

WIMBLEDON NORTH CONSERVATION AREA

A CHARACTER ASSESSMENT SUB AREA 6: WIMBLEDON HOUSE

Post-consultation Draft May 2008

Note to accompany this draft Wimbledon North Character Assessment – Sub Area 6

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

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

The use of ~~strikethrough~~ and **bold** text added May 08 to indicate changes following Sub Area 6 public consultation

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16.0 **SUB AREA 6 ‘WIMBLEDON HOUSE’**

16.1 **EXTENT AND BOUNDARY REVIEW**

Extent

- 16.1.1 The large Sub Area, once part of Old Park and belonging to the Manor House, is focused on the one hundred acres of land occupied by Wimbledon House, Parkside, from around the late 17th Century until its demolition in 1898. This land was then developed for housing by the Wimbledon House Estate Company Ltd.
- 16.1.2 In addition, the south-eastern most part of the Sub Area was once occupied by part of the former rear garden to Eagle House, High Street, but it has also been developed for housing, (Rushmere Place). Eagle House is a Jacobean building with later additions that remains today, but is located within the adjacent Wimbledon Village Conservation Area.
- 16.1.3 The Sub Area therefore comprises an irregular shaped piece of land, adjacent to Wimbledon Common, bounded to the west by the historic alignment of Parkside and to the south by part of the Wimbledon Village Conservation Area. The north/north-east boundary closely follows *that of the Wimbledon House Estate Company Ltd., along the rear of plots on the north side of Calonne Road and the alignment of Dairy Walk, but deviates slightly to include the whole of today’s plots in Atherton Drive.* The south/south-east boundary also largely follows that of the Wimbledon House Estate Company Ltd., along the rear of plots on the south-west side of Burghley Road and east side of Marryat Road, again deviating to include the whole of larger Marryat Road plots and Rushmere Place. The Sub Area partly adjoins Sub Area 5 ‘Lancaster Road’ to the south-east.
- 16.1.4 The central part of the area, comprising *the east side of Parkside Avenue, Deepdale, Margin Drive and Windy Ridge Close,* remains outside of the Wimbledon North Conservation Area. Most of this land once formed part of a large lake to Wimbledon House, but the character and appearance of the 1950s development now upon it has little in common with the surrounding Estate development in terms of age, style of buildings or layout.

Recommendations

Extensions

- 16.1.5 *It is recommended that the entire length of Dairy Walk and all of the land between it and Burghley Road be included, mainly for their historic interest, but also for the reasoning given in 16.11 re. pattern of development. Not only did most of the north-east boundary of The Wimbledon House Estate follow the alignment of Dairy Walk, but it has been a right of way since the 16th Century, linking the former Manor Farm to St Mary’s Church. Manor Farm was located to the north-west of today’s Marryat Road, with farmland and buildings between Dairy Walk and Burghley Road.*

- 16.1.6 *The houses and their gardens on the west side of Parkside Avenue are suggested for inclusion. They lie within the former Wimbledon House grounds as well as within the boundary of the Wimbledon House Estate Company. They have several characteristics in common with those within the designated Conservation Area: They are mostly a mix of substantial, well detailed houses on varied, wide plots, set back from the road frontage but with a varied building line. There are generous spaces between and around the buildings, offering a sense of spaciousness, views of the well-planted gardens, (including those to the rear of Parkside Gardens properties), and glimpses of the rear facades of buildings in Parkside Gardens. In winter the Thai Temple to the north can be seen from the road, while the handsome, tall trees within its grounds contribute a wooded backdrop.*
- 16.1.7 *The house at No. 1A Calonne Road is suggested for inclusion as it lies within the former Wimbledon House grounds as well as within the boundary of the Wimbledon House Estate Company, fronts onto Calonne Road, forms a group with the adjacent older pair at Nos. 1 and 3, uses similar materials and architectural elements as and is contemporary with the many buildings that comprise the second phase of development on the Estate.*
- 16.1.8 *The Atherton Drive extension is put forward for the following reasons: It is of historic interest as it lies within the former Wimbledon House grounds as well as within the Wimbledon House Estate Company boundary; the buildings are attractive, detached houses of mellow brick with tile hipped and gabled roofs and prominent chimneys, not dissimilar to others from their period within the designated Conservation Area; the rear of the Listed Building at No. 21 Calonne Road concludes the view along the length of the road to the south; and inclusion will resolve the existing anomaly that part only of the plots and/or buildings at Nos. 3, 5 and 10 have Conservation Area status.*
- 16.1.9 ***Land to the rear of Burghley Court, 3 Burghley Road, is to be included. This will rectify an existing anomaly, possibly due to a previous drafting error.***
- 16.1.10 ***The entire plot at 29 Marryat Road be included, following Land Registry changes, to remove existing anomaly that this garden land is only partly within the conservation area boundary.***
- 16.1.911 **Transfer to Bathgate Road Conservation Area**
(It is recommended that the part of the designated Wimbledon North Conservation Area currently to the north of Calonne Road properties, including land and buildings accessed from Somerset Road, be transferred to the Bathgate Road Conservation Area, (to become the Bathgate and Somerset Road Conservation Area in due course). This land was once part of Old Park belonging to the Manor House and did not form part of the Wimbledon House grounds nor the land owned by the

Wimbledon House Estate Company Ltd. Rather, in 1846 the Park was bought from Earl Spencer by John Augustus Beaumont, the property developer. He started developing the northern part of it, adjacent to the Wimbledon House Estate, and laid out Somerset Road, as well as roads now in the neighbouring Borough of Wandsworth, before turning his attentions to Arthur Road, Leopold Road and Home Park Road to the south east.)

16.1.102 **Transfer to Wimbledon Village Conservation Area**
(It is also recommended that the land on the west side of Parkside, occupied by the War Memorial, be transferred to the Wimbledon Village Conservation Area. It is at the edge of Wimbledon Common and is all that remains of the original Village Green, as well as being outside of the Wimbledon House Estate Company Boundary. It is therefore linked to the historic character and appearance of Wimbledon Village Conservation Area than to that of the predominantly residential Wimbledon North Conservation Area.)

16.1.143 The Sub Area therefore includes:

16.2 **BUILDINGS WITHIN THE SUB AREA**

16.2.1 **Burghley Road**
Nos. 2-12(even), 16-22(even), 24-30(even), 30b, 30c, 32, 40, 42, 58, 60, 62, Nos. 1 (Hardwyke), 3 (Burghley Court:1-6), 5 – 19(odd), 23 – 35(odd), 65, 65a

16.2.2 **Calonne Road**
Nos. 2-14(even), Buddhapadipa Temple, 24-40a(even)
Langholme Cottage, Nos. 1-11b(odd), 15-27(odd)

16.2.3 **Marryat Road**
Nos. 6-22(even), 28-54(even), 58, 62
Nos. 3,9,11, 15-41(odd), 43,45

16.2.4 **Lampton House Close**
Nos. 1-5 (inc)

16.2.5 **Parkside**
Nos. 20-38(inc), 40, 42-45(inc)
(War Memorial)

16.2.6 **Parkside Avenue**
Nos. 2-10(even)
Nos. 1, 3, 5-11(odd)

16.2.7 **Parkside Gardens**
Nos. 1-7(inc), 10-12(inc), 14-20(inc), 22-25(inc), 27-29(inc), 31, 37, 39, 41, 42, 46

16.2.8 **Peek Crescent**
Nos. 2-10(even)
Nos. 1,3,5

16.2.9 **Rushmere Place**
1, 2-11(inc)

16.2.10 **(Somerset Road**
58, 2 Coach House Lane)

16.2.11 **Atherton Drive**
Nos.1, 3, 5, 2-8(*even*),10

16.3 OPEN SPACES WITHIN THE SUB AREA

16.3.1 Calonne Road: The grounds of the Buddhapadipa Temple
Rushmere Place: Courtyard areas
(War Memorial)

16.3.2 The Rushmere Place land, to the rear of Nos. 6-10 Marryat Road and Eagle House, is listed as a site without public access in the London Inventory 'Historic Green Spaces in Merton' published by The London Parks and Gardens Trust.

16.4 STATUTORY LISTED BUILDINGS

16.4.1 Grade II:

Parkside:
(War Memorial at junction with The Causeway),
No. 36 'Falconhurst',
No. 25 'Heatherhurst' (Well House in garden)

Calonne Road:
Nos. 21, 28, 30, 32

16.4.2 Statutory Listing Descriptions of the Listed Buildings are attached as Appendix 1. The buildings are indicated on Figure 16.1.

16.5 BUILDINGS ON THE LOCAL (NON STATUTORY) LIST OF BUILDINGS OF HISTORIC OR ARCHITECTURAL INTEREST

16.5.1 **Burghley Road:**
Nos. 1(Hardwyke), 2, 4, 5, 6, 7, 8, 9, 10, 12, 17, 19, 20, 24, 26 and 28.

Calonne Road:
Nos. 2, 11, 11a, 14, Buddhapadipa Temple adjacent to no.14, 17.

Lambton House Close:

Nos. 1, 2, 3.

Marryat Road:

Nos. 16, 19, 20, 21, 22, 23, 31, 32, 33, 34, 37, 38, 42, 44, 54.

Parkside:

Nos. 23, 24, 25, 26, 28, 29, 30, 33, 34, 34a, 37, 38, 42, 43, 44.

Parkside Avenue:

Nos. 1, 6, 8, 10.

Parkside Gardens:

Nos. 4, 7, 15, 16, 17, Snettisham lodge, Wall on west side of road in nos. 30-37 (consecutive), 37a, 38, 40, 42, Parkside, 37 (Old Lodge Cottage).

Peek Crescent:

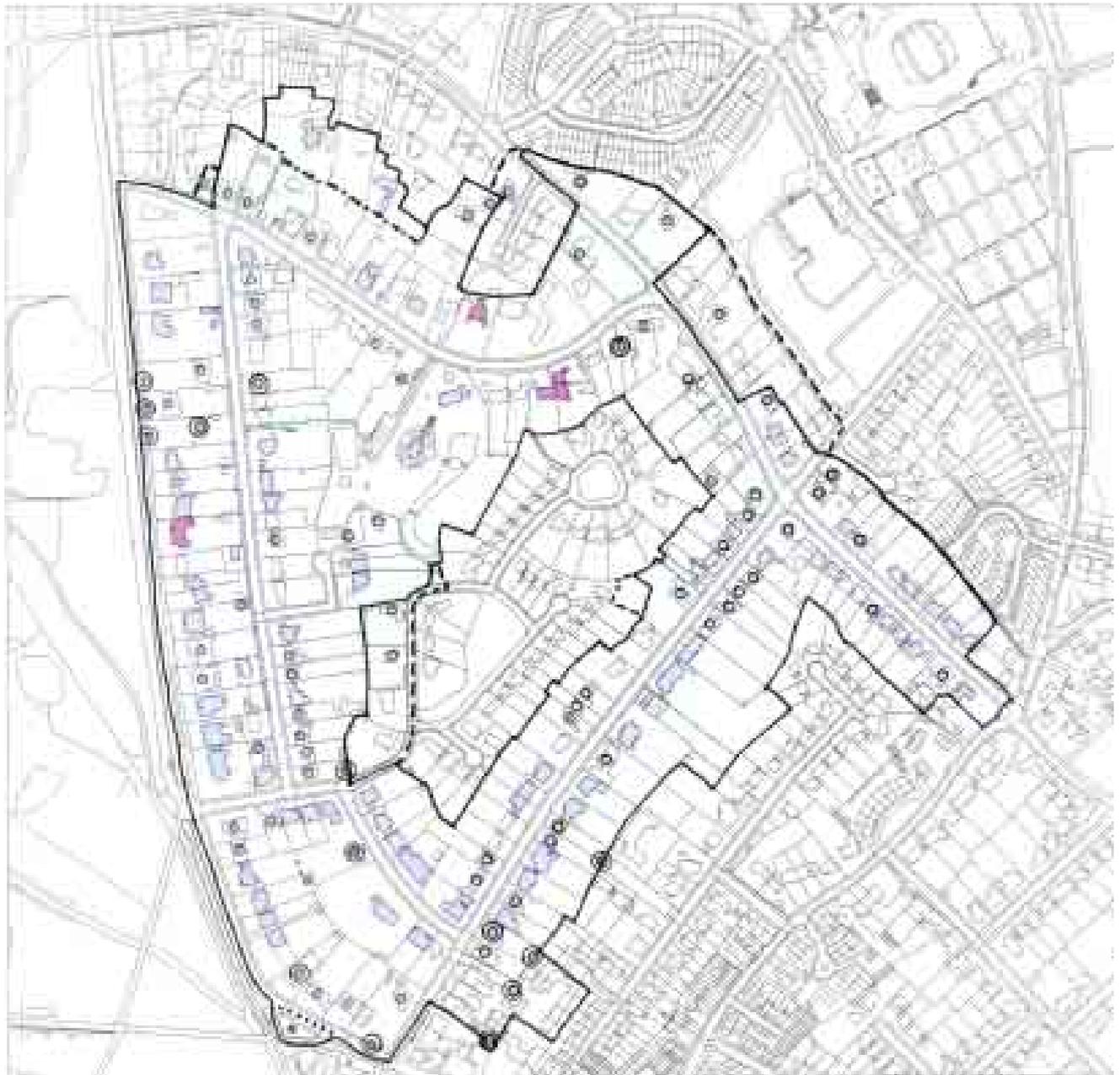
Nos. 2, 3, 4, 5, 6, 8, 10.

Somerset Road:

21, 23, 58, 84, 204.

16.5.2

Descriptions of the Locally Listed Buildings are attached as Appendix 3. The buildings are identified on Figure 16.1. Buildings that are recommended to be investigated for possible inclusion on the Local List are identified in section 16.20 .21.11 and on Figure 16.1.



- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|  Current Sub Area Boundary |  Suggested Extension to C. Area |
|  Suggested Transfer to Wimbledon Village Conservation Area |  Suggested Transfer to Bathgate Road Conservation Area |
|  Statutory Listed Building: Grade II |  Local List |
|  Possible Addition to Local List |  Other Building making a positive contribution |
|  Tree Preservation Order | |

Figure 16.1: Sub-Area 6: Wimbledon House - Listed Buildings and TPOs
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16.6 TREE PRESERVATION ORDERS

Burghley Road:

- 16.6.1 The Merton (No.12) Tree Preservation Order 1975 applies to a large number of individual trees of various species both within and close to this Sub Area. Those within it are located at No. 62 Marryat Road and within the rear gardens at Nos. 2, 4, 6, 10, 12, 16 and 18 Burghley Road.
- 16.6.2 The Merton (No.94) Tree Preservation Order 1989 applies to several individual trees in the gardens of Nos. 42 and 58. Species include Horse Chestnut, Sycamore, Ash, Yew and Birch.
- 16.6.3 The Merton (No. 169) Tree Preservation Order 1994 applies to an English Oak in the rear garden at No. 31.
- 16.6.4 The Merton (No. 352) Tree Preservation Order 2002 applies to several individual trees, including Sycamore, Ash, Yew, Conifer, Silver Birch, Oak and Scots Pine, within the curtilage at No. 29.
- 16.6.5 The Merton (No. 438) Tree Preservation Order applies to Nos. 65 and 65A Burghley Road.

Calonne Road:

- 16.6.6 The Merton (No.16) Tree Preservation Order 1976 applies to the several trees of whatever species standing in the area of No.14, including the Buddhapadipa Temple Grounds.
- 16.6.7 The Merton (No.23) Tree Preservation Order 1981 applies to the trees on the site of the former Nos. 48 and 49 Parkside, *including Langholm Cottage, Calonne Road.*
- 16.6.8 The Merton (No. 26) Tree Preservation Order 1983 applies to all trees within the identified curtilage of No. 5.
- 16.6.9 The Merton (No.49) Tree Preservation Order 1987 applies to two Horse Chestnut trees and a Box Elder situated on the boundary with Parkside Gardens, at no. 4a.
- 16.6.10 The Merton (No.197) Tree Preservation Order 1995 applies to a Magnolia within the front garden at No. 3.
- 16.6.11 The Merton (No.284) Tree Preservation Order 1999 applies to two identified Beech trees located in the front garden at No.32.

Lampton House Close:

- 16.6.12 The Merton (No.159) Tree Preservation Order 1993 applies to four individual trees, including Silver Birch and Oak, within the rear garden at No.1.

Marryat Road:

16.6.13 The Merton (No.12) Tree Preservation Order 1975 applies to a large number of individual trees of various species both within and close to this Sub Area. Those within it are located at 62 and 86 Marryat Road and at 2, 4, 6, 10, 12, 16 and 18 Burghley Road.

16.6.14 The Merton (No.25) Tree Preservation Order 1981 applies to a Sycamore and a Yew tree within the rear garden at No.40.

16.6.15 The Merton (No.33) Tree Preservation Order 1986 applies to several trees, including Holm Oak, Horse Chestnut, Holly, Bay, Purple Plum, Cherry and Hawthorn, on land fronting Burghley Road at No.41.

16.6.16 The Merton (No.66) Tree Preservation Order 1988 applies to several identified trees, including Horse Chestnut, Sycamore, Beech, Maple, and Oak, situated in the rear gardens of 2, 4, 10 Deepdale, 31 Marryat Road, and on the plot of 23 Margin Drive.

Parkside:

16.6.17 The Merton (No.23) Tree Preservation Order 1981 applies to the trees at No.49, and at Greenoak Way and Lawson Close, *including Langholm Cottage, Calonne Road.*

Parkside Avenue:

16.6.18 *The Merton (No.18) Tree Preservation Order 1978, A1 applies to the several trees within the area comprising land at nos. 5, 7, 9 and 11*

Parkside Gardens:

16.6.19 The Merton (No.49) Tree Preservation Order 1987 applies to two Horse Chestnut trees and a Box Elder situated on the boundary with Calonne Road, at no. 25.

16.6.20 The Merton (No.16) Tree Preservation Order 1976 applies to a strip of land between Nos 17 and 18, leading to the Temple grounds.

(Somerset Road:

16.6.21 *The Merton (No.109) Tree Preservation Order 1990 applies to both individual and groups of trees within Somerset Road.)*

16.6.22 The locations of Tree Preservation Orders are indicated on Figure 16.1.

16.7 ARCHAEOLOGY

- 16.7.1 The wedge of land comprising Burghley Road, Marryat Road, and eastern parts of both Peek Crescent and Calonne Road, is not within an Archaeological Priority Zone.
- 16.7.2 The remaining land, including Parkside, Parkside Gardens, Parkside Avenue, Lambton House Close, (*Somerset Road*), and the rest of Peek Crescent and Calonne Road, is included within Zone 3, ‘Wimbledon Common’. This is an area of prehistoric landscape, of considerable importance and potential for the study of the Borough’s prehistoric development. Evidence covering the whole prehistoric period may be anticipated to survive as buried remains within the Zone, and evidence for early colonisation by humans after the end of the last Ice Age has been identified there.
- 16.7.3 Archaeological Priority Zones are indicated in Part One of this document, Figure 7.0.
- 16.7.4 **Archaeological finds:**
Marryat Road:
An investigation was carried out on land at Nos. 6 – 10 and to the rear of Eagle House (now Rushmere Place) in 1991, by the Museum of London. Evidence of early medieval settlement was found, with a number of features dated to between 1050 and 1150. However, the most significant find was the largely complete, formal Jacobean garden to the rear of Eagle House, some 20m x 27m, with a series of gravel and sand paths lined by box hedges and flowers, brick steps and associated raised terrace, contemporary with the construction of the house (c.1614). The find is important as a record of the provincial residence of a wealthy city merchant of the period, rather than a major estate.

16.8 NATURE CONSERVATION

- Site of Borough Nature Conservation Importance Grade II:** within the London Borough of Merton Unitary Development Plan as a ‘Site of Borough (Grade II) Importance for Nature Conservation’ (Policy NE.6). It is indicated on Figure 16.1.A.
- 16.8.2 The London Ecology Unit has identified the Temple Grounds as a Site of Borough Nature Conservation Importance, Grade II.
- 16.8.3 The grounds are a 1.5 hectare remnant of the Wimbledon House estate and retain much mature woodland and shrubbery, a large pond and grassland. The pond is a northern remnant of the largest of a series of ponds developed in the grounds in the mid 19th Century. The small wood is a survival of much more extensive planting, shown on late 19th Century maps.
- 16.8.4 The grounds provide an excellent habitat for birds and bats, including Daubenton’s bat, sometimes known as the water bat, and a large

population of common newts. In the early 1980s the pond also had great crested newt, a specially protected species, but it has not been seen since.

16.8.5 The pond has some submerged vegetation, including Rigid ornwort, and there is Pendulous Sedge in the damp ground by the water's edge. Invertebrates in the water include swimming Mayflies, Copepods, Water Mites, Water Fleas, Water Beetles, Pond Snails and Water Boatmen. There are Pond Skaters on the surface.

16.8.6 Although not within the Sub Area, the adjacent Wimbledon Common is a Site of Special Scientific Interest. (*Policy NE.5*)

16.9 OTHER UNITARY DEVELOPMENT PLAN DESIGNATIONS AND PROPOSALS

16.9.1 There are no other designations or proposals for this Sub Area.

16.10 HISTORIC DEVELOPMENT

Up to the end of the 17th Century

- 16.10.1 The alignment of today's Parkside has been travelled since before the Norman Conquest, when it was known as 'the Road to Putney'. It marked the boundary between the Old Park and the Common land. (It is said that parts of the 17th Century brick wall, which enclosed the seven mile boundary of the park, still exist. See 16.21 'Opportunities'.)
- 16.10.2 The entire Sub area had been part of the Old Park belonging to the Manor House before Wimbledon House was built on Parkside. The land between today's Burghley Road and Dairy Walk was then part of the dairy farm, established by the Spencers' in their Park since around 1500, used for grazing cows and horses. Dairy Walk was a right of way between St.Mary's Church and the Manor Farm.



