

ASSESSMENT OF THE APPROPRIATENESS OF THE BOUNDARIES OF THE VINEYARD HILL RD CONSERVATION AREA.

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

- 15 – 21 (odds) Home Park Rd
- Ivy Cottage, Vineyard Hill Rd
- 1b Vineyard Hill Rd
- 1 – 11 (odds) Vineyard Hill Rd
- 15 – 85 (odds) Vineyard Hill Rd
- 2 – 30 (evens) Vineyard Hill Rd
- 34 – 110 (evens) Vineyard Hill Rd

These remained unchanged at the time of initiating this Character Appraisal (August 2007).

Assessment of properties within the existing Conservation Area boundary

The properties within the Conservation Area are all considered to warrant inclusion within the Conservation Area. The reasons for this view are more fully set out in the draft character appraisal itself.

However in summary, the southern part of the area is felt to have a large number of individual buildings which are of high architectural interest, and are in many cases of individual and unique design.

This southern part also benefits from a good quality planting and high landscape value.

The northern part of the area lacks the individual buildings of architectural interest, such as the Locally Listed buildings, but it makes up for this with an architectural cohesiveness, combined with symmetry, and rhythm, all of which create a strong feeling of distinctiveness to the street scene.

Overall the street design, and the scale of the street are positive features for the area as a whole, and they are features which give unity to the area.

The views towards Central London may also be seen as a positive characteristic which supports the idea of conservation area status.

Whilst there have been some adverse alterations carried out to certain buildings, these are felt to be sufficiently limited in number and overall impact, as not to undermine the value and interest of the area.

Assessment of properties outwith the existing Conservation Area boundary

To the north-west of the existing Conservation Area, is the North Wimbledon Conservation Area. The boundaries of the 2 Conservation Areas are for the most part contiguous, and so any ideas for extension in that direction are not relevant. There are however two areas where the Conservation Area boundaries are not contiguous, namely part of Camelot Close and Squires Court (both short culs-de-sac running off Arthur Rd (which is itself in the North Wimbledon Conservation Area)).

The two culs-de-sac are in fact remote from the Vineyard Hill Rd area, in the sense that there is no direct public connection between the two areas.

The idea of including these areas within the North Wimbledon Conservation Area has been the subject of detailed examination in connection with the preparation of the Character Appraisal for that area. It was concluded that the areas did not warrant inclusion within a Conservation area. Given their remoteness from Vineyard Hill, that same conclusion applies, with even more force, in relation to any suggestion that they might be accorded conservation area status by incorporation into the Vineyard Hill Rd Conservation Area.

There are three other areas which need to be considered in terms of potential extensions for the Vineyard Hill Rd Conservation area. They are, to the south east, Dora Rd, to the east, Home Park Rd, and to the south west, Leopold Rd.

Dora Rd (northern part)

Dora Rd is a long road, like Vineyard Hill Rd, and it runs parallel to Vineyard Hill Rd. Unlike the overwhelming majority of Vineyard Hill Rd, it was not all developed at the turn of the 19th/20th centuries. The historic map of 1916 shows only intermittent development on the NW side of the road, and on the SE side, only the northern half of the road is developed. Those parts of the street which had been developed by 1916, have a coherent form of development, and a stronger sense of rhythm and architectural consistency. Later development, in the middle section of Dora Rd, is much more varied in terms of built form and building layouts. The irregularity of form, rhythm and layout seen in those parts of the street which were developed after 1916, has a strongly detrimental effect on any overall distinctive character.

Only the northern end of the street can be said to possess a consistent character derived from coherent architecture, consistent built form and a group value of buildings.

The northern part of Dora Rd has been studied closely, noting groups of buildings which have coherent architectural character, and noting the extent of subsequent alterations which are adverse to building character (such as re-roofing, roof and other extensions, alterations of window frames and porches etc.). This information is set out more fully in appendix 1 to this assessment.

This shows that there are 8 distinct architectural groups of buildings (A to H) in this part of the street, but it should also be noted that there are strong similarities between some of the different groups. The great majority of the buildings in the area surveyed can be said to have some architectural interest, and in their original condition they would have been capable of making a positive contribution to the character or appearance of a possible Conservation Area. They are however not buildings of the greatest significance, and definitely not considered to be of a standard which would warrant inclusion on the Local List of Buildings. Their interest derives largely from their group value, rather than from any individual merit that any single building may have.

There has been substantial erosion of original features of these buildings as a result of subsequent alterations, including re-roofing, roof extensions (at front and side), window frame and front door replacement, enclosure of porches, together with some painting and cladding of brickwork.

A further consideration is that unlike Vineyard Hill Rd, Dora Rd does not afford views along its length towards Central London.

Given that much of the interest of this part of the street derives from the coherent architectural details, the subsequent alteration of many of these details is distinctly detrimental to the overall character of the street. On this basis it is concluded that the Conservation Area should not be extended to the properties in the northern part of Dora Rd.

