early C18. Stone. Large rectangular platform supporting tomb chest with gadrooned base and cornice, panelled sides. Western side with elaborate crest in high relief.

White tomb in churchyard of St Mary, 5 yards to south west of Hopkins (Mansel Philipps) tomb

Grade II

(Listing NGR: TQ2447471422)

Pedestal tomb. Circa early C19. Painted stone. Square base, surmounted by battered sided block with pediment to each side and flaming torch finial.

Tomb of G S Newton in churchyard of St Mary, 20 yards to north west of Tower

Grade II

(Listing NGR: TQ2444071470)

Table tomb to Gilbert Stuart Newton (d 1835). Portland stone: Rectangular plinth with panelled sides, cornice. Artists palette carved in relief to east end.

Headstone in churchyard of St Mary, 2 yards to south of Tower

Grade II

(Listing NGR: TQ2448571452)

Headstone. Circa mid C18. Portland stone with carved cartouche bearing cherubic head and scrollwork.

Tomb of Gerard de Visme 10 ft to north of west tower of chapel in churchyard of St Mary

Grade II

(Listing NGR: TQ2448471475)

Tomb of Gerard de Visme (Died 1797). Stone. Square plan. Rusticated pyramid with corner acroteria to base. Coarse stone plaque.

Tomb of Elizabeth Johnson, 50 yards to north west of tower of St Marys Church

Grade II

(Listing NGR: TQ2444771462)

Table tomb. Circa 1800. Sandstone. Tapered to base, corniced with surmounting scroll decoration.

Tomb in churchyard of St Mary, 5 yards to south of tomb of Gerard de Visme

Grade II

(Listing NGR: TQ2448571477)

Table tomb. Circa mid C19. Portland stone. High stepped base. Panelled chest with low pitched top slab; corner acroteria.

Tomb in the churchyard of St Mary, 5 yards to east of Tomb of Gerard de Visme

Grade II

(Listing NGR: TQ2449871475)

Table tomb. Circa mid-later C18. Portland stone. Swelling 'baluster' corners; panelled sides; slab top. Included for group value.

Hatchett tomb in churchyard of St Mary, 8 yards to east of tomb of Gerard de Visme

Grade II

(Listing NGR: TQ2450271475)

Table tomb. Circa late C18. Portland stone. Low rectangular base. Chest with inset panels and fluted corner pilasters. Slab top.

Table tomb in churchyard of St Mary, 4 yards to east of Tomb of Gerard de Visme

Grade II

(Listing NGR: TQ2449771476)

Table tomb. Circa mid C18. Portland stone. Swelling 'baluster' profiled corners, panelled sides; slab top. Included for group value.

Tomb of John Lawson in churchyard of 6 yards to north of chancel

Grade II

(Listing NGR: TQ2451371472)

Table tomb to John Lawson (d 1704). Portland stone. Gadrooned casket with panelled inscribed sides and slab top set on platform with 2 steps.

Johnson tomb in churchyard of St Mary, 1 yard to north of tomb of John Lawson

Grade II

(Listing NGR: TQ2451371477)

Table tomb. Circa mid C18. Portland stone. Swelling 'baluster' profiled corners, inscribed panelled sides. Slab top.

Mausoleum of Sir Joseph William Bazalgette

20 yards to north east of chancel of St Mary's Church

Grade II

(Listing NGR: TQ2452471480)

Mausoleum of Sir Joseph Bazalgette (died 1891). Portland stone. Square rusticated base with arched entrance, cast iron gates reached by descending steps. Battered block above with simple cornice and corner acroteria. He was the designer of the main London trunk sewer system and the builder of the Victoria and Albert Embankments in the 1860's while chief engineer to the Metropolitan Board of Works 1866-89.

Bankes tomb in churchyard of St Mary, 4 yards to north west of Bazalgette Mausoleum

Grade II

(Listing NGR: TQ2451671486)

Table tomb. Mid C18. Portland stone. Swelling 'baluster' profiled corners; panelled sides. Slab top.

Tomb of Joshua Ruddock in churchyard of St Mary, 3 yards to north east of chancel

Grade II

(Listing NGR: TQ2452471468)

Table tomb to Joshua Ruddock (d 1821). Casket flaring out towards top, carrying pediment; panelled inscribed sides. Casket supported upon iron spheres.