Wimbledon House, Parkside

- 16.10.3 It is not clear exactly when Wimbledon House was built, but it may have been as early as towards the end of the 17th Century. The house fronted onto Parkside and occupied grounds of some one hundred acres. The building was on the site of today's 20, 21, 22, 23 Parkside, 1, 3, 5 Peek Crescent and 1 and 3 Marryat Road. The land north of Calonne Road and east of Burghley Road then remained within the Old Park.
- 16.10.4 The land occupied by today's Rushmere Place was part Wimbledon House grounds and part former formal Jacobean garden to the rear of Eagle House. The latter, built in 1613 as a private dwelling house for Robert Bell, a successful merchant, still fronts the nearby High Street.

18th Century

- 16.10.5 In 1710 Wimbledon House and its extensive grounds were bought by Sir Theodore Janssen, a leading City Merchant and financier who was later to build the second Wimbledon Manor House, Belvedere House (see Sub Area 4). From 1720 Wimbledon House was occupied by a series of well-to-do figures, including a further financier, an alderman and sherrif, the French émigré Charles de Calonne and a British ambassador to France. During the second half of the 18th Century a leading architect, Sir Robert Taylor, was employed to make extensive improvements to the house, and garden designer Bushell laid out a series of lakes connecting the former ponds, along with a cascade, grotto and a wilderness devoted to wild fowl.
- 16.10.6 The first Putney Bridge was built in 1729, making Parkside the easiest route into London. Wimbledon House remained the only building fronting Parkside until the 1760s when White House was built on the west side, on the site of today's 'Heathfield', close to Windmill Road. No other houses were built for many years, and the loneliness of the road meant that attacks by highwaymen were common. In the 1790s a Patrol Guard was set up to convoy travellers to Putney.
- 16.10.7 Eagle House was turned into a private school towards the end of the 18th Century, and it is thought likely that the original formal garden was then grassed over. (This could account for the archaeological preservation of the original formal garden. See 16.7.4).



- 16.10.8 John Rocque's Map of 1741 – 1745, above, indicates Wimbledon House and its large, formal gardens with avenues of trees and a line of fishponds. The house is named as Stephen Bisse Esq., the Commissioner for Victualling the Navy, who leased it at that time. The alignment of Parkside is indicated, the formal rear garden of Eagle House is shown,

and the surrounding parts of Old Park are indicated as a series of fields. Manor Farm buildings are indicated but not named.

19th Century

- 16.10.9 Wimbledon House was bought in 1812 by Captain Frederick Marryatt, a novelist. His mother developed the grounds into one of the finest gardens in London, introducing many new plants and rare trees. In 1854 it was bought by Henry Peek, son of the founder of Peek Freans the biscuit firm, and Baronet and Conservative MP for Mid-Surrey. ~~His~~ **Some local history sources state that his** son Christopher built a small observatory in the grounds, the tower of which still remains in the garden of Heatherhurst, Parkside, (No.25). ~~and is now~~ **This is** a Listed Building. **The Statutory Listing Description (Appendix 1) identifies the building as a Well House, circa 1750.** (It is believed to be the first building to have made use of reinforced concrete, for internal alterations.) Lady Peek supervised the garden, which by now included the large Margin Lake, since mostly drained and developed (see 16.10.234).



The Listed ~~Observatory Tower~~ **Well House**

- 16.10.10 Henry Peek was very influential in securing the Commons Act of 1871. After he died his son sold the estate to the Wimbledon House Estate Company, in 1898. Wimbledon House was demolished that same year.
- 16.10.11 A stable block had been built in the grounds of Wimbledon House, close to the boundary with that of Eagle House, in around 1860. (This structure, and the strip of land to its south, were acquired from the sale of the Wimbledon House estate in 1898 by the then owner of Eagle House, Sir Thomas Jackson, a late 19th Century architect. See also 16.10.17).

- 16.10.12 *(In 1846 the extensive Wimbledon Park had been bought from the fourth Earl Spencer by John Augustus Beaumont, a property developer. In 1850 he started developing the northern part of the park, adjacent to the Wimbledon House Estate. He laid out Somerset Road (named after the Duke of Somerset, then living at Wimbledon Park House) as well as roads now in the neighbouring borough of Wandsworth. Large plots of land along Parkside and Somerset Road were bought by wealthy business and professional men who employed architects to design large Victorian mansions, and landscape gardeners, like David Thomson, to lay out their grounds.)*
- 16.10.13 The Ordnance Survey Map of 1865 (reproduced in Part One of the less formal grounds, including the large lake, woodlands, glasshouses and series of ponds alongside Parkside and near today's Burghley Road, Dairy Walk is named, and farm buildings are indicated on the site of today's No. 58 Burghley Road (*Today's Nos.58 Somerset Road and 2 Coach House Lane, a remnant of Atherton Grange buildings, are also shown.*)
- 16.10.14 The Ordnance Survey Map of 1896 (reproduced in Part One of the document) shows very little change within the Sub Area.

20th Century

- 16.10.15 The Wimbledon House Estate Company laid out Calonne Road, Marryat Road, and Peek Crescent, named after previous owners of Wimbledon House, and Burghley Road, named after Lord Burghley who occupied the Old Rectory House in the Sixteenth Century. Marryat Road sliced through what was the centre of Wimbledon House and its gardens. **Parkside Gardens and the westernmost section of Parkside Avenue, between Peek Crescent and Parkside, were also laid out to complete the road network in the early stages of the development of the former Wimbledon House Estate.**
- 16.10.16 The Estate Agents 'Hamptons' set up what was originally to be a temporary office on the corner of Marryat Road with High Street, and sold spacious plots to wealthy businessmen over the next fourteen years. ~~In 1899 restrictive covenants were imposed to ensure~~ **Plots were sold for building, subject to an ongoing scheme of restrictive covenants first drawn up in 1899, which were imposed to ensure properties of good quality,** a degree of uniformity in the buildings, no more than one house per plot and that only private dwelling houses and their ancillary structures be built. **Building line restrictions were also included to establish a minimum set back from the road for all houses and buildings, to ensure an open spaciousness in the Estate roads.** Leading architects, including Stanley May, Baillie Scott, George Hubbard and Edmund Wimperis, were attracted to design the best of contemporary homes, some with motor houses. (See also 16.11.3/4.)

- 16.10.17 Sir Thomas Jackson, architect and then owner of Eagle House, High Street, built a complex of further outbuildings on the land he had acquired from the sale of the Wimbledon House estate in 1898. These added to an 1860s stable block and slightly earlier malthouse, (which may have been associated with Rose and Crown public house), and have been retained to form part of the 1990s Rushmere Place development. He also built boundary walls and other works at Eagle House (*and later designed the War Memorial in Parkside*).



Part of Sir Thomas Jackson's outbuildings
in today's Rushmere Place

- 16.10.18 In 1903 'The Study' school moved to its present building in Peek Crescent, from a converted shop in Wimbledon High Street, where it had begun ten years earlier.

- 16.10.19 **In 1912 the Wimbledon House Estate Company held an auction to sell the remaining 61 vacant plots. A number were still unsold but sales continued, piecemeal, until the early 1930s. The open land and lake in the centre of the Estate were divided up and sold as part of the grounds for substantial houses in Marryat Road, Calonne Road and Parkside Gardens.**

- 16.10.1920 The Ordnance Survey Map of 1916 (reproduced in Part One of the document) therefore shows major change, with Calonne Road, Parkside Gardens, part of Parkside Avenue, Peek Crescent, Marryat Road and Burghley Road all laid out and partially developed. There are detached houses in Parkside, Parkside Gardens, Marryat Road and along the southern end of Burghley Road, but only sporadic development in Calonne Road. Most of the houses remain today. The open land at the centre of the Estate, including woodland and the large lake, (annotated 'Fish Pond') remains undeveloped.

- 16.10.2021 *(In 1921 the War Memorial, to some two hundred men killed in action during the First World War, was unveiled in Parkside. It is located on the small triangle of grass at the edge of Wimbledon Common, which is all that remains of the original Village Green. It was designed by architect Sir Thomas Jackson (also associated with works at Eagle*

House).



(The Listed Memorial to First World War)

- 16.10.242 The 1934 Ordnance Survey Map (reproduced in Part One of the document) shows further development on previously laid out roads, except for the northern end of Burghley Road. The open central area, with its lake and woodland, remains as shown on the 1916 map.
- 16.10.223 The 1953 Ordnance Survey Map shows further infill development along existing roads, Atherton Drive laid out and developed, and the central lake and woodland remaining.
- 16.10.234 In 1954 an application was successfully made to modify the 1899 covenant in respect of the land in the centre of the Estate, comprising most of 'Fish Pond' and extensive gardens belonging to the larger and older houses fronting adjoining roads, now Deepdale, Margin Drive and Windy Ridge Close. Similar applications were made in 1955 and 1957 to permit houses in the grounds of Lampton in Parkside Gardens, now in Lampton House Close and Parkside Avenue.
- 16.10.2425 The 1962 Ordnance Survey Map shows Parkside Avenue extended, Deepdale, Margin Drive and Windy Ridge Close laid out and developed with detached houses, and most of the central lake filled in. The remaining remnant of the lake and woodland is shown to be within the grounds of no.14 Calonne Road. Lampton House Close is laid out as it is today.
- 16.10.256 Occasional infill development continued on small sites along existing roads;. **Two large houses on Parkside, Nos 22 and 45 (Cardiff House and Dryden House), were demolished around 1960. No. 45 was**

redeveloped as a single house but the site at No. 22 was divided, with part added to the adjacent plot at No. 23, and part redeveloped with the present including the house at 22 Parkside, designed in the early 1970s by architect Richard Rogers as a prototype for his parents to live in.

- 16.10.267 In 1978, that remaining remnant of the former Wimbledon House grounds at No. 14 Calonne Road, now owned by the Government of Thailand, was partly developed with the building of the Thai Buddhapadipa Temple, Europe's `first. The mature woodland and remaining pond were retained.



No. 22 Parkside, by architect Sir Richard Rogers



The Bhudapadipa Temple, Calonne Road

- 16.10.27 8 In the 1990s the land at and to the rear of today's Nos. 6 –10 Marryat Road was redeveloped. Larger dwellings were built fronting Marryat Road, while a large part of the previously undeveloped former rear garden to Eagle House was laid out as Rushmere Place. Several Eagle House outbuildings, built by architect Sir Thomas Jackson around 1900, were retained and converted as part of this development.

21st Century

- 16.10.289 Current **building trends include mostly comprise substantial alterations, extensions, the erection of ancillary structures and new boundary treatments. The 1899 restrictive covenants (para. 16.10.16) have limited the scope for development of garden land with additional dwellings. That at No. 23A Parkside is built on what was a separate plot on the Wimbledon House Estate, while 40 Burghley Road and 7 Parkside Avenue have replaced more modest post war houses. the demolition of individual houses and the erection of larger dwellings in their place, as well as the development of former garden land by the erection of new dwellings and ancillary structures. Other recent changes include alterations, extensions and new boundary treatments to existing buildings.** The following photos show some 21st Century houses.



New build at No. 23A Parkside and No. 40 Burghley Road



Substantial alterations at No. 29 Burghley Road

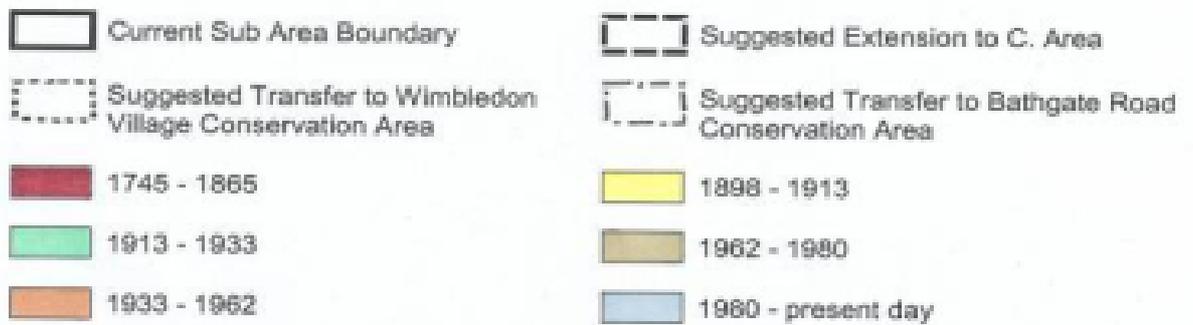
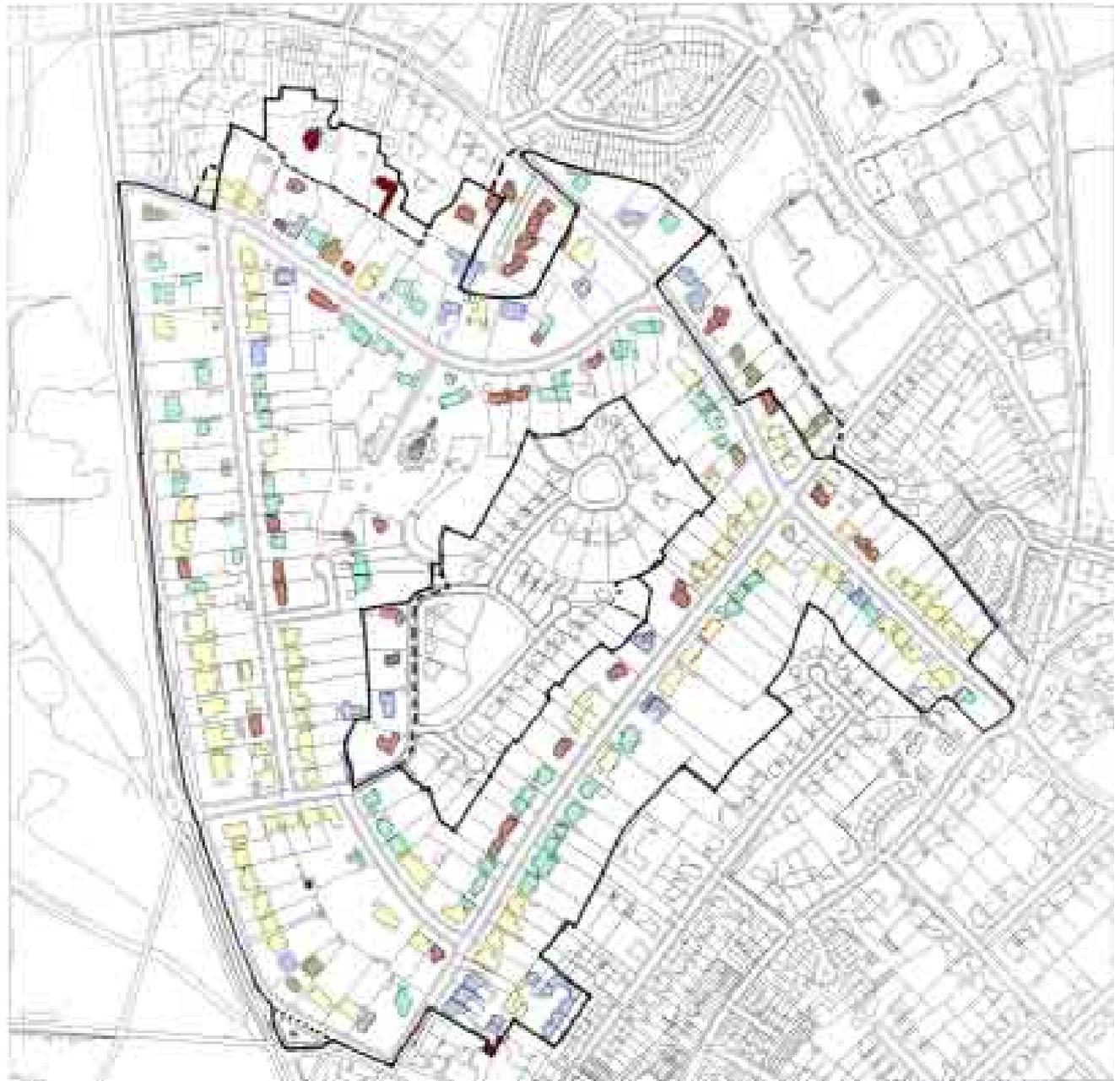


Figure 16.2: Sub-Area 6: Wimbledon House - Age of Buildings

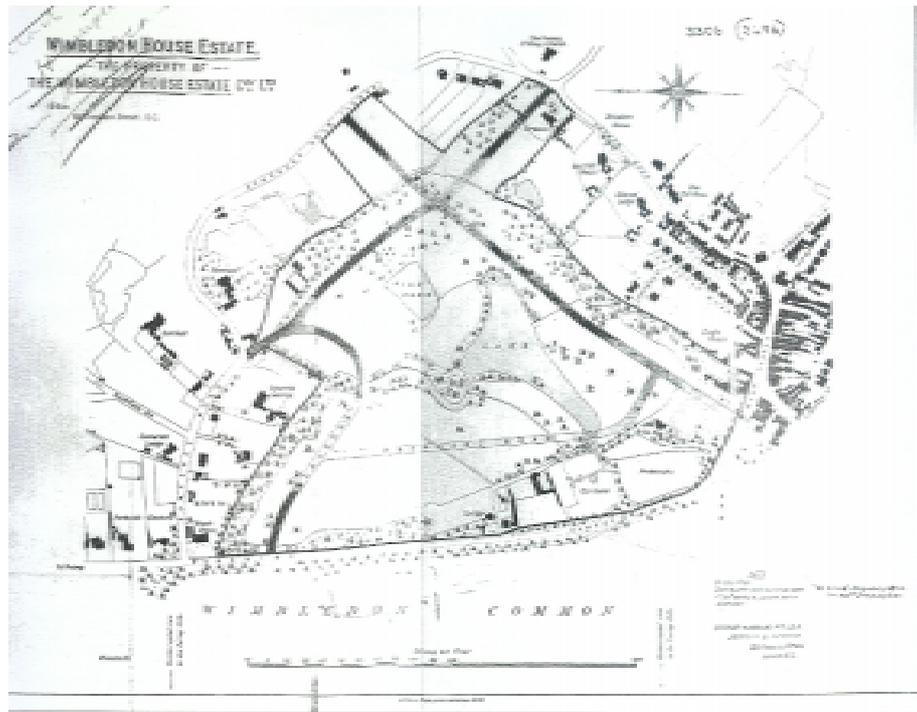
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16.11 EXISTING PATTERN OF DEVELOPMENT

A Summary

16.11.1 Development of the Sub Area has been influenced by the location of the former 17th Century Wimbledon House and its grounds - with their extensive frontage to the old, established, main route of Parkside - the Wimbledon House Estate Company that purchased them in 1898, and the topography of the land.

16.11.2 Wimbledon House was located on the site of today's Nos. 20, 21, 22 and 23 Parkside, Nos. 1, 3 and 5 Peek Crescent and Nos. 1 and 3 Marryat Road. The grounds extended to the east of Parkside, covering the area now edged by the rear boundaries of houses in Calonne Road, Burghley Road and Marryat Road. The north east boundary followed the alignment of Dairy Walk, a historic right of way. A large lake within the grounds remained until the 1950s, when it was mostly drained and developed. A wooded remnant of the grounds and pond remain today, now occupied by the fabulous Buddhapadipa Temple.



16.11.3 A plan prepared by The Wimbledon House Estate Company, reproduced above, indicates the alignments of the perimeter roads of Calonne Road, Burghley Road and Marryat Road to be approximately as they are today. However, the traversing link between Calonne Road and Marryat Road, today formed by Parkside Gardens, Peek Crescent and part of Parkside Avenue, is indicated as 'proposed road'. The alignment of Parkside Avenue is not shown at all, although part of it was laid out early in the Estate's development. Over the next fourteen years individual plots were sold to wealthy businessmen, and many of today's established, substantial houses, now mostly set in mature

gardens, were built, along with the ‘The Study’ school in Peek Crescent. The latter was the only non-residential building on the Estate before the completion of the ~~Thai~~ **Buddhapadipa** Temple in the early 1980s.

- 16.11.4 ~~Restrictive covenants issued~~ **An ongoing scheme of restrictive covenants, first drawn up** by the Wimbledon House Estate Company in 1899 ensured some degree of uniformity in the new buildings, that no more than one house be built on each parcel except with the consent of the Company, and only private dwelling houses and ancillary structures be built. (The covenants have continued to restrict development, being upheld by the Lands Tribunal as recently as ~~1999~~ **2002 (case ref LP/41/1999)** where planning permission had been granted for the development of an additional house in the rear garden of No. 44 Parkside.) See also 16.11.18/19, 16.11.25, 16.11.28/29, 16.11.36, 16.11.41, 16.11.63, 16.11.70
- 16.11.5 Subsequent changes to the established layout have been mostly modest and relatively recent. Parkside Avenue was extended in the 1950s to form a link to the drained and developed former lake area, and Lambton House Close was laid out and developed at a similar time. The ~~Thai~~ **Buddhapadipa** Temple was erected in Calonne Road between 1978 and 1982, and Rushmere Place was built on part of the former garden of Eagle House in the 1990s.
- 16.11.6 The varied topography has influenced the sinuous alignments of both Calonne Road and Burghley Road and the contrasting straighter alignments of most of Parkside, Parkside Gardens, the older part of Parkside Avenue and Marryat Road. Also, the curve of Peek Crescent, as well the relationship of buildings to the contours of the land.
- 16.11.7 The Sub Area will be considered in more detail as three distinctive parts:
1. Parkside and its Environs
2. Calonne Road, part Burghley Road and Dairy Walk, Atherton Drive
3. Marryat Road, including Rushmere Place, and the parts of Burghley Road and Dairy Walk to its south east
These areas are indicated on Figure 16.3.
- 16.11.8 Main elements described are illustrated in a graphic form on Figure 16.3 ‘Character Analysis’. Negative issues relating to the pattern of development are summarised in 16.20.5.

