



Supplementary Planning Document
London Borough of Merton



Lambton Road Boundary Assessment



©10/2005

ASSESSMENT OF THE APPROPRIATENESS OF THE BOUNDARIES OF THE LAMBTON RD CONSERVATION AREA.

At designation in 1990, the Conservation Area included the following properties:

- 137-143 (odds) Pepys Rd
- 77-95 (odds) Pepys Rd
- 1-51 (odds) Trewince Rd
- 2-52 (evens) Trewince Rd
- 1-51 (odds) Tolverne Rd
- 8-52 (evens) Tolverne Rd
- 1-19 (consec) Rosevine Rd
- 1-35 (odds) Kenwyn Rd
- 2-34 (evens) Kenwyn Rd
- 1-31 (odds) Pendarves Rd
- 2-30 (evens) Pendarves Rd
- 17-69 (odds) Lambton Rd
- 40-142 (evens) Lambton Rd
- 1 Cambridge Rd
- Hollymount Primary School, Cambridge Rd
- Raynes Park Methodist Church and Church Hall, Worples Rd

The conservation Area boundary was extended in 1992, to include 3 – 15 (odds) Lambton Rd. It then remained unchanged until the time of initiating this Character Appraisal (November 2004).

Assessment of properties within the existing Conservation Area boundary

All of the terraced houses which front Trewince, Tolverne, Rosevine, Kenwyn and Pendarves roads form distinct groups of buildings, each of which has a clear and coherent architectural character. As individual buildings they are by no means unusual from an architectural point of view, but their interest stems from the very clear group value based on the similarities in architecture and detailing.

There is no direct physical public connection between Kenwyn Rd and Pendarves Rd, nor between these 2 roads and the other 3 roads (except via either Lambton Rd or Pepys Rd). However architecturally all 5 roads have a clear and common identity which derives from their homogeneous architectural character. These 5 roads form the heart of the current Conservation Area. Their quality detailing and their architectural coherence are considered to provide a good basis for their inclusion within this Conservation Area.

At the southern end of the Conservation Area there is the statutorily Listed Raynes Park Methodist Church, and the (not listed) Church Hall. The statutory listing of the church provides justification for its inclusion into the Conservation Area. The church hall next door is of broadly related design, though of slightly lesser overall architectural interest. These 2 buildings form a significant and very distinctive small group, and on this basis it is felt that the inclusion of both buildings within the Conservation Area is warranted.

At the northern end of the Conservation Area there is the Locally Listed house at 143 Pepys Rd. Four new houses have recently been built in the grounds of the house at 143 (nos. 137-141 Pepys Rd and no. 1 Cambridge Rd). The excellent design quality of the Locally Listed building, together with the mature trees in this area, justify the

Conservation Area status, and the four new dwellings, which in many ways mimic the vernacular revival style of the Locally Listed building, do not undermine this view.

The northern end of the Conservation Area also includes the Hollymount school. The main features of interest here are the major group of mature trees which are an asset to the street scene, and the sense of spaciousness of the school grounds. These considerations justify inclusion of this area in the Conservation Area.

The terrace at 77-95 Pepys Rd has distinct similarities in their detailing, to other houses within Pendarves Rd and Kenwyn Rd in particular. The terrace also very decidedly has a coherent architectural design. On this basis, despite the fact that the terrace is out on a limb relative to the remainder of the existing Conservation Area, it is felt to warrant its inclusion within the Conservation Area.

The eastern side of Lambton Rd (within the existing Conservation Area) has a very strong architectural unity. Numbers 40-48 relate closely to general design of the houses in Kenwyn and Pendarves roads. The remaining houses on the eastern side of the road (nos 50 to 142) have their own distinctive and unified character, which share elements of detail with other buildings in the Conservation Area. The unusual building form, together with the common design details used in these houses and those in other parts of the Conservation Area amply justify their inclusion within the Conservation Area.

On the western side of the road the character it is very different. The overall architectural coherence of these houses as a single group is lacking. Some smaller groups of houses show related architectural design and detailing, but many are of decidedly mediocre design quality. Most significantly there is no architectural relationship between any of these houses and those to the east, within the Conservation Area. Justifying the inclusion of these houses within the Conservation Area is therefore much more difficult than anywhere else in the Conservation Area.

The characteristics of small groups of houses on the western side of the road is examined in rather more detail below.

