



**LAMBTON ROAD  
CONSERVATION AREA  
DESIGN GUIDE**

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# LAMBTON ROAD CONSERVATION AREA DESIGN GUIDE

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## PURPOSE OF THE GUIDE

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Conservation Areas are designated by the Council as areas of special Architectural or Historical Interest, the character or appearance of which is considered desirable to preserve or enhance.

The Lambton Road Conservation Area was designated by the Council in November 1990.

This Design Guide covers the whole of the Conservation Area and aims to highlight the important qualities of the area that contribute to its character. It also puts forward recommendations and to provide guidance and advice on improvements that can be carried out without destroying the character of the area.

Since the houses were first built few major alterations have diminished their attractiveness. The Council can control adverse changes in the area by the way that it considers applications for Planning Permission and Conservation Area Consent (for demolitions). However the permitted Development Rights which householders enjoy allow many changes to be made to houses without formal permission. These alterations may be small in scale but can be prominent and have a large impact in an area that has a uniform character such as the Lambton Road Conservation Area.

Residents and owners have a role to play in preserving the character of the Conservation Area. Sensitive alterations and careful maintenance will help to preserve the character of the area as well as enhancing the values of their properties.

If you are in any doubt as to whether Planning Permission is required for alterations to your property then please contact the Development Control Section of the Council's Development Department.



## DESCRIPTION OF THE AREA.

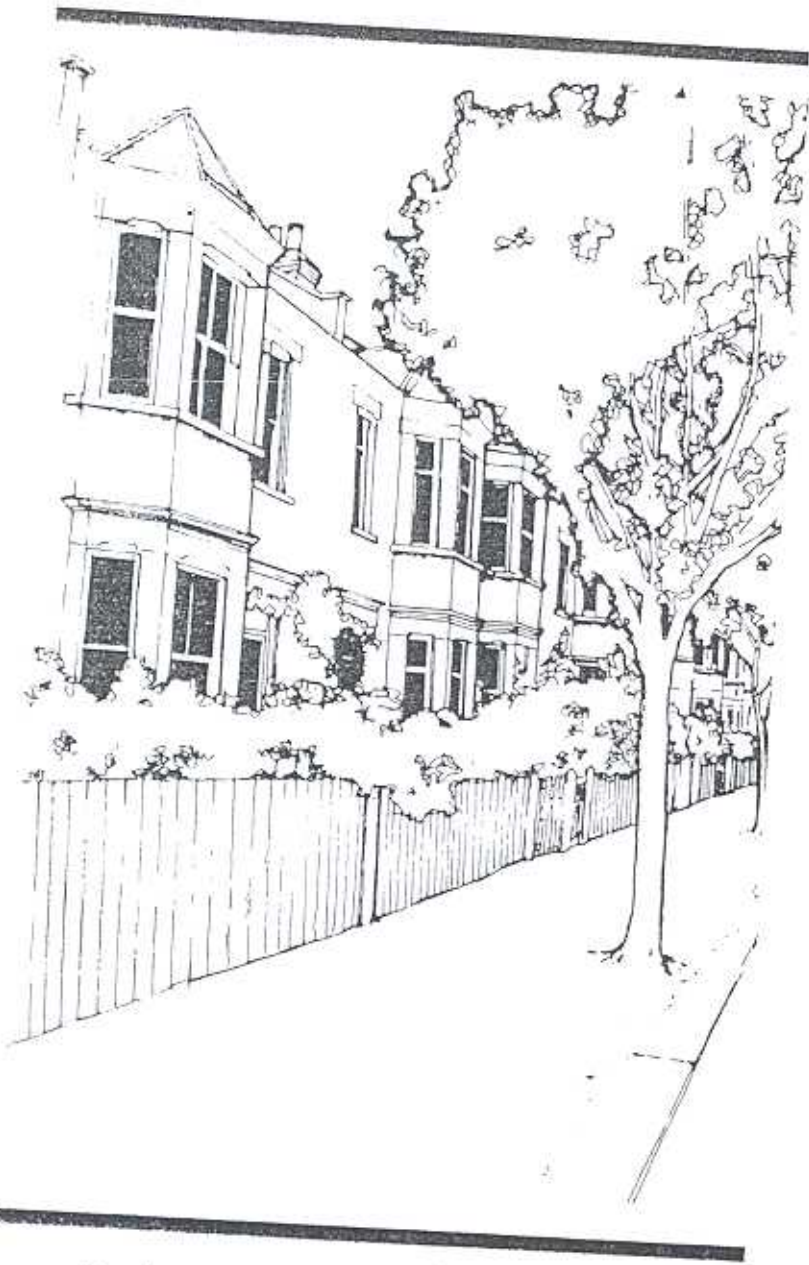
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The Lambton Road Conservation Area consists largely of residential properties. The area is located in Raynes Park on land originally covered by the Cottenham Park and Lambton Estates. The majority of development took place between 1850, when Developer W.S Sim laid out Cambridge Road, Lambton Road and Pepys Road, and 1907, by which time trams had been introduced along Worple Road. The majority of development occurred after the opening of Raynes Park Station in 1871.