1. PARKSIDE AND ITS ENVIRONS

Parkside

General

- 16.11.9 The part of Parkside within the Conservation Area is a wide and mostly straight main route, following the eastern edge of Wimbledon Common. The roadway, wide pavement, and substantial set back of the buildings on its east side combine with the open land opposite to create a spacious corridor.



Parkside is a spacious corridor. Houses form a built edge to Common



Large houses have articulated facades & mostly constant building line

- 16.11.10 The buildings front onto and form a built edge to the common. They are large or very large houses, mainly contemporary with the laying out of the Estate in the early 20th Century. There are some later infill developments, particularly towards the junction with Calonne Road, but most of these were completed by the mid 1920s. A few of the houses were converted into flats during the 1940s, 50s and 70s.
- 16.11.11 The building line is mostly constant, but the small variations within it, the size of the buildings, and their articulated facades add interest.

Plots are mostly large, rectangular, and of various widths. In the main, the buildings stretch across much of the width of their plots with varying gaps between, sometimes over single storey elements. The varied spaces between and around buildings, including those formed by the road junctions, allow glimpses or wider views over lush planting to the large trees and rooftops beyond.



Varied spaces between and around buildings

- 16.11.12 For more detailed characteristics, it is appropriate to consider the road in two parts, i.e. to the north and to the south of the junction with Parkside Avenue.

South of the junction with Parkside Avenue

- 16.11.13 Most of the houses here were built by 1910. Exceptions are the infill developments at Nos. 22 and 23A, approved and built in 1968 and 2006, respectively. The Listed ~~Observatory tower~~ **Well House, (dating from circa 1750, but attributed by some historical sources to be a legacy from the grounds of Wimbledon House and built by Christopher Peck around 1750 during the second half of the 19th Century)**, still stands in the rear garden of No. 25 'Heatherhurst'. (See 16.10.9 for photograph.)

- 16.11.14 Some halfway along this length the road curves away from the edge of the Common to link with High Street. Here the fairly uniform set back and building line alters, with the houses at Nos. 20, 21 22 and 23a being orientated at a slight angle to the road and with a staggered set back. The modern house at No. 22 is unusual in layout in that it comprises two single storey blocks, one set behind the other.



Buildings set at angle with staggered set back as road curves

16.11.15 Most plots are long and back onto those of Peek Crescent properties, but the shorter rear garden at No. 27 backs onto the flank boundary of No. 4 Parkside Avenue. Unusually, the houses at Nos. 23 and 24 share a central entrance drive, and until recently there was a wide, open garden to the south side of No. 23. This has now been developed with the new detached house at No.23A.

16.11.16 The corner buildings to Marryat Road and Parkside Avenue have a prominent façade to Parkside as well as to their own street frontage. That in Parkside Avenue (No. 2) follows the building line of Parkside, while the Marryat Road property (No. 3) is set far back within its large plot. A detached, single storey, ancillary building to the Parkside frontage of the latter appears rather incongruous in the street scene.

16.11.17 *(The war memorial is located on a remnant of what was the village green, now a small open space surrounded by roads, with the open setting of the common behind.)*

North of the junction with Parkside Avenue

16.11.18 A distinct characteristic of this part of Parkside is that most plots extend to the Parkside Gardens frontage behind. This layout has prevailed largely due to the Restrictive Covenant laid down by the Wimbledon House Estate Company from its outset, particularly the clause that there be only one house per plot.

16.11.19 The Covenant was upheld by the Lands Tribunal as recently as ~~1999~~ **2002 (case ref LP/41/1999)** despite planning permission having been granted for the erection of a two storey detached house (on land at the rear of 44 Parkside). This was because the **Tribunal concluded that the maintenance of a density of one house per plot ~~sees~~ ensured the preservation of a sense of** spaciousness and open character, and ~~prevents~~ **prevented a precedent being set for further** unsuitable and cramped backland or garden development, **both in Parkside Gardens and possibly elsewhere on the Estate.**

16.11.20 There are a few instances where the plots are shorter and back onto small plots in Parkside Gardens, including those to the south at Nos.

28 to 31. (See Parkside Gardens, para 16.11.30)

- 16.11.21 Most plots are occupied by a large dwelling fronting the Common, often with ancillary structures and/or a high boundary wall to the rear. However, the layout is different between ~~Nos. 39 and 42~~ **Nos. 38 and 42 Parkside**: The houses to either side of No. 40 front onto Parkside Gardens, and it is their long walled rear gardens that back onto the Parkside frontage. These rear gardens, together with the large side garden at No. 42 Parkside, lend a very spacious, open feel and clearly illustrate the contribution that one house per plot offers to the character of the area.



Between Nos. ~~39~~ **38** and 42 **Parkside** long walled rear gardens back onto Parkside and lend a very spacious feel

- 16.11.22 Some of the older houses here are the largest on the Estate, with particularly large footprints. Most are grouped towards the south. Several have been converted into flats. The only relatively recent ~~infill~~ developments are at Nos. 35 and 45, built in the mid 1950s and 60s, respectively.
- 16.11.23 The corner buildings to Parkside Avenue and Calonne Road are Parkside properties, but again address both road frontages. Their flank facades are set back from the side roads, thus contributing to the spaciousness at these junctions with Parkside.

Parkside Gardens

General

- 16.11.24 This wide, straight, mostly flat road was laid out parallel to Parkside during the early years of the Estate's development. The original plan of the Estate (see 16.11.2) shows a proposed road approximating to its alignment, but extending across to Marryat Road. The arrangement of the houses on the east side, and the distinctive, walled, but otherwise mostly open and planted nature of the west side, contributes to the roads spacious and tranquil character.



Parkside Gardens has a spacious and tranquil character

West side

16.11.25 This has remained relatively undeveloped as a result of the Restrictive Covenant imposed by the Wimbledon House Estate Company from its outset, particularly the clause that there be only one house per plot.

16.11.26 Most plots extend from the Parkside to Parkside Gardens frontages. The west side is therefore mostly lined with the prominent boundary walls and gateways to the well-planted rear gardens of the large Parkside houses. There are several ancillary structures within the rear part of the gardens, close to the road frontage. These are usually sheds, garages or coach houses, of modest scale and mostly contemporary with the Parkside houses they serve. **Additional restrictive covenants, requiring that ancillary buildings could not be built to face Parkside Gardens, were imposed on several plots, which has limited their visual impact and contributed to the sense of spaciousness.** The attractive rear facades of the large Parkside buildings form a backdrop in the street scene, sometimes partly obscured by dense garden planting.





The west side is mostly lined with boundary walls, gateways and ancillary structures to Parkside properties



Nos. 29 and 31 do not detract from the open and spacious character

16.11.27 In contrast, the two substantial houses at Nos. 29 and 31 were built at the same time as some of the 1920s Parkside houses, but fronting onto Parkside Gardens, with their walled rear gardens fronting Parkside. Their large set backs and planted front gardens ensure they do not detract from the open and spacious character.

16.11.28 The Restrictive Covenant was upheld by the Lands Tribunal as recently as ~~1999~~ **2002 (case ref LP/41/1999)** despite planning permission having been granted, for the erection of a two storey detached house on land at the rear of No. 44 Parkside (See 16.11.19). However, some of the former coach houses, which were used as servants quarters for many years, have over time and due to unique circumstances been granted Consent Orders by the Lands Tribunal to be converted or rebuilt as dwellings in separate ownership from the Parkside houses. For example, in 1976 an application was granted for the conversion of No. 28 Parkside Gardens ('Snettisham Lodge', the

former coach house and servants living quarters of No. 42 Parkside). In 1990, a Consent Order was granted to demolish the garage/ staff accommodation at No. 42 Parkside Gardens, ancillary to 31 Parkside, and replace it with a dwelling house.

- 16.11.29 It seems likely that such applications have influenced development at the southern end of the road, where a row of separate, small and shallow plots between Nos. 42 and 46 are mostly occupied by separate dwellings. This row of converted, extended and more recent buildings is of a relatively high density, a contrast to the established and prevailing spaciousness along most of the remainder of this side of the street.



Higher density development at south end

East side

- 16.11.30 The houses are mostly large and mainly contemporary with the laying out of the Estate in the early 20th Century, particularly those close to both the northern and southern ends of the street. There are some later infill developments in the centre part, most completed by the mid 1920s, but Nos. 10 and 11 were built in the 1950s. In contrast, No. 22 is a newly built house that involved the redevelopment of the plot previously occupied by a more modest 1950s infill building. Most buildings are detached houses, although there is a semi-detached pair at Nos. 1 and 3. Nos. 1, 24 and 25 were converted into flats during the 1940s, 50s and 60s, respectively, **but No. 24 has recently been restored to a single dwelling.**
- 16.11.31 The building line is generously set back and mostly constant, but the small variations within it, together with the articulated facades of the buildings, add interest.



Mostly constant building line, but again articulated facades add interest

16.11.32 Plots are varied in size and proportions but are mostly large and rectangular. The wider plots have large spaces around the buildings, others less so. Some buildings stretch across much of the plot with varying but mostly narrow gaps between, sometimes over single storey elements. The four houses at the northern end all dating from 1904, have large footprints but are on relatively modest sized plots, with fairly uniform spaces between. The plot at No. 17, another of the earlier buildings, is particularly large, being both very wide as well as long.



Varied plot sizes and spaces around buildings

16.11.33 Due to the configuration of this part of the Estate, the rear gardens back on to either those of Calonne Road, Lambton House Close or Parkside Avenue houses, the grounds of the Thai Temple, or the Lambton House Close roadway, resulting in their varied lengths.

16.11.34 The varied plot sizes and spaces between and around the buildings add variety and interest in the street scene, offer spaciousness, and allow glimpses or wider views over lush planting to the large trees and some rooftops, including that of the Thai **Buddhapadipa** Temple, beyond.

16.11.35 At each end of the road the corner buildings address both road frontages but are Calonne Road and Parkside Avenue properties. The rear garden of the latter allows views across to the rear facades of buildings at this end of Parkside Gardens and to planting in their rear

gardens, while the set back of No. 2 Calonne Road from both frontages contributes to the particular spaciousness around this road junction.

Lampton House Close

- 16.11.36 The building 'Lampton', erected around 1912, was formerly a large, detached house, set well back from but fronting Parkside Gardens. Today's cul-de-sac and the detached houses at Nos. 4 and 5 were laid out to the east of Parkside Gardens in the 1950s. This followed a successful application to modify the 1899 restrictive covenant and permit the vertical division of the original house into three units, (a detached and a pair of semi-detached houses) as well as the erection of the two new houses.



The layout is irregular and informal

- 16.11.37 The resulting development could now be described as a 'backwater', a mellow enclave of informal layout. The form and siting of the converted building, with its articulated front facade facing the road with a modest set back, forms a contrast to the irregular siting and set backs of the 'infill' houses, particularly No.4 which appears to 'nestle' on its backland plot. The variety of building form and shape and size of plots results in a mix of spaces around the buildings, including a wide side garden to the south of the original building, allowing views through to greenery beyond.
- 16.11.38 The north west side of the close is bounded by the fenced and planted rear gardens of Parkside Gardens houses.

Peek Crescent

General

- 16.11.39 The early plan of the Wimbledon House Estate (see 16.11.3) indicates a proposed road, approximately parallel to Parkside, to link Calonne Road with Marryat Road. This was not implemented, but today Peek Crescent combined with Parkside Gardens and part of Parkside Avenue forms the traversing link.
- 16.11.40 The curving, sloping Peek Crescent was laid out in the early years of the Estate's development. It is relatively short compared to most other roads on the estate, but equally wide.



Curving, sloping alignment



'The Study' school building at No. 4

- 16.11.41 The southern-most part of the road is fronted on both sides by buildings approved as early as 1901. These include the purpose built school at No. 4, one of only two non-residential buildings on the Estate (the other the Buddhapadipa Temple in Calonne Road), and still in use today. Other buildings were mostly erected around 1915, and all are single family dwelling houses. (An application was made in 1954 to relax the restrictive covenants and allow the conversion of one of the houses into three flats, but was not permitted.)
- 16.11.42 The curve of the road, the change in level, the few but distinctive buildings and much openness on the west side, all contribute to a spacious and dignified character.
- West side**
- 16.11.43 Apart from the house at No. 1, which is a modest sized 1950s infill development, the buildings are large and among the earliest on the Estate. All are detached. No. 10 Parkside Avenue, (the corner house at the north end), has been much extended to the rear and has a long frontage to Peek Crescent, with a range of outbuildings including a motor house and sheds.
- 16.11.44 The building line is set back and mostly constant, with the buildings mostly following the alignment of the road. No. 5 however has a more generous set back and is at a slight angle to the road, while the scattered cluster of outbuildings to No. 10 Parkside Avenue add further interest.

16.11.45 The four plots are varied in size, shape and proportions but all are of similar length, backing on to the rear gardens of Parkside properties. Those at Nos. 1 and 3 are rectangular and of relatively modest width, while the other two have very wide street frontages resulting in large plot sizes. The corner plot at No. 10 Parkside Avenue is irregular in shape.

16.11.46 No. 1, also a corner property, is set back a similar distance from both road frontages and therefore contributes to the spaciousness at the junction with Marryat Road. No. 3 extends across the width of its plot, having been extended over time, but, in contrast, the adjacent very wide plot at No. 5 and that to 10 Parkside Avenue offer large spaces around and between the buildings, notwithstanding the group of single storey outbuildings at 10 Parkside Avenue. These wide plots also allow wide views of the lush planting in rear and side gardens including many large trees, of the rear facades of Parkside Avenue houses, as well as glimpses of Parkside rooftops and the Listed observatory tower in the rear garden of No. 25.



The varied pattern of development on the west side

16.11.47 The variations in building line, building type, plot sizes and spaces between and around the buildings add variety and interest to the street scene.

East side

16.11.48 The non-residential use at No. 4 is unusual both in the Sub Area and within the Wimbledon North Conservation Area generally. This building was purpose built for 'The Study' school, which still

occupies it today. 'The Study' originated in the late 19th Century, then occupying a converted shop in Wimbledon High Street. The school is the largest building in the road.

16.11.49 The building line is again set back and mostly constant, with the buildings in the main following the curved alignment of the road. The articulated facades add interest.

16.11.50 The three houses at Nos. 6, 8 and 10 are similar in proportions and have similarly sized quite wide and long rectangular plots. The school has a wider frontage but shorter plot, while No. 2, a corner building, has the widest frontage but the shortest plot on this side of the street.



Nos. 6 and 8 are of similar proportions. The spaces between buildings contribute a sense of rhythm

16.11.51 No. 2 has a similar set back from both road frontages, contributing to the spaciousness at the junction with Marryat Road. Its wide side garden combines with the small space to the south of the school building to form a wide gap here. There is only a narrow gap between the school and No. 6, but then the larger, similar spaces between the three houses at Nos. 6, 8 and 10, albeit sometimes above single storey structures and additions, contribute a sense of rhythm.

16.11.52 These varied and contrasting elements add variety and interest, while the various spaces between buildings allow views of the planting in rear gardens and of the flank facades of Peek Crescent buildings themselves.

Parkside Avenue
Early 20th Century Element
General

- 16.11.53 The road was laid out in two phases. The older part is perpendicular to Parkside and links the latter to both Parkside Gardens and Peek Crescent. It was laid in the early 20th Century. It is short in length but is wide and straight. All of the buildings within it were approved by 1903. Due to the road pattern, most of the buildings occupy corner plots and have varying road frontage widths. Their rear and/or side garden frontages contribute to the spaciousness in the street.



The older element is short and perpendicular to Parkside

North side

- 16.11.54 This includes the substantial detached houses at Nos. 1 and 3 and the flank of the much larger building at No. 28 Parkside. All three occupy corner sites and address two road frontages.
- 16.11.55 The building line is staggered, reducing from the marked set back of the Parkside property to a narrow set back at No. 3, with its motor house fronting the pavement.
- 16.11.56 Plots are varied in size and orientation. That at No. 28 Parkside, being large and square, contributes an open spaciousness to the street and is a marked contrast to the adjacent relatively cramped plot at No. 1. The quite long side/rear garden frontage at No. 3 again offers an open, spacious quality to the street, as does the road space at the junction with Parkside Gardens.



The set back and spacious setting at No. 28 Parkside contrast with those at No. 1 Parkside Avenue

- 16.11.57 The varied plot sizes and spaces between and around the buildings also add variety and interest in the street scene and allow views, particularly of garden planting and the rear facades of buildings in both Parkside and Parkside Gardens.
- South side**
- 16.11.58 All of the buildings here were approved in 1903. Nos. 2 and 4 were converted into flats during the 1960s, **but since restored to single dwellings**, while Nos. 6, 8 and 10 are dwelling houses.
- 16.11.59 The building line is set back, but is a contrast to that opposite in that it is mostly constant. The articulated facades add interest.
- 16.11.60 The large corner building at No. 2 is set centrally in its wide plot, allowing wide garden spaces to either side and thus views through to the rear facades and gardens of Parkside buildings. This complements and combines with the opposite plot, at No. 28 Parkside, to contribute to the spacious quality around the junction with Parkside.
- 16.11.61 The group of buildings at Nos. 4, 6, 8 and 10 are smaller but still substantial and all are of similar proportions, with similarly sized road frontages and relatively narrow spaces between, sometimes over single storey structures, contributing to a sense of rhythm in this part of the street. All but the corner building with Peek Crescent at No. 10 also have similarly sized, relatively modest, rectangular plots. (See Peek Crescent for description of side/rear plot at No. 10.)
- 16.11.62 The part repetitive and part contrasting elements add both interest and variety.



Mostly constant building line, articulated facades and sense of rhythm in layout at Nos. 4 – 10

Mid 20th Century Element

General

- 16.11.63 *The part of the highway to the north east of the junction with Peek Crescent was laid out in the mid 1950s. It gave access to the development at the centre of the estate (including Deepdale, Margin Drive and Windy Ridge Close). It forms a contrast to the older part of the road in that it is narrower, partly curved and partly almost parallel to Parkside and Parkside Gardens.*
- 16.11.64 *The junction with Peek Crescent and the set back of buildings around it contribute spaciousness. Beyond, the short, curving stretch of road up to the plot at No. 7 has a real sense of enclosure, despite being mostly fronted by the substantial side/rear gardens of No. 5 and of No. 10 Peek Crescent. This is mainly due to the tall, dense, evergreen planting along both frontages, with only glimpses through to the treed gardens. The tall **retaining wall and flank façade** of No. 10 Peek Crescent also contributes, ~~in part, as it rises above the planting with only a modest set back from the road edge~~ **due to their proximity to the road edge.***
- 16.11.65 *The buildings to the west side of the road are more modern than most in the Conservation Area, dating from the 1950s to around 2000. However, they are a mix of mostly well detailed, substantial houses on varied, wide plots, mostly set back from the road frontage but with a varied building line. There are generous spaces between and around the buildings, offering a sense of spaciousness, views of the well-planted gardens, (including those to the rear of Parkside Gardens properties), and glimpses of the rear facades of buildings in Parkside Gardens. The most northern part of the road has a densely planted highway frontage to the rear boundary of a Lampton House Close property, and the ~~Thai~~ **Buddhapadipa** Temple together with some of the tall trees within its grounds can be seen over a single storey*

garage building.

16.11.66

It is therefore suggested that the land and buildings to the west side and the small plot to the north be included within an extension to the Conservation Area



Substantial houses in varied, wide plots with generous spaces between and around them

2. CALONNE ROAD, PART BURGHLEY ROAD AND DAIRY WALK, ATHERTON DRIVE

Calonne Road

General

16.11.67

Calonne Road was laid out by The Wimbledon House Estate Company at the beginning of the 20th Century, although not to such a curving alignment as shown on an early estate plan (see 16.11.3). The road forms a downward sloping, sinuous link from Parkside in the northwest to Burghley Road in the southeast. Its generous width offers a sense of spaciousness, particularly at junctions. The gently sloping and curving alignment of western parts is approximately parallel to the northern boundary of the Estate. The descent and curves become much more pronounced to the east, where they are emphasised by boundary treatments and dense planting, and contribute to a more intimate character.



Spaciousness, especially at junctions



Descent and curves to the east

16.11.68

The north side of the road was developed first. The earliest houses are those close to the junction with Parkside Gardens (Nos. 1, 2, and 3) quickly followed by Nos. 11 and (the now Listed) No. 21, all built between 1904 and 1908. Further development occurred on both sides

between 1913 and 1914 (including *No. 1A* and the Listed building **formerly known as Deepdale** that now comprises Nos. 28, 30 and 32). Infill developments followed, mostly in the 1920s and 50s, and conversions to smaller units in the 1950s and 60s. **The successful 1954 Lands Tribunal application (see 16.10.16, 16.10.23 and 16.11.110) permitted the subdivision of the building 'Deepdale' and the erection of today's Nos. 24, 26 and 34 within parts of its grounds. Remaining grounds were included in the Order that permitted the development of the centre of the Estate, now Deepdale, Margin Drive, Windy Ridge Close and part of Parkside Avenue.** All the while, a remnant of the wooded former grounds of Wimbledon House, including a large pond, remained behind ~~the~~ **frontage buildings No. 14, (formerly known as Barrowgill),** on the south side of the road.