Numbers 3-15 Lambton Rd are two rather florid Victorian terraces of houses, which are not of any special interest which might set them above thousands of other houses of this period. Much of the original ornate fenestration detailing has been lost.

Numbers 17-35 Lambton Rd is a run of 5 pairs of semi detached houses, which present steeply pitched gables towards the road. The architecture of the buildings is decidedly mediocre, and many have suffered severely as a result of glaringly insensitive alterations, notably painting and cladding of masonry.

Numbers 37-43 Lambton Rd are 2 pairs of semi detached Victorian houses, which are pleasant enough, but seen in isolation do not suggest themselves as warranting Conservation Area status.

Numbers 45-49 Lambton Rd are a run of 3 terraced houses, whose design is not uniformly the same, but where there are is a clear overall architectural cohesion. They are well detailed, but not of dramatic architectural interest, and being only 3 houses, their impact is very limited. They do not warrant inclusion within a Conservation Area.

Numbers 51/53 Lambton Rd These are a non symmetrical pair of semi detached houses, whose architectural design is completely unrelated to one another. They lack

any special architectural character such as might warrant inclusion in a Conservation Area.

Numbers 55-61 Lambton Rd comprise two pairs of symmetrical semi detached houses. The character of detailing used in these houses is similar to that of 45-49 Lambton Rd, again because they are so few in number, their impact on the character of the area is very limited.

Number 63 Lambton Rd is a one off, a large double fronted Victorian house whose character is moderately good but whose style does not relate to any other buildings in the area.

Numbers 65-69 Lambton Rd is a short terrace of 3 houses of unexceptional Victorian character.

Considering the issue of architectural quality of these houses as a whole there is very little to suggest that the Conservation Area status is warranted. Deleting them from the Conservation Area will mean that the Conservation Area boundary would run down the centre of the road, which is not ideal. However despite that, the very modest architectural value of these houses, the fragmented design characteristics, the lack of design relationship to the buildings elsewhere in the Conservation Area, and the harm caused by subsequent insensitive changes which have been made, mean that the overall conclusion must be to remove them from the Conservation Area.

Assessment of properties outwith the existing Conservation Area boundary

To the east of the existing Conservation Area boundary there are:

- The terrace at 23-75 Pepys Rd. This very long terrace has a clear sense of architectural unity. However its architectural distinctiveness is felt to be rather less than that of the other terraces within the Conservation Area. It lacks the small scale architectural details which provides the unified architectural character of the Conservation Area. In addition there have been some particularly unfortunate alterations to some of the houses, particularly towards the southern end of the terrace. On this basis the conclusion is that these houses have rightly been excluded from the Conservation Area.
- The terrace at 97-113 Pepys Rd. This terrace has strong similarities in terms of architecture and distinctive detailing to the houses in Pendarves Rd and Kenwyn Rd for example. It seems highly probable that they were built by the same builder and that they used the same architect/designer. The terrace feels very much a part of the Conservation Area, and it is therefore recommended that it be incorporated within the boundaries of the Conservation Area.
- Semi detached houses at 115-121 Pepys Rd. Like the terrace at 97-113 Pepys Rd (referred to above), these 4 semi detached houses have the same similarities of architecture and detailing to the houses in Pendarves Rd and Kenwyn Rd. It is therefore recommended that these houses should also be included within the Conservation Area.
- Semi detached houses and one detached house at 123-135 Pepys Rd. The architecture and detailing of these houses do not relate closely to that of the others within the Conservation Area, in the way that the houses further south do. The buildings do not have any strong design coherence as a group, and the architectural quality is unexceptional. There is no good case for including them in the Conservation Area.

- Houses on the eastern side of Pepys Rd. The buildings on this side of Pepys Rd lack any clear overall architectural coherence, and their architectural character is quite different to that of the houses within the Conservation Area. Several new blocks of flats have been built on this side of the road. While a few of the older Victorian and Edwardian houses have a pleasant appearance (eg nos. 78 to 84) there are too few of them, and they are overwhelmed by buildings of poor design quality. It is therefore concluded that this side of the road should not be included within the Conservation Area.
- Residential streets at Durrington Park Rd, Hunter Rd, Devas Rd and Langham Rd. Houses in Durrington Avenue and Durrington Park Rd have recently been taken out of the West Wimbledon Conservation Area, on the basis that they lacked features of sufficient interest of character. There is no basis for including these properties within the Lambton Rd Conservation Area. Hunter Rd, Devas Rd and Langham Rd are very different in character when compared to the character of the existing Conservation Area. While these streets have a spacious, low density, and very green character, it is wholly different to the more intensive mainly terraced form of the properties in the Conservation Area. It is concluded therefore that they do not belong in the Lambton Rd Conservation Area.