Jennings tomb in churchyard of St Mary, 5 yards to south of Bazalgette Mausoleum

Grade II

(Listing NGR: TQ2452471474)

Table tomb. Circa mid C18. Portland stone. Raised on high base. Swelling 'baluster' profiled corners; panelled sides.

Tomb of John Teymme in churchyard of St Mary, 6 yards to east of chancel

Grade II

(Listing NGR: TQ2452871463)

Table tomb. Circa early C18. Portland stone. Gadrooned base; panelled sides.

SUB AREA 3. ARTHUR ROAD AND LEOPOLD ROAD

Arthur Road

No 61

Grade II

(Listing NGR: TQ2484771745)

Detached house. 1888. Designed by Hill Bros of Streatham. Red brick, some stucco dressings. Steeply pitched tiled roof to eaves. 2 storeys plus roof storey. Irregular composition. 2 main bays to road with flanks on recessed cross-wings visible to either side of these. 2 unequal gables to road, that to right larger, separated by stacks. Projecting porch to left of centre with flat segmental moulded entrance arch of rubbed brick to left side. Square headed mullioned window to right of this; some tile hanging. Pair of flush framed casements above, with round headed lights and thick glazing bars. Windows above mainly casements, mullioned and transomed in timber, and mainly 5 lights; glazing bars. Brick bands between storeys. Diagonally set buttress to left bay. Tall chimneys. Interior not inspected.

WIMBLEDON NORTH CONSERVATION AREA

APPENDIX 2

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST: LISTING DESCRIPTION OF WIMBLEDON PARK

Revised Draft: November 2006

SUB AREA 2. WIMBLEDON PARK

Wimbledon Park

Grade II*

(Listing NGR: TQ2472)

Golf course, tennis grounds, cricket ground, and public park with lake, remaining from C18 landscape park at most extensive c.480ha, and now in divided use, c.62ha.

The original Wimbledon House (NGR TQ2471) was probably built C16, and was extensively rebuilt and enlarged 1588 for Sir Thomas Cecil, and then known as Wimbledon Palace. The property was bought 1639 by King Charles I for Queen Henrietta Maria, and remodelled in 1640s by Inigo Jones and Nicholas Stone. This building was demolished early C18, and another begun for Sir Theodore Janssen. This was also demolished, and replaced by another house for the Duchess of Marlborough, which house was destroyed by fire 1785. The succeeding Wimbledon Park House was built 1799-1802 by Henry Holland for Earl Spencer. By later C19, this house had been separated by urban development from the remnant of the Park, and was demolished 1949.

Wimbledon Park covered c.150ha in mid-C17, and was much extended in mid-C18 to c.480ha, the site lying on ground falling steadily from south to north and north-east. From 1846 onwards, large areas of parkland were used for housing, and in C19 the railway cut across the eastern side of the estate. The Borough of Wimbledon purchased 62ha of the estate in 1914, and this area remains as Wimbledon Park, bounded to east by the railway, to south-east by Home Park Road, and to west and north-west by Wimbledon Park Road.

Formal gardens beside the C17 house were designed by Andre Mollet. John Evelyn advised in later C17, Charles Bridgeman was consulted in 1731 – 2. In the 1840s Joseph Paxton was involved in formal garden design beside the late C18 house. While these gardens have gone, the Park northwards from the house was landscaped from 1765 onwards by Capability Brown for Earl Spencer, and Brown's 12ha lake remains as the main feature of the present Park. The grounds extend around the lake, and involve various public or private sporting and recreational facilities, with extensive areas of grass, divided by belts and clumps of mature trees. To south-east, golf course; tennis grounds (the All England Tennis Club) to south; cricket ground to south-west; golf course to west and north-west. The public park extends round from north-west to east. Beside the north shore of the lake, and enclosed by poplars, athletic ground. Sports fields to north and north-east. Round from north-east to east-south-east, smaller ornamental or recreational areas: bowling green, lawn with rose arbour, tennis courts, rock garden with dwarf conifers, childrens' playground. Brown's lake, and the lawned and wooded scene round from south-east to north-west, is a remarkable landscape survival within C20 London.