Home Park Rd

Consideration of the inclusion of properties in Home Park Rd, at the lower end of Vineyard Hill Rd is dependent on factors such as their architectural interest, their group value, and the closure of the view along the length of Vineyard Hill Rd.

Numbers 60 – 68 Home Park Rd effectively close the view along the length of Vineyard Hill Rd, with views of Central London being seen above the profile of the Home Park Rd houses, as viewed from parts of Vineyard Hill Rd. The fact that properties close the view from Vineyard Hill Rd is not however of overriding significance from the point of view of whether they should be included within the Conservation Area. The reason for this is that policy BE.3 in the Unitary Development Plan already gives a measure of planning protection to the setting of, and views from and to, Conservation Areas.

This part of Home Park Rd has been studied closely, noting groups of buildings which have coherent architectural character, and noting the extent of subsequent alterations which are adverse to building character (such as re-roofing, roof and other extensions, alterations of window frames and porches etc.). This information is set out more fully in appendix 2 to this assessment.

Whilst there are buildings which form small architecturally coherent groups, (as indicated in appendix 2), as a whole, this part of the street has little overall architectural coherence, when compared to the adjacent parts of Vineyard Hill Rd.

There is a new post 2000 development at 1 – 6 Lynx Terrace (together with no. 70 Home Park Rd), which in certain respects reflects wider character in terms of steep roof slopes, building alignment, rhythm, front facing gables, and steep roof pitches. However this new development also has weaknesses in terms of window reveals, use of artificial stone, and the colour of the bricks, and it may be open to the criticism of being a pastiche version of Victorian design.

Nos. 64 – 68 are an architecturally coherent group of three detached Victorian double fronted houses, well detailed with stock brick and red brick. No. 68 has however been very adversely affected by unsympathetic alterations (see appendix 2).

Nos. 54 – 62 again are an architecturally coherent group, but are not considered in themselves to contribute positively to the character of a Conservation Area, and again there have been adverse alterations made to most of the buildings, as indicated in appendix 2.

On the west side of Home Park Rd, immediately to the north of the Conservation Area boundary, there is a pair of 1950s semis (nos. 23a/23b), dating from the 1950s. These buildings have no special architectural interest, they are set too far back from the street, and they are too small in scale to relate well to their neighbours. From these points of view it is concluded that they would have a negative impact on a Conservation Area.

To the north of 23a/b there are two pairs of very substantial semi-detached houses (numbers 25 – 31). These houses are set high above street level, and consequently

have very strong presence in the street scene. They are finely detailed, and good examples of the neo vernacular architecture of their period (around 1900). The front doors, flat arches, and the roof form are of particular note. They have been subject to some adverse alterations (as indicated in appendix 2), but the original character and detailing remains largely intact. If these buildings were to be included within a Conservation Area, then they would generally be considered to make a positive contribution towards its character. These properties could however only be included if the adjacent houses at 23a/b (see above) were also to be included in the Conservation Area.

The conclusion from this is that nos. 23a/23b, 25 – 31 (odds), and 64/66 and 68 Home Park Rd could reasonably be included in the Conservation Area.

Leopold Rd

The Conservation Area currently extends as far as the junction of Vineyard Hill Rd and Leopold Rd. The area to the north west of this junction already lies within the North Wimbledon Conservation Area, so the question of a further extension of the Vineyard Hill Rd Conservation Area in that direction does not arise.

To the south east of the Vineyard Hill Rd/Leopold Rd junction (considering properties on both sides of Leopold Rd and adjacent properties on the south east side of Lake Rd) there is a mix of post war development, ranging from 1950s semis, 1970s terraces, and a post 2000 staggered terrace of houses. From an architectural or character point of view there is very little coherence to this area, buildings tending to be designed with little regard to wider architectural or character influences. The general level of architectural interest of buildings in this area is low, in some cases very low.

The only older building in this area is a late Victorian house, which has the character of a coach house. This is located at 64 Leopold Rd, and it lies immediately adjacent to the Conservation Area boundary. The principal façade of the building addresses Leopold Rd, rather than Vineyard Hill Rd. This single building is considered to have an architectural interest which would warrant its inclusion in a Conservation Area.

There are several mature trees which line this part of Leopold Rd, which are an enhancement to the street scene, but this factor alone is not considered to warrant Conservation Area status, especially as protection to trees can be provided more appropriately through the use of Tree Preservation Orders.

Generally the quality of street design in this part of Leopold Rd is fairly good, however subsequent alterations, such as the new crossing facility have been implemented in a way which has had insufficient regard to design and materials.

Overall Conclusion on Conservation Area boundaries

In the light of the above assessment it is considered that all properties which lie within the Conservation Area as originally designated, should remain within the Conservation Area, and that the following properties should be incorporated into the Conservation Area:

- 64 Leopold Rd
- 23a and 23b Home Park Rd
- 25 – 31 (odds) Home Park Rd
- 64/66/68 Home Park Rd

The proposed boundary changes are illustrated on plan no. DLU2273.

The Character Appraisal is written on the basis of the boundary alterations recommended above.

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, 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 پتے پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