



Supplementary Planning Document
London Borough of Merton



Lambton Road Character Assessment



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CHARACTER APPRAISAL LAMBTON RD. CONSERVATION AREA.

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1. General Introduction

Conservation Areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. This Appraisal was approved by the Council on 14/11/05.

The Lambton Rd Conservation Area falls into 6 distinct areas (see plan 1). The special character of each of these areas derives from:

- A. Trewince, Tolverne, Rosevine, Kenwyn and Pendarves Roads
These roads comprise tight knit terraces of houses, with small front gardens, and a strong geometry to the layout. The architecture of the buildings within each street is very strongly cohesive, and small scale detailing on each house is of some interest. There are street trees, and high quality materials used in the streets.
- B. Worpel Rd
This part of the Conservation Area forms one side of the road, and it comprises mainly commercial and community uses which were developed to support the new residential developments which were being created at that time. The outstanding architectural interest of the Church is a key feature, as is the related design of the church hall (Lantern Arts Centre and Day Nursery). The two short terraces of shops/flats are notable for their shop fronts and the small scale design details generally.

- C. 77-121 Pepys Rd
This area comprises one side of a street, and includes two terraces of houses and two pairs of semi detached houses. Each of these terraces and the group of semis has its own distinctive and coherent architectural character, but all these three elements also have significant architectural relationships which link them together. The built form is still tight knit, but front gardens are quite long, which gives opportunity for substantial frontage planting. Again high quality materials are used in the street.
- D. Hollymount School, and 137-143 Pepys Rd
The northern part of the Conservation Area is quite different in character to the area further south. Instead of being tight knit and geometrical, it has a much more spacious and informal character. Mature trees and landscape are the key features, as is the architectural quality of the Locally Listed building at 143 Pepys Rd. High quality materials are a feature of the street, and the smooth gently curving lines of Cambridge Rd, together with its generous width, are reminders of its original aspiration to be a “quality” Victorian suburb.
- E. 40-142 Lambton Rd
This area comprises one side of a street, and it includes five terraces of houses, and three pairs of semi detached houses. The four of the five terraces follow the same architectural formula, differing only in terms of very small details. The fifth terrace has a design which relates closely to the houses in Pendarves Rd and Kenwyn Rd. The semi-detached houses have their own unique design, but all the houses in this area are linked together by common design details. Generally the built form is tight knit (except at the northern end), but front gardens are long, with the opportunity for substantial frontage planting. High quality materials are used in the street. At the southern end of the street liquidambar street trees have been used consistently, but these are mainly on the western side of the road.
- F. 3-69 Lambton Rd
This area comprises a large part of the western side of the street. The character of this area is quite distinct from that of the rest of the Conservation Area, and is itself disparate, the houses having been built over a longer period of time, by different builders, and to different designs. There are within this area 5 smaller groups of buildings, within each group there is a high degree of architectural uniformity, but considerable differences from one group to the next. In addition to these groups, there are in addition to the 5 groups three individually designed houses that do not relate in architectural terms to any others in the area.

2. Description of extent of CA

The Conservation Area which is subject of this Character Appraisal is 8.33 hectares in extent. It is situated approximately 250 metres to the north of Raynes Park station, and approximately 2km to the south-west of Wimbledon Town Centre. It lies between Cambridge Rd and Worple Rd, and between Lambton Rd and Pepys Rd.

No other Conservation Areas adjoin it, but Dunmore Rd Conservation Area lies a short distance to the east, West Wimbledon Conservation Area lies a short distance to the north-east, and Durham Rd Conservation Area a short distance to the west.

The area is on the lower slopes of Wimbledon Hill, and it slopes from north to south, being 30.4 metres above sea level at the junction of Cambridge Rd and Pepys Rd, and 14.3 metres above sea level at Worple Rd.

The Conservation Area includes all the properties in Trewince Rd, Tolverne Rd, Rosevine Rd, Kenwyn Rd and Pendarves Rd. It includes most of the properties in Lambton Rd except for those at the south end, and (on the western side) those at the north end. It also includes properties in Cambridge Rd (between Lambton Rd and Pepys Rd, and two sections on the western side of Pepys Rd. The addresses of properties included within the Conservation Area are set out below:

- 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
- 40-142 (evens) Lambton Rd
- 3-69 Lambton Rd
- 77-121 (odds) Pepys Rd
- 137-143 (odds) Pepys Rd
- 1 Cambridge Rd
- Hollymount Primary School, Cambridge Rd
- Raynes Park Methodist Church and Church Hall, Worple Rd (NB the Church Hall is now used by the Lantern Arts Centre and by a day nursery, but in this appraisal it is referred to as the Church Hall).
- 187-193, and 207-211 (odds) Worple Rd

3. Designation History

The Lambton Rd Conservation Area was designated by the Council in 1990. The Area was subsequently extended to include nos. 3 to 15 (odds) Lambton Rd, in 1992. The only other boundary alterations consist of the addition of 97-121 (odds) Pepys Rd, 187-193 (odds) Worple Rd and 207-211 (odds) Worple Rd which have resulted from the boundary assessment made in 2004 as part of this character appraisal exercise.

4. History of Development

Rocques map of 1741-45 (plan 2) shows "Comb Lane", as is West Barnes Lane. To the north of Coombe Lane (in approximately the same area as the present day Conservation Area) "Laynts Wood". "Middle Worpole Lane" (the future Worple Rd) is shown running from the present day area of Wimbledon town centre, along the foot of Wimbledon Hill, but this lane has no outlet at its western end, and it stops short of Coombe Lane. No built development appears in any part of Raynes Park.

In 1800, the original estate of "Prospect Place", located on the south side of Copse Hill (close to the existing Atkinson Morley Hospital), was greatly enlarged southwards, up to Coombe Lane, thereby encompassing the present day Conservation Area. This enlargement was carried out by James Meyrick, who was a

Parliamentary agent. Meyrick died in 1818, and 5 years after his death the estate was sold to John Lambton, Earl of Durham. In 1831 it was passed on to Charles Pepys (Lord Cottenham). Then known as Cottenham Park, he sold the estate for development in 1850.

On the sale of the Cottenham Park estate, the area to the north of the railway line was laid out with Pepys and Lambton roads by WS Sims, in anticipation of development. However this was slow to start.

The main railway line had been built in 1838, with the branch line to Epsom being built in 1861. Raynes Park station was however not opened until 1871. The name Raynes Park, used for the station, was derived from Edward Rayne who farmed locally from 1823 to 1847.

The OS map of 1865 (plan 3) shows "Cottenham Park", which encompassed the present day Conservation Area and land to the west. Coombe Lane, and the railway lines are all seen on the map.

Worple Rd is shown extending from Wimbledon Town Centre, but it still stops well short of the Raynes Park area (stopping in the area of the present day Edgehill junction). However in Raynes Park centre we see the western end of the present day Worple Rd as having been built, however in the east it stops at the present day junction with Langham Rd. Undeveloped fields are shown separating these two sections of Worple Rd. Worple Rd was not to be linked directly through to Wimbledon until 1891.

Within and around the Conservation Area we see the new roads having been laid out in anticipation of development. Cambridge Rd has been constructed from Coombe Lane up the hill to Pepys Rd. Pepys Rd has been built from its present day junction with Coombe Lane (the Skew Arch railway bridge), past Worple Rd and up the hill to Cottenham Park Rd, and thence connecting to Copse Hill and the Ridgway. Lambton Rd has been built from Coombe Lane to Cambridge Rd. The northern part of Durham Rd has been built to just south of its junction with Cambridge Rd.

The 1879 map (CW Bacon and Co) (plan 4), still shows no connection between the eastern and western sections of Worple Rd. However the eastern section of the road has been extended towards Raynes Park as far as the present day junction with Arterberry Rd. For the first time the name "Raynes Park" appears on the map.

The map shows a very loose scatter of buildings in Amity Grove, a school is shown at the south end of Pepys Rd, and a couple of buildings are shown on the eastern side of Pepys Rd. However no buildings at all are shown within the Conservation Area.

The first houses in Lambton Rd were built on its west side, from 1882 onwards. Initially development was quite slow, with only about 10 to 12 houses being built here by 1890. Hollymount (now 143 Pepys Rd) at the far northern end of the Conservation Area seems likely to have been built around 1880-90.