In addition to its houses the area possesses the Grade II Listed Raynes Park Methodist Church, together with the Church Hall (unlisted). Other buildings include the Hollymount First School of relatively modern design, which has a sensitively designed modern extension, and Hollymount House, currently occupied by the Cambridge House School, which is locally listed as a building of Historical or Architectural Interest.

The area is characterised by tree-lined streets with hedges, brick walls and fences to boundaries. Most of the houses are of two-storey terrace form with small front areas, with a number semi-detached houses, with large front gardens in Lambton Road.

In general the properties of the area are in good condition, although a number of alterations have taken place, such as replacement of original windows and doors with modern substitutes, the occasional roof extension incorporating dormer and roof windows, painting of brickwork and/or the application of render, and the use of larger front gardens for off-street parking, also a significant number of houses have had their recessed front porches closed in with glazed screens and doors of incompatible design.



## PROPERTIES IN LAMBTON ROAD CONSERVATION AREA.

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### CAMBRIDGE ROAD

Hollymount First School.

### KENWYN ROAD

1-35 Inclusive.

### LAMBTON ROAD

17-69 Odd,

40-142 Even.

### PEPYS ROADS

77-95 Odds, and 159 (Hollymount House).

### PENDARVES ROAD

1-31 Inclusive.

### ROSEVINE ROAD

1-19 Consecutive.

### TOLVERNE ROAD

1-51 Odd,

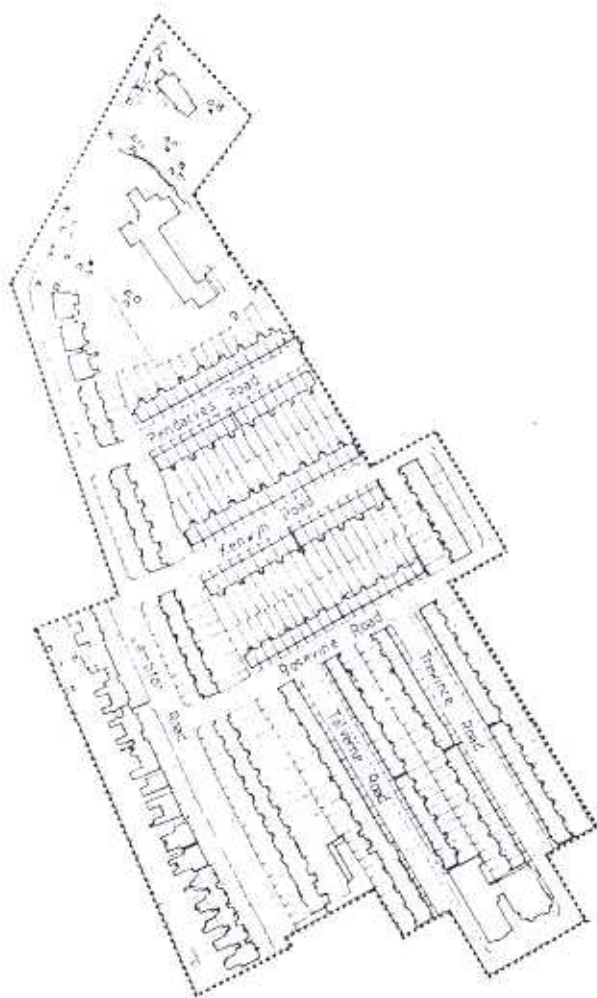
8-52 Even.

### TREWINCE ROAD

1-52 Inclusive.

### WORPLE ROAD

Raynes Park Methodist Church and Halls.



