



The scale of these properties contrasts with later infill development and those houses recently constructed to the southern extension of Copse Hill and along High Cedar Drive Nos. 10 and 11 Crescent Road

Sub Areas 33A, 33B and 33C: Copse Hill, High Cedar Drive and Cottenham Park Road

Sub Area 33A, within the Conservation Area

Buildings Retained within the Conservation Area

COPSE HILL

Odd numbers, south side, from east to west

Nos. 1 and 1A: No. 1 is a detached two storey house built in 1920 in off-white render with a projecting gabled porch, "Georgian" proportioned windows and fake green shutters. No.1a is the converted coach house to No. 3 which was originally built in 1878 and now forms a two storey detached house with a gable end-on to the road, in white render with blue painted barge board, window frames and fake shutters. Both these buildings tend to detract from the character of this part of the Conservation Area.



Nos. 1 & 1a, which tend to detract from the character of the Conservation Area

No. 3: A detached three storey house built in 1874 in a Victorian gothic style in red/brown brick with blue and white brick detailing, a prominent tile hung gable with a gothic style barge board and stone detailing to the lintels and cills. It was rejected for local listing.

(entrance to Cottenham Park Road) ***The listed Christ Church, and the extension to No. 7***



Christ Church: A **grade II church** designed by SS Toulon in 1859-60 in a muscular Gothic manner according to the list description. Milward describes it as one of his more successful designs, a building of simplicity and charm, which gives the impression of compactness and strength. [pp.151-2]. It was enlarged in 1881 to accommodate more than the original congregation of 600 worshippers and forms a prominent feature at the junction of Copse Hill and Cottenham Park Road. Pevsner describes it as

a powerful composition, with a sturdy stone tower above the chancel, capped by a pyramid roof and steeply gabled dormers...The tower is picturesquely buttressed by adjuncts of different heights....very quirky capitals. [p.451]

No. 5: A detached three storey house built in 1938 in white render, with a projecting eastern wing and a first floor balcony over the entrance. The forecourt is largely devoted to car parking.



The attractive entry to No. 7

Nos. 7 and 7a: A **locally listed** late nineteenth century semi-detached pair of two and two-and-a-half storey houses described as being in a vernacular revival style in red brick with blue brick details and stone surrounds to the windows and chimneys. The VicSoc report commented:

At 7 there is an excellent red-brick villa in a mannered style, half Ruskin and half-rustic, similar to that of Emanuel Church three-quarters of a mile to the East in Ridgway. (Emanuel Church lies on the north side of the Ridgway, just inside the Wimbledon Village CA.)

An elaborate timber porch protects the front entrance, and the vertical composition is dominated by a steep gable with an ornate bargeboard containing the third storey and a turret of ornamental timber construction, including eaves brackets and a weathervane. However, a utilitarian

extension to No. 7a with a large rooflights tends to detract from the composition.

(entrance to rear part of Copse Hill, outside the Conservation Area, containing Nos. 9 to 13)

No. 15c: A charming nineteenth century detached one-an-a-half storey white rendered cottage with a gable to the projecting west wing and dormers in the mansard slope to the main section.

Nos. 15 and 17: A **grade II** pair of substantial semi-detached mid nineteenth century three storey houses in an Italianate style, with a two-bay projecting central section to each house and single-bay recessed wings, the one to No. 17 being two storeys. The list description continues: *Square headed entrance to second bay of each, corniced, architraved; panelled doors. Round headed windows to ground floor grouped in triplets to inner bays and pairs to outer. Square headed windows above. Stone architraves; sashes; plate glass. Stone bands between storeys. Corbelled eaves.*



The listed No.17 compared with No.17a, which tends to detract from its setting

No. 17a: A detached two storey house built in 1979 in multi-coloured brick with a gable facing the road and horizontal windows with fake shutters. The design is mundane and tends to detract from the character of the adjoining listed buildings.