After 1890 there seems to have been a pause in development, but then within the space of just 8 years (1898-1905) plans were submitted for the development of almost all of the Conservation Area. Here development was carried out by William Louis Peters, from Cornwall. This period saw all the houses in Trewince Rd, Tolverne Rd, Rosevine Rd, Kenwyn Rd and Pendarves Rd built. These roads were named after villages near to Truro and St Mawes in Cornwall. In addition it saw all the houses on the eastern side of Lambton Rd built, as well as those at 77-121 Pepys

Rd. The two terraces of shops and flats in Worple Rd were built in 1901 and 1905. Thus by 1905 almost all of the Conservation Area was built as it is today, with only small areas mainly at the northern end left for infilling development.

The final, missing, section of Worple Rd was completed in 1891, directly linking Wimbledon and Raynes Park. Trams were introduced along Worple Rd in 1907, linking Raynes Park to Wimbledon and to Kingston.

In 1914 the Methodist Church was built in Worple Rd. The Church Hall followed in 1926.

The Ordnance Survey map of 1933/34 (plan 5) shows the Conservation Area as it is today except for the development at 137-141 Pepys Rd and 1 Cambridge Rd, and except for the adjacent Hollymount School. The site of the present day school is occupied by what appears to be a very large house in extremely large grounds.

Hollymount School appears to have been built in 2 phases, the first being in the 1950s or 60s, and the second in the 1980s.

137-141 Pepys Rd and 1 Cambridge Rd is a small new residential development which resulted from the subdivision of the plot occupied by 143 Pepys Rd (Hollymount). It dates from 2000.

5. Land Uses

The predominant land use within the Conservation Area is residential. However in addition there is the Hollymount Primary School at the northern end of the Conservation Area, and the Methodist Church, Arts Centre, Day Nursery, shops and commercial units at the southern end.

6. Archaeology

The Conservation Area is not included within an Archaeological Priority Zone (APZ), nor is it close to any such APZ.

7. Listed Buildings – Buildings Contribution

The contribution made by each building to the character and appearance of the Conservation Area is indicated in plan 6, as is any listed building status.

There is one Statutorily Listed Building within the Conservation Area, this is the Worple Rd Methodist Church (grade II). It was designed by Withers and Meredith in a Byzantine style, and built in 1914. This building is considered to make a substantial contribution to the character and appearance of the Conservation Area.

There is one Locally Listed building within the Conservation Area. This is Hollymount House (no. 143 Pepys Rd). The design of this building is very similar to several others in the Merton Park area, which were designed by the architect Quartermain, so it is possible that the same architect was involved here. This too is considered to contribute to the character and appearance of the Conservation Area

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- 40-142 (evens) Lambton Rd
- 77-121 (odds) and 137-141 (odds) Pepys Rd
- Pendarves Rd – all properties
- Kenwyn Rd – all properties
- Rosevine Rd – all properties
- Trewince Rd – all properties
- Tolverne Rd – all properties
- 187-193 (odds) and 207-211 Worple Rd
- Methodist Church Hall Worple Rd
- 1 Cambridge Rd

The following buildings are considered to make a neutral contribution to the character and appearance of the Conservation Area:

- Hollymount School
- 3 – 17 Lambton Rd
- 27 – 69 Lambton Rd

The following buildings are considered to make a negative contribution to the character and appearance of the Conservation Area:

- 19 – 25 Lambton Rd

8. Building plots

There is a clear regularity to the layout of building plots for the properties throughout the majority of the Conservation Area. This regularity does not however apply in the far northern end of the area.

In Rosevine, Kenwyn, Pendarves, Trewince and Tolverne Roads there is a clearly expressed and rigid geometry to the plot and building layouts, which is associated with 19th century bye-law housing. Each house plot has a standard width, and each house is set a standard distance back from the footway. Rosevine Rd has frontage houses only along its northern side.

Similar rigid geometry is seen at 40-130 Lambton Rd and at 77-113 Pepys Rd, though here (unusually) the houses are set much further back from the road. Further north in these two roads however the plot layouts are more generous, and this allows for the development of semi-detached houses.

On the western side of Lambton Rd there is less regularity in the layout of building plots, reflecting the different builders the different building designs, and the longer building time span. The houses at the northern and central sections of this group generally have wider plots than those at the south end. Long front gardens are however typical of all of the houses on this side of the road.

The Hollymount School is set within a very large plot, with a wide street frontage, which was originally occupied by a large mansion, (now demolished).

At the south end of the Conservation Area, facing onto Worple Rd, the Church and Church Hall occupy the full width of a street block, with return frontages onto the 2 side roads. To each side the same rigid geometry exists with the commercial units fronting Worple Rd.

9. Building Height

Buildings throughout the Conservation Area are almost all 2 storeys. The only exceptions to this are at 187-193, and 207-211 Worple Rd (3½ storeys and 3 storeys respectively), 45 and 53 Lambton Rd, 65-69 Lambton Rd, 1 Cambridge Rd and 137-143 Pepys Rd (all 2½ storeys), and the Hollymount School (1½ storey equivalent, and single storey).

The height of the Church and Hall in Worple Rd can not be measured in a meaningful way in terms of numbers of storeys but their general height accords well with the blocks of shops and flats to each side.

10. Building form

The great majority of buildings in throughout the Conservation Area are terraces of houses, or short terraces of commercial units with shops over. However four of the terraces in Lambton Rd (nos 50-130) have regular recessed on their frontages which give apparent separation of one pair of houses from the neighbouring pairs.

There are semi-detached houses at the northern ends of Lambton Rd (nos. 132-142) and Pepys Rd (nos. 115-121, and 137/139).

There are detached houses at 141 and 143 Pepys Rd, and at 1 Cambridge Rd. The Church and Church Hall in Worple Rd are linked buildings, but are treated architecturally as two separate freestanding entities. Hollymount School is a large freestanding building, which again in architectural terms can be split into 2 parts.

On the western side of Lambton Rd there is a mix of short terraces, pairs of semi detached, and detached houses. Numbers 51 and 53 read as a non-symmetrical pair of semi detached houses, but they are in fact slightly separated from one another.

11. Building Line

Throughout almost all of the Conservation Area the building line is very clearly defined and observed. In Pendarves, Kenwyn, Rosevine, Trewince and Tolverne Roads the building line is set close to the back edge of the footway, leaving only very short front gardens. Bay windows project forward from the general building line towards the road.

In Lambton Rd and Pepys Rd there is the same clearly defined building line, but this time set much further away from the road, thereby creating much longer front gardens. As elsewhere, bays project forward from the general building line towards the road. At the northern end of Lambton Rd (eastern side) the semi detached houses are set at progressively greater angles to the road, in order to pick up the junction with Cambridge Rd.

Hollymount School observes no very clearly defined building line, and the building, which is set well back from the road, is oriented at a distinct angle to the alignment of Cambridge Rd.

On Worple Rd the two terraces of commercial units are both set well back from the road, to leave a wide space, part of which is a private forecourt. This setback is even greater in the case of 207-211. The frontage of the Church and Church Hall align with

the terrace at 187-193, but here there is a narrow frontage garden separated from the footway by a low brick wall.

12. Roof Form

Gabled roofs are used on almost all the houses within the area. The ridges of the roofs run parallel to the line of the road. Individual houses (terraced and semis) each have a subordinate roof form which addresses the road. There are gables in the case of building types 2, 3, 4, 5, 6, 7 and 10, (see plan 7) and hipped roofs which are angled back to follow the line of the canted bay windows in house type 1. Building type 8 mixes the hips of type 1 with the gables of the other types.

Building type 9 has wide gables which face the road, but in this case they are not subordinate to the main longitudinal ridge of the roof.

In all these cases the roof slopes are broken through by the party and flank walls.

The main exceptions to this pattern of roof forms is again seen on the western side of Lambton Rd. Here there is a mix of roof designs. The most distinctively different roof designs are at 1 – 35 Lambton Rd, where each pair of semi detached houses has a pair of steeply pitched gables (not subordinate gables) facing towards the road. Number 53 also presents a pair of non subordinate gables to the road. Elsewhere on this side of the road we see gabled roofs, where the ridge runs parallel to the road, but at nos 65 – 69 Lambton Rd there is a short terrace of houses with a steep “mansard” roof slope, but with a section of flat roof behind the mansard slope.