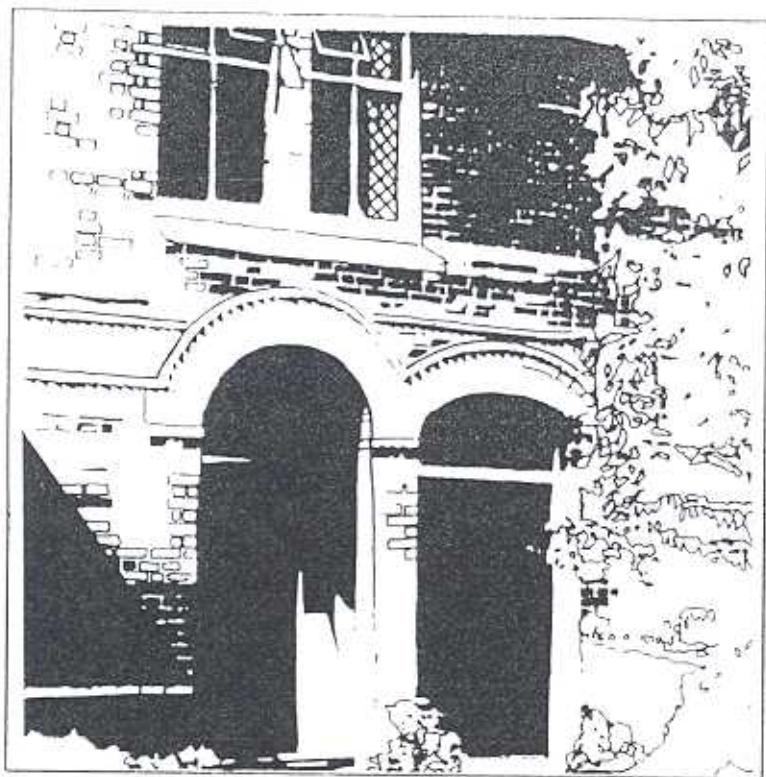
## HOUSES IN LAMBTON ROAD

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The houses in Lambton Road fall into six distinctive styles:-

**TYPE A: Nos 17 to 35 (odds).** These are built as a series of two-storey semi-detached houses linked together at ground floor level by the entrance lobbies.

**TYPE B: Nos 37 to 43 (odds).** These are built as a series of two-storey, semi-detached houses with two-storey canted bays with hipped roofs.





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**TYPE C: Nos 45 to 63 (odds).** These are a uniform group of fairly individual houses. Built of red brick with gauged brick arches and bay windows of different designs, surmounted by brick pediments.

**TYPE D: Nos 65 to 69 (odds).** These are a small terrace of three-storey houses, the top floor being wholly within the roof space.

**TYPE E: Nos 132 to 142 (evens).** These are built as detached pairs with two-storey cant bays with pitched roofs surmounted by brick gables.

**TYPE F: Nos 52 to 130 (evens).** Terraced with shared gabled front projections and two-storey cant bays with hipped roofs.

Distinctive features include:

1. Yellow and red brick facades with corbelled brick work at eaves level
2. Decorative moulded stucco/plasterwork over entrance lobbies and bay windows and moulded string courses
3. Ornate columns to either side of recessed entrance lobbies
4. Coloured tiled front door steps.
5. Slate roofs with terracotta ridge-tiles and decorative slate hanging to bay roofs
6. Panelled and glazed front doors and screens
7. Timber sash windows

## HOUSES IN KENWYN AND

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Terraced with two-storey cant bays surmounted by a gable.

Distinctive features include:

- Tile hanging to gables over bays, of which few examples have survived
- Moulded plaster pediments over front doors and decorative lintels over windows
- Panelled and glazed front entrance screens and doors
- Timber sash windows
- Small front areas

### 77-95 PEPYS ROAD

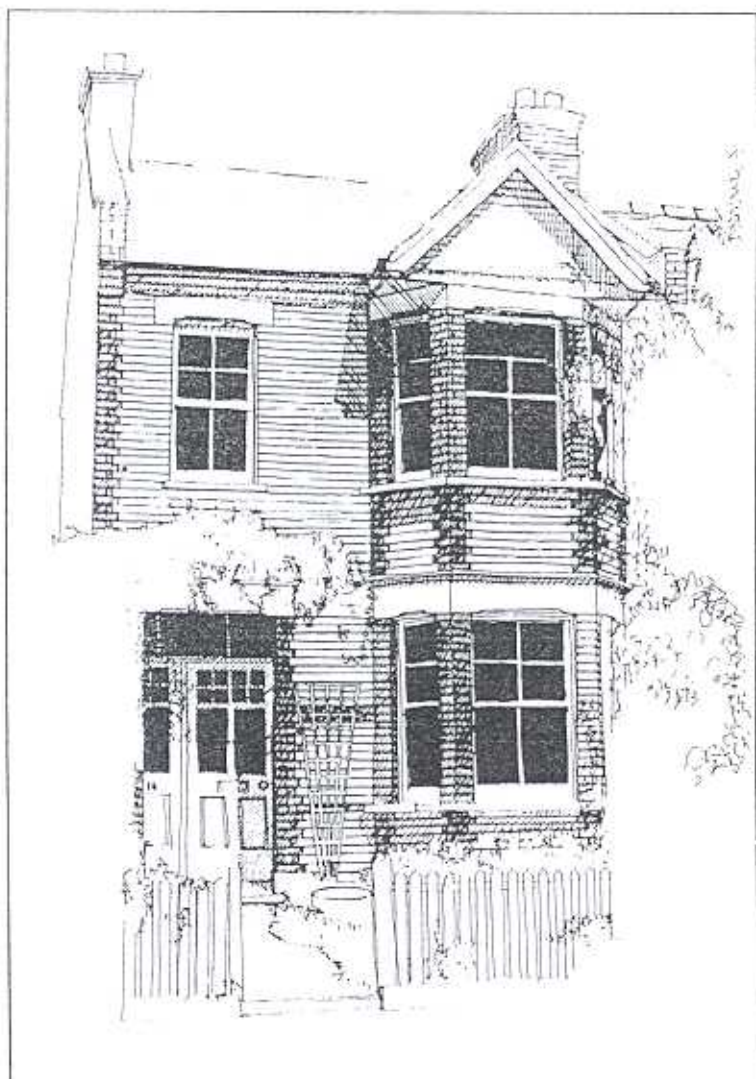
Built as a terrace of two-storey houses with cant bays surmounted by a gable.