To the north of the existing Conservation Boundary there is:

- The small public park called Holland Gardens. This park is a very attractive open space, with trees of considerable amenity value. Cambridge Rd separates the park from the adjacent Conservation Area, and the park is severed visually from Cambridge Rd by a tall wooden fence. Despite the very obvious attraction of this space, Conservation Area protection does not appear to be warranted in this case. Alternative protection is afforded to its recreational and public use through other policies contained in the Unitary Development Plan. The Council's responsibilities as owners of the land for its proper management mean that further protection is afforded to its landscape character. On this basis it is not proposed for inclusion in the Conservation Area.

To the west of the existing Conservation Boundary there is:

- A mix of residential properties at Cambridge Rd. On the south side of Cambridge Rd. there is a run of large Victorian houses. The first of these (nos. 3-11 Cambridge Rd) are in the form of a staggered terrace of unified and attractive design. Their detailed design is however quite different from anything in the existing Conservation Area. It is likely that the original builder was different from the one who developed in the conservation Area. The houses beyond this terrace (nos. 13 to 23a Cambridge Rd) are much more of a mixture of Victorian designs, they lack the cohesive feel that is evident further east, and they are of variable design quality. The buildings on the north side of Cambridge Rd (6-16 and Cambridge Court) are of very mixed age and architectural style. There is nothing which has architectural character to warrant Conservation Area status. Overall it is therefore concluded that in the vicinity of Cambridge Rd the Conservation Area boundary should remain unchanged, as to add any of these houses to the Lambton Rd Conservation Area would be a dilution of the essentially homogeneous character of that area.
- Houses in Amity Grove. There is no direct accessible connection between Amity Grove and the streets within the existing Conservation Area. Furthermore there is no visual link between the public spaces in Amity Grove and the streets in the existing Conservation Area. On this basis it is felt that inclusion of any properties in Amity Grove within the Conservation Area is not justifiable.

To the south of the existing Conservation Boundary there is:

- A mix of residential and commercial properties in Worple Rd. There are two short terraces of commercial units with residential flats above at 187-193 Worple Rd and at 207-211 Worple Rd. These are impressive large scale Victorian buildings which are contemporaneous to the residential development of Trewince Rd and Tolverne Rd. It seems likely that in view of the common design detailing shared between these terraces and the adjacent housing in these roads, that the builder was the same in both cases. The common design and the retention of most of the original detailing, including much of the shop front details suggests that these 2 terraces should be added to the Conservation Area. The relationship of design and detailing does not exist elsewhere in Worple Rd, and these buildings comprise a wide range of different and unrelated styles. There is no architecture of special interest in these other areas, and the conclusion must be that no other areas should be added to the Conservation Area.