In general throughout the Conservation Area the rear roof slopes are not seen from the public domain, however in the case of Rosevine Rd, houses front the street on one side only, on the other side they are built at right angles. This means that rear roof slopes of the houses immediately to the south of Rosevine Rd (in Pepys Rd, Trewince Rd, Tolverne Rd and Lambton Rd) are conspicuous from Rosevine Rd. A number of unsightly box-like rear roof extensions have been added to these rear roof slopes.

The roof of the Methodist Church is an octagonal pyramid with 4 radiating gables and 2 subsidiary domes which flank the Worple Rd gable. That of the Church Hall is one long gable expressed on the Worple Rd frontage.

13. Rhythm and Symmetry of Buildings

There is a clear and distinctive architectural rhythm to the buildings in Pendarves, Kenwyn, Rosevine, Trewince and Tolverne Roads (building types 1 and 2). This rhythm is set by the regular repetition of forward facing gables and hips, by projecting bays, and by chimneys and by party walls breaking the line of the roof. The bays, and their associated gables or hips are not located centrally within each house, but pairs of houses demonstrate a symmetrical elevation.

The same situation applies in the case of the terraces and semi detached houses in Pepys Rd and on the eastern side of Lambton Rd (building types 3, 4, 5, 8 and 10), and in the two commercial terraces in Worple Rd (building types 6 and 7).

However the rhythm and symmetry in the case of building type 9 (in Lambton Rd) is different. Here pairs of houses share a single large frontage gabled roof, and recesses between pairs of houses separate one frontage gable from its neighbours.

Again it is pairs of houses which demonstrate symmetry, rather than each individual house.

Once again the characteristics are different on the western side of Lambton Rd. Here some short runs of houses have their own individual rhythm and symmetry, but overall this side of the street has a much more fragmented character from this point of view. The rhythm and symmetry of buildings is most noted in the 2 terraces of houses at 3 – 15 Lambton Rd. It is also clearly evident in the run of semi-detached houses at 17 – 35 Lambton Rd, where each pair also demonstrates symmetry. Further pairs of semi-detached houses also demonstrate their own symmetry, as at 37/39, 41/43, 55/57 and 59/61 Lambton Rd.

14. Architecture and Detailing

The degree of homogeneity in the architectural design of the buildings in the Conservation Area is a major factor in the special character of the area. The buildings include a selection of the following common detailing features:

- Party walls and flank walls projecting through the roof planes
- Sliding timber framed sash windows
- Two storey canted bay windows with gabled or hipped roofs above
- Mainly slate roofs with red ridge tiles
- Some use of hanging tiles within gables
- Common usage of yellow stock brick with red bricks for detailing
- Use of stone for window sills and lintels and for door lintels. The upper and lower edges of the lintels are very characteristically incised with a distinctive profile, which is common to the many buildings within the Conservation Area which were built between 1898 and 1905, and which suggests more than anything that the whole area was built by one builder and designed by one designer.
- Some use of decorative lintels over the doors (segmental arch, broken pediment and decorated pediment).

Brief details of each of the building types (numbered 1 to 22) are set out below. The figure in brackets is the estimated date of construction, usually based on the date building plans were submitted. The contribution that each building makes to the character and appearance of the Conservation Area is recorded, positive (+) or neutral. This contribution is identified on plan 6. The different building types are indicated on plan 7.

1. All houses in Trewince, Tolverne and Rosevine Roads (1899 and 1900) (+ contribution). Terraces of houses each with a canted 2 storey bay. Plain straight stone lintels are used over the windows and the (non recessed) front door. The hipped roof over the bay is cut back at the sides to reflect the canted shape of the bay, and is topped by a terracotta finial. The windows are Victorian 4 panes sashes, both upper and lower sashes having either 1 or 2 panes (depending on the window size). The houses are built of yellow stock bricks with red brick detailing on the bay angles, the window and door architraves, and string courses.
2. All houses in Kenwyn Rd and Pendarves Rd (1902/03) (+ contribution). Terraces of houses each with a canted 2 storey bay. Plain straight stone lintels are used over the windows and segmental curved lintels over the recessed front doors. The gabled roof over the bay is infilled with either hanging tiles or render. The windows are Victorian sashes, the upper sash having 2 or 4 panes and the lower 1 or 2 panes, depending on the size of the window opening. The houses are built of yellow stock bricks with red brick

detailing on the bay angles, the window and door architraves, and string courses.

3. 115-121 Pepys Rd (1903) (+ contribution). Semi detached houses each with a canted 2 storey bay. Above the bay is a gable, which is infilled with timber frame and render infill panels. The windows are unequal Victorian sashes, the upper sash having 4 panes and the lower a single pane. Plain straight stone lintels are used over the windows. A lean to projecting porch is supported on ornate timberwork. The upper part, above the lintels of the lower windows, is rendered, while the lower part is brown brick with red brick detailing.
4. 97-113 Pepys Rd (1902) (+ contribution). A terrace of houses with generally similar design details to those at building type 3 above, except that each lean to porch is shares a gable with its neighbour. The building materials are red brick at the ground floor level with render above.
5. 77-95 Pepys Rd (1901) (+ contribution). A terrace of houses each with a canted 2 storey bay with a hipped roof above which is cut back at the sides to reflect the canted shape of the bay. Above the hipped roof, there is a gable set back on the alignment of the main front façade of the building. The gable is infilled with hanging tiles. Plain straight stone lintels are used over the windows, and classical broken pediment stone lintels are used over the recessed front door. The windows are Victorian sashes, the upper sash having 4 or 6 panes (depending on the size of the window opening) and the lower a single pane. The upper part of the building is rendered and the lower is brown brick with red brick detailing.
6. 187-193 Worple Rd (1905) (+ contribution). This is a terrace of 4 units, with shops or commercial premises on the ground floor and flats above. Its main roof is gabled at one end and half hipped at the other. Each unit has a wide front facing gable, the end two being infilled with timber frame and render infill, the middle two having windows and render infill. The 2nd floor is rendered with vertical brick pilasters flanking and dividing the paired sash windows. The upper sashes have 4 panes and the lower a single pane. The 1st floor is of red brick, with 3 sash windows per unit, the upper sashes having 6 panes and the lower a single pane. The ground floor projects forward, with terracotta ball finials over corbels and pilasters which separate one unit from its neighbours.
7. 207-211 Worple Rd (1901) (+ contribution). This is a terrace of 3 units, with shops or commercial premises on the ground floor and flats above. Each unit has a small front facing gable, infilled with hanging tiles. The two upper floors are built of brick, the top floor having paired sash windows beneath the gable. The 1st floor has 3 sash windows per unit, each with a pediment stone lintel. On both floors the upper sashes have 6 panes and the lower sashes a single pane. The ground floor projects forward, with terracotta ball finials over corbels and pilasters which separate one unit from its neighbours.
8. 40-48 Lambton Rd (1904) (+ contribution). A terrace of 5 houses, though the end unit has a commercial use on the ground floor. This terrace is a mixture of the sash window and 2 storey bay elements seen in building types 1 and 2, and it also employs the render at the upper levels as used in types 3 and 4.
9. 50-130 Lambton Rd (1898/99) (+ contribution). These are 4 terraces of houses, each pair of houses sharing a wide, front-facing gable, within which sit two 2 storey bays each with a hipped roof above. Two of the terraces are built of red brick, the other two have yellow stock brick with red brick detailing on the bays, quoins, architraves and gables. The sash windows are either nine pane over single pane or 6 pane over single pane (depending on the size of the window opening). The lintels over the recessed porches are pedimented, inset with a face and foliage decoration.