(entrance to High Cedar Drive, in Sub Area 33B, outside the Conservation Area)



Nos 21, 21a (Cedarland Terrace) and 23 (Pussil House) from Copse Hill

Nos. 19 and 21: A **grade II** pair of substantial semi-detached three storey houses of similar design to Nos. 15 and 17, and with a similar list description, converted into 10 flats.

No. 21a, 1 to 5 Cedarland Terrace: A terrace of five three-storey houses built in c.1985, with recessed ground floors behind a pseudo-classical loggia and a slated mansard second floor with dormer windows.

No. 23, 1 to 4 Pussil House: A substantial **grade II** three storey house with two storey side wings of similar design to Nos. 19 and 21, converted into a terrace of four houses, with a block of four garages in the front grounds.

COTTENHAM PARK ROAD

Odd numbers, east side, north to south

Nos. 1 and 1a: A pair of detached two-and-a-half storey houses built in 1973, with the top storey built into the gable, which faces the road, and projecting flat roofed garages. Despite the somewhat gimmicky curved windows to the ground and second floor, the Swiss chalet character of the houses fits appropriately into their woodland setting and the projecting garages create pleasant front courtyard gardens.

Buildings removed from the original Conservation Area

COTTENHAM PARK ROAD

Church Hall: A detached single-storey mid-twentieth century building in red brick of utilitarian design surrounded by asphalt parking areas which tends to detract from the character of the Conservation Area and is recommended for removal from the CA.

COPSE HILL

Nos. 7b and 7c: Two detached two-storey double-fronted houses built in 1991 at the rear of Nos. 7 and 7a in a pseudo-classical style, including white rendered gables and curved panels under the first floor windows, some of which appear to have been removed. Their fake period design tends to detract from the character of this part of the Conservation Area. The original boundary to this part of the Conservation followed the ends of the gardens to the houses on Copse Hill, but Nos. 7b and 7c have since been built at the end of these gardens. Since they tend to have a negative impact on the Area's character the boundary has been adjusted to exclude them.



The utilitarian Church Hall and the pastiche period design of Nos. 7b and 7c Cope Hill, all of which are no longer included in the Conservation Area

Positive and Negative Features

The south side of Copse Hill retains much of its historic character, most of the buildings being of considerable architectural interest. Nine of the properties are listed, including the outstanding Christ Church on the corner of Cottenham Park Road, and two are locally listed. However, the church hall, adjoining Christ Church, is a somewhat utilitarian building which tends to detract from the setting of the listed church, and the boundary has been adjusted to exclude it. A similar adjustment has been made to exclude Nos. 7b and 7c Copse Hill.

Despite the development to the rear (Sub Area 33B), Nos. 15 to 23 are set in particularly well landscaped and generous grounds, and care should be taken to ensure that their setting is not compromised by further development. Infill has occurred over the years: while No. 15c is charming and No. 5 is quite acceptable, the most recent - No. 17a – is sadly lacking in architectural character and its standard of design should not be used as a precedent.

Preservation and Enhancement

Little needs to be done to further enhance the Sub Area, and it is essential to preserve the present character of the Copse Hill frontage by ensuring that none of the listed buildings or their setting are threatened with development.

Sub Area 33B, outside the original Conservation Area



The narrow entry to the lane leading to the rear part of Copse Hill, with No.15c on the right, and the rear section, which retains some of its original rural character

COPSE HILL

The VicSoc report described the character of Sub Area 33B as follows:

Next to 7 [Copse Hill] a secluded lane leads to 9, 11 & 13 – all Victorian villas. This little-known enclave is endowed with remarkable ilex trees, views and bird song. 9 (Holmhurst) is now an old people's home. Like 7, it is a candidate for the statutory list, if only for its impressive rustic timber porch, complete with lantern: higher up, it is all turrets and gables. Adjoining it there is a curious very early Georgian revival arch with elaborate wrought iron gates. 11 (curious window over front door) is by Penrose (see under Berkeley Place), and should go on, at least, the local list. There are also various stable and lodge cottages in the main road and down the lane.