Distinctive features include:

- Yellow and red brick facades
- Decorative tile hanging to gables over bays
- Ornate pediments over front doors
- Black and white tiled front door steps
- Simple brick chimney stacks with corbelled brick courses

## PENDARVES ROADS

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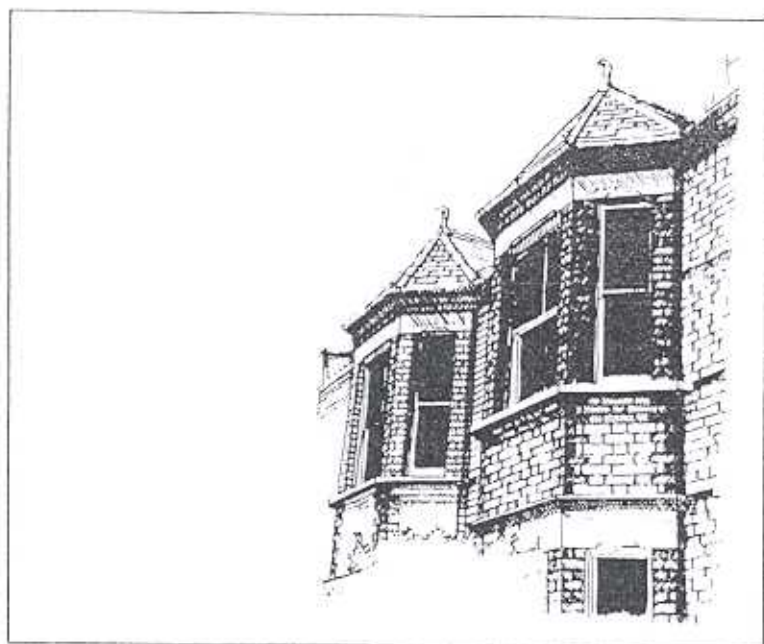


## HOUSES IN ROSEVINE,

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Terraced with two-storey cant bays with distinctive apex or hipped roofs.

- Distinctive features include:
- Yellow and red brick facades
- Slate roofs with terracotta ridge tiles
- Panelled and glazed front entrance screens and doors
- Timber sash windows
- Small front areas





## TOLVERNE AND TREWINCE ROADS

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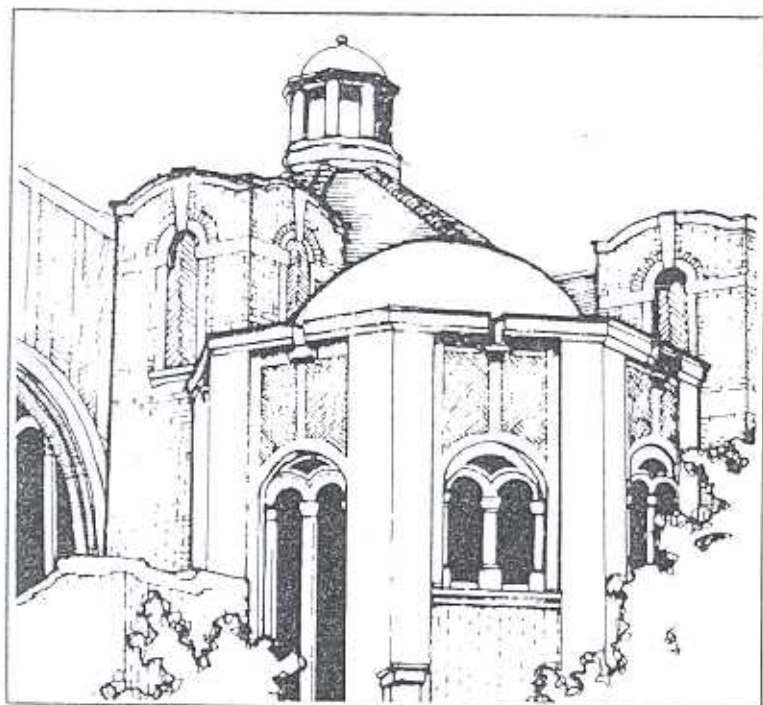
## HOLLYMOUNT HOUSE

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Hollymount house, currently occupied by Cambridge House School, is included in the Council's local list of Buildings of Historical or Architectural Interest. It is characterised by its steep pitched tiled roofs and deep gables with decorative vertical tile hanging, it also has some more recent additions built in a classical style.