- 16.11.69 By the late 1970s, the Government of Thailand owned that wooded remnant, as well as the building at No. 14, lived in by monks. Between 1978 and 1982 it introduced a most dramatic and unlikely feature to the locality with the erection of The Buddhapadipa Temple, tucked away within the private religious site. This was Europe's first and Britain's major Thai Temple.
- 16.11.70 Small amounts of further infill development took place during the 1970s, 80s and 90s. In 1987, the 1899 Covenant (see 16.11.4) was upheld when an application to build a further house in the garden of No. 25 was refused. More recently a separate building comprising additional accommodation ancillary to the use of No. 25 has been approved and built on its plot.
- 16.11.71 Both sides of the road are lined with mainly substantial or large detached houses, some converted into smaller units, mixed with a few of more modest size, and two pairs of semi-detached at the eastern end. Overall the building line is varied, although more constant in western parts. In some eastern parts, particularly on the north side, it is difficult to recognise a building line due to the screening effect of high boundary walls and dense planting.
- 16.11.72 In the main, plots are mostly of mixed shapes and sizes with varied road frontage widths. Some are very large while others are of a more modest size, the latter often the result of subdivision over time. Some of the more modern infill is on uncharacteristically small plots.
- 16.11.73 Buildings occupy varying proportions of their plots, but most retain generous, and some very large, garden areas that lend a spacious character. There is also variety in the spaces between and around the buildings.
- 16.11.74 There is a sympathetic relationship between the siting of the buildings and the natural contours of the ground, particularly in the more

sloping eastern parts.

- 16.11.75 To describe variations from these general characteristics, and offer more detail, it is appropriate to consider the road in four parts:

North side

Nos. 1A to 11A

16.11.76

The majority of buildings front the alignment of the road with a mostly constant but part varied building line, and the articulated facades add further interest. Set backs are mostly modest, although that at No.5 is unusual as the building is set far back towards the rear of its plot, more akin to the pattern at Nos. 15 to 27 than within this group. Highway frontage widths are mostly similar. Spaces between and around the buildings include narrow gaps and spaces over single storey elements as well as the larger spaces formed by surrounding gardens. Some rear gardens back onto part of the Wimbledon House Estate boundary.



The building line is mostly constant ...



...but part varied

Nos. 15 To 27

16.11.77

This section has the most varied building line and largest setbacks. Most buildings follow the curved alignment, but there is variety as the buildings at No. 25 are set at angles to the road. The buildings have varied and articulated facades but are often only glimpsed through gateways or above the boundary walls and planting that tend to

dominate the street scene.



Buildings in large spacious plots, often with generous setbacks, are glimpsed above boundary treatments

- 16.11.78 Plots are large or very large, approximately rectangular, and have wide road frontages. The original wide frontages at Nos. 21 and 25 have been retained despite the erection of infill buildings by the use of single, shared, highway entrances. The large plots, generous set backs (especially at Nos. 21 to 27), and mostly large spaces between and around buildings offer a characteristic spaciousness, notwithstanding the screening by high boundary treatments. The spaciousness is further emphasised at the junction with Burghley Road by the long rear garden of No. 65 and by the road space itself.

South side

Nos. 2 to 10

- 16.11.79 Unusually, the front façade of No. 2 follows the building line of Parkside Gardens, so it is set at an angle to this road frontage. The adjacent infill at No. 4a, together with single storey garage structures between the two, are also set at an angle and more forwards than other buildings, therefore appearing more cramped. Other buildings front the alignment of the road with a mostly constant building line and modest set back.



Building line is mostly constant with modest setback



No.2 is at angle to road

- 16.11.80 Plots are irregular in shape. Most have wide but varied road frontages and retain generous or very generous rear garden areas. However, some former spaces around buildings have been lost or compromised by infill development. The relatively cramped development at No. 4a and the wide, two storey additions at Nos. 4 and 8 have severely diminished the spaciousness of this part of the road.

Nos. 12 to 40a

- 16.11.81 Most buildings are set at different angles to and distances from the curved alignment of the road, but overall have set backs more akin to western parts than to those opposite. The articulated facades of the buildings add interest, but are sometimes only glimpsed above boundary walls, through planting or openings in the boundary treatments.



Buildings at angles ...



...sometimes only glimpsed from road

16.11.82

There is not the same spacious feel as on the opposite side of the road as plots are mostly smaller, with narrower frontages, and some houses are semi-detached. However, there are some very long rear gardens as well as varied spaces between and around buildings.



Varied spaces between and around buildings

16.11.83

Partly hidden in this tranquil suburban scene is the most unexpected and contrasting feature: Behind and alongside No. 14 is the extensive wooded remnant of the former grounds of Wimbledon House, that now provides the attractive gardens to and setting for the stunning and spectacular Buddhapadipa Temple at its core.



The temple and grounds can be just glimpsed from the road, through a gated opening within the boundary wall.

Part Burghley Road and Dairy Walk

Dairy Walk

16.11.84 *The historic Dairy Walk footpath has been a right of way since the 16th Century. It linked St. Mary's Church to the Spencer's' dairy farm, 'Manor Farm' (on the site of today's Nos. 58 and 72 62 Burghley Road). The northeast boundary of The Wimbledon House Estate followed its alignment.*

16.11.85 *Today, the part that extends from the junction of Somerset Road/Burghley Road through to Marryat Road is a narrow, sloping and partly curving footpath alongside the rear gardens of properties on the north east side of Burghley Road.*



Dairy Walk, north of Marryat Road

Burghley Road

- 16.11.86 The Wimbledon House Estate Company laid out Burghley Road at the beginning of the 20th Century. Much of its alignment is approximately parallel to that of the Dairy Walk footpath. It was laid out across the contours of the ground, resulting in distinctive changes in level along its length.

North of Marryat Road

- 16.11.87 The road follows a gently sweeping and undulating curve. It is quite wide, and punctuated at intervals by the extra spaciousness formed at the junctions with Marryat Road and Calonne Road.



Changes in level; sinuous alignment



Extra spaciousness at junctions

16.11.88

The contours have influenced the relationship of development with the ground, with some buildings on the south-west side raised above the road, and some on the north-east side below it. *The lower levels to the north east allow the buildings to sit lower than the road, offering them a discreet appearance and spaciousness above..* Buildings are mostly stepped to follow the changes in level along the length of the road. The topography allows serial views as well as longer views out to the north east over the lower ground and rooftops.



Lower ground to the north east

16.11.89 Buildings are mainly substantial detached houses, with some of more modest size and a semi-detached pair at Nos. 26 and 28. Only No. 25, the group at Nos. 24, 26 and 28 and No.35 are contemporary with the original laying out of the estate. Nos. 58, 62 and 65 were permitted during the second phase of development (1911 to 1915), while *most* others date from the 1930s, 60s and 70s. No. 29 was recently rebuilt.

16.11.90 The building line is varied. The set back from the road is generous in places, particularly at No. 58 where the house is built on the site of former farm buildings, but is more modest elsewhere, eg. at Nos. 24-28, 32, 62 and 65. No. 25 was built on a backland plot, but now has the 1970s infill development at No. 23 in front. Most buildings follow the curved alignment of the road, some are at an angle to it with staggered set backs. Varied and articulated facades add further interest.



Modest set back at Nos. 24 - 28



Generous set back at No. 58



Some buildings at an angle to the road



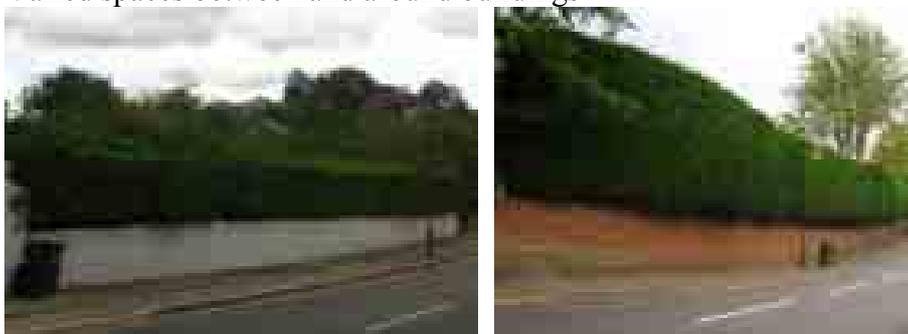


Varied building line

- 16.11.91 Plots are of mixed shapes and sizes, ranging from relatively small and narrow close to the Marryat Road junction, through large and mostly rectangular, to a wide fronted triangular curtilage at No. 62. *Plots on the east side back onto the Dairy Walk footpath. Part of the rear garden at No. 25 was taken for the Deepdale development in the 1950s.*
- 16.11.92 Buildings occupy varying proportions of their plots, resulting in a diverse mix of spaces between and around them. Wide side gardens at Nos. 32, 58, 62 and 65 contribute spaciousness. The large plots, wide road frontages and siting of buildings at Nos. 58, 62 and 65 lend a particular spaciousness north of the Calonne Road junction.



Varied spaces between and around buildings



Wide frontages

- 16.11.93 The pattern of development therefore offers a varied but mostly spacious character, allowing glimpses or wider views of side and rear gardens and beyond.
- 16.11.94 *For clarification of the historic reasons for the proposed extension of the Conservation Area to include all properties on the north east side see para. 16.1.5.*

Atherton Drive

16.11.95 *The Atherton Drive cul-de-sac and its buildings were laid out between 1938 and 1953. Its straight alignment is within and parallel to the north west boundary of the Wimbledon House Estate Company boundary. It has a slight incline to the south. The pattern of development is varied and of a mostly spacious character. **Land at Nos. 1, 2, 4, 6 and 8 was one of the last parts of the Estate to be sold.***

16.11.96 *On the south east side the layout is quite regular, with four substantial detached houses of a similar size, set in rectangular plots that back onto Burghley Road and Calonne Road properties. The houses have a modest set back from the road and a fairly constant building line, although the articulated facades add interest. No. 2 is set at an angle to Atherton Drive but parallel to Burghley Road, where it is dominant in the street scene due to the high ground level.*



The south east side of the road

16.11.97 *On the north west side buildings are *again* substantial and detached, but have an irregular lay out. *The corner property at No. 2 has a substantial set back from Burghley Road but only a modest one from Atherton Drive.* Nos. 3 and 5 are built on land formerly occupied by Atherton Grange. No. 3 has a greater set back than No. 1, while No. 5 is set further back than No. 3 and behind a boundary wall that marks the Wimbledon House Estate boundary, giving it a very discreet setting. Plots are of varied shapes and sizes, with the spaces around buildings contributing to the character of the locality.*

16.11.98 *The land at the head of the cul-de-sac is a large plot backing onto Calonne Road properties, occupied by a very large dwelling (No. 10) and its detached garage. *The space between allows views to the rear of the Listed Building at 21 Calonne Road.**

3. MARRYAT ROAD, INCLUDING RUSHMERE PLACE, AND THE PARTS OF BURGHLEY ROAD AND DAIRY WALK TO ITS SOUTH EAST

Dairy Walk

- 16.11.99 This historic right of way is today sliced through by Marryat Road and Marryat Place, but it resumes at the south eastern end of the latter to link through to Church Road. In common with that part to the north west of Marryat Road, it is narrow, sloping footpath, and follows a gentle curve alongside the rear gardens of houses on the north east side of Burghley Road. (See 16.11.84 for more information.)



Dairy Walk, looking south east from within Marryat Place

Burghley Road, south east of Marryat Road

- 16.11.100 The alignment of this part of Burghley Road is quite straight and approximately parallel to that of the Dairy Walk footpath. The road was laid out across the contours of the land, resulting in the distinctive dip in level along this length. It is punctuated at either end by the spaciousness of the junctions with Marryat Road and Church Road.



The distinctive dip in Burghley Road

16.11.101 Buildings are staggered to follow the changes in level along the length of the road. They are mostly substantial detached houses, contemporary with the initial laying out of the Estate. There are some infill developments, particularly on the southwest side, mostly in place by the 1930s but including a 1980s house at No. 13. **Nos. 16 and 18 are post war, replacing two houses destroyed by a bomb in 1940.** No. 3, Burghley Court, was converted into flats in 1947.

16.11.102 The building line has a modest set back and is mostly constant. There are small variations within it, for example the way that the buildings on the south west side, close to Marryat Road, are set at an angle, and No.22 on the north side is set further back, contributing to the spaciousness around the junction. The buildings mostly have well-articulated facades, adding further interest.



Mostly constant building lines



Nos.17 and 19 are set at an angle to road
Articulated facades add interest

16.11.103 Plots are mostly rectangular with, in the main, relatively narrow frontages, compared to elsewhere on the Estate. The highway frontages at nos.3, 5, 19 and 12 are wider however, and contribute variety to the street scene. The corner plots to Marryat Road and Church Road have long frontages to Burghley Road. Most plots on the north east side back on to Dairy Walk.



Corner plots have long frontages

- 16.11.104 Buildings occupy similar proportions of their plots. Many stretch across much of the width, with varying but sometimes narrow spaces between, often over single storey elements. Exceptions include the corner plots and No. 12, with their wide side/rear garden frontages.



Varied and often modest spaces between buildings

- 16.11.105 The mostly modest spaces between buildings contribute to a sense of rhythm in the layout of the street, but the larger spaces provide contrast. Several of the gaps allow views of the flanks of buildings and/or glimpses or wider views through to planting in rear gardens and beyond.

Marryat Road

- 16.11.106 The Wimbledon House Estate Company Ltd laid out Marryat Road at the beginning of the 20th Century. It connects Parkside to Somerset Road and has an almost straight alignment. This, combined with the fall in level to the northeast, gently at first between Parkside and Peek Crescent, then more steeply down to the junctions with Burghley Road and Somerset Road, results in the road commanding magnificent views over the All England Lawn Tennis Club and towards central London.



Marryat Road has a straight alignment

- 16.11.107 The road is again wide, offering a sense of spaciousness that is particularly evident at its junctions, especially where it forms the very open crossroads with Burghley Road.



Spacious junction with Burghley Road

- 16.11.108 Both sides of the road are lined with buildings of varied age, size and height, but in the main they are large, detached houses. The older houses, built between 1900 and 1906, are mostly grouped around the junctions with Peek Crescent and Burghley Road, and at Nos. 36, 42, 44 and 46 on the southeast side. Several were added between 1910 and 1915, including ~~the only semi-detached pair~~ (**Windyridge House, (now Nos. 19 and 21)**), and Margin House at No. 25, **both with substantial grounds and long frontages**, but most from this period were built on the southeast side **where there was a greater supply of vacant plots**.
- 16.11.109 Small amounts of infill development then took place in the 1920s, 30s, and again in the 1950s, when some of the larger, older properties were also converted into smaller ~~units,~~ **units. The latter including ed Windyridge House, (now the only semi detached pair), and Margin House which was split into three houses-- , now Nos. 25a, 25b and 25c.**
- 16.11.110 In ~~1953~~ **1954**, an application was made to modify the 1899 covenant (see 16.10.16 and 23) in respect of plots in the centre of the Estate. These comprised parts of the formerly extensive gardens at Margin House, including the former lake at the centre of the Estate and grounds alongside Marryat Road, and at other early surrounding houses. The development of Margin Drive, Deepdale and Windy Ridge Close was permitted, as well as the houses now at nos. ~~25, 27a and 29~~ **15, 17, 25 and 27a Marryat Road and the conversions at Windyridge House and Margin House**. Land alongside the road around the former Margin

House and up to no. 31 remains relatively open and spacious today, retaining the feel of large private gardens fronting the road.



Land on the north west side, between nos. 23 and 31, retains the feel of large private gardens

16.11.111 Further infill and some redevelopment of earlier houses occurred between the late 1960s and 1980s. The most recent major change was in the early 1990s, when the former 1930s houses at Nos. 6 and 8 were demolished, and former garden land and outbuildings to the rear of Eagle House were developed/converted, to form today's 6, 8 and 10 Marryat Road and Rushmere Place (see 16.11.118).

16.11.112 The building line on the south east side has a modest set back and is mostly consistent but with small variations within it, including the way that some buildings close to the junction with Burghley Road are set slightly further back and at an angle to the road. It is more varied on the northwest side, especially in the more central parts where houses have varied and generous setbacks. Most buildings face squarely onto the road but again a few are set at an angle to it. On both sides the varied and articulated facades add interest.



Building line on the southeast side is mostly consistent



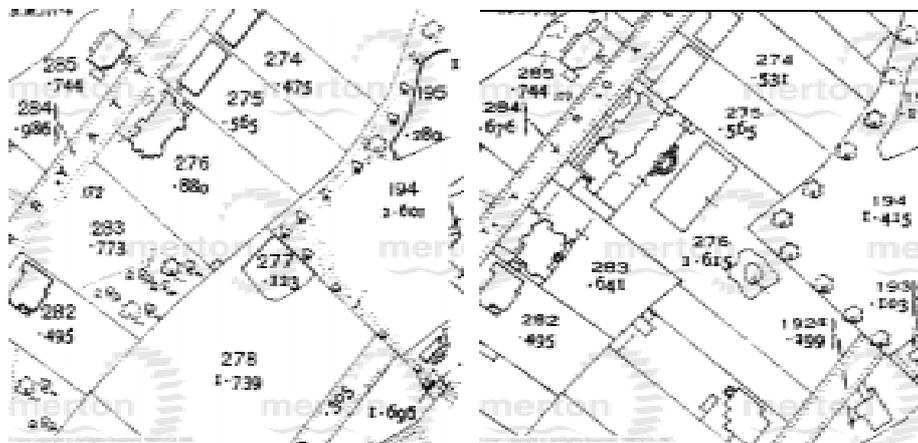
That on the northwest side is more varied

- 16.11.113 Most buildings are set in large or very large rectangular plots with varied frontage widths. Gardens on the southeast side mainly back onto the Wimbledon House Estate Company boundary, still defined in places by the intact original high brick wall. Some of the early houses on this side have particularly wide front elevations and deep plots.



Part of Estate boundary wall to r/o houses on south east side of road, as seen from within Lancaster Avenue

- 16.11.114 The plot at No. 42 is particularly extensive, although historic maps show that originally it was the same length as its neighbours. By 1930 it extended to the Lancaster Gardens frontage, where nos. 7 and 9 now stand, but did not include land to the rear of no. 44 Marryat Road, as it does today. There is evidence (from Berkeley College, California) that the landscape gardener Gertrude Jekyll collaborated with Walter Hewitt on a project at 'Bowerbank', Marryat Road, believed to be no. 42, in 1914 for Arthur Carr. (Census information confirms Walter Hewitt to be an architect from Wimbledon and Arthur Carr a biscuit manufacturer.)



Plot at no. 42 on map extract 1916-1920, ...and on map extract 1934-1938

16.11.115



Buildings occupy varying proportions of their plots. There is variety in the spaces between and around the buildings, ranging from narrow gaps and spaces over single storey elements to large side gardens (the latter on the north west side of the road in particular), although several of the houses fill much of the width of their plots.



Gardens of the corner properties at the junctions with Burghley Road, Parkside and Marryat Place contribute to the spaciousness, as well as to a 'stand alone' quality to some buildings here.



Increasingly, spaces between and around buildings are being eroded by the erection of extensions and ancillary structures.

- 16.11.116 Contours dictate that plots towards the north end of the road are stepped to follow the changes in ground level. Building heights follow. It is not usual, however, for the ground level of an individual plot or building to be staggered.



The plots adjacent to the south of Burghley Road and Marryat Place, i.e. Nos. 58, 41 and 62, are raised above the road level, giving the buildings prominence when seen from the north. Their northern boundaries are lined with retaining walls.

- 16.11.117 The varied pattern of development offers a mostly spacious character, particularly in central parts where the Margin House grounds once stood and around the junctions. It allows glimpses as well as wider views of the flanks of buildings, of side and rear gardens and the mature planting within them, as well as extensive views out to the northeast.

Rushmere Place

- 16.11.118 Rushmere Place is an harmonious mix of old and new buildings in a courtyard style layout, forming an intimate enclave off Marryat Road.
- 16.11.119 It occupies land to the rear of nos. 6, 8 and 10 Marryat Road, (built at the same time), and part of the former rear garden to Eagle House, High Street, including land purchased from the Wimbledon House Estate in 1898. Former outbuildings, erected at the turn of the 20th

Century by the then owner, architect Sir Thomas Jackson, have been retained and converted to residential use, together with an earlier malthouse to the rear of the Rose and Crown public house. Part of the Estate boundary wall is retained within the development.

- 16.11.120 Access from Marryat Road has existed since the turn of the 20th Century. Today's driveway narrows as it passes through the archway dating from 1902.
- 16.11.121 The modern development was laid out in the 1990s in the form of two residential courtyards, divided by the older retained buildings but linked by the archway through them. The part two, part single storey houses are a mix of detached, semi-detached and terraces, with garages and mostly short private rear gardens, within landscaped communal grounds. The rear courtyard is enclosed to the south by the rear façade and remaining garden of Eagle House.



The old and new at Rushmere Place

16.12 BUILDING DESCRIPTIONS

The lost Wimbledon House

16.12.1 This mansion, built in the reign of Queen Anne, was located within the Sub Area until its demolition in 1900. The main house was of a symmetrical design, part three and part two storeys with parapet detail and large, prominent chimneys. It had a grand, two storey, curved and pillared entrance porch and single storey wings to either side, one containing a conservatory (see 16.10.2 for illustration).

The Buildings of Today

16.12.2 The following paragraphs describe the predominant characteristics of the buildings and materials used. The Statutory Descriptions of the Listed Buildings are given in Appendix 1. Descriptions of the Locally Listed Buildings are given in Appendix 3. Both are shown on Figure 16.1 Buildings that are considered to make a positive contribution to the Conservation Area and/or are suggested for inclusion in the Local List are also identified on Figure 16.1 and in Section 16.20 of the document. Negative issues relating to building types and materials are summarised in 16.20.5.

A Summary

16.12.3 In this Sub Area the roads are mostly lined with substantial, detached houses, contemporary with the laying out of the Wimbledon House Estate in the early part of the 20th Century, with a few examples of more modern infill development. In Parkside, the houses are mostly larger and more imposing than elsewhere, but throughout the Sub Area the buildings are, in the main, of individual design, but often incorporating similar strong elements and rich detail. This reflects the 1899 restrictive covenant imposed to ensure a degree of uniformity in the buildings.