Overall Conclusion on Conservation Area boundaries

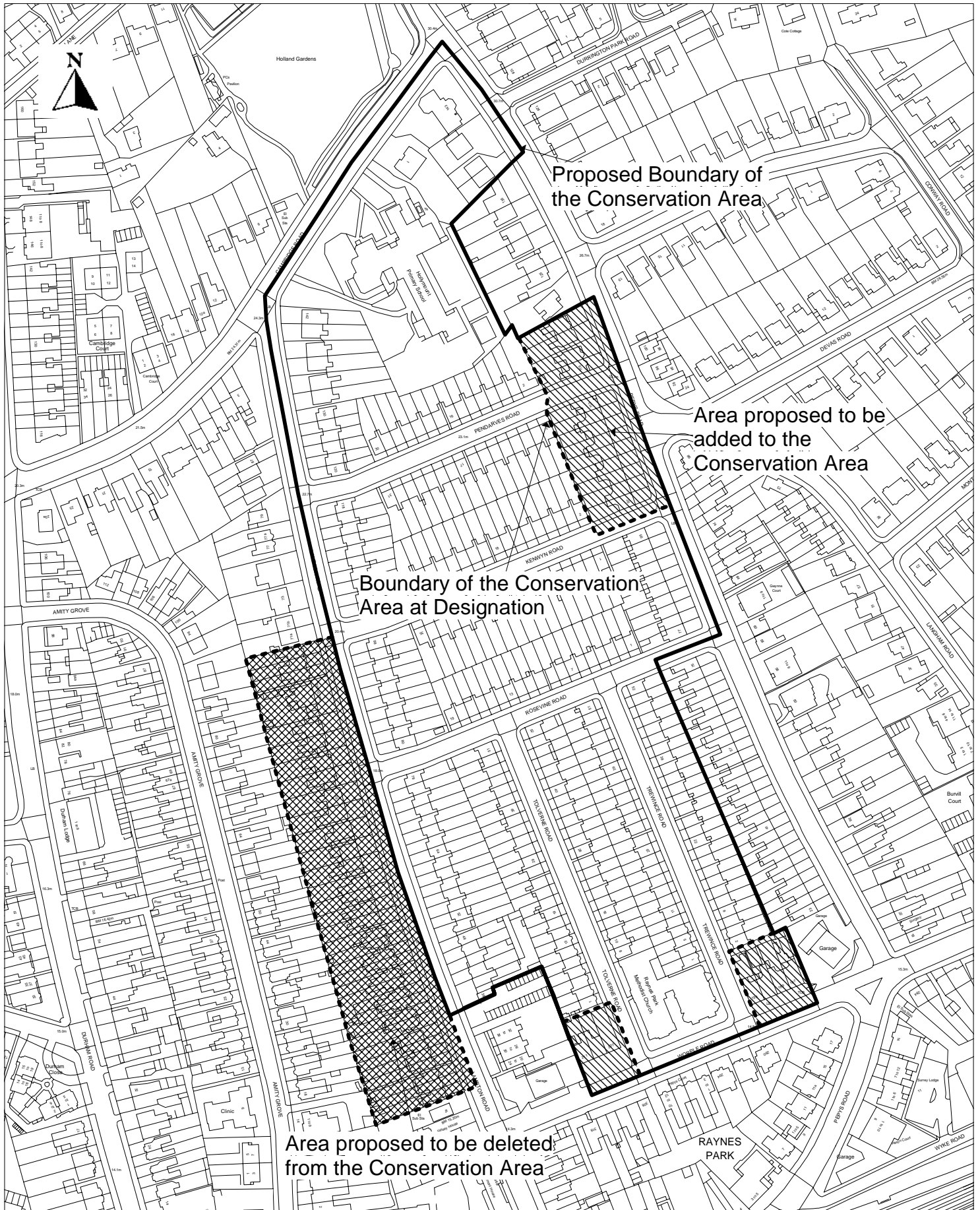
The only places where any change from the existing Conservation Area boundary is recommended are at:

- 187-193 (odds) Worple Rd, 207-211 (odds) Worple Rd, 97-113 (odds) Pepys Rd, and 115-121 (odds), Pepys Rd, which should all be added to the Conservation Area, and at
- 3-69 (odds) Lambton Rd, which should be taken out of the Conservation Area.

These recommended changes would relate the boundaries of the Conservation Area much more closely to the development which (to judge by the architectural details) appears to have been carried out by a single developer in the early years of the 20th century. The changes would exclude almost all areas which were not implemented by that developer, and to include areas which he was responsible for developing, which hitherto have been excluded from the Conservation Area. The only areas which would remain within the Conservation Area which were not part of that original development would be Hollymount School, the Worple Rd Methodist Church and Church Hall, and (the Locally Listed) 143 Pepys Rd, together with its associated small new development of houses.

Aug 2005

The Character Appraisal for this Conservation Area is written on the basis of the boundary alterations recommended above.



LONDON BOROUGH OF MERTON
Environment and Regeneration

Civic Centre, London Road, Morden, Surrey, SM4 5DX.
 Telephone 020 8543 2222 Web www.merton.gov.uk

Lambton Road Conservation Area
 Proposed Boundary Changes
 (Plan No DLU/2132)



Scale: 1/2500

Date: 11/3/2005

Albanian

Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine me poshte.

Arabic

إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المدون ضمن الإطار أدناه.

Bengali

যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লিখিত বক্সে আমাদের ঠিকানা রয়েছে।

Chinese

如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯繫。

Farsi

اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.

French

Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.

Gujarati

જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.

Punjabi

ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

Somali

Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.

Spanish

Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.

Tamil

உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டிருள்ள விவரத்தில் எம்முடன் தொடர்பு கொள்ளுங்கள்.

Urdu

اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