## RAYNES PARK METHODIST CHURCH AND HALLS



Completed in March 1914 and built of brick this Grade II Listed church has a number of interesting features, including decorative brickwork panels, sandstone dressings and window surrounds and mullions, stained glass windows and copper domes.

Commissioned by Henry Palmer, a leading Methodist at the time, it is located on Worple Road and creates an interesting focal point to the Conservation Area, characterised by its imposing entrance and the attached Church Halls of a similar style, though not themselves listed.

## FRONT AND REAR GARDEN AREAS

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The front gardens in particular are important in contributing to the character of the area, as together with the mature trees that line the roads they create an important softening of the street scene. The area has two distinct characters with the large front gardens that are found in Lambton and Pepys Roads, and the very small front areas found in the other smaller side streets.

Rear gardens contribute significantly to the nature conservation/ecological value of the area.

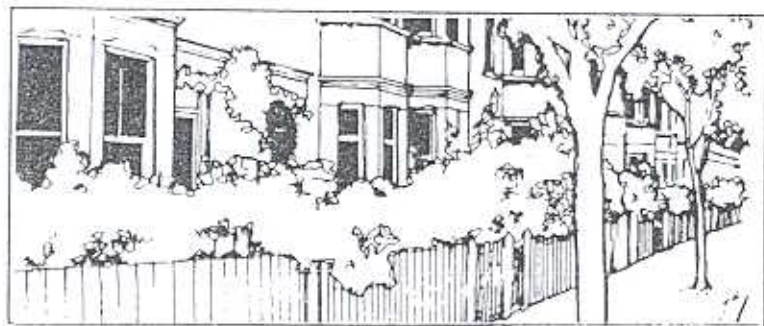
### CONSERVATION ADVICE

Brick walls and gate piers with coping stones make an important contribution to the street scene. They define the boundary between public and private space and provide the privacy and protection associated with Victorian residential areas.

Many of the walls and piers no longer exist and a number of alternative boundary treatments are found in the area such as hedges and timber fences of various designs. Where walls and piers remain they should be retained and repaired. Where they have been removed and replaced consideration should be given to rebuilding to match the original designs, if a taller enclosure is required then a simple railing on top of the wall, or a hedge planted behind it, would be suitable.

Frequently there is pressure to use larger front gardens for the parking of cars, this often entails the demolition of the front boundary wall, where this is necessary brick piers should be retained, also the materials for surfacing should be selected with care to ensure that they complement the building. The use of block paving or setts is more appropriate than a uniform concrete or bitumen surface. Gravel pro-





vides an attractive finish but there tend to be problems with the material spreading and spilling over into adjacent areas, especially if insufficient care is given to the design of the edgings and levels. It should always be possible to retain some soft landscaped area with shrubs and trees adjacent to the actual houses or front boundaries, even if parking is to be provided within the curtilage of the property, to improve their setting.

A landscape setting contributes to the character of the houses. Where possible the planted hedges in the front garden area should be retained.

Often houses of the Victorian era had tiled front paths and surrounds to the bay windows, although there are few examples in this Conservation Area, these add an interesting feature which complement the style of the houses. Consideration should be given to repaving front paths in tiles or other small element paving material where the need arises.

When considering the landscaping of front and rear gardens a balance between native and non native trees and plants is desirable.

## ROOFS

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The original roofs consisted of natural slate with, sometimes decorative, terracotta ridge pieces, with party walls projecting through the roof coverings. There are a number of differing roof forms to the bay windows. Chimney-stacks are brick with corbelled brick courses and terracotta pots. Rainwater gutters and downpipes were originally cast-iron, and flashings in lead.