16.12.4 Very broadly, there is mostly a mix of hipped and ridge roof styles, often with gables and or front dormer windows, while bold chimneys, articulated facades, and a variety of decorative window and porch designs are recurring features. A complementary palette of materials is used throughout the Sub Area, including clay tile, red and brown brick with some render or roughcast, with details often in timber, stone or terracotta.

1. PARKSIDE AND ITS ENVIRONS

Parkside

16.12.5 The part of Parkside within the Conservation Area is lined with an impressive series of mostly very large, detached buildings of distinctive designs, several by reputable architects of their time. The buildings mainly date from the early 1900s, but some were built in the 1920s, a few during the 1950s and '60s, and one is a recent infill development. Most ~~remain as~~ **are** single family houses, ~~but several~~ **although some** of the older buildings (Nos. ~~25, 29, 30, 31, 33, 37, 42~~ and 43) ~~were converted into~~ **remain in use as several** smaller dwellings or flats **following conversions** around the 1950s. A Well House, dating from c.1750,

remains within the rear garden of No. 25 Parkside. It is now a Listed Building and is described in Appendix 1 (For photograph see 16.10.9).

16.12.6 Most houses are two storeys high plus roof accommodation, some have single and or three storey elements, a few are two storeys, while No. 22 is single storey and in two parts. Styles are varied, ranging from Classical through mock Georgian, Tudor Gothic, formal Edwardian and Arts and Crafts to Minimalist Modern. The varied rooflines and articulated facades make a significant contribution to the streetscape.

Nos. 20 – 27

16.12.7 No. 22 is unusual in its context. It is the single storey building of modern design, partly screened from the road by a planted mound. It was designed in 1968 by architect Sir Richard Rogers as a prototype and for his parents to live in. It takes the form of two transparent boxes, placed one behind the other, with bright yellow painted steel frames and prefabricated panels. (For photograph see 16.10.26.)

16.12.8 Most of the other buildings were erected between 1902 and 1906 and are of varied designs:

16.12.9 Nos. 23 and 25 were built by G. Hubbard and A.W Moore. They are formal, symmetrical designs with hipped roofs, dormer windows and dominant brick chimneys, of brown brick with red brick and terracotta details. Both have central projecting gable features, that at No. 23 of Dutch influence and that at No. 25 of pediment style. Both have brick pilasters, projecting cornices, decorative door cases and small paned, vertical sash windows. No. 25 is an early example of a house built with a matching attached garage.

16.12.10 No. 26 was built by Stanley J. May, in the Arts and Crafts style with Voysey influence, which presents a contrast to its neighbours. It has a gabled roof with turret detail, tall brick chimneys, is of render with some timber framework, has leaded windows of various shapes and sizes, including a large square bay, and a gabled porch.

16.12.11 The other older houses in the group also have hipped roofs and prominent brick chimneys. Some have projecting front gables, in triplicate at No. 24, or dormer windows. Design elements reflect those used by the known architects, including some symmetrical front elevations, decorative cornices, eaves, bargeboards and quoins. There are varied and decorative window treatments, ranging from two storey bays through circular, oriel, casement and sash, often arched or curved, and many with small panes. There are feature front doors and decorative porches. Materials include clay tile, slate, red and brown brick, roughcast, render, stone and timber. They have sometimes been used decoratively, such as tile hanging and applied timberwork.

16.12.12 The design of the new house at No. 23A reflects some of the characteristics of the older houses, but it appears less successful in terms of detail and proportions.



No. 23



No. 24



No. 25



No. 26

Nos. 28 – 33

- 16.12.13 These buildings date from 1902 to 1908 and are again of varied designs, typical of their period. Nos. 28, 29 and 33 exhibit particularly strong design features.
- 16.12.14 No. 28 (Old Pound House) was built by G. Hubbard and A.W.Moore. In common with most of their work in the locality this is of a formal, symmetrical design, but it also has a two storey wing addition to the side, giving a very wide front façade. It displays many of the architects' typical design features, including a hipped, clay tile roof, prominent brick chimneys, front dormers, a decorative projecting cornice and pediment gable. It is of a red/brown brick with quoin details, has small paned vertical sash windows, a balustrade and central porch with curved roof.
- 16.12.15 No. 33, by F.Wheeler, Son and Searle, also has a hipped, clay tile roof, decorative brick chimneys and dormer windows. Red brick and strong stone detailing, including mullion double bays, quoins and a castellated entrance porch are used to bold effect.
- 16.12.16 No. 29, 'Parkhouse', has several characteristics in common with No. 28, but it is a non-symmetrical Classical design with a double hipped, valley roof, half timbered gable, tile hanging, terracotta banding and casement windows of various types and sizes.
- 16.12.17 Elsewhere, No. 31 also has a symmetrical front façade and formal appearance, and all buildings display hipped, clay tile roofs, projecting front gables, decorative eaves and barge boards, casement windows of various shapes and sizes, decorative porches and half timberwork. Materials include render, roughcast, red brick and tile hanging.



No. 28



No. 29



No. 31



No. 33

Nos. 34 – 45

- 16.12.18 This group of buildings is more varied in age. Only a few date from 1900 to 1910, several date from the 1920s, and Nos. 35 and 45 are more recent. Each building is again of individual design.
- 16.12.19 The now Listed house at No. 36 was built by architect E.J.May in 1902. It has three distinctive rendered gables, brown brick, pantile roof, curved bays and decorative rainwater hoppers. The statutory description is given in Appendix 1.
- 16.12.20 The other older buildings, at Nos. 34, 37, 38 and 42, are of a rich mix of styles displaying several influences, including Tudor Gothic at No. 34 with its chimneys, steep gables, finials and pyramid spire, Old English at No. 38 with its jettied projecting gable and applied timberwork, and Dutch at No. 42 ‘Snettisham’, with its dominant central red brick and stone gable feature. The varied casement window designs, including the use of leaded glass and small panes are a notable feature. Materials include clay tile, green slate, (including slate hanging), red and brown brick and render.
- 16.12.21 Turning to the 1920s buildings, Nos. 37a and 40 are both of a formal, mock Georgian style, with clay tile hipped roofs and wide, symmetrical front facades in red and brown brick; No. 43 has some similarity with No. 33 (by F.Wheeler, Son and Searle) in that it is of red brick with much stone detailing, including mullioned double bays; while No. 44 has Tudor influences with its double projecting gables, tall brick chimneys and leaded windows.
- 16.12.22 The 1950s and ‘60s houses at Nos. 35 and 45 do not have the presence of the older buildings but do incorporate some of the common design

features and materials used.



No. 34



No. 36



No. 37a



No. 38



No. 42



No. 43

- 16.12.23 ***(The War Memorial***
This memorial to the First World War is a Grade II Listed Building. It takes the form of an obelisk mounted upon a square plinth, all in Portland stone. The statutory description is given in Appendix 1. For photograph see 16.10.20.)

Parkside Gardens

East side

- 16.12.24 Buildings here mostly date from the early 1900s but a few are more recent infill developments. They are detached, apart from the pair of semi-detached at Nos. 1 and 2, and all are substantial in size. Most are single family houses, but Nos. 1, 24 and 25 were converted into flats in the 1940s, '50s and '60s, respectively. The majority of the buildings are two storeys high plus roof accommodation, although a few are simply two storeys. Several have single storey side additions, most accommodating

attached garages. All of the older houses are of individual designs, mainly of informal Edwardian style, including some with Arts and Crafts influences.

Nos. 1 – 7

16.12.25 These are all two storeys plus roof accommodation, but vary in size. They form a harmonious group, where the mostly clay tile hipped and gabled roofs, large chimneys, articulated front facades and common palette of materials make a positive contribution to the street scene.

16.12.26 Nos. 1, 2, 4 and 5 are thought to be by the architects G. Hubbard and A.W. Moore. Nos. 1 and 2 are a wide fronted asymmetric, semi-detached pair. No. 4 is a formal, symmetrical design and No. 5 is a more narrow, cottage style property. Their collective distinctive features include decorative eaves and cornices, two storey bay windows, small paned windows, brick pilasters and corbels. Materials are clay tile, render, red brick and tile hanging.

16.12.27 No. 7 has a slate roof, decorative half timbering and a two storey turret bay window.



No. 1 + 2



No. 4



No. 5



No. 7

Nos. 10 and 11

16.12.28 This pair were built in 1955 in a neo Georgian style. The detailing of the front elevations and materials used, (apart from the concrete roof tiles), allow them to blend satisfactorily with their surroundings.

16.12.29

Nos. 12 - 20

These were built around the 1920s period, apart from No. 17 which is earlier. No. 17 is large with similar characteristics to the houses at Nos. 1 –7. The others are mostly two storeys but of varied size, and of informal, individual designs typical of their period, including Arts and Crafts at Nos. 15 and 16. **No. 20, 'Exeter Lodge', was designed in 1922 by Wimbledon resident architect Leo Sylvester Sullivan and featured in 'The Smaller House' Architectural Press (1924).** Some houses have integral garages. No. 17 has a detached, pitched roof garage located in its side garden.

16.12.30

Design features include the use of hipped and gabled roofs, curved (or sprocketed), roof slopes, projecting gables and bays, decorative porches and a variety of window treatments, such as leaded lights and small panes. Materials again include clay tile, render, red brick and tile hanging.



No. 15



No. 17



No. 16

Nos. 22 –25 and 2 Calonne Road

16.12.31

No. 22 is a recent building on the site of a former quite modest house. It is large in scale with a wide frontage and of a formal, well executed, pastiche style, loosely based on the design of No. 5 Peek Crescent.

16.12.32

The others were all built in 1904, are also large and of individual designs with some common characteristics. They are of informal Edwardian style, with asymmetric front elevations Each has a tall, hipped, clay tile roof

with narrow ridge, dormer windows and distinctive chimneys. There are projecting gables, bargeboards, feature two storey bay windows, and, at No. 2 Calonne Road, a turret with spire. Several of the windows are leaded or have small panes.

16.12.33 Materials include render, roughcast, red brick, tile hanging and half timbering.



No. 22



No. 25



No. 2 Calonne Road

West side

16.12.34 The west side of Parkside Gardens is mostly edged with the rear boundaries of Parkside properties. Several of the plots have detached garages or other outbuildings located close to this frontage. Most were erected in or around the 1920s. They range from modest, single storey buildings with pitched or flat roofs, to larger coach houses of either two storeys, or single storey with roof accommodation, mostly with pitched roofs and gables to the road frontage. These are of red brick with clay tile roofs, while some of the more modest structures are of timber. Of the larger buildings, No. 27 was converted to a dwelling in 1998, No. 37 in 1956 and No. 39 in 1977. Nos. 28, ('Snettisham Lodge'), 39 and 46 are contemporary with the Parkside houses they served.

16.12.35

Snettisham Lodge is part single, part two storeys with a complex hipped roof, brick chimneys, gables and bargeboards. It has some rendering, small paned casement windows and a cupola to the single storey element close to the roadside. No. 39 is single storey with further accommodation within the hipped roof, a chimney and decorative casement windows within a wide dormer, which projects through the eaves. No. 46 is two storeys with timber framework to the gable fronting the road, and of render.



Snettisham Lodge



No. 46 Parkside Gardens

16.12.36

Nos. 29 and 31 are untypical here as they are both two storey houses, built in the 1920s, with their front boundaries to Parkside Gardens and their rear, walled boundaries to Parkside. Like the Parkside houses they are of individual designs. Both have Tudor influences. No. 29 has a wide front façade, clay tile hipped roof and projecting twin gables to the centre, is of buff coloured brick with leaded casement windows and stone mullions to the ground floor. No. 31 has a steep, hipped clay tile roof with dominant, decorative brick chimneys, is of red/brown brick with timber framework to the first floor and porch, and shallow casement windows, some with leaded glass.



No. 29

- 16.12.37 The group of buildings at the southern end, from Nos. 42 to 46, are set behind boundary walls, with mainly only their tiled roofs visible.

Lampton House Close

Nos. 1, 2 and 3

- 16.12.38 These three dwellings occupy the vertically converted building formerly known as 'Lampton'. This was originally built facing Parkside Gardens in around 1912, extended in 1921, and then converted and further altered in 1955. It is now one detached and a pair of semi-detached houses. They are part single, part two storey buildings with complex hipped clay tile roofs, chimneys and front gables. They are of brown brick with patterning to the gables, and have stone surrounds and mullions to the leaded windows of various sizes. There is a central projecting two storey porch with bay window to first floor. Single storey forward extensions provide garage accommodation and there is a wide, single storey side extension to no. 1.



The former Lampton House

Nos. 4 and 5

- 16.12.39 These buildings erected in the late 1950s are two storeys with steep, clay-tiled ridge and gable roofs and prominent chimneys. They are of brownish red brick with tile hanging to the projecting gables. They could be described as vernacular architecture.

Peek Crescent

- 16.12.40 Most development took place in the early 1900s, but Nos. 6, 8 and 10, and the collection of single storey buildings opposite them, date from around 1915. No. 4 was built to accommodate 'The Study' school, which still occupies it today. The houses are mostly two storeys high plus roof accommodation and are of individual designs.

No. 1

- 16.12.41 This 1950s house is of two storeys with a clay tile hipped roof, front gable and brick chimney. It is of render with tile hanging.

Nos. 2, 3, 4 and 5

- 16.12.42 This is a harmonious but varied group, with hipped roofs and symmetrical front elevations, all with later side additions. The buildings use a common palette of materials, including mostly clay tiled roofs, red and brown brickwork and stone. They feature small paned or leaded windows.
- 16.12.43 No. 2 has dormer additions, a pair of two storey bay windows and a feature fanlight window and arched parapet to its side addition. It also has a principal elevation to Marryat Road. No. 5 is wide fronted and of a formal Georgian style, offering a grand appearance. It has a green slate roof with curving roof slope, round headed central gable feature, front dormers, decorative porch and a balustrade to the side garage addition. The latter is known to be by architects Hubbard and Moore, but the designs of both buildings include features used by them, including prominent brick pilasters, dominant, tall brick chimneys and decorative eaves.
- 16.12.44 No. 3 has dormer windows behind a triple gabled parapet, Tudor style tall brick chimneys, a bold cornice, leaded casement windows, porch with curved roof and decorative metalwork.



No. 2



No. 3



No. 5

- 16.12.45 No. 4, 'The Study', also known as Spencer House, has twin projecting gables, quoins, brick string course, vertical sash windows and a central decorative stone porch and window surround. (For photograph see

16.11.40),

Nos. 6, 8 and 10

16.12.46 Within this group of similar but still varying designs, all are two storeys with triple front dormer windows, have slate ridged roofs, gable ends, chimneys, symmetrical front elevations with twin, two storey bay windows, and a decorative central porch with window above.

16.12.47 No. 8 has a wider front elevation and bracketed bay window to the side, whereas Nos. 6 and 10 are of similar proportions, **(although No. 10 has recently had extensions added on either side and at the rear)**. No. 6 is of a red brick with slate hanging on the bays, No. 8 is of brown brick and No. 10 of red brick with brown brick quoins and other details. All of the front windows at Nos. 6 and 8 have small panes, but only the dormer windows at No. 10. The flank facades are also of interest.



No. 6



No. 8

R/o No. 10 Parkside Avenue

16.12.48 This group of single storey, pitched roofed, ancillary structures in a spacious setting has a similar character to those on the east west side of Parkside Gardens. They offer a contrast in the street scene and to the pattern of development in the vicinity. They have a modest, mellow appearance, are only partially visible over the boundary wall and gates to the plot frontage, and appear to include an original motor house structure similar to others elsewhere in the Conservation Area. The buildings date from the 1920s or early 1930s.

Parkside Avenue

16.12.49 All of the houses within the *designated* conservation area date from 1901 to 1903, are detached, two storeys high plus roof accommodation, and of varied designs. *Those in the proposed extension are more recent but also substantial, detached, two storeys, most also with roof accommodation, and of varied designs.*

North side

Nos. 1 and 3

16.12.50 Both are corner buildings with principal elevations to Parkside Gardens and Parkside Avenue. They have clay tile hipped roofs, prominent brick chimneys, curved (or sprocketed) roof slopes, gable features, dormer

windows and two storey bay windows. Both use render and tile hanging with some brickwork, but regrettably, that at No. 1 has been painted.

16.12.51

No. 3 has a detached motor house in the rear garden, fronting the road, with a glazed hipped roof and metal frame, built around 1930.



No. 1



No. 3

Nos. 5, 7, 9, 11.

16.12.52

Nos. 5, 9 and 11 were built in the 1950s while Nos. 7 ~~and 9~~ are more modern, No. 7 having been completed in 2006, (replacing another 1950s house), and No. 9 has undergone extensive alteration and extension in recent years. Styles range from typical 1950s, through modern at No. 9 to a formal, mock Georgian style at No. 7. All are of red/brown brick with clay or concrete roof tiles, while tile hanging, stone, and timber detailing are also used.



No. 7



No. 9



No. 11

Garage opposite No. 20.

16.12.53

This single storey, flat roofed brick structure with deep fascia and double width up and over door is included as the plot allows a view through to the Buddhapadipa Temple, Calonne Road, especially in winter, and of the mature tree planting in its grounds.

South side

Nos. 2 – 10.

16.12.54

All are thought to be by the architects G.Hubbard and A.W. Moore. Nos. 2 and 4 were converted into three and two flats respectively, in the 1960s.

16.12.55 No. 2 is a formal but asymmetrical design, with a hipped green slate roof, dormer windows and rendered chimneys. Being a corner building with Parkside it has elevations to both streets. That to Parkside Avenue is the wider and most dominant, with central projecting pediment style gable, two storey corner bay, rendered pilasters and projecting cornice.

16.12.56 Nos. 4, 6, 8 and 10 form a row of similarly proportioned houses, (before extensions at No. 10), using gables and or dormer windows to clay tile roofs. Nos. 6, 8 and 10 have varied but almost symmetrical front elevations and prominent brick chimneys. Nos. 6 and 8 have attached, parapet style garages. No. 10 also has a principal elevation to Peek Crescent. A mix of curved and two storey bays, decorative cornices, bargeboards, eaves details, brick pilasters, and leaded or small paned windows are used. Materials include red and brown brick, render, and tile hanging. Regrettably, the brick ~~and tile hanging~~ at No. 4 ~~have~~ **has** been painted.



No. 4



No. 6



No. 8

2. CALONNE ROAD, PART BURGHELEY ROAD AND DAIRY WALK, ATHERTON DRIVE

Calonne Road

General

- 16.12.57 Buildings are a mix of varied size, age and individual, mostly informal, assymetric designs. There are several attractive houses, particularly those erected in the first phase of development around the turn of the 19th Century, and during the following phase some ten to twenty years later. Most are large, detached and two storeys plus a roof storey. The more modern infill buildings are in the main quite plain in style, but use a similar palette of materials as the older properties. The Buddhapadipa Temple presents a striking contrast in both form and materials used.

North side

- 16.12.58 The earlier buildings include the pair at Nos. 1 and 3 as well as Nos. 11/11a. They were converted into smaller units in the 1950s and 60s. All have hipped or mansard style clay tile roofs with prominent chimneys. Varied elements include dormer windows, decorative eaves and string courses, gables, and the turret feature at No. 11/11a. Bay windows are angled or curved (including the curved glazing to the side bay window at No. 11), and mainly two storeys high. Other windows are mostly casements of varied shapes and sizes, some with small panes. Materials include red brick to ground floor elements with render or roughcast above and tile hanging.



No. 1a



No. 1



No. 3



Nos. 11/11a

- 16.12.59 The second phase of development includes Nos. 1a (Langholme Cottage), 9, 15, 17, 21 and parts of No. 25, all erected between 1909 and

around 1920. These are more varied in style than the earlier buildings, but again are of mostly informal designs with strong elements, including hipped roofs, bold chimneys, projecting gables and bays. Details again include a mix of window shapes and sizes, decorative eaves and brickwork. Materials are more mixed, including some slate as well as clay tile, red and brown bricks, render or roughcast, stone and timber detailing.

16.12.60

No. 1a is unusual in that it is single storey plus the roof storey; No. 9 is notable for its contrasting, formal, symmetrical design with Queen Anne influences. It has a parapet roof, curved gable ends, bold chimney stacks, double two storey angled bays, central neo-Georgian style columned porch and herringbone patterned brickwork above the central window; No. 17 is an Arts and Crafts cottage style house with slate roof and two storey bay projection. It has decorative stone window and door surrounds, mullions, part timber porch, arched, solid timber door and leaded windows; No.21 is a Listed Building designed by R. Baillie Scott. Its statutory description is given in full in Appendix 1. In summary it is also in the Arts and Crafts style with a steeply pitched tiled roof, tall chimneys, gables, exposed timber framing and some timber mullions.



No.9



No.15



No 21



No.17

South side

- 16.12.61 The buildings here are less varied in age, with only No. 2 dating from the turn of the 20th Century. Most others were built some ten to twenty years later. The flats at Nos. 2 and 2a, the attached houses at Nos. 28, 30 and 32, and the semi-detached pairs at Nos. 36, 38, 40 and 40a, all result from the conversion of originally detached buildings during the period from the late 1940s to 1960. Nos 36 and 38 formerly formed the stable block to the original house 'Deepdale', now Nos. 28, 30 and 32.
- 16.12.62 No. 2 is of a similar design and materials to its contemporaries on the north side (see 16.12.58). Its decorative front elevation faces onto Parkside Gardens (16.12.32) rather than Calonne Road.
- 16.12.63 The second phase of buildings are varied in style, many with Arts and Crafts influences, and of informal designs using strong elements. Most buildings are two storeys, some including roof accommodation and some with an additional roof storey. 'L' shaped footprints are sometimes used, while roofs are hipped, gabled, or a mix of both. Several roofs are 'M' shaped, formed by double gables. All use clay tile, while several have prominent chimneys and/or dormer windows. Other materials include red or brown brick, render, stone and timber. Details include projecting elements, including bays, and varied window designs and sizes - some leaded or with small panes. There are also decorative eaves and porches, brickwork and applied timber.
- 16.12.64 Included among the more notable buildings are No. 10, dating from 1920, in a mock Georgian style, with an impressive projecting decorative porch with wrought iron detailing and lead canopy roof; No. 14, dating from 1926, is of a mock 17th Century Classical style with a curved (sprocketed), pantiled roof, brick detailing, stone window surrounds, and projecting porch supported on doric columns and pilasters; The Listed Building at Nos. 28, 30 and 32, thought to be by architect James Ransome, was built around 1914 in Vernacular Revival style. Its Statutory description is given in Appendix I, but in summary it is 'L' shaped in plan, is of patterned brickwork with some timber framing, stone embellishments and irregular fenestration under a part 'M' shaped plain tiled roof with tall brick chimney stacks.