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WIMBLEDON NORTH CONSERVATION AREA

APPENDIX 3

DESCRIPTIONS OF LOCALLY LISTED BUILDINGS

Revised Draft: November 2006

SUB AREA 1. THE HISTORIC CORE

Arthur Road

- No.2** Originally a gate lodge to the large private house at 12 Arthur Road, dating from about 1877.
Now a part single storey, part two storey house. Part of the single storey element dates from the late Victorian period, is of yellow stock brick with gauged red brick lintels and a tiled roof. Part dates from the early 1990's and received a commendation in the 1994/95 Merton Design Awards. This extension is of red and brown brick with some render and a copper roof. It includes an octagonal tower with round windows at the upper level and round headed windows at the lower level, a copper cupola topped by a weather vane depicting a stag, and a stained glass window.
- No.9** A part two storey, part two and a half storey Victorian house in Tudor Gothic style. Building plans were submitted in 1886. Notable features of this imposing building are the brickwork detailing, including gothic arches, ornate chimneys, a jettied first floor on the side wing of the building, decorative tile hanging, wooden framed front porch and a chimney breast which incorporates windows within it.

Church Road

- No.157** A pre-1865 Victorian villa, built in the classical manner, with a symmetrical front façade before recent extensions. It is three storeys with a two storey side extension, faced in stucco with self coloured quoins, decorative horizontal banding and bracketed eaves detail. It has a slate roof, balustrades to either side at 2nd floor level, a projecting entrance porch, some curved window arches over vertical sash windows and chimneys. It is the only survivor from a row of large houses shown along this part of Church Road on the 1865 Ordnance Survey map. The house was converted into seven flats in 1956, and extended to provide a total of 10 flats in 1993. The plot was then subdivided, and the pair of modest semi-detached houses at Nos. 224 and 226 Somerset Road were built. The building is now named Renshaw Court.

SUB AREA 2 ‘WIMBLEDON PARK’

Home Park Road:

- No.103** This house is part two, part two and a half storeys high. Building plans were submitted in 1932. It is of a mock Tudor style with a hipped, clay tiled roof, a prominent front gable feature with carved timber and a prominent decorative chimney. It has an exposed timber frame, in-filled with panels of render and decorative brickwork. The windows are leaded.
- No.121** This house is part two and part two and a half storeys, and has a symmetrical front elevation with Queen Anne style details. It has a clay tiled, hipped roof with gabled dormers to the sides and a central gable feature with ornate woodwork to the front. It is of brown brick with red brick detailing, including quoins, has decorative ironwork balustrades and roof details, chimneys, large bay windows to the ground floor and decorative glazing bar patterns.
- No.123** This building is two and a half storeys high and plans were submitted in 1912. It shares some of the design features of no.121. It's style also has influences from the Queen Anne period, it has a clay tiled, hipped roof and a projecting front gable feature with well detailed woodwork. It is of brown brick with red brick detailing, including quoins, and has bay windows to the ground floor with an ornate iron balustrade above. The house has a later side extension.

SUB AREA 3. ARTHUR ROAD AND LEOPOLD ROAD

Arthur Road

No.25 & 27 These are a pair of houses of similar materials and design. They are of brown brick with red brick detailing used for quoins and arches. They have hipped, slate roofs and a projecting front gable feature with moulded brickwork. The chimneys are prominent, while other distinctive features include small paned windows, (including bays and a roundel window in the front gable), decorative front doors within arched brickwork, and the ridge tiles and finials on the roof. They also have distinctive rear facades, with first floor balustrades, visible from within Home Park Road.

No.31 This grand house is of the Victorian vernacular gothic style. It has decorative, polychromatic patterned brickwork in red, grey and buff colours, as well as ornate tile hanging. The roof is of clay tiles, with distinctive barge boarded gables to the front and side, and a central dormer window with hipped roof to the front. The decorative chimneys are another prominent feature, as are the projecting two storey bay windows and pitched roof to the front door. Regrettably, the appearance of the house has been compromised by unsympathetic additions and alterations to the sides and front.

Nos. 43,45
'Fieldshead'

No.55 This is a very distinctive house built in mock Tudor style, which sits wide on it's plot. The roof is of multi coloured slates and has both hipped and gabled projecting features to the front. It is of render and brick with a timber frame. There are varied decorative brickwork panels to the front at the first floor level, a large projecting timber porch, leaded windows and decorative chimneys.