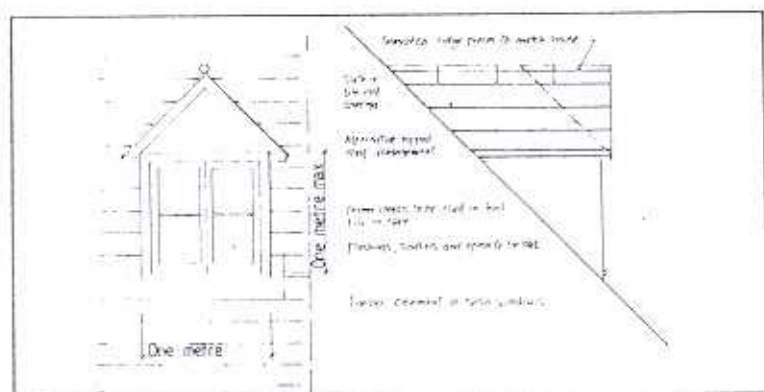
### CONSERVATION GUIDANCE

The retention of original building materials and forms is desirable, and the use of materials or treatments which replace or disfigure the traditional coverings should be resisted. Particularly the introduction of concrete tiles, synthetic "slates" of composite material or plastic, and the application of bituminous, plastic or other waterproof coatings to existing roofs will be discouraged.

Barge boards and decorative finials should be restored and re-painted; where missing or damaged, consideration should be given to their reinstatement or repair.

Loft conversions resulting in large projections beyond the roof slope, or other major modifications of the original roof form will also be resisted. Minor alterations such as the addition of small, traditional dormers complementary to the design of the house, or flush roof windows may be permitted if located on roof slopes of secondary importance. The introduction of any form of roof window in the front slopes will be resisted. Any dormer should be set back from the line of the rear elevation with the window sill forming the base of the projection from the roof. Flat roofed dormers and the use of high maintenance materials, such as tongued and grooved boarding, to the vertical faces of the dormers should be avoided. Materials in keeping with the existing roof are far more appropriate, such as vertical slate or tile hanging or lead cladding.

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If re-roofing works or roof alterations are to be undertaken existing terracotta ridge pieces and any sound slates should be set aside for re-use if possible, this should help to reduce the cost of the work.

Chimney stacks and pots contribute to the roofscape of the area and their retention will be encouraged even if the flues are not used. Pots on disused chimneys can be capped with lead or slate to allow ventilation whilst minimising the ingress of rainwater. Missing pots should be replaced.

Flashings should be in lead, laid in accordance with the Lead Development Association's "Guide to Good Practice", sand and cement fillets at abutments and around chimney-stacks should be avoided. Cast-iron rainwater goods are generally more durable than plastic and should be retained or replaced to the original design on front and other important elevations where possible. Plastic or powder-coated aluminium "Ogee" gutters are now available, where these are used for economic reasons on less prominent elevations, they should have a conventional black finish.

## BRICKWORK

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The houses are built of either soft red brick or yellow brick with red brick features, some have decorative corbelling at eaves level. The larger houses in Lambton Road have additional details, such as bands of different coloured bricks, plaster mouldings and gauged brick arches over doors and windows.

### CONSERVATION GUIDANCE

The architectural features of the houses should be retained and where they are missing consideration should be given to their restoration whenever the opportunity arises.

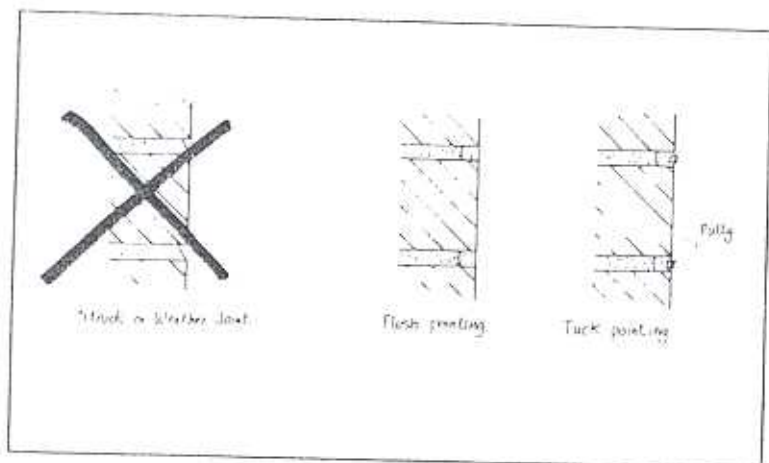
The brickwork of the houses is attractive and should not be painted, rendered or pebble-dashed or be clad in stone or re-constituted stone. As well as being out of character with the area and increasing the amount of maintenance necessary, the application of paint layers or other covering does not allow the brick wall to 'breathe'.

Where the front facade has already been painted consideration can be given to its removal, this can be done by cleaning the brickwork using high-pressure water, or possibly a weak acid cleaner, this work should be undertaken by a specialist contractor with a proven expertise in this field of work. Sand-blasting is not usually recommended as it is likely to result in the faces of the bricks, particularly the softer red bricks, being damaged, leading to long-term problems. If the brickwork has been rendered or pebble-dashed there is no real possibility of restoring the original finish. The aim in these cases should be to render the facade with a smooth finish, and to paint it a colour that matches the original/adjacent brickwork.