10. 132-142 Lambton Rd (1899) (+ contribution). These are 3 pairs of semi detached houses, each with a canted 2 storey bay with a hipped roof above which is cut back at the sides to reflect the canted shape of the bay. Above the hipped roof, there is a gable set back on the alignment of the main front façade of the building. The recessed front porch has a pedimented lintel above. Stone tablets sit between the ground and 1st floor windows of the bay. The sash windows are either nine pane over single pane or 6 pane over single pane (depending on the size of the window opening). The building materials are yellow stock brick with red brick detailing on the bays, quoins, architraves and gables.
11. Worple Rd Methodist Church and Hall (1914 and possibly later) (Statutorily Listed and + contribution). The church building is laid out in a Greek cross form, and uses Byzantine architecture. It has a central octagonal pyramid roof topped by a lantern. Radiating from this are 4 gabled roofs, and in the 2 corners adjacent to Worple Rd there are 2 small copper domes. The building is in red brick with stone detailing. The 3 of the 4 gabled elevations have a large semi circular window. The church hall has a substantial gabled elevation facing to Worple Rd flanked by an octagonal tower. There are three round-headed windows below the gable. Again the materials are red brick with stone detailing. Both Church and Church Hall use matching leaded and coloured glass in an art nouveau style.
12. 137-143 Pepys Rd and 1 Cambridge Rd (estimated 1880's and 2001) (Local List and + contribution). 143 Pepys Rd is Locally Listed. It seems likely that it was built by the architect Quartermain, who was responsible for much work of a very similar character locally, notably in the Merton Park area. The building is influenced by neo vernacular design ideas of the late 19th century. Sash windows (4 panes over 4 panes) are used. The bays and gables use ornate hanging tiles. White render is used at 1st floor level, and there is also some use of timber frame with render infill panels. The tiled roof has ornate ridge tiles. The new houses in this group mimic the general design character of this building, with steeply pitched gables and similarly ornate hanging tiles and ridge tiles.
13. Hollymount School (estimated 1950s and 1980s) (neutral contribution). The school buildings were developed in 2 phases, the newer (western) block being a single storey building with a hipped roof. The earlier (eastern) building being circa 1950s, partly single storey with a flat roof, and partly the equivalent of 1½ storeys with a gabled roof covered with pantiles. Neither building has any special architectural features of interest.
14. 3-15 Lambton Rd (1901) (neutral contribution). These are two short terraces of two storey houses. The main roofs are gabled, with the ridge running parallel to the line of the road. Gable and party walls break through the plane of the roof slope. Each house has a two storey canted bay window topped mostly with a subordinated, chamfered hipped roof, though in some cases a flat roof is used. The building materials are yellow stock brick, with red brick and stone detailing. Terracotta tablets sit between the upper and lower bay windows. The stonework of the window and porch capitals is carved using a foliage and floral design, in typical Victorian style. Moulded bricks are used at the eaves. Roofs were almost certainly originally slate, but have been replaced with concrete tiles. Porches are recessed and open fronted.
15. 17-35 Lambton Rd (1900) (generally neutral contribution, except for 19-25 Lambton Rd which make a negative contribution on account of the cladding which has been applied). These are a run of 5 pairs of semi-detached houses, each pair presenting a steeply pitched (non subordinated) gable to the street. The main frontages are taken up with two storey square bay windows each with a flat roof. Front doors located in ground floor recessed

side wings, adjacent to the flank walls, and these link each house to its neighbour. Party walls rise high above the central roof “valley” and also to a lesser extent above the side roof slopes. The houses were originally of red brick, though in many cases this has been covered with cladding of various types, or with paint. Roofs are slate. Tall timber finials top the front gables.

16. 37-43 Lambton Rd (1890) (neutral contribution). These are two pairs of semi detached houses, whose character is in some ways similar to the terraces at 3-15 Lambton Rd, however the semis are larger and grander. The roofs are gabled, the ridge parallel to the road. On the frontage each house has a two storey canted bay, topped with a chamfered hipped and subordinated roof. Yellow stock brick is the predominant building material, and red brick and stone are used for detailing. Brick and stone details appear at the eaves. Window and porch capitals feature carved stonework using foliage designs. These also appear on the lower edges of the lintels. Recessed porches have semi circular archways with keystones, the arch supported on freestanding stone pillars. Roofs are of slate with ornate red ridge tiles.
17. 45-49 Lambton Rd (1885) (neutral contribution). Essentially this is a short terrace of 3 wide fronted houses, but where some clear elevation differences exist from one house to the next. The main roof is gabled, with the ridge running parallel to the road. Small subordinate gables (flush with the main building frontage) face the road. In the case of no. 45 this gable incorporates a dormer window, and as a result the gable sits higher than those of the other 2 houses. The gables of the other two houses each have a roundel decorative detail. Generally each house has a single storey chamfered bay window with a hipped roof over, however no. 47 has a larger square bay, also single storey, with leaded latticed windows and a hipped roof. Generally the building materials are red brick, with some yellow terracotta banded detailing. White and blue brick string course detailing is also used at the eaves and at the 1st floor window sill level. The roofs would almost certainly originally have been of slate, though there has been some replacement with tiles. Semi circular arches sit above the recessed porches.
18. 51 Lambton Rd (1908) (neutral contribution). This is a “one-off” detached house, whose design is Edwardian rather than the more typical Victorian. It is two storey with a main gabled roof (the ridge parallel to the road). It has a wide chamfered bay with a subordinated gabled roof above. The two flank walls break through the roof plane. Ornate tile hanging is used within the front facing gable and between the upper and lower bay windows. The roof, perhaps unusually for the period, is of slate.
19. 53 Lambton Rd (1888) (neutral contribution). This is a detached house which features two matching forward facing gables, which are not subordinate to the main roof. Each gable has a terracotta finial. The building is of fairly plain design compared to other Victorian houses in the area. The 1st and 2nd floor windows are in vertical alignment with the gables above, but the ground floor elements (a single storey chamfered bay with hipped roof, a recessed porch and a flush window do not respond to this alignment. The building is of red brick, with blue brick details at window sill level and at the gables. Stone window sills and lintels are used at the upper windows.
20. 55-61 Lambton Rd (1884) (neutral contribution). These properties comprise two pairs of semi-detached houses. The main roofs are gabled, with the ridge parallel to the road. The side gables are topped with timber finials. Party walls project through the roof planes. Each house has a small subordinate gable (flush with the frontage of the house. Below each small gable there is a single storey canted bay window with a hipped roof. Two storey side wings are recessed behind the main façade of the building, but the main roof extends unbroken to these wings. In one of the pairs of houses the main roof projects

forward above this frontage recess, and is supported by pairs of timber brackets. The main building material is red brick, and bands of white and blue bricks are used at 1st floor lintel levels. Bands of terracotta are also used. Concrete roof tiles have replaced what would originally almost certainly have been slates. Roundel decorative features are used within the front facing gables. Ornately cut timber bargeboards are used at the front and side gables. Recessed porches are located in the recessed side wings, and have semi circular arches above.

21. 63 Lambton Rd (1882) (neutral contribution). This is a large detached, double fronted and symmetrical house on a wide plot. It is two storeys, and has a gabled roof with the ridge running parallel to the road. The side gables have ornate timber bargeboards with a swag pattern. A pair of two storey canted bays flank the frontage, each topped by a chamfered hipped roof. A central segmental arch in red brick arches over the recessed porch. Window sills project well forward, and are supported on stone brackets. The main building material is white brick, with red brick detailing used for the flat arches of the windows as well as at the porch. Red brick string course detailing is also used at lintel levels on both floors. The roof is of slate.
22. 65-69 Lambton Rd (1899) (neutral contribution). This is a short terrace of three houses. Its design, though different from that of any houses to the east, seems to suggest that the builder (designer) was William Louis Peters, who was responsible for the construction of almost all of the Conservation Area on and beyond the eastern side of Lambton Rd. These houses have a “mansard” style roof (unique in the Conservation Area), gabled at one end but hipped at the other, and covered with slate. Behind the steep front facing mansard roof slope the roof is however flat, unlike a true mansard roof. Flank and party walls break through the roof planes. Each house has a single storey square bay window with a hipped slate roof above, and dog tooth detailing in brick at the eaves. On the mansard roof slope each house has a centrally positioned dormer window. The main building material is red brick. Stone detailing is used with the typical stone lintel details which are a sign of Peters’ work.