No. 4



No.10



No.12



No.14



No.32



No.28



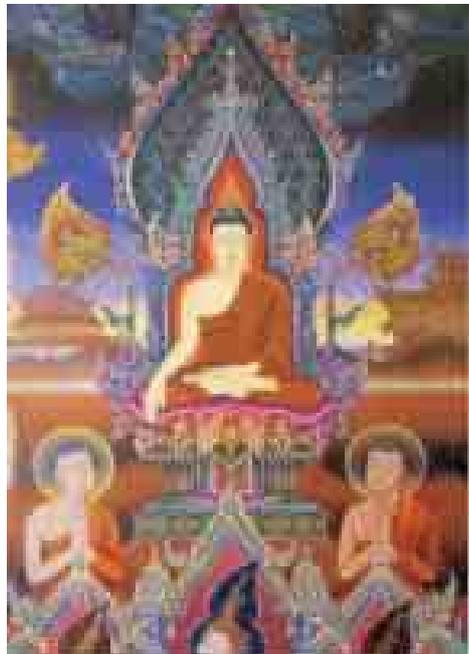
No. 40



Nos. 34, 36

16.12.65

The Buddhapadipa Temple, built by Sidney Kaye Firmin Partnership between 1978 and 1982, is of traditional Thai design and detailing. It is a richly detailed, dazzling white structure with a high, intricate, triple pitch roof, supported by decorative eaves brackets. There is a large and ornately decorated gable on each side and a smaller gable forms the entrance porch. Many embellishments were made in Thailand and shipped over, including the curved roof tiles, window mouldings, door surrounds and eaves brackets. The rich decoration includes much gold leaf, a mix of gold, deep red and glass mosaic, and hand carved teak. The interior walls are richly decorated with intricate mural paintings by Thai artists, depicting aspects of the Buddha's life. Outside there are three levels of terracing with decorative balustrades and steps.



Burghley Road: the part north of Marryat Road

General

16.12.66 The houses are mostly substantial and detached, mixed with some smaller dwellings and a pair of semi-detached at Nos. 26 and 28. Only a few buildings are contemporary with the laying out of the estate, while several have been built since 1970, including ~~three~~ **one** since 2000. Styles are also mixed.

Nos. 23 – 65a

16.12.67 The older buildings, dating from 1904 to the 1920s, are mostly two storeys with roof accommodation, dormer windows and/or front gables. They have clay tile roofs and rough-cast or rendered elevations, although No. 65 is of a mellow brick. Styles include Arts and Crafts influences at No. 25, with its dominant angled porch and varied window designs, and at No. 35 (1904) with its curved (sprocketed) roof slope, eaves detail and varied windows, including an angled two storey corner bay and leaded glass.



No. 25



No. 35



No. 65

No. 27 (1920) is a mock Tudor/ cottage style with prominent chimney and leaded glass window but a modern front extension has obscured attractive detail. No. 31 (1912) has been much altered but retains its curved bay window. The older element of No. 65 has bold chimneys and gable details.

16.12.68 Among the more modern buildings, there are neo Georgian influences at No. 23, ~~and a bold, contemporary design at No. 29~~ **while the original house at No. 29 has been remodelled into a bold contemporary design**. Both use materials not seen elsewhere on this side of the road - a yellow brick and a slate roof, respectively.

16.12.69 Nos. 24 – 62
The older buildings are Nos. 24 – 28, 58 and 62, and No. 30, built in 1903, 1913-15 and the 1930s, respectively. All are two storey houses with roof accommodation, dormers, bay and small paned windows, but sizes and styles are varied.

16.12.70 Nos. 24 – 28 are a detached and a pair of semi detached houses. They have an Arts and Crafts influence to their style and all use similar

materials, including green slate roofs and render, but are of varied designs with decorative windows and other details. The corner building at No. 24 also has a street façade to Marryat Road. Adjacent to the north, No. 30 is of a contrasting and distinctive mock Tudor style, with a clay tile, hipped roof, jettied gable and much decorative detail, including patterned brick and timber work. The varied roof line and tall chimneys within this group form a dominant and distinctive feature within this rising part of Burghley Road.



No. 24



Nos. 26,28



No. 30



Varied roof lines and chimneys

- 16.12.71 No. 58 and 62 are of contrasting Edwardian designs, No. 62 with Arts and Crafts influences. Both have clay tile roofs, but No. 58 is render while 62 is of brown brick.



No. 58



No. 62

16.12.72 No. 60 is a new build two storey house of traditional style, with roof accommodation using dormer windows, of a mellow brick with clay tile roof.

16.12.73 *The houses at Nos. 30b and c and 32 are modest in size and appearance, set lower than the road due to the topography, and use materials and some details found elsewhere in the Conservation Area. 30b and 30c are two storeys and built during the early 1970s. No.32 is one storey with roof accommodation, part dating from the 1930s but extended in the early 1950s. The tiled roofs are hipped or gabled, while other materials include brick and render. No. 32, ('Dairy Walk Cottage'), is of an attractive cottage style with complex gabled roof, including gabled dormers.*



No. 32 '*Dairy Walk Cottage*'

16.12.74 *No. 42 is a mix of pastiche styling, in brick with a tile roof, built in the 1990s, while No. 40 is 21st Century and of a traditional style, in brick with a slate roof. They are two storeys with roof accommodation, both taller than their neighbours described in ~~16.11.73~~ 16.12.73. No. 40 replaced a ~~single~~ two storey building set much lower than the road.*

Atherton Drive

16.12.75 As with elsewhere on the Wimbledon House Estate, the houses are all substantial and detached, of two storeys and most have additional roof accommodation. However, they are not contemporary with most other buildings, having been erected between 1934 and 1953. **Nos. 1, 2, 4, 6 and 8 were built and then sold by Mr Arthur Styles, a Wimbledon**

builder.

16.12.76 *On the south east side of the road styles are typical of their period. They comprise a harmonious mix of hipped and gabled roof shapes, dormer projections and articulated facades, are of clay tile and red brick, and have varied window sizes, with small panes and casements.*

16.12.77 The houses on the north west side use a similar palette of design features and materials but are more varied in style. Some are partly obscured from view due to planting and boundary treatments.



3. MARRYAT ROAD, INCLUDING RUSHMERE PLACE, AND THE PARTS OF BURGHLEY ROAD AND DAIRY WALK TO ITS SOUTH EAST

Burghley Road: between Church Road and Marryat Road **General**

16.12.78 Many of these substantial detached houses are of fine quality, built during or just after 1900. ~~Several~~ **Most** are on the Local List. There is some later infill development, particularly on the south-west side of the road, mostly built by 1930 but including a late 1980s house at No.13. **Nos. 16 and 18 are post war, replacing two houses destroyed by a bomb in 1940.** No. 3 (Burghley Court), was converted into flats in 1947. Most buildings have clay tile hipped roofs with prominent brick chimneys, are two storeys high with additional roof accommodation, and often use dormer windows.

Nos. 1 – 19

16.12.79 These buildings are of individual designs, ~~often~~ **most** with intricate details, although Nos. 7 and 9 have a similar almost symmetrical style and Nos. 17 and 19 are also similar to each other. No.3 is the largest building, being wide fronted and three storeys high plus roof accommodation. All have projecting bay features, some with front gables, **notable eaves details and decorative porches.** Walls are of red or brown brick, mostly with render above, and there is some **intricate brickwork,** timber framework and stone detailing. Both of the latter are used at No. 1. **Fenestration is often decorative.** Windows are mainly casements, although there are sliding sashes at No. 5, and small panes are sometimes used.



No.1



No. 3 (Burghley Court)



No. 5



No. 9



No. 11



No. 17

Nos. 2 – 22

16.12.80

These houses are again of individual designs with ~~some~~ **much** intricate detail. Nos. 2 and 6 are of a similar shape but varied detail, and No.10 is similar to Nos.7 and 9 opposite. Some are simply two storeys, while others also have roof accommodation, using front dormers and/or windows set high in the feature gables. No. 20 is unusual in the street as it has a green slate roof. **It was designed by architects Hubbard and Moore.** Facades are of either red or brown brick, render or a mix of each. Tile hanging, timber framework, stone, brick, and timber detailing are also used in the group. Design features include projecting gables and bays, decorative eaves and varied porch and window designs. There are bow, bay, oriel and round windows, some casement, some sash, and often with leaded glass or small panes.



No. 2



No. 4



No. 6



No. 8



No. 10



No. 12



No. 18



No. 20

Marryat Road

- 16.12.81 The road is mostly lined on both sides with substantial or large detached houses, many of fine quality, including several on the Local List. The buildings vary in age and are of individual, but often related, designs. Most are two storeys with additional roof accommodation, using dormer or gable windows, have clay tile hipped roofs and prominent chimneys. The palette of materials is similar to that used elsewhere within the Sub Area, drawing on a mix of mostly red brick and/or roughcast or render, with details in contrasting brick, terracotta, applied timberwork, tile hanging, stone and stucco. A broad spectrum of decorative elements and rich details are used, including ornate ridge tiles, bargeboards and eaves details and very varied window shapes, sizes and designs. Over time, some of the houses have been converted into smaller units, including flats at Nos. 14, 12, 42 and 44, carried out in the 1940s and 50s, and at No. 41 in the 1990s, while the former No. 25 (Margin House) was vertically divided into three units in the 1950s (now Nos. 25a, 25b and 25c), and Windyridge House into two units (now Nos. 19 and 21), following the 1954 Lands Tribunal decision .

South east side

- 16.12.82 Nos. 6 – 10



Built in the early 1990s these three detached houses are among the most recent buildings in the road. They are broadly similar to each other in size, style and materials - each uses brown brick with contrasting details - and include an interpretation of many of the design elements and details used elsewhere, including projecting gables, bays and porches, and dominant, decorative eaves details.

- 16.12.83 Nos. 12 – 18



Erected in 1904, these buildings are all similar in size and have a deep footprint. Nos. 12 - 16 are also similar in design, being double fronted with a projecting gable to one side, two storey curved bay windows and a central porch feature, but differ in detail and materials used. All use red brick to the ground floor. No. 12 has decorative tile hanging to the first floor while the others use roughcast. Nos. 14 and 16 include rich detail,

with elaborate window and porch designs, a turret with ogee roof at No 14 and a similar roof to the adjacent first floor bay window at No. 16. No. 18 has a central projecting gable with a bracketed and jettied first floor element.

16.12.84

Nos. 20 – 22

These are of distinctly different designs, dating from 1912 – 1914. No. 20 is a decorative, complex composition, with a notable octagonal turret feature with conical roof and finial.



No. 22 uses an unusual blue grey brick with thin red brick details, including for its prominent chimneys, and is a mainly symmetrical design with one central ground floor bay window.

16.12.85

Nos. 28 – 30



This pair of similarly designed houses have distinctive, asymmetric gables, bracketed first floor bay windows and bracketed porches.

16.12.86

Nos. 32, 34, 38



This group of large, imposing houses date from 1912/13. Nos. 32 and 38 are of different but related designs, with projecting elements and gables. No. 32 is of rough cast with some ornate tile hanging, decorative bargeboard detail and varied leaded windows, while No. 38 is red brick to the ground floor with rough cast above, and its distinctive features include a projecting timber porch with balustrade above and massive chimneys. No. 34 is quite different, being of an almost symmetrical design in brown brick with slate hanging to the first floor and stacked tile detail. It has a central, projecting half gable with feature leaded windows.

16.12.87

Nos. 36, 42 – 46

These impressive and imposing, wide fronted houses were built between 1899 and 1903.



Nos. 36, 42 and 44 are of red brick, while No. 46 is render. No. 36 relates to the design of Nos. 32, 38 and 46, has timberwork to its several gables and a feature leaded window over two storeys. No. 46 has a large single and a double gable, all with applied timber and bargeboards. No. 42 has a dominant first floor glazed conservatory style projection above the porch and unusual curved chimneys. No. 44 has a lower ridge height than others in the group, a central two-storey bay with extensive leaded glazing over the porch, double gables to each side with the inner most pair being of a Dutch style, and similar curved chimneys to those at No. 42.

16.12.88

Nos. 48 – 62



This varied group date from between 1901 (Nos. 54 and 62) and 1934 (No. 52). There are several gables, curved bays and a feature first floor window above the porch at No. 48. No. 58 is an 'L' shaped building of mock Tudor styling including timber framework and decorative brick chimneys, with an arched opening to recessed porch. No. 54 is a contrasting, Arts and Crafts influenced design, with buttresses, central eyebrow dormer window, varied casement windows including a series of very narrow ones around the front door, and sprocketed eaves to a green slate roof. No. 62 is an imposing three storey house of mostly symmetrical design with multiple gables and varied windows, with a principal elevation to both Marryat Road and Marryat Place.

North west side

16.12.89

Nos. 3 – 11



These three buildings were erected between 1912 and 1914. No. 9 has rendered elevations and particularly prominent brick chimneys, while nos. 3 and 11 are of part render, part brick with rendered chimneys. The footprint of No. 3 is deep. All have gabled and/or hipped projections, that in the centre at no. 9 being jettied at first floor level.

16.12.90 Nos. 15 – 17

This pair of detached houses was built between 1953 and 1954. They are of a neo-Georgian style and related, asymmetric designs. Some of the materials and detailing used, including red/brown brick with stucco details, projecting gables, and sash windows with small panes, give a mellow appearance and relate to surrounding buildings.

16.12.91 Nos. 19 – 23 and 25 a, b, c



This group were built between 1911 and 1913. Nos. 19 – 23 are particularly decorative, while all of the group have tall brick chimneys, near symmetrical front elevations and decorative dormer windows. Nos. 19 and 21 are a semi-detached pair within a wide fronted building, of stock brick with red brick and stucco detail and arched windows with keystones. No. 23 is of red brick with a central projecting Dutch style gable to both its side and front elevations and is topped by a weather vane. Both buildings have a deep footprint, prominent eaves detail and use small paned sash windows of various sizes. Nos. 25a, b and c occupy the former detached house, ‘Margin House’, which has a projecting wing to either side, is of render and red brick, with curved eaves detail, brick pilasters and varied casement windows.

16.12.92 Nos. 25, 27a, 27, 29



These two storey detached houses are infill developments in styles typical of their period. The earliest is No. 29, dating from 1949. It is ‘L’ shaped in plan, has a hipped roof with double gable to the front elevation, is of painted brick with corrugated tile roof and has small paned casement windows, including bays. Nos. 25 and 27a date from the 1950s, are of mellow brick with corrugated tile ridged roofs, gable ends and flat front facades, with projecting gables over garage accommodation. No. 27 was

built in 1982, is single storey in part, of red brick with stone cladding to a chimney and a projecting gable feature.

16.12.93

Nos. 31- 41



This group date from 1903 to 1906 and are of varied shapes and styles. No. 31 has a deep footprint and is of a Dutch classical style, with slate roof, stock brickwork with red brick details, stucco banding and a cornice to the eaves. It has a relatively narrow front façade, emphasised by the steep roofslope, the evenly spaced tall casement windows, keystones above the windows, individual balustrades and a central decorative dormer. Nos. 33 and 35 are more conventional in appearance, with ridged roofs and gable ends. No. 33 has a projecting gable and first floor square bay over an open porch. It uses mixed materials and has varied window sizes and shapes. No. 35 is a double fronted design with central dormer and bay windows. The contrasting Arts and Crafts design at No. 37 is of render with a slate roof, has render and brick chimneys, a shaped gable, buttress, sprocketed eaves, decorative metal ties and varied casement windows, including bays, some with small panes or leaded glass. No. 39 relates to No. 37, in that it too has a gable, buttress, sprocketed eaves, chimneys and varied windows, here including a first floor square bay over the entrance. Regrettably, its proportions and design have been compromised by a two storey side extension. No. 41 is a feature corner building, with a complex tiled roof, three-storey turret and second principal façade to Burghley Road. It is of red brick with applied timber and render, with varied window designs, arched brickwork and a weather vane.

16.12.94

Nos. 43 – 45

These two storey houses were built in 1968. No. 43 has a mansard style slate roof and painted brickwork. No. 45 has a shallow gable. Both have small paned casement windows.

Rushmere Place

16.12.95

Buildings are an harmonious mix of old and new, part two and part single storey, in a courtyard style layout. The modern houses are detached, semi-detached or terrace, some with attached garages. They are of various designs, mostly with hipped, slate roofs and terracotta details, although clay tile is also used. Facades are of multi brick with red brick banding, stone details and some tile hanging. There are chimneys, prominent eaves and projecting elements, including porches.

- 16.12.96 Retained former outbuildings to Eagle House form a decorative, gabled, arched entrance and have been converted to residential use, together with an earlier malthouse to the rear of the Rose and Crown public house. They use a mix of materials including clay tile, slate, stock and red brick, tile hanging, stone, conservatory style glazing and timber. Features include the Dutch style gables, chimneys, timber framework, finials and sash windows with small panes.



Retained former outbuildings to Eagle House, within Rushmere Place

16.13 TOPOGRAPHY

- 16.13.1 The topography within this Sub Area is varied and distinctive.
- 16.13.2 Land in western parts, in the vicinity of Parkside and Parkside Gardens, is high and quite flat being at, or close to, the top of a plateau. At its highest it is some 54 metres above sea level. The land falls away towards the east, gently at first, as is evident in Lampton House Close and Parkside Avenue. However, the change in level becomes striking within both the sinuous Calonne Road and the contrasting, straight alignment of Marryat Road, as they descend towards Burghley Road to a low of 33.9 metres above sea level.



Calonne Road



Marryat Road

- 16.13.3 Within Peek Crescent there is a change in level of some three metres as it curves and descends towards the north west.
- 16.13.4 The undulating topography within Burghley Road is particularly pronounced. At its northern end the road is some 40 metres above sea

level, dropping to the lowest point within the Sub Area, at some 31 metres, between the junctions with ~~Callone~~ Calonne and Marryat Road. It then rises again towards the Marryat Road junction, only to fall and rise again to some 50 metres above sea level at its junction with Church Road.



Burghley Road: north of Marryat; south of Marryat

- 16.13.5 The contours have influenced the relationship of development with the ground, and the high and undulating ground allows views both within the Sub Area and out of it to the north and east.
- 16.13.6 Figure 6.0 in Part One of this document indicates the contours within and around the Conservation Area.

16.14 VIEWS

Parkside and its Environs

- 16.14.1 In Parkside there are serial views along the route itself, framed by the varied natural landscape of the common on one side and the articulated facades of the buildings on the other, and terminated to the south by views into the townscape of Wimbledon Village. Along its length there are views to the west and south west into the wooded areas of the common as well as across its more open landscape, with the War Memorial in the foreground in the south. To the east there are views of the buildings themselves, set in well planted mature gardens and through the sometimes generous spaces between and around buildings to treed gardens and varied rooftops beyond. There are also views further into the estate from the road junctions with Calonne Road, Parkside Avenue and Marryat Road.



View from Parkside into Village, into Wimbledon Common



and across to the War Memorial

- 16.14.2 The straightness of Parkside Gardens allows long vistas of the buildings, trees and spaces along its length. To the west there are views of the rear facades of Parkside buildings and of their planted gardens, frequently seen above the high brick wall that lines much of this side of the street. To the east there are views through the various gaps between buildings to treed gardens beyond, and a glimpse of the Calonne Road Buddhapadipa Temple across the side garden of No. 17.
- 16.14.3 In Peek Crescent it is the curving alignment that offers a series of changing short views of the varied and attractive buildings, mellow boundaries and mature planting, including the splendid Cedar trees in the garden at No. 5. The spaces between and around the buildings offer views through to more planting and buildings beyond, especially to the west where the chimneyed roofline of Parkside buildings can be glimpsed, including in winter the Listed observatory tower in the rear garden of No. 25. There is also a view of the rear facades of Parkside Avenue buildings.
- 16.14.4 Spaces between buildings in Parkside Avenue in turn allow views across gardens to the rear facades of houses in Parkside and Parkside Gardens. There are views towards the Common in the west, into the treed avenue of Parkside Gardens and into Peek Crescent. *From the proposed extension there are views of surrounding mature planting, and in winter a glimpse of the Buddhapadipa Temple, Calonne Road.*
- 16.14.5 **Calonne Road, part Burghley Road and Dairy Walk, Atherton Drive**
 In Calonne Road there are serial views along its length. Mature trees, hedges and other planting are a significant feature, as well as in the views through spaces between and around buildings to the gardens beyond. The straighter western parts allow longer vistas of the buildings, trees and spaces, as well as views of the Common to the west. In eastern parts the topography and curving alignment offer a series of changing, shorter views as well as a long view towards central London, including the Canary Wharf buildings. In summer, the shorter views are mostly of mature planting, mellow boundary treatments and the spaciousness beyond, but the varied pattern of development and attractive buildings contribute. Mature trees, including those in the temple grounds, often form a tall backdrop to buildings when viewed from the road. Glimpses of buildings through gated openings or above walls are significant to the

character of the vicinity. That of the amazing Buddhapadipa Temple, within its manicured grounds, including a dramatic treed avenue, is probably unique in such a sedate and tranquil suburban setting.