The installation of additional plumbing on the front elevation is to be avoided.

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Careless, or unnecessary, repointing can spoil the appearance of original brickwork. The older pointing has weathered to blend with the bricks, and unless badly deteriorated, should not be removed. If re-pointing does become essential, the old mortar should be carefully raked out by hand to ensure arisises of the bricks are not damaged.

The new mortar should be lime-rich (e.g. one part cement, three parts lime and nine parts of fine sharp sand-coarse builders sand should not be used). The mortar should be dressed 15mm to 20mm into the joints with a pointing tool, not a trowel, to prevent smearing the face of the brickwork, and struck flush. Weather-struck pointing, as usually employed by most builders is not appropriate.

The fine pointing of gauged-brick window and door arches is a specialised skill and should not be attempted without expert advice.

## DOORS AND WINDOWS

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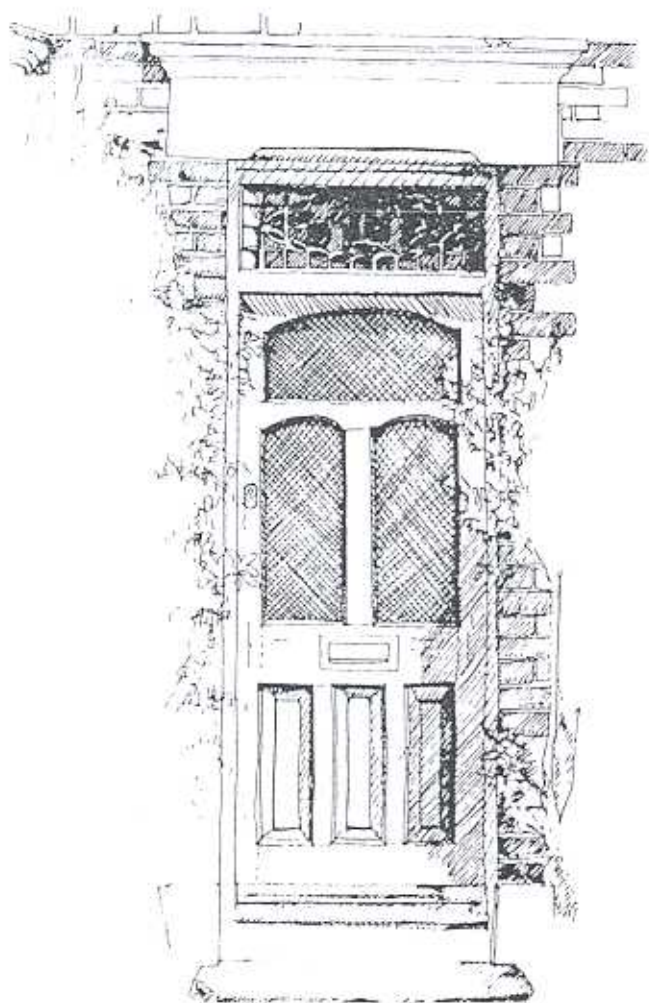
Many of the houses in the Conservation Area have street entrances recessed into porches and many retain the original panelled doors set into a glazed and panelled entrance screen. The majority of the houses have double hung sliding sash windows as a standard form, many having the upper sash divided by glazing bars.

### CONSERVATION GUIDANCE

The retention of the original front doors and windows is essential to the area. Where these are damaged or missing consideration should be given to their repair or reinstatement. Replacement doors or windows of different styles, patterns or materials should be avoided; the installation of doors or windows made of aluminium (self-coloured or powder coated), or other metal, plastic or synthetic material is considered particularly inappropriate. The replacement of windows with modern styles incorporating louvres, sheet glass or incompatible patterns of glazing bars will also be resisted. Modern hardwood doors of traditional patterns are not considered suitable replacements for the original style of doors.

The original doors and windows are generally well made and seldom deteriorate if well maintained, renovation is preferable to replacement. Sills or bottom rails which may have perished due to exposure to the weather can be cut out and replaced with matching pieces joined to the remainder in a traditional way.

Where it is essential to replace doors or windows consideration should be given to reinstatement with new to match the original; in most cases, a suitable standard pattern is unlikely to be available from a commercial stockist. However standard patterns can sometimes be found of the correct size which can be easily modified to provide a reasonable copy of a late Victorian window.



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When replacing a front door it is worth saving any original fittings for fitting to the new door.

New double-glazing can rarely be satisfactorily installed without adversely affecting the appearance of the building, if the performance of windows is to be upgraded consideration should be given to the installation of secondary glazing as an alternative to double-glazing. Secondary window units that can be fitted to the insides of the existing windows, thus reducing the impact on the elevations, any divisions can be arranged to follow those of the existing windows.