15. Building Materials

The majority of the buildings in the Conservation Area use yellow stock brick and red brick for detailing. However 2 of the terraces in Lambton Rd use red brick throughout, and the Methodist Church and hall use red brick in combination with stone detailing. Several of the buildings on the west side of Lambton Rd have predominant usage of red brick. Roofs are generally of slate, except for the Methodist Church and hall, the school, the houses at the northern end of Pepys Rd and in Cambridge Rd, where tiles are used. On the western side of Lambton Rd some of the original slate has been replaced with inappropriate tiles.

There is selective use of hanging tiles, and some use of render on the upper parts of some of the houses, and occasionally this is combined with timber frame details (usually within gables). Stone detailing is a distinctive feature of the area, especially for window and door lintels and for sills.

16. Gardens and Spaces between and around Buildings

In Trewince, Tolverne, Kenwyn, Rosevine and Pendarves Roads the front gardens of the terraced houses are (fortunately) too small to accommodate car parking. As a result they have remained intact, and are well planted and generally well cared for. They make a significant contribution to the street scene.

In Pepys Rd and Lambton Rd the houses are set further back from the road, and consequently have longer front gardens. Naturally these tend to include much more substantial frontage planting, including some trees, so that vegetation becomes a much more important element in the street scene.

Perhaps surprisingly very few of the front gardens in Pepys Rd are used for car parking, though this is the norm at 137-143 Pepys Rd. Further south (within the Conservation Area) only 2 out of 23 gardens have had car parking spaces included within them. However in Lambton Rd the situation is very different, with 35 out of 52 front gardens on the east side, and 28 out of 34 front gardens on the west side having car parking spaces within them.

In Worple Rd the 2 commercial terraces have very wide private forecourt areas between the building frontage and the footway. However in front of the Methodist Church and hall this frontage space has been enclosed by a low brick wall, with the enclosed space planted with shrubs and trees.

At the northern end of the Conservation Area the space around the school is planted with many mature trees, which contribute substantially to the street scene. The same situation applies to the space in front of 1 Cambridge Rd and 137-143 Pepys Rd. No. 143 has very distinctive rustic timber gates leading from the street into the private garden.

17. Streets

The quality of street design and street materials is a key factor in influencing the overall character and appearance of any area, here it is generally very good.

In Pendarves, Trewince and Tolverne Road, 900 x 600 mm artificial stone paving (ASP), concrete slabs are used with a bitmac verge alongside. There is a broad (300 mm wide) granite kerb, and then rows of stone setts in the gully.

In Kenwyn and Rosevine Roads the footways are bitmac, with a broad (300 mm wide) granite kerb, and the rows of stone setts in the gully.

In Lambton Rd (east side) the footway is of bitmac, and a narrow granite kerb is used, with a single row of stone setts in the gully. Granite corner blocks are used on some of the crossovers, and the crossover at no 40 is made entirely of granite setts.

In Lambton Rd (west side) the footway is made of ASP slabs, with a bitmac verge adjacent on both sides. The kerbstones and gully stones are the same as on the eastern side.

In Pepys Rd (west side) the footway is made of ASP slabs, with a bitmac verge alongside. There is a broad (300 mm wide) granite kerb, and in some places at the northern end granite corner blocks are used at crossovers. To the south of Kenwyn Rd, rows of stone setts are used in the gully.

In Cambridge Rd (south side) the footway is made of ASP slabs, with a bitmac verge alongside. There is a narrow (200 mm wide) granite kerb.

In Worple Rd (north side) the public footway adjacent to nos. 187-193 is made of inappropriate 400 x 400 mm concrete paving slabs, infilled with red and grey 200 x 100 mm concrete paviours. The private forecourts are made of bitmac. There is a

broad (300 mm) granite kerb. Adjacent to the Church and Hall the footway is made of ASP slabs, with a bitmac verge alongside, again with a broad granite kerb. Adjacent to nos. 207-211 the footway and the private forecourts are of bitmac, and a broad granite kerb is used.

18. Trees/landscape

There is just one Tree Preservation Order within the Conservation Area. This is at the northern end, and it covers trees at 1 Cambridge Rd and 137-143 Pepys Rd.

There are seven substantial beech trees planted within the footway in Pendarves Rd, mainly on the south side of the road. A series of liquidambar trees have been planted within the footway at the south end of Lambton Rd. There are no other street trees in the Pepys Rd or Lambton Rd areas of the Conservation Area.

In the streets within the central part of the Conservation Area there are mainly smaller ornamental street trees planted within the footways. These are mainly rowans in Trewince Rd and Tolverne Rd, mainly ornamental cherries in Rosevine Rd, and a mix of ornamental trees in Kenwyn Rd.

Front gardens in Pepys Rd and Lambton Rd have a wide mixture of trees and other substantial shrub planting which contributes to the street scene. In particular there is a fine old oak tree in the front garden at no. 57 Lambton Rd, and a copper beech at the front of no. 37 Lambton Rd.

The most important contribution from trees to the character of the area comes at the northern end, where there are many mature trees of various species in the grounds of the Hollymount School and around 1 Cambridge Rd and 137-143 Pepys Rd. A row of mature pine trees makes a strong feature on the northern side of Cambridge Rd (within Holland Gardens), however these are outside the Conservation Area.

19. Ecology

No part of the Conservation Area has any recognised areas of nature conservation value (eg Sites of Importance for Nature Conservation or Sites of Special Scientific Interest). However backland garden areas and the planted areas around the school offer blocks of relatively undisturbed habitat which is valuable to the survival of a variety of plant and animal species.

20. Views

The Conservation Area slopes from north to south. This opens up views from the northern parts of Pepys Rd, Lambton Rd and Cambridge Rd towards the south, south east and south west towards a distant horizon, though these views are much restricted by trees and houses in the foreground.

21. Landmarks/legibility

The area is not notable from the point of view of major landmarks. However the striking design and roof form and the 2 large gables of the Methodist Church at the corner of Worple Rd and Trewince Rd serves as a modest landmark structure, though its location is not of such key importance as to warrant a major landmark. A similar relationship exists at the junction of Tolverne Rd and Worple Rd, which is marked by a squat octagonal tower at the corner of the Church Hall.

A first floor corner window provides a pleasing minor design detail and allows the building to address the corner, at the junction of Pendarves Rd and Pepys Rd. Elsewhere however the ends of terraces present largely blank flank walls at street junctions.

22. Positive/negative features

The positive, negative and neutral features have been referred to in the earlier part of this assessment. This section therefore summarises those references

Positive Features

- The rigid geometrical layout of the houses, building plots, building lines and streets, except at the northern end of the Conservation Area, where informality is the feature
- The regular rhythm of the buildings along the street frontages, set by the bays, the subsidiary gabled and hipped roofs, and by the way the party walls break through the roof planes
- The symmetry in the elevational treatment of pairs of houses
- The architectural contribution made by buildings, in particular the exuberance of the Methodist Church and hall and of 143 Pepys Rd
- The cohesive architectural character of each street and each terrace
- The almost universal usage of stone for window and door lintels, and the distinctive profile used on the upper and lower edges of these features
- The common usage of timber framed sash windows, and the mix of styles of these windows involving variations in the numbers of panes on upper and lower sashes
- The repeated usage of building materials from a limited palette (eg yellow stock brick, red brick for detailing, slate for the roofs, and selective use of render and hanging tiles.
- The generally high quality traditional street design and traditional street materials, especially the use of natural stone
- The gentle and sinuous curves of some of the streets (especially Cambridge Rd), and the width of streets and footways in Lambton Rd, Cambridge Rd and Pepys Rd.
- The mature trees at the northern end of the Conservation Area
- The planting within the front gardens