From Calonne Road, west to Wimbledon Common, east to Central London



and glimpses of Buddhapadipa Temple, above boundary and through gates

- 16.14.6 The topography and sinuous alignment of Burghley Road offer a series of varied, sweeping vistas along the road itself, often framed by roadside planting and planting within gardens, or with houses nestling within greenery, particularly in summer *and on the north east side*. There are views through the spaces between and above buildings, often including mature trees within and beyond rear gardens, and of buildings beyond.



The lower ground and building heights on the north east side allow wide views out of the Conservation Area towards the east.



There are also serial views towards the Saint Mary's Church spire to the south east. Sometimes it is clearly visible, sometimes partly hidden by rooftops and trees.

16.14.7 *There is a view into Dairy Walk from where it meets Marryat Road. From within the footpath itself there are views along it, out to the open space to the north east, and of the rear of the buildings and gardens that line theroute.*

16.14.8 *From within Atherton Drive there is a view towards the south east to the rear of the Listed Building at No. 21 Calonne Road.*

Marryat Road, including Rushmere Place, and the parts of Burghley Road and Dairy Walk to its south east

16.14.9 The topography of the south eastern part of Burghley Road again offers a series of varied vistas along the road itself, including the street trees, and framed by the often stunning building facades. There are views through spaces between buildings to trees and gardens beyond, and a further view towards St Mary's Church at the southern end. There is a view into Dairy Walk from within Marryat Place.



Vista including street trees and facades



View towards St Mary's Church



Trees and planting,



seen through gaps



Dairy Walk, from the north west

16.14.10 In Marryat Road, the topography, combined with the pattern of development, offers spectacular views over the nearby All England Lawn Tennis Club grounds towards central London. On a good day, looking north east from a mid point along the road, a stunning vista with the London Eye at it's centre gives an inkling of the magnificent panorama ahead. Further north, Battersea Power Station, 'The Gherkin', Canary Wharf and many other landmark buildings across a vast area of London fill the extensive view.

16.14.11 The straight alignment also allows long vistas and shorter views of its buildings and the well planted spaces around them, sometimes through to buildings beyond. The junctions allow attractive views into adjoining roads, e.g. of the curving sweep of Peek Crescent. To the southwest there is a glimpsed view of Wimbledon Common - across the High Street and through an opening formed by 'The Green'.



Looking north within Marryat Road



View into Peek Crescent



Looking north over All England Lawn Tennis Club to central London

- 16.14.12 Within Rushmere Place there is a view of the rear façade of Eagle House, including its remaining rear garden and boundary.



Rear façade of Eagle House, looking southwest from within Rushmere Place

- 16.14.13 Significant views are indicated on Fig. 16. 3. Negative issues relating to views are summarised in 16.20.4.

16.15 OPEN SPACES

- 16.15.1 There is no public open space within the Sub Area, but it's spacious layout, including the often very generous private gardens that relate well to the built form, the openness at some road junctions and the mainly

wide roads offer an open character. **The large private gardens also make a valuable contribution as a habitat for wildlife.**

16.15.2 Wimbledon Common, although outside of the Conservation Area, is a major asset, contributing to the visual amenity and distinctiveness within Parkside as well as providing recreation for residents.

16.15.3 The extensive grounds of the Buddhapadipa Temple, accessed from Calonne Road, provide a unique, wooded and open core to the Sub Area. The grounds are owned by the Thai Government, but open to the public at festival times, such as the Thai New Year in April. A description of the grounds is given in section 16.8 'Nature Conservation'.



Within the grounds of Buddhapadipa Temple

16.16 TREES AND GREENERY

General

16.16.1 Mature trees and planting, often evergreen, make a very positive and special contribution to the amenities of this Sub Area. Several fine trees from the extensive grounds of Wimbledon House, many introduced in the first half of the 19th Century by the Marryat family, still survive in gardens, and in the magnificently planted grounds of the Bhuddapadipa Temple at its core.

16.16.2 There are fine Cedars and other specimen trees in the gardens of some Parkside, Peek Crescent, Calonne Road and Burghley Road houses, while other large gardens are quite densely planted with mature trees, particularly between Parkside and Parkside Gardens and in eastern parts of Calonne Road. The size of the trees together with the pattern of

development, including the often large gaps between buildings, allows them to be viewed both across plots and from the streets, often forming a wooded backdrop to the buildings. Trees and greenery also frequently form part of the highway boundary treatments, either as tree planting, dense hedges or climbing plants. **The extensive tree planting and greenery make a valuable contribution as a habitat for wildlife.**

Parkside and its Environs

- 16.16.3 In Parkside, the trees and planting particularly contribute to a unique character and appearance within the Sub Area and wider Conservation Area: The wide, busy thoroughfare has on its west side the large roadside trees and either open landscape or dense underplanting of Wimbledon Common beyond; on the east side there are the many fine, mature trees in large private gardens, (despite many front gardens including large hardstanding areas); together with a group of mature street trees and stretch of wide grass verge. The planted mound that partly screens the house at No. 22 is unusual but contributes to the verdant character.



Roadside trees and planting
Wimbledon Common



Street trees in Parkside Gardens

- 16.16.4 Parkside Gardens also appears particularly verdant, but on a more intimate scale. On its west side it has often large swathes of mature planting within the large rear gardens of Parkside properties, sometimes spilling over the walled rear boundaries. There are also fine mature trees within some gardens on the east side, although fewer towards the south. Unusually for this Sub Area, there are frequent but irregularly spaced street trees along its entire length on both sides of the road. They are Plane trees, regularly pollarded, giving an almost sculptural appearance in winter.

- 16.16.5 Peek Crescent, Parkside Avenue and Lampton House Close again have lush planting in the private gardens, especially the splendid Cedar trees at No. 5 Peek Crescent and old trees at the former Lampton House. *In Parkside Avenue the later, narrower and curving element is lined with tall, dense evergreen planting to both sides. This then gives way on the west side to more mature planting, in the spacious private gardens where the large gaps between buildings again allow views through to the well planted rear gardens, including those in Parkside Gardens and Lampton House Close behind, and within the Temple grounds to the north. There is*

more splendid tree planting opposite, on the grassed area to the north of the junction with Margin Drive, outside the Sub Area boundary. There is dense tree planting to the road edge on the south side of Lampton House Close, including a distinctive, very large street tree at the eastern corner, and a prominent, landmark street tree at the junction of Peek Crescent with Parkside Avenue.



Peek Crescent



Lampton House Close



j/o Peek Crescent &
Parkside Gardens
Avenue

16.16.6

Calonne Road, part Burghley Road and Dairy Walk, Atherton Drive

In Calonne Road, there is much planting in front gardens, particularly in eastern parts, where a profusion of fine trees and hedges line and define the highway frontage. In western parts there is rather less front garden planting, although there are still some good individual trees and boundary hedges, but some plots appear quite stark through lack of planting (eg. Nos. 6 and 8).



A profusion of trees and hedges in western parts

There are magnificent trees lining the entrance drive to the Buddhapadipa Temple, as well as elsewhere within these historic wooded grounds. These and other rear garden tree planting form a wooded backdrop to

some individual buildings and parts of the street scene.



Magnificent trees within the Buddhapadipa Temple grounds

- 16.16.7 In Burghley Road, the many mature trees within front and back gardens and beyond, together with roadside greenery, including mature hedges, have a very positive amenity value. *This is particularly so within the extensive views on the north east side, where the buildings appear to nestle within a carpet of greenery.* The only street trees in this part of the road are a mature group outside of No. 42, but this does not detract from its very verdant character.



On the north east side buildings appear to nestle in greenery

- 16.16.8 *This part of Dairy Walk has a strip of planting alongside it in the south. In addition, there is planting within the rear gardens that back onto it.*
- 16.16.9 *Atherton Drive has much tree planting and other greenery in front gardens, particularly on the north west side, where there is also a wide*

strip of dense planting to the highway frontage outside No. 5.

Marryat Road, including Rushmere Place, and the parts of Burghley Road and Dairy Walk to its south east

Burghley Road

16.16.10 Irregularly spaced street trees line both sides of the south easternmost element of Burghley Road. They are mostly London Plane's, are sited close to the edge of pavement within tarmac, and offer a distinctive, informal 'tree lined avenue' appearance, in contrast to most roads within the sub area.

16.16.11 Private gardens again boast much mature tree and other planting, including some evergreen roadside hedges. The planting makes a significant contribution to the character and appearance of the street.

16.16.12 Dairy Walk is lined with overhanging trees and other planting, and there are planted verges to either side of the footpath.



Street trees and roadside hedge



Planting within private gardens contributes to leafy character

16.16.13 In Marryat Road, although there are no street trees, there is a very verdant appearance due to the abundance of mature trees and other planting in many of the private gardens, including to the highway frontages, much of it evergreen. Neighbouring backdrop planting, some in private gardens,

and some outside the Conservation Area to the north amplify the effect.



Some of the abundant planting in Marryat Road gardens

- 16.16.14 There are surviving trees from the former rear garden to Eagle House, High Street, within the communal landscaped grounds of Rushmere Place, as well as the now lush more modern planting



Planting within Rushmere Place

- 16.16.15 Negative issues relating to trees and greenery are summarised in 6.20.6.
16.17 HIGHWAY BOUNDARY TREATMENTS

Parkside and its Environs
Parkside

16.17.1

In Parkside, walls of a mix of age, detailing and heights over some 1.2 metres predominate. Some are of grand appearance, with lanterns or decorative orbs atop prominent piers and elaborate gates in metal or timber. The curved, stone wall with railings above, decorative stone piers and gates at No. 33 is an example, although brick is a more commonly used material. There are long lengths of mellow brown brick walls, some 1.8 to 2.0 metres high, with buttresses or recessed panels and angled brick coping, the latter sometimes cement covered. These are likely to be original walls from the Wimbledon House Estate. Some openings are defined with distinctive architectural features, including a lych gate and brick and stone archways. Another recurring treatment is walls with scalloped shaping, in brick or render, some with hedge behind. Some walls have a curved alignment, including those that turn the corners at road junctions. Gates are of timber or metal. Contrasting boundary treatments include the low timber fence with portcullis at No. 34 and planted mound at No. 22. It is a characteristic that boundary treatments often partially obscure views from the road of the buildings behind.



Some boundary treatments in Parkside are of grand appearance



Mellow brown brick walls



Wall with scalloped shaping and hedge behind

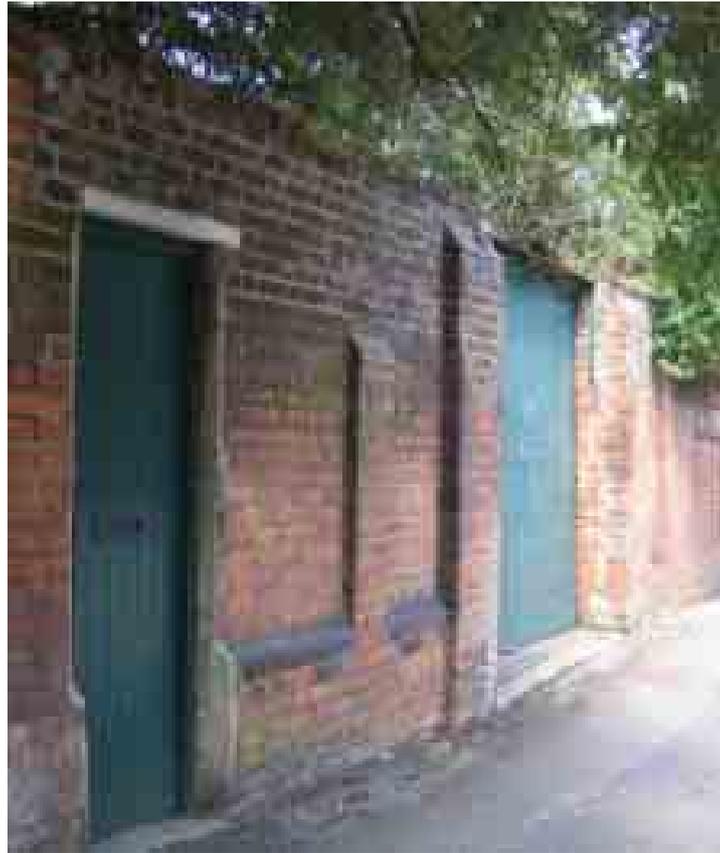


Distinctive openings

16.17.2

Parkside Gardens

The high brick walls, to the rear of Parkside properties along most of the west side, are dominant and very distinctive. Several lengths are on the Local List. They are mostly some 1.8 metres high but reach 2.3 metres in part, are of red brick, with recessed panels or buttresses. There are decorative piers, tile creasing, brick on edge or stone copings, and several gated openings. The gates or doors are solid and of timber or metal. There is much mature planting behind. In contrast, at nos. 29 and 31, there are low walls and clipped evergreen hedges.



Red brick walls with recessed panels, buttresses and gated openings

- 16.17.3 On the east side of the road there are a variety of treatments: North of Lampton House Close there are mostly low brick walls or fences, some with hedges or planting behind, some with fencing or railings above, sometimes between piers; South of Lampton House Close, there are mostly red brick walls, around 1.2 metres high and of a mix of styles. Openings are either un-gated or have simple metal or timber gates. There is an attractive timber portisgate at No.20.

- 16.17.4 **Lampton House Close**
To the rear of Parkside Gardens properties there are high brick walls and fences with trellis and planting above. Other boundaries are quite open in character, lined with railings, low walls and ungated openings.

Peek Crescent

- 16.17.5 Mellow, red/brown brick walls of varied heights and details help to define the curving, sloping alignment of the road. Most are staggered in height to relate to changes in level in the road, and there is much planting behind, sometimes spilling over. A few boundaries have timber fences or are in part timber, while 'The Study' school boundary is defined with a more formal part brick, part railing treatment. Most boundaries are between some 1.6 and 1.8 metres high, others are lower. Gates are mostly metal, including some decorative designs.

Parkside Avenue

- 16.17.6 Treatments are mostly brick walls between brick piers, and of varied heights (from less than 1 metre to some 1.8 metres close to the junction with Parkside). They are usually staggered to follow the changes in ground level and some have varied detailing. That to the flank of No. 28 Parkside, which has the same scalloped design and contrast motifs as the Parkside frontage and has a Victorian Royal Mail post box inserted within it, is attractive.



Most properties have generous planting within and/or spilling over their boundaries. Gates are of either timber or metal.

- 16.17.7 *Within the proposed extension boundaries are mostly of softer appearance, lined with hedges and low walls with planting above.*

Calonne Road, part Burghley Road and Dairy Walk, Atherton Drive

Calonne Road

- 16.17.8 There are a mix of boundary treatments, including quite open frontages at Nos. 1 and 3, some timber fences and high hedges, but mostly they are mellow brick walls of various heights, often with abundant hedges and/or other greenery above and behind, and often with timber gates. In eastern parts, particularly on the north side, some treatments partly screen the buildings from view, define the road edge, and tend to dominate the street scene. The impact of plot subdivision at No. 21 has been reduced by the use of one shared highway entrance.



The Temple site has a contrasting, decorative, white wall in a Thai style that gives a clue to the presence of the mostly hidden Buddhapadipa Temple behind.



Burghley Road

16.17.9

In Burghley Road brick walls of various styles and heights mostly edge highway boundaries. They range from very low to some 1.8 metres high, often staggered to follow the changes in ground level. Red bricks are the most common material, but brown, yellow and painted bricks, rendered walls, timber fences and a few railings also feature. The 'crazy' stone and brick finish to No. 30 is distinctive. Gates are mostly of timber, sometimes metal and sometimes decorative. Most properties have greenery within the front garden, either mature planting that tends to spill over the boundary treatment, or mature hedges, some very high. The greenery often obscures the buildings behind from view.





Some boundary treatments, Burghley Road

16.17.10 ***Dairy Walk***
Fences or walls to the rear boundaries of adjoining properties mostly line this. Regrettably, they frequently suffer graffiti.

16.17.11 ***Atherton Drive***
Most properties have low brick walls and or greenery to the highway boundary. The brick wall to No. 5 follows the Wimbledon House Estate Company boundary.

Marryat Road, including Rushmere Place, and the parts of Burghley Road and Dairy Walk to its south east

16.17.12 **Burghley Road**
 Boundary treatments are varied. There are brick walls of various heights and styles, sometimes painted and often staggered to follow changes in ground level. There are frequently hedges above, or other greenery spilling over. Timber fences also feature. Gates are of timber or metal, sometimes decorative.





The portico feature at No. 5 is particularly distinctive ~~Marryat Road~~

16.17.13

In Marryat Road, boundary treatments are varied. Most are brick walls or timber fences of various heights, often staggered to follow changes in ground level. Most have greenery spilling over and some include well-maintained hedges. Many appear contemporary with the building they front. On the south side, treatments are mostly some 1.2 metres high or lower, although some are 1.8 metres, while on the north side they are mostly some 1.8 metres or quite low. The overall appearance is mellow, although the curved, retaining brick walls at the junctions with Burghley Road and Marryat Place are of a more harsh appearance. Some openings are left ungated, others have timber or metal gates.





Varied boundary treatments in Marrayat Road

16.17. Negative issues relating to highway boundary treatments are summarised in 16.20.7.

16.18 **HIGHWAY SURFACE TREATMENTS AND STREET FURNITURE**

Surface Treatments

16.18.1 All of the roads and most of the pavements are surfaced with tarmac/asphalt. However, in Calonne Road and parts of Burghley Road, Marrayat Road and Parkside Avenue the footways are of slabs with a tarmac strip to the road edge. There is a grass verge at the rear edge of the tarmac pavement in part of Parkside. *Unusually, Atherton Drive has a concrete and gravel surface.* The surface in Rushmere Place is pavements with some granite setts.

16.18.2 Footways are mostly quite wide, especially in Parkside. Kerbstones are also wide, of granite and often low. Road edges are mostly lined with rows of granite setts, some partly covered by tarmac. At vehicular entrances there are sometimes additional rows of setts and/or kerbstones that curve across part or all of the footway. Crossovers are usually the same material as the footway, but in some paved streets they are of tarmac. In Parkside the crossovers are often wide, and some are fully laid with granite setts, eg. at Nos. 23, 25 and 27.



Planted grass verge, Parkside



Granite kerbstones and sets

- 16.18.3 *Dairy Walk has a rough, soil surface to the north west of Marryat Road. To the southeast, the surface is tarmac, with a grass verge to either side.*



Dairy Walk, NW of Marryat



Atherton Drive

Highway Alterations and Road markings

- 16.18.4 There is a poorly executed extension to the pavement at the Burghley Rd/ Church Rd junction, involving an additional area of tarmac alongside the original pavement and kerbstones, while incongruous new concrete kerbstones have been installed.
- 16.18.5 There are several examples of insensitive and obtrusive road markings, including red and white markings in Parkside, restrictive parking yellow lines and parking bay markings in most roads, and school entrance markings in Peek Crescent.
- 16.18.6 Footways are frequently of a poor, patchy appearance, due to unsatisfactory works by statutory undertakers.

Street Furniture

- 16.18.7 Throughout the area, lampposts are mostly curved, green painted, and of modest height, although in Parkside the columns are taller and there is a pair of a contrasting design in Burghley Road. There are traffic islands with bollards of conventional design, traffic and parking information signs, parking ticket machines and cable installations.

16.18.8 Within the Conservation Area in Parkside, there are bus shelters of conventional design, whereas on the opposite, west side of the road they are of timber and a design more suited to the commonside location. There are also freestanding waste bins.

16.18.9 Features of interest include the older, wall mounted street name sign in Parkside Gardens; the Victorian post box, inscribed with the letters 'VR' and integrated within the flank boundary wall of 28 Parkside in Parkside Avenue; and the unique and striking gold embellished sign within the highway boundary wall at the Buddhapadipa Temple in Calonne Road.



Older street sign



Victorian post box in Parkside Ave



Sign within boundary wall to Buddhapadipa Temple, Calonne Road



One of a pair of lampposts in Burghley Road

16.18.10 Negative issues relating to highway surface treatments and street furniture are summarised in 16.20.8.

16.19 CHARACTER AND APPEARANCE: A SUMMARY

16.19.1 Many of the factors and features described in this chapter combine together to contribute to the character and appearance of this Sub Area of the Conservation Area. This summary is an attempt to define the significant factors but it may not be exhaustive, and is not intended to put forward any order of importance.

16.19.2 **The historical importance of the site of Wimbledon House, Parkside and it's grounds, including remaining boundary walls, trees and observatory tower.**

A summary of the history and a brief description of the house and grounds are given in 16.10, 16.12. See also 'Trees and Greenery' 16.16, 'Boundary Treatments' 16.17 and Appendix 1.

16.19.3 **The historical importance of the alignments of Parkside and of Dairy Walk.**

See 16.10.