Of these, only Nos. 11 and 13 are extant, No.9, the Georgian revival arch and the various stables and lodge cottages having disappeared, together – one suspects - with much of its rustic character. However, sufficient remained to justify considering the possibility of including this area of backland in the Conservation Area as part of this Assessment.

Originally, the area south of this part of Copse Hill consisted of a westward extension of the "Wild Land" that stretched along the escarpment from Wimbledon Village. At the time of the VicSoc report it had the character of a rural retreat occupied by three late nineteenth century houses, Nos. 9, 11 and 13, and a few other outbuildings. It was reached down a narrow lane which presumably also provided an access to the southern end of the gardens to Nos. 15 and 17 Copse Hill.

Since then it has been extensively developed with seven further houses and a block of flats replacing No. 9. Nos. 13a, 13b, 15d and 15e have been built in the back gardens of Nos. 15 and 17 Copse Hill, and Nos. 11a, 11b and 11c occupy what must originally been parts of the gardens to Nos. 9 and 11, on the south side of the lane. This part of Copse Hill does however retain a faint reflection of its earlier character: the access way is still a narrow rural lane and several mature trees survive, particularly at the western end. Also, the area may still be a refuge for wild life (No. 13 has badgers in the back garden) which could be frightened away by any further suburbanisation of this area of backland. It therefore seems advisable to extend the Conservation Area to protect what remains of this "Wild Land", as recommended for the area to the west of Arterberry Road (see Sub Areas 31B and 32) and particularly the grounds of No. 13, which has so far resisted redevelopment.

No.11a Copse Hill, which does not have sufficient architectural or historical interest to be included in the Conservation Area, compared with No. 11, which is listed.



The Council seeks to protect valuable landscape or natural features, and to assist in doing so the Conservation Area extension needs to include those parts of the backland of greatest value to wildlife as well as those buildings of greatest architectural and historic interest. Fortunately, these tend to coincide, Nos. 11, 11b, 11c and 13 along the south-facing escarpment being of sufficient architectural interest, where wildlife is most likely to thrive, and Nos. 15d and 15e, whose gardens retain some of the original natural habitat. The remainder – Nos. 9, 11a, 13a and 13b – are of less architectural merit and their surroundings more suburban in character, and have therefore not been included.

The opportunity has been taken to rationalise the southern Conservation Area boundary, which passed across the back gardens of Nos. 15 and 17 instead of following the property boundaries.

COPSE HILL

Odd numbers, clockwise

Buildings added to the Conservation Area

No. 11, Noll Colbyfield: A **grade II** detached two storey house built in 1861-2 to the design of Francis Ganmer Penrose for himself and converted into three flats in 1950, of variegated brick, stone and pebble aggregate-faced concrete blocks with polychromatic effect achieved by alternating with single courses of brick. No. 11 has been listed not only for its unusually early use of concrete blockwork, but also because of the significance of the architect the list description explaining:

FC Penrose (1817-1903), educated at Winchester and Magdalene College, Cambridge, was Travelling Bachelor of the University of Cambridge, in Italy and Greece (1842-45) publishing his researches....where he established by optical observation and mathematical calculation the measurement of the entasis of the order and curvature of the lines of the Parthenon. He was....Surveyor of St Paul's Cathedral from 1851....in addition a noted archaeologist, astronomer and mathematician, and an overall polymath for whom professional practice in architecture was something of a sideline.

Because of its unusual construction and the importance of its designer, No. 11 is of sufficient architectural and historic interest to be included in the Conservation Area.



No. 11c and 13 Copse Hill, now included within the Conservation Area

Nos. 11b and 11c: Two detached two storey houses with detached double garages built in 1985 in yellow brick and white render, with curved leaded projecting porches. Their pleasant proportions help to justify their inclusion in the Conservation Area, and they also form a link between Nos. 11 and 13.