Neutral Features

- none

Negative Features

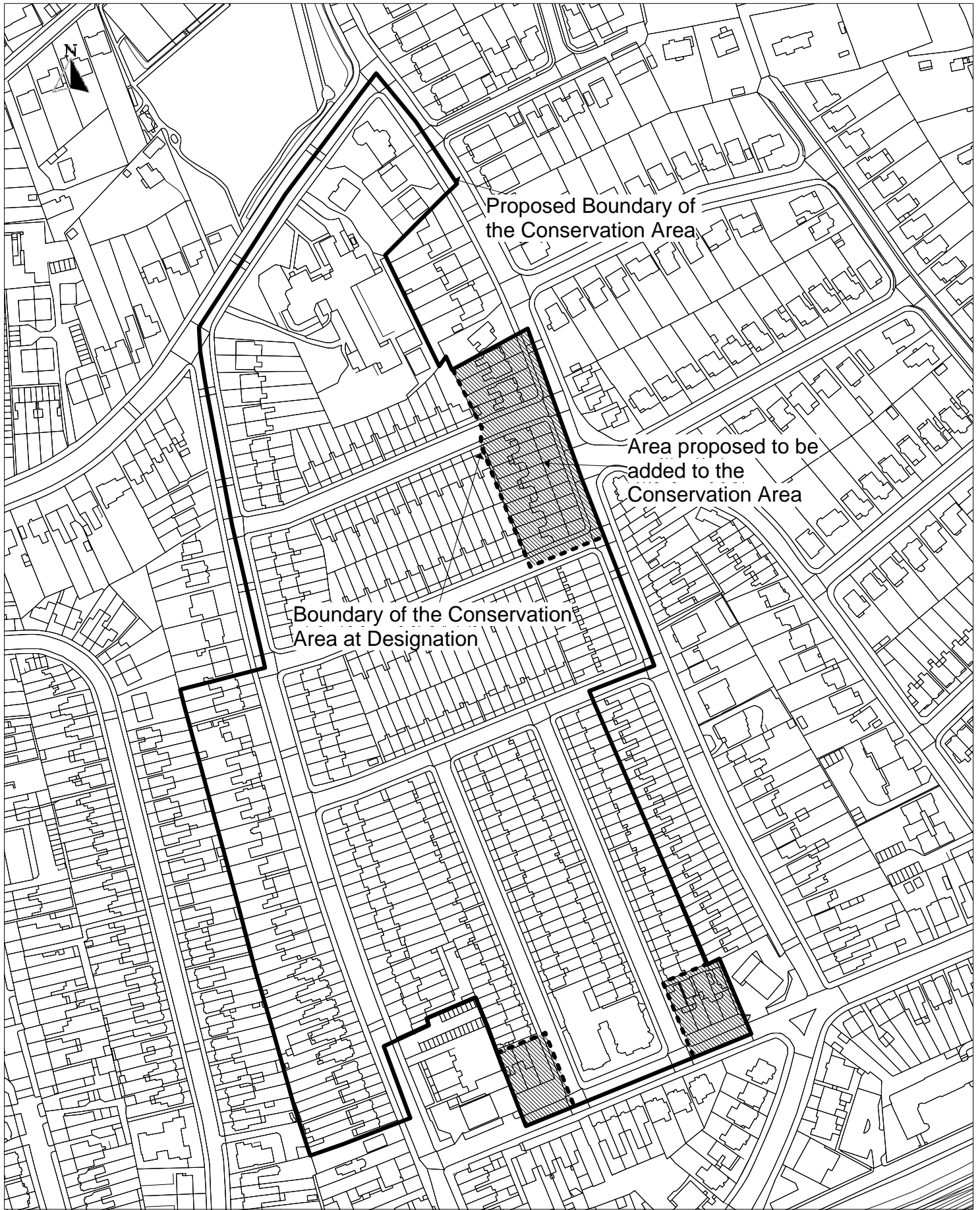
- poor quality street design and materials in Worple Rd (adjacent to 187-193 Worple Rd).
- The greater variety of architecture and design details seen in the buildings on the western side of Lambton Rd.
- front garden parking in Lambton Rd
- replacement of original timber framed sash windows, and their replacement with inappropriate design and materials
- the enclosure of porches and replacement of original front doors
- Box-like roof extensions have been added to the rear roof slopes of houses, which can be readily seen from the public domain in Rosevine Rd.
- the cladding of masonry with various surface treatments, and the painting of brickwork.

23. Opportunities and Recommended Action

- Replace the footway materials outside 187-193 Worple Rd with more suitable materials which accord more closely to materials used elsewhere in the Conservation Area.
- Plant in a regular and rhythmical fashion a series of street trees in Lambton Rd, extending the current use of only liquidambar trees.
- Article 4 directions to control front garden parking in Lambton and Pepys Roads, and changes to front windows, front doors and the enclosure of porches throughout the Conservation Area.

November 2005

- Albanian** Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutline 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, উল্লার বক্ সে 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系。
- 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 ਹਿੱਥਾ ਵਰਕੇ 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۔



Proposed Boundary of the Conservation Area

Area proposed to be added to the Conservation Area

Boundary of the Conservation Area at Designation

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Environment and Regeneration

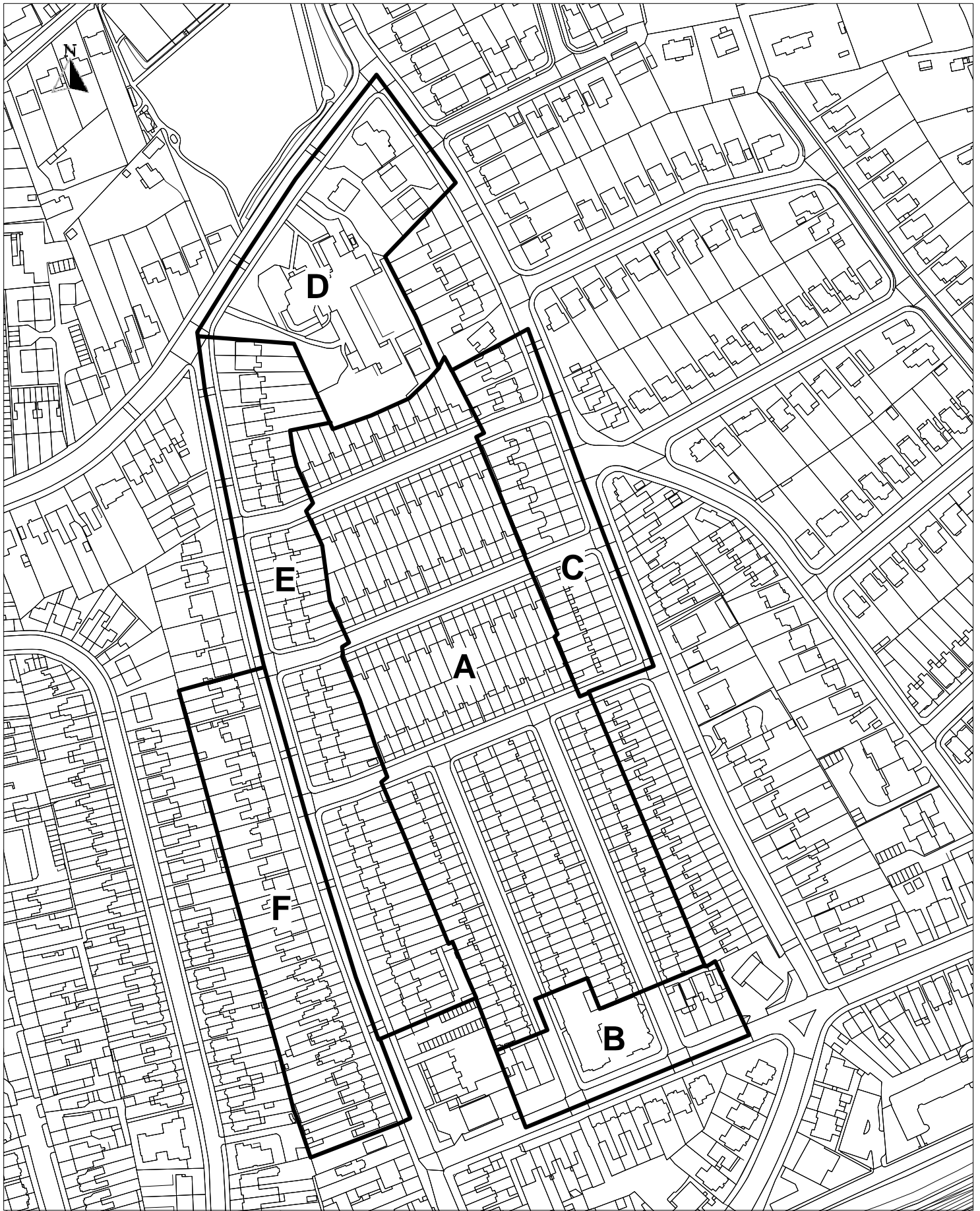
Civic Centre, London Road, Morden, Surrey, SM4 5DX.
 Telephone 020 8543 2222 Web www.merton.gov.uk