16.19.4 **The archaeological importance of part of the Sub Area as an area of prehistoric landscape, and of the site now occupied by Rushmere Place as a formal Jacobean garden to Eagle House, High Street.**

See 16.7

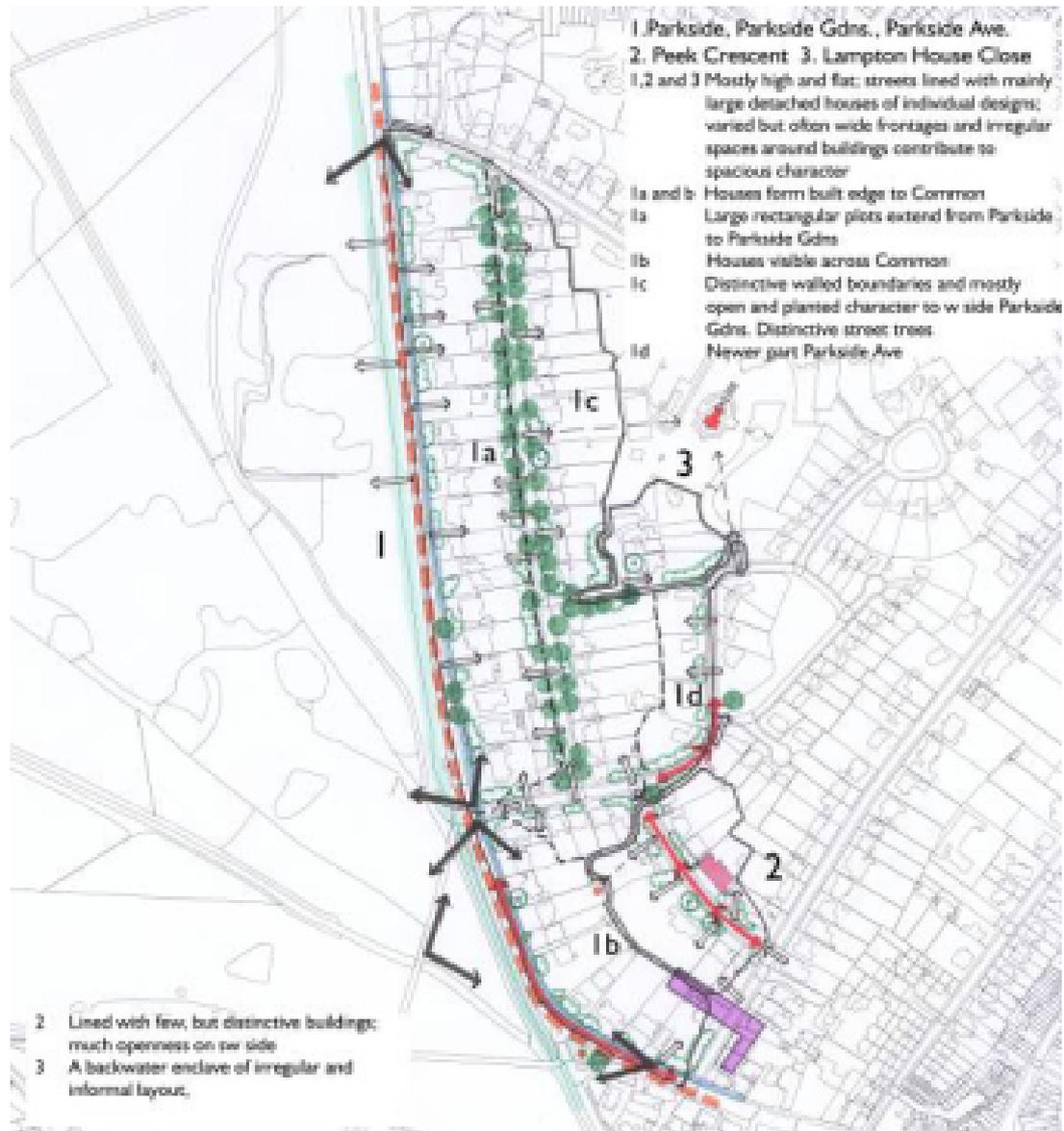
16.19.5 **The ecological value of the grounds of the Bhuddapadipa Temple, a remnant of the Wimbledon House estate, retaining much woodland and a large pond.**

See 16.8.

16.19.6 **Britain's major Thai temple, The Bhuddapadipa Temple** in Calonne Road, makes a spectacular and unique contribution to the Sub Area.

See 16.12.

- 16.19.7 **Topography and views.**
The distinctive changes in level allow and contribute to views within the Conservation Area (a series of views of St. Mary's Church link the Sub Area to Sub Area 1, 'The Historic Core'), as well as those out to the north and east, including the spectacular views from Marryat Road . The contours have also influenced the relationship of development with the ground.
- 16.19.8 **The existing pattern of development and building types.**
The development of most of the Sub Area for housing by the Wimbledon House Estate Company occurred over a relatively short period, resulting in today's established suburb. Restrictive covenants imposed have influenced the spacious layout and the quality of the individually designed, mostly detached houses.
See 16.10, 16.11, 16.12 and Appendices 1 and 3.
- 16.19.9 **Building materials:**
A common palette of materials has mostly been used throughout. Clay roof tiles with render or brick walls predominate.
See 16.12.
- 16.19.10 **Trees and Greenery:**
The trees remaining from the Wimbledon House grounds, particularly those now within the grounds of the Budhapadipa Temple, are of both historic and visual importance.
Street trees in Burghley Road and Parkside Gardens, as well as planting in private gardens, offer a lush appearance to the area, and contribute to its quality. The adjacent Wimbledon Common makes a unique contribution to the character and appearance of Parkside.
See 16.16.
- 16.19.11 **Boundary treatments:**
Remaining old brick walls to the former Wimbledon House grounds and the former rear garden to Eagle House, High Street, are of historic interest. Boundary walls within Parkside, Parkside Gardens and Calonne Road are notable, while varied treatments are used elsewhere, often softened by lush planting.
See 16.17.
- 16.19.12 **Highway surface treatments:**
The established surface treatments, as described in 16.18
- 16.19.13 Figure 16.3 presents an indication of the character of the Sub Area in a graphic form.



**Figure 16.3: Sub-Area 6: Wimbledon House – Parkside and Environs
 Character Analysis**

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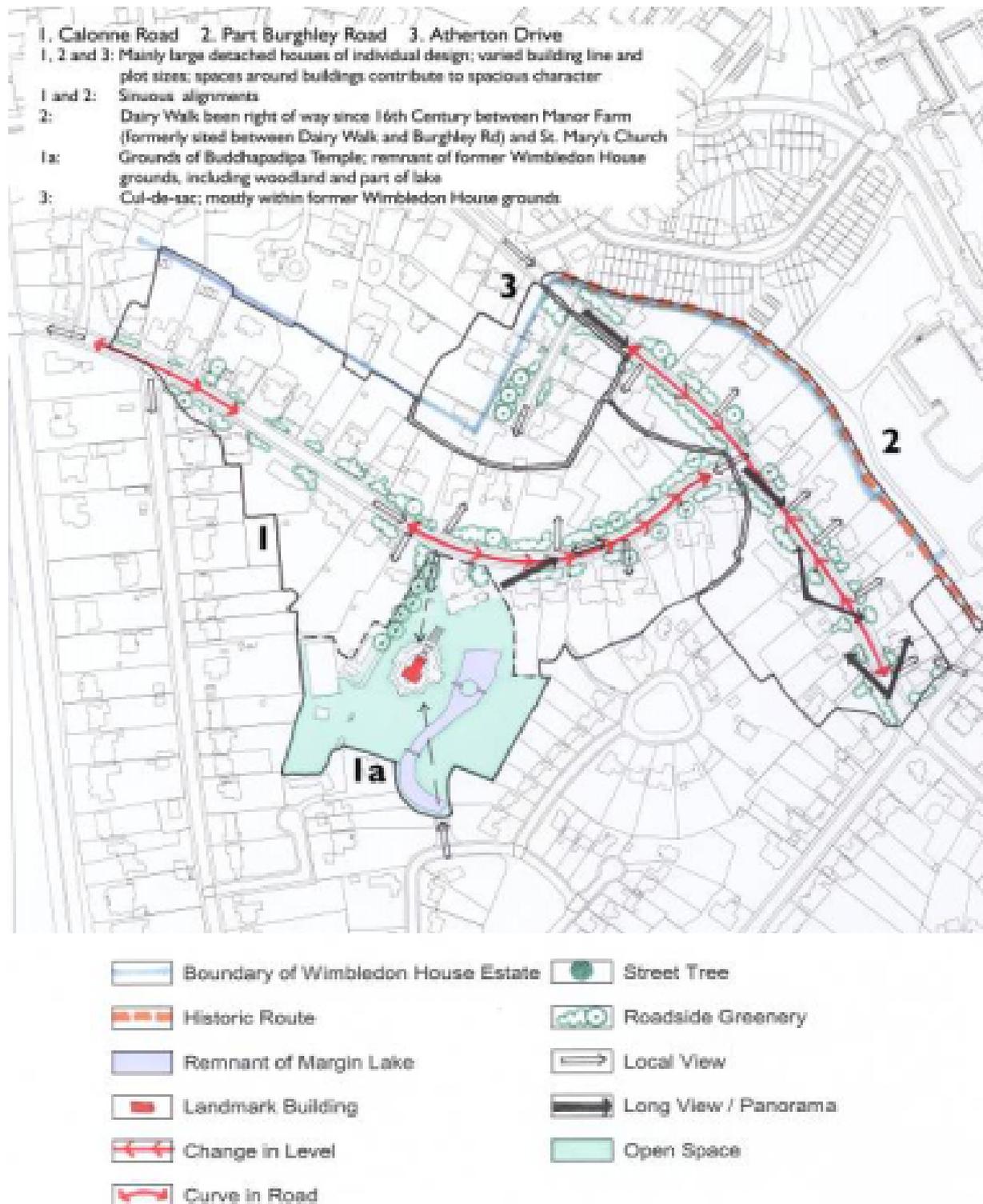


Figure 16.3: Sub-Area 6: Wimbledon House – Calonne Rd, part Burghley Rd and Atherton Dr - Character Analysis
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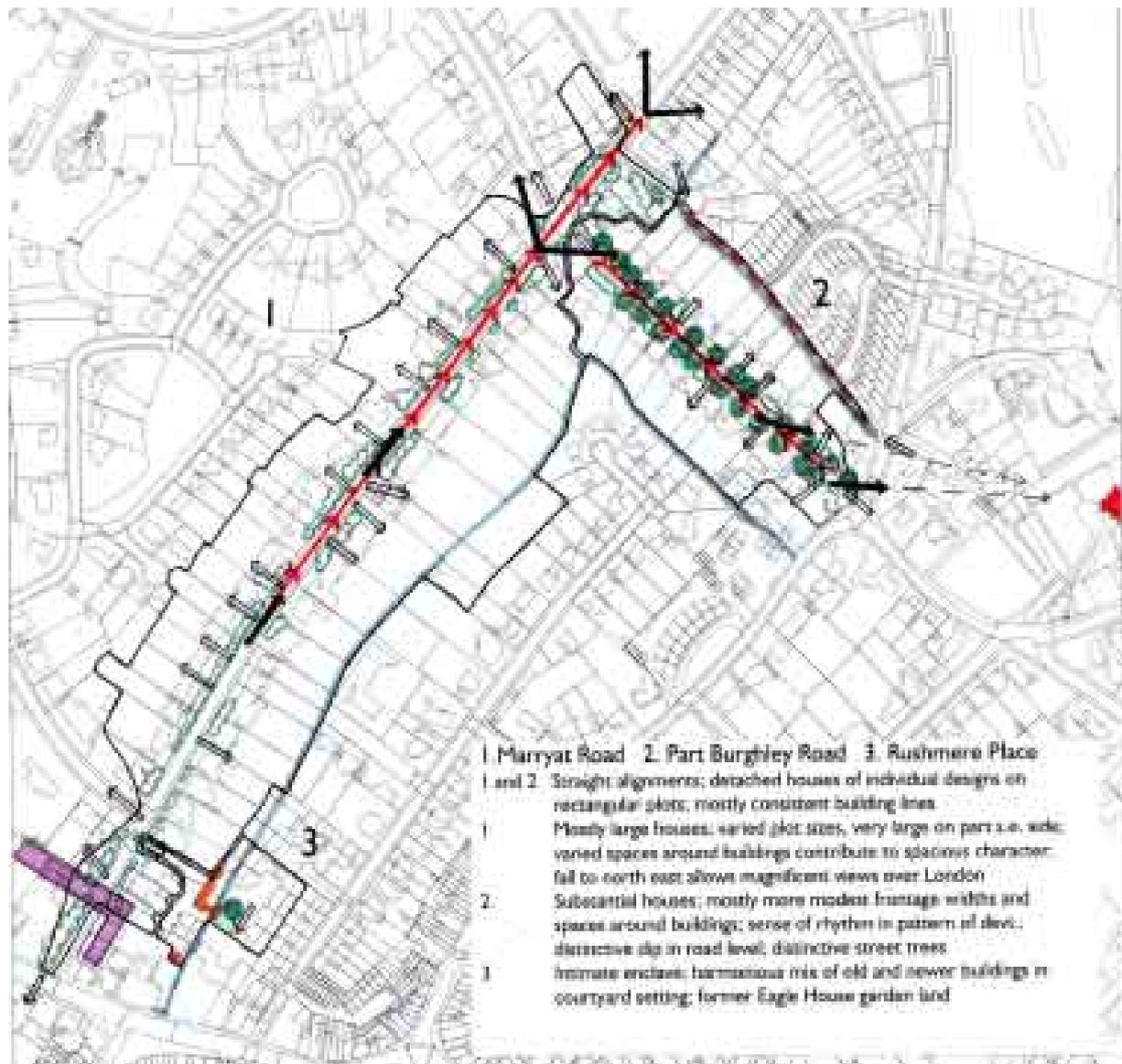


Figure 16.3: Sub-Area 6: Wimbledon House – Marrayt Rd, Part Burghley Rd and Rushmere Place - Character Analysis
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16.20 POSITIVE AND NEGATIVE FEATURES

POSITIVES:

16.20.1 The main positive features are those described in the Character and Appearance Section above. Elements that are considered to make a positive (ie. not neutral or negative) contribution to the Conservation Area but are neither on the Statutory or Local Lists of buildings of historic or architectural interest are identified in Figure 16.1.

They are:

Atherton Drive:	Nos. 1, 3, 5
Burghley Road:	Nos. 3, 11, 18, 22, 25, 30, 32, 35, 58, 62, 65
Calonne Road:	Nos. 1a, 1, 3, 9, 10, 12, 36, 38, 40
Lampton House Close:	Nos. 4, 5
Marryat Road:	3, 9, 11, 12, 14, 18, 25a, 25b, 25c, 28, 29, 30, 35, 36, 39, 41, 46, 48, 50, 52, 58, 62 remaining Wimbledon House Estate boundary wall to rear boundaries on south east side
Parkside:	Nos. 20, 21, 22, 27, 31, 32, 37a, 40, highway boundary walls at Nos. 40, r/o 29 and 31 Parkside Avenue, and 3 Marryat Road
Parkside Avenue:	Nos. 2, 3, including motor house at rear, 4, 9, motor house to r/o 10, 11
Parkside Gardens:	Nos. 1, 2, 3, 5, 6, 12, 20 , 23, 24, 25, 29, 31 , 38, 46
Peek Crescent:	Motor house to r/o 10 Parkside Avenue
Rushmere Place:	No. 1 (The Malthouse), No. 4 (including entrance archway to development), remaining Wimbledon House Estate boundary wall

It is recognised that the appearance of some of these buildings has been compromised by insensitive alterations over time.

NEGATIVES:

16.20.2 **Issues relating to historical and archaeological importance:**

- Lack of publicity/education/awareness re. the Sub Area's resources
- Lack of identification and special protection of remaining old/estate walls and trees
- *Poor environment in and around parts of Dairy Walk, especially at the Somerset Road entrance*
- *(Setting of War Memorial compromised by excessive street furniture and sign clutter)*



Possible remaining estate wall



Poor environment at entrance to Dairy Walk and to Wimbledon North Conservation Area

16.20.3

Issues relating to ecology:

- Cumulative effect of diminished green spaces around buildings leading to reduced movement of plant and animal species
- Erosion of mature landscape of gardens

16.20.4

Issues relating to views:

- *Poor environment around gateway view from Somerset Road*
- Cumulative effect of increased building bulk and loss of spaces around buildings, leading to loss of views of mature trees and gardens and beyond.
- Erection of obstructing boundary treatments

16.20.5

Issues relating to the pattern of development, spaciousness, building types and materials:

- Cumulative effect of increased building bulk and diminished spaces around buildings, leading to erosion of spaciousness, loss of planting, loss of views



Increased building bulk has led to loss of views of trees and gardens,



has diminished the spaces around buildings, through new infill,



the redevelopment of plots with larger buildings, (eg. 40 Burghley Rd)



and through the erection of oversized extensions (eg. 8 Calonne Rd)

- Design of new development can be uninspiring, of inappropriate scale, proportions, materials and/or detail



eg. uninspiring designs at 42 and 23 Burghley Road

- Design of extensions and alterations can be inappropriate



eg. at 31 Burghley Rd,



18 Parkside Gardens,



39 Marryat Road,



12 Burghley Road,



and 21 Parkside.



Poor alterations in Parkside Gardens

- Loss of original structures and features



eg. possible **early former**
motor house/orangery/summer
house, now demolished,



replacement upvc windows at
3 Burghley Road.



attractive porch and jettied first floor detail obscured by front extension at 27 Burghley Road.

- The painting or other covering of original exterior materials eg. painted brick ~~and tile hanging~~ at 4 Parkside Ave
- Pressure to erode the traditional harmonious relationship between development and the natural contours of the ground.

16.20.6 **Issues relating to trees, greenery and public open space:**

- Cumulative loss of trees and greenery, particularly through the erection of new development, extensions, boundary treatments and the creation of hardstanding areas.
- need to protect and maintain historic tree planting, and that of other amenity value

16.20.7 **Issues relating to boundary treatments:**

- Pressure to remove/ alter old boundary walls eg to accommodate parking in front gardens
- The use of unsympathetic front boundary treatments, including inappropriate **high and/or** rendered walls, **gates**, austere concrete posts and gravel boards within otherwise appropriate timber fences, and the use of railings between piers, which can appear austere unless plentiful planting behind.

16.20.8 **Issues relating to surface treatments and street furniture**

- Need for Parkside to appear as extension to Common landscape



eg. conventional bus shelters could be replaced with timber shelters, as used on Common side

- Other unsympathetic street furniture



eg. cable installations in Parkside Avenue



traffic islands with conventional bollard



Unattractive conventional street name signage

- Poor condition and appearance of some surfaces



eg. covering of granite setts with tarmac, poorly patched pavement repairs

- Poor appearance of some traffic management measures



eg. use of conventional road markings,



restrictive parking measures

- Sign clutter



eg. at junctions of Burghley Rd with Church Rd and Marryat Rd

16.21 OPPORTUNITIES

16.21.1 Prepare Design Guide to appropriate development

- 16.21.2 Promote the historical importance of the lost Wimbledon House and its grounds, including remaining boundary walls, trees and observatory tower, and of the alignments of Parkside and *Dairy Walk*.
- 16.21.3 Seek identification and preservation of historic trees and other trees of significant amenity value throughout the sub area
- 16.21.4 Seek the identification, preservation and enhancement of remaining walls of historical significance
- 16.21.5 *(Seek the enhancement of the setting of the listed War Memorial.)*
- 16.21.6 *Seek the enhancement of the appearance of Dairy Walk and its setting*
- 16.21.7 Seek archaeological investigations as opportunities arise, particularly within Archaeological Priority Zone 3 and former Eagle House gardens.
- 16.21.8 Seek more appropriate street management measures
- 16.21.9 Seek improvements to the condition of highway surfaces
- 16.21.10 Seek improvements to street furniture where appropriate
- 16.21.11 Investigate the possibility of adding the following to the Local List of Buildings of Historic or Architectural Interest:
Richard Rogers' building at 22 Parkside, former stable building at 36 and 38 Calonne Road, no. 14 Marryat Road, **nos. 20 and 31 Parkside Gardens**, the older buildings within Rushmere Place, remaining walls of historic interest and remaining motor house structures, including those at Nos. 3 and 10 Parkside Avenue.



Motor house structures at Nos. 3 and 10 Parkside Avenue

- 16.21.12 *(Transfer the War Memorial, Parkside to the Wimbledon Village Conservation Area, due to it being of a character and appearance more closely akin to that of the Wimbledon Village Conservation Area, than that now identified for the North Wimbledon Conservation Area.)*
- 16.21.13 *(Transfer Nos. 58 Somerset Road and 2 Coach House Lane to the Bathgate Road Conservation Area.)*

16.22 ADDITIONAL PLANNING CONTROLS NEEDED:

16.22.1 Many alterations, such as the removal of boundary treatments, the installation of replacement windows and doors, and the removal of chimneys, are ‘Permitted Development’ and can be carried out without the need for Planning Permission. It is suggested that some Permitted Development rights be removed, in order to help preserve the character and appearance of the Sub Area. This is done by means of placing an Article 4(2) Direction on residential properties. The alterations suggested to be brought under planning control through the making of an Article 4(2) Direction are:-

16.22.2 The demolition and erection of boundary treatments fronting the highway up to 1.0 metre in height, including gates.

To ensure appropriate boundary treatments.

16.22.3 The removal of hedges fronting the highway.

To preserve the character and appearance of the area.

16.22.4 The formation of hardstanding areas.

To ensure the retention of soft landscaping in gardens that contributes to the character and appearance of the area and in the interests of nature conservation.

16.22.5 Alterations to windows and external doors.

To preserve the character and appearance of the area.

16.22.6 The erection, alteration or removal of a chimney.

To preserve the character and appearance of the area.

16.22.7 The painting of masonry including brickwork.

To preserve the character and appearance of the area.

16.22.8 The removal and replacement of roofing materials.

To preserve the character and appearance of the area.

16.23 SECTION 106 AGREEMENTS /PLANNING CONDITIONS

16.23.1 These could be used in appropriate circumstances to ensure the fulfilment of Opportunities identified in 16.21 above, and/or those identified elsewhere within this Character Appraisal.

16.24 ADJACENT AREAS OF QUALITY

- 16.24.1 Adjacent parts of Somerset Road, outside of the designated Conservation Area, will be considered for possible inclusion in a future extension to the Bathgate Road Conservation Area in due course
- 14.24.2 Outside of the designated Conservation Area, the historic route of Parkside, with Wimbledon Common opposite, could be considered for possible Area of Distinctive Quality status.
- 14.24.3 The All England Lawn Tennis Club grounds, together with the covered tennis courts at the north end of Marryat Road, could be considered for possible Area of Distinctive Quality status.

Wimbledon North Conservation Area Character Appraisal

Sub Area 6: Wimbledon House Post-consultation Draft

May 2008