"Storm porches" closing in the existing recessed porches have already been installed to a number of properties in the area, these are generally constructed from unsympathetic materials and are considered to be out of character. Where they already exist consideration should be given to their removal. Further installation should be resisted. If it is essential to do so the glazed timber screen should be designed with care. Glazing bars and frames should be of timber and set back slightly from the building frontage. Care must be taken to avoid damage to stucco mouldings. Projecting porches and canopies should also be avoided.

New door or window openings in flank or rear walls, especially where visible from the street, will be considered in terms of the design of the overall elevation. They should where possible be carefully detailed to copy original features such as brick reveals and doors and windows of appropriate scale and design.

External non-functional shutters, especially modern louvre panels, should be avoided, as they would not have been fitted to the building originally and would look inappropriate on buildings of this period. Joinery should generally be painted rather than stripped or stained.



## SIDE AND REAR EXTENSIONS

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Many of the houses in the area already have rear extensions, a number of garages have also been constructed within rear gardens of corner houses accessed from the side street. Also a number of houses in Lambton Road have had garage extensions constructed to the side of the house. The majority of these will have been constructed prior to the area's designation as a Conservation Area.

### CONSERVATION GUIDANCE

Generally there is little scope for side extensions in this area as the space between even the semi-detached houses is too small, the one or two houses on the west side of Lambton Road that do have space to the side potentially able to accommodate an extension have already been developed to some extent.

Rear extensions may be acceptable as long as they are sensitively designed, small in size, and have no adverse effects on the amenities of the adjoining properties.

Rear extensions, that are permitted development, should be sympathetically designed. They should be subordinate to the main house, generally single storey with a pitched roof, flat roofs are to be avoided, pitched roofs are more visually suitable, and are less likely to give long-term maintenance problems. All new additions should respect the original design of the house in terms of windows, proportions, building materials and details. Conservatories or verandahs should be lightweight and monopitch, constructed of painted timber, glazing to be plain and untinted.

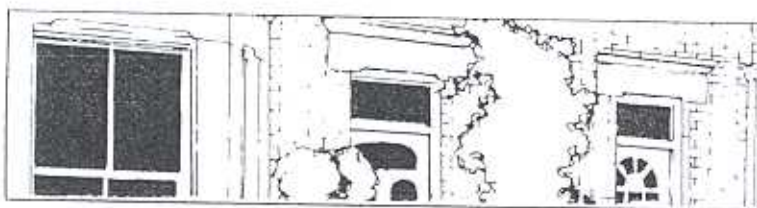
Extensions beyond permitted development will be assessed on their individual merits, taking into consideration their suitability and whether or not they enhance or preserve the character of the area.

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There is no scope for extending the property forward of the present building-line. The closing in of the recessed doorways with glazing, to form a porch, should be resisted. If it is essential to do so the glazed screen should be designed with care. Glazing bars and frames should be of timber and set back slightly from the building frontage. Care must be taken to avoid damage to the stucco mouldings.

Parking in rear gardens will normally be resisted.

If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions.



## NEW DEVELOPMENT

Although it is unlikely to be an option for most landowners, demolitions of the housing accommodations and redevelopment of the resulting site will be strongly resisted in view of the uniformity of the area.

In the case of other non-residential buildings there may be pressure for redevelopment in which case the Council will be looking for good design that will both enhance and compliment the area. The scale of new development will be expected to reflect the existing scale of the area.

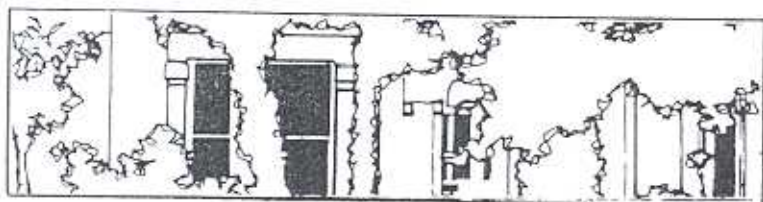
# TELECOMMUNICATIONS EQUIPMENT

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Radio aerials, satellite dishes and other telecommunications apparatus should be sited on the rear of the property and mounted below eaves level. However proposals that are considered to be detrimental to the Conservation Area will be resisted.

## CONCLUSION

A greater appreciation of the distinctive visual qualities of the houses by all owners and residents would result in the gradual improvement of houses that have been insensitively treated in the past and the maintenance of those that have survived largely in their original form.



## FURTHER ADVICE

If you have any plans to alter your property, or you would like some further information regarding the contents of this brochure, then please do not hesitate to contact the Development Department of the Council at the following address.

Development Department,  
London Borough of Merton,  
Crown House,  
London Road,  
Morden, Surrey.  
SM4 5DX.