Lambton Road Conservation Area
 Proposed Boundary Changes
 Plan No DLU/2188R



Scale: 1/2500

Date: 7/12/2005



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Lambton Road Conservation Area

Character Areas

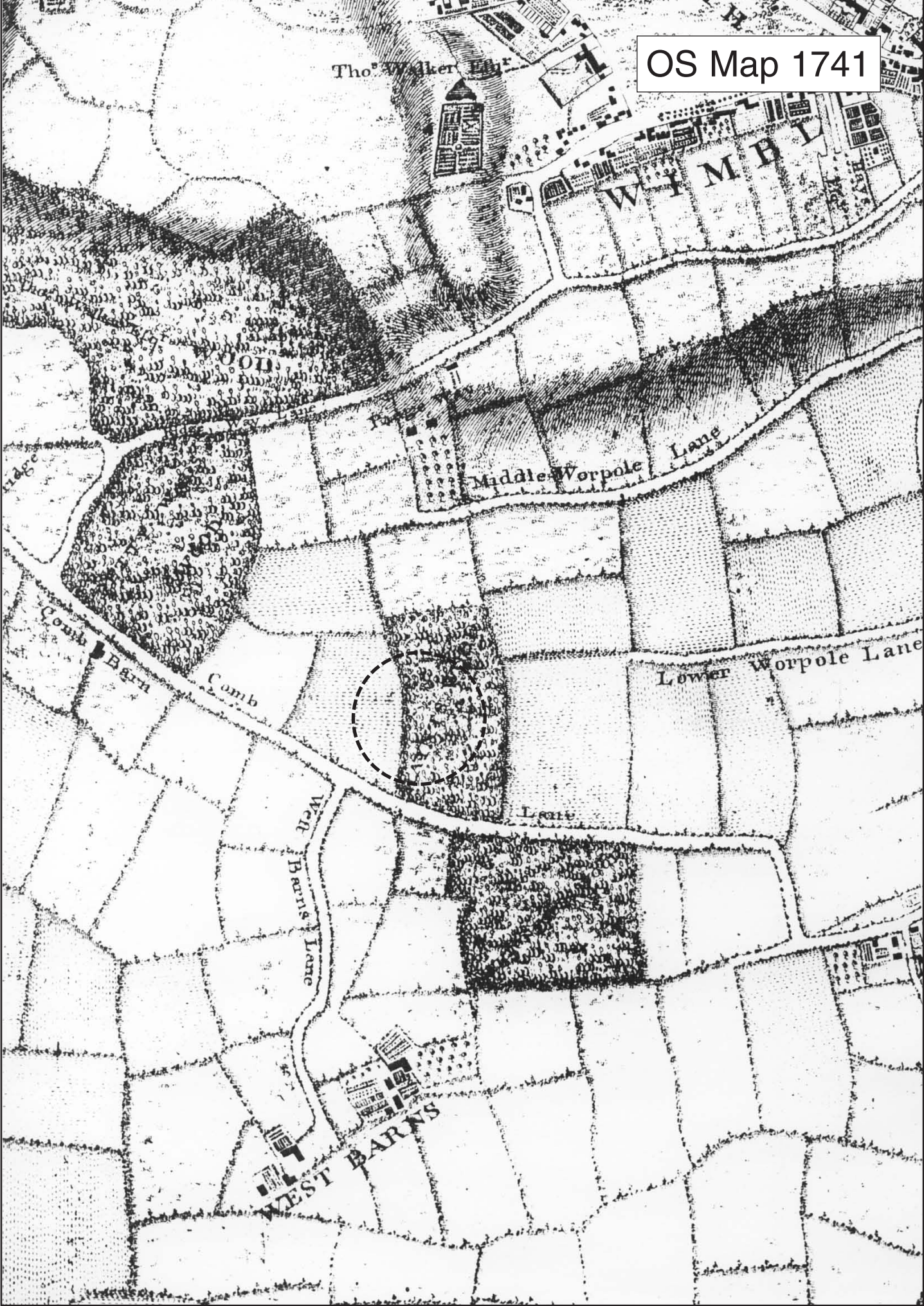
Plan 1 (Plan No DLU/2189R)



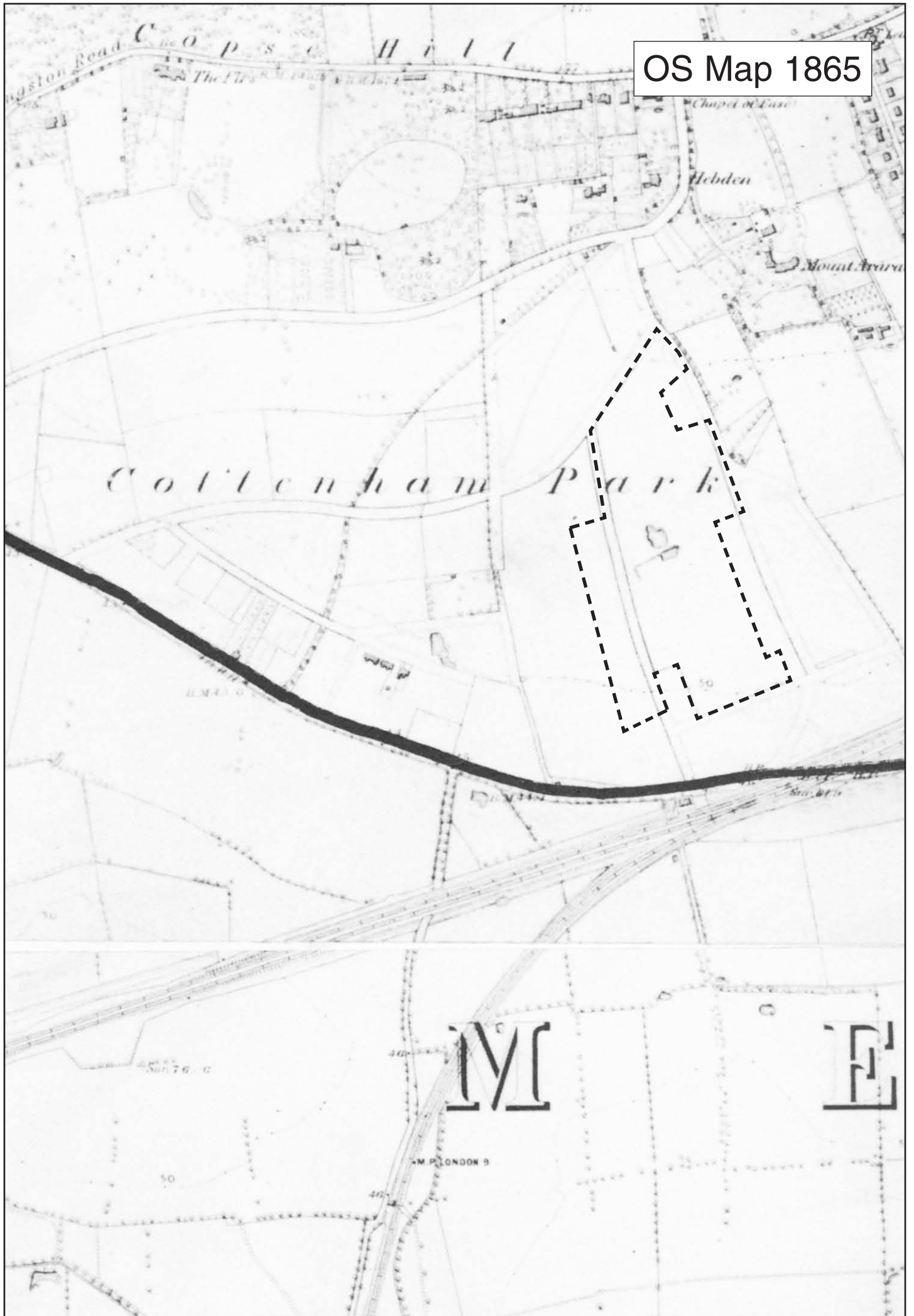
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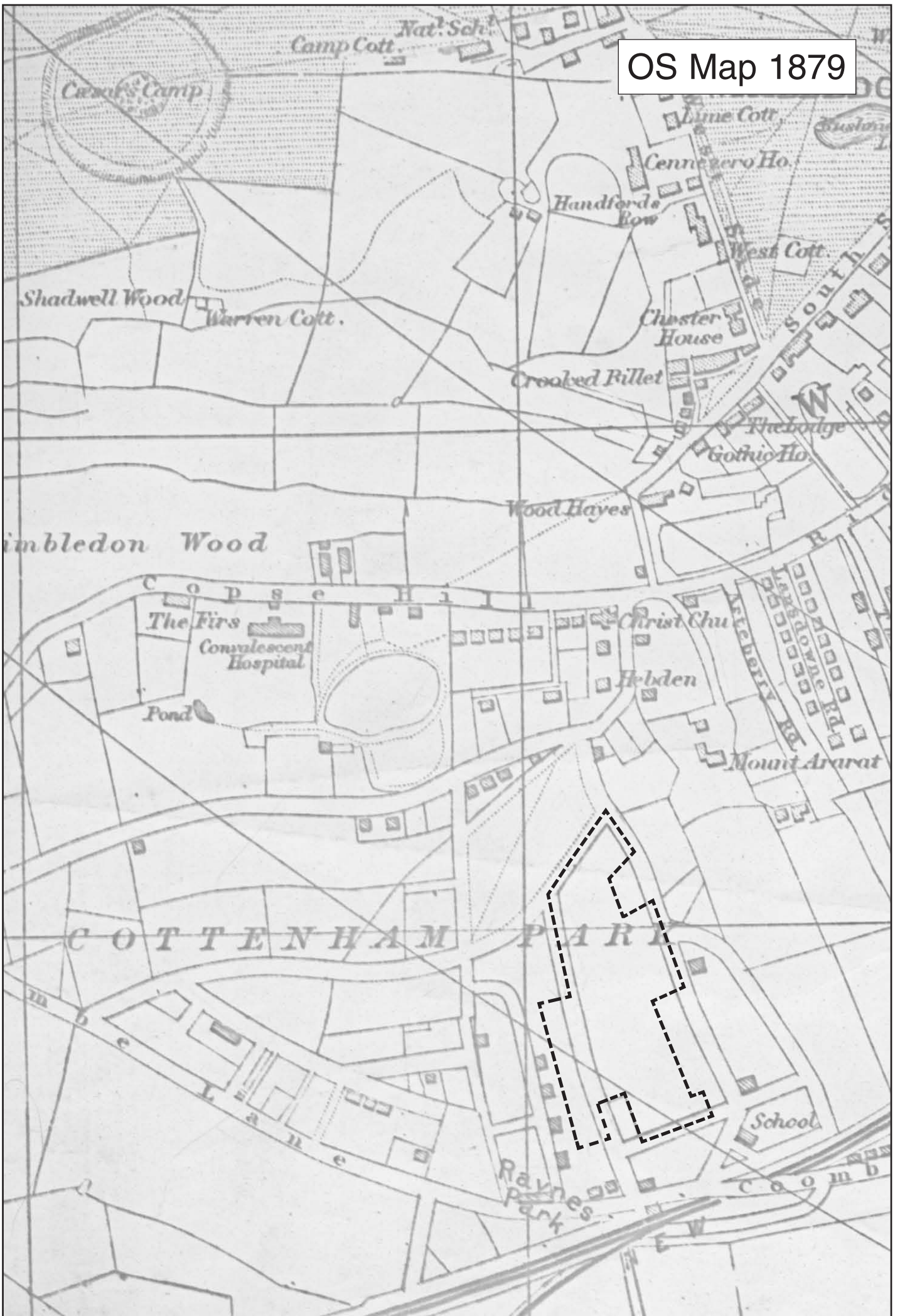
OS Map 1741