No. 13: A detached three storey late 19th C. house in grey render whose heavily wooded garden forms the culmination and retains some of the original character of this rural enclave.

Nos. 15d and 15e: Two detached two storey houses built in 1983 of moderate architectural interest which merit inclusion in the Conservation Area because of the extent to which they form a link between the houses facing on to Copse Hill and this area of backland, and because of the degree to which they have blended into their rural setting.

Buildings considered but rejected for inclusion in the Conservation Area

No. 9, Holmhurst: The original Holmhurst was built in 1872, converted into a hostel in 1947, and demolished in 1976 to make way for the existing three storey block of flats with one and two storey extensions, L-shaped on plan, in yellow stock brick with monopitch roofs. Although

it displays an interesting arrangement of monopitch roofs it is not of sufficient architectural interest to merit protection within the Conservation Area.

No. 11a: No. 11a is a one and two storey residential property which dates from 1967 or earlier and appears to have undergone many alterations, resulting in a strangely idiosyncratic composition of gables and roof terraces of insufficient architectural interest to merit inclusion in the Conservation Area.

Nos. 13a and 13b: Two detached two storey houses built in 1993 of conventional design with “period” features, No. 13a being of pale brick with fake timber framing to the main façade and a projecting entrance wing, and No. 13b being of red brick and tile hanging with a projecting porch. Neither house is of sufficient architectural interest to merit inclusion in the Conservation Area.



No.9, Holmhurst, and Nos. 13a and 13b Cedar Drive, which have been rejected for inclusion within the Conservation Area

HIGH CEDAR DRIVE

Consecutive numbers, anti-clockwise

High Cedar Drive is a suburban development of eleven modern detached two storey houses which was developed in 1985 on a wedge of land between the back gardens of Nos. 19 to 23 Copse Hill and the grounds of No. 13, probably on what was originally the longer gardens to Nos. 19 to 23. It also involved the demolition of a listed building, Possil Cottage.

The development is an indication of the sort of suburban development which could still replace the few historic buildings which survive on the southern part of Copse Hill to the Copse Hill. Nos. 1 to 10 are generously proportioned and pleasantly landscaped, but essentially suburban in character, and any atmosphere of a wilderness which the area may have had has been entirely removed, making this part of Copse Hill unsuitable for inclusion in the Conservation Area.

High Cedar Drive and its entrance off Copse Hill



Nos. 1 to 10: An estate of large recently constructed two storey detached houses with detached two-car garages. They are in white render with features such as chimneys and boundary walls in brick.

Nos. 10 and 11 High Cedar Drive



No. 11: A detached two storey house in multicoloured stock brick which may have been built in the side garden to No. 10 and is significantly less generous in proportion.

Sub Area 33C

COTTENHAM PARK ROAD, odd numbers, east side, from north to south

No. 3 Cottenham Park Road

Nos. 3 and 5: A detached three-and-a-half storey double-fronted late nineteenth century villa with bays and gables to the projecting wings and gothic detailing to the stonework around the central porch, the top storey being accommodated in the roof. The house has been converted into at least two dwellings, the northern one being accessed from the central porch and the southern one having been enlarged by a wide three storey flat roofed extension. Despite the later extension, the villa retains sufficient architectural and historic interest to be included in the Conservation Area. This decision is supported by the VicSoc report, which states:

Two Victorian houses – 3 & 5 – remain on the South side of Cottenham Park, round the Copse Hill/Ridgway. 3 is good quality Gothic and 5 is a plainer adjunct to 3. Both should be included in the Conservation Area.



Revisions to the Conservation Area Boundary

The recommended revisions to the boundary of this part of the Conservation Area, incorporating Nos. 3 and 5 Cottenham Park Road and Nos. 11, 11b, 11c, 13, 15d and 15e Copse Hill, and excluding Nos. 1, 1a, 7b and 7c Copse Hill and the Church Hall, are shown on the map of Sub Areas 33A and 33B.