Nos. 65, 67, 69 This is another exceptional building, of a Victorian Italianate style, with mock Jacobean classical details. It is of red brick with clay roof tiles and has curved, rendered eaves. The most notable features include the ornate brick detailing to the cills and lintels, the gauged brickwork over the windows, the decorative brick panels, the projecting towers and roof turrets with metal finials, the ornate ridge tiles and ornate 17th century style chimneys.

No.70 This house is built in a mock Jacobean style. It is of red brick with stone detailing and clay roof tiles. The main features of interest include the stone detailing around the windows, porch, balustrading and front gable, the ornate ridge tiles and chimneys. The design of the building relates to that at No. 76 (see below).

No.76 This house is also built in a mock Jacobean style, and is of red brick with stone detailing and clay roof tiles. It has intricate stonework and finials to the two front gables, stonework balustrading at first and second floor levels, stone horizontal banding and mullions and an intricate design to the stonework porch. It also has ornate ridge tiles and chimneys.

No.83 The design of this building shows the influence of the Victorian vernacular revival. It is of red brick with stone detailing and tile

hanging, and the clay tile roof has both gabled and hipped projecting features to the front. The stone mullions and other stone details are distinctive, as are the gauged brickwork over the stair window, the tile hanging, the curved projecting porch and the chimneys.

- No.84** The design of this building also reflects the style of the Victorian vernacular revival. It is of red brick with pebble-dash to the first floor and timber detailing. It has a clay tile roof with projecting gables to the front. It's distinctive features include well detailed terracotta panels, the ornate woodwork, particularly to the first floor balustrade and porch, and the stone mullions used in one of the windows.
- No.99** This building displays the influence of the Victorian vernacular revival and has some classical details. The lower part of the building is of red brick, the upper part is pebble-dashed and the roof is of clay tiles with gable features to the front. The most notable features include the moulded brick course at first floor level, the detailing used for the gables, the varied window designs including a bay window of curved glass, oriel windows at first floor level and the use of leaded glass.
- No.107**
- Nos.106, 108** These two detached houses use Queen Anne details in their design. Materials used include red brick, pebble-dash, clay roof tiles, stone detailing, timber detailing and tile hanging. Notable design features include the leaded windows, moulded brickwork and stone detailing. The houses are similar in design to those opposite at nos. 131/133.
- No.113** The design of this building displays the influence of the vernacular revival. It is of red brick with tile hanging and clay roof tiles. The roof has both gabled and hipped features. It has two storey bay windows, some with timber detailing, and interesting detailing around the front door.
- No.119** This building is of red brick at the ground floor level with pebble-dash and timber detailing above. It has an octagonal corner tower, a clay tile roof with gable features and a well detailed porch.
- No.129** It has been suggested that Lutyens may have been involved in the design of this house, but this has not been confirmed. It is of yellow stock brick with clay roof tiles. The most notable features are the symmetrical bay window with parapet, the use of leaded glass and the ornate metal rainwater hopper.
- Nos.131/133** This pair of semi-detached houses use Queen Anne details in their design. Materials used include red brick, pebble-dash, clay roof tiles, stone detailing, timber detailing and tile hanging. Notable design features include the leaded windows, moulded brickwork, stone detailing and chimneys. The houses are similar in design to those opposite at nos. 106/108.
- No.135** The design of this building uses Queen Anne details. It is of red brick to the ground floor with render above and timber detailing to gables and dormers. It has a clay tile roof with terracotta ridge tiles and finial. Other features of interest include the moulded brickwork at first floor level and the oblique front door and porch position and design.

Leopold Road

Nos. 66 and 68 Part two, part two and a half storey pair of semi-detached houses for which plans were submitted in 1895. Their style can be interpreted as part Victorian Tudor style and part Victorian Queen Anne style. Materials include red brick with stone detailing, tile hanging and re-tiled roof. Notable features are the tile hanging, the barge boarding at the roof, the stone mullion windows and the ornate brick chimneys.

No.66

No.68

No.70

No.70A

No.72 This building is of red brick with render and timber detailing, stone detailing and a clay tile hipped roof with gable features to the front and side. Notable features include the stone mullioned windows and other stone detailing, the carved wood detailing over the main first floor windows, the moulded bricks on the chimneys, and the stone plaque with the date, 1901, on the side elevation.

No.74

Ricards Lodge

School

old building.

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Wimbledon North Conservation Area Character Appraisal

Introduction and Part One

**Post-Consultation Draft: amended following
consultation on sub-areas 4 and 5**

May 2007