OS Map 1865

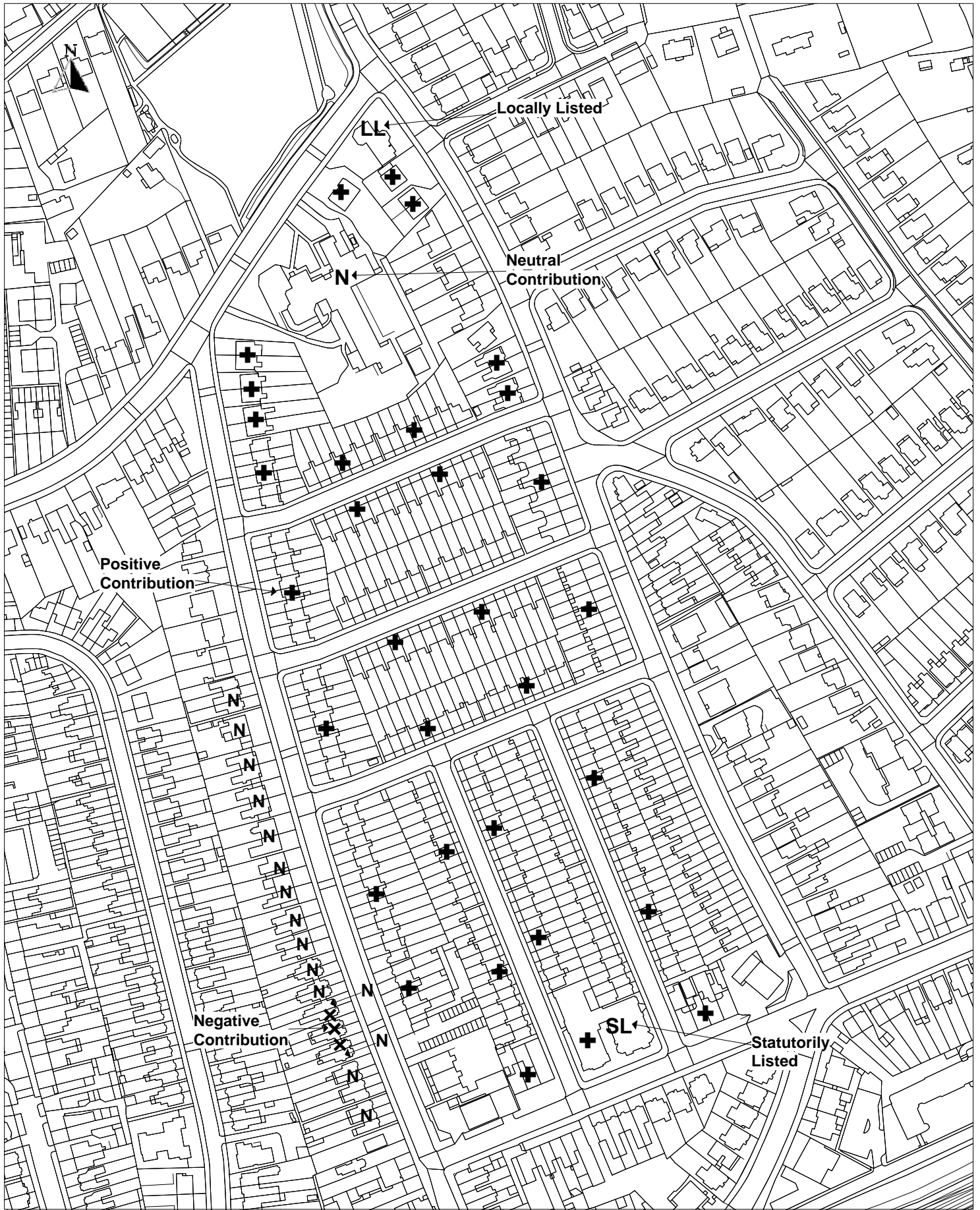


OS Map 1879



OS Map 1933





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Lambton Road Conservation Area

Building Contribution

Plan 6 (Plan No DLU/2190R)

Scale: 1/2500

Date: 7/12/2005





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Lambton Road Conservation Area

Building Types

Plan 7 (Plan No DLU/2191R)



Scale: 1/2500

Date: 7/12/2005



Building Type 1



Building Type 2



Building Type 3



Building Type 4



Building Type 5



Building Type 6



Building Type 7



Building Type 8



Building Type 9



Building Type 10



Building Type 11



Building Type 11



Building Type 12



Building Type 13