

A photograph of a residential street in Wimbleton North. The scene features a brick wall in the foreground, a sidewalk, and a road. In the background, there are several houses with red brick walls and gabled roofs. A large, leafless tree stands prominently in the center, and other trees with green foliage are visible. The sky is clear and blue.

WIMBLEDON NORTH CONSERVATION AREA

A CHARACTER ASSESSMENT
SUB AREA 3: ARTHUR ROAD - LEOPOLD ROAD

Post-Consultation Draft November 2006

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13.0 SUB AREA 3. ‘ARTHUR ROAD AND LEOPOLD ROAD’

13.1 EXTENT AND BOUNDARY REVIEW

- 13.1.1 This Sub Area includes *all of the properties* and their gardens that line Arthur Road between it's two junctions with Home Park Road, those that line both sides of Leopold Road north of it's junction with Lake Road and Vineyard Hill Road, *together with those within Currie Hill Close and Lambourne Avenue. It also includes the sites of the former third and fourth Wimbledon Manor houses, located to the south west of this residential area, occupied by Ricards Lodge High School and the former Park House Middle School.*
- 13.1.2 *The boundary of the Sub Area is mainly defined by the rear boundaries of the Arthur Road properties. To the north west these mostly abut Sub Area 2, ‘Wimbledon Park’, while to the south east they abut either the Vineyard Hill Road Conservation Area or the recent backland developments between the two. The rest of the south eastern boundary of the Sub Area is formed by the rear boundaries of the properties on the east side of Leopold Road that also abut the Vineyard Hill Road Conservation Area, and by part of Lake Road. To the south west the boundary skirts around Bishop Gilpin’s School and links back up to Arthur Road.*
- 13.1.3 *The entire length of this part of Arthur Road, and all of the buildings that front it are now included in the Conservation Area mainly due to the historic, sinuous alignment of the road, laid out by the developer J.A. Beaumont in 1870, the quality of most of the buildings and the spaces between them, including the mature planting, and the way that these contribute to it’s setting, as described in more detail later.*
- 13.1.4 *Lambourne Avenue and the backland development to the north and east of it are now included primarily because the buildings and their treed gardens form part of the historic, wooded backdrop to Wimbledon Park, and the road also facilitates a long view over the Park from within Arthur Road.*
- 13.1.5 *The school grounds and part of Lake Road alongside are now included primarily for their historic and archaeological interest: The grounds were once the location of both the third and fourth Wimbledon manor houses, and an 18th Century tunnel, originally linked to the third, ‘Marlborough House’, survives today. The grounds also contribute to the spaciousness and greenery of the vicinity.*
- 13.1.6 *Currie Hill Close is included partly for its historic interest, as it was the site of a large house and grounds fronting Arthur Road, named*

'Curriehill', from the late 19th to mid 20th Centuries, and partly as today's 1950s development has a sympathetic relationship with the contours of the ground and the spacious character of the vicinity, due to the siting and height of its buildings. The Coach House at 55b Leopold Road and the rear gardens of it and its neighbour at No. 55a are also included.

13.2 BUILDINGS WITHIN THE SUB AREA

13.2.1 ***Buildings within the school grounds:***
Ricards Lodge High School Buildings
18th Century Tunnel

13.2.2 **Arthur Road:**
North-west side:
Nos. 25-37, 43-51, 55a, 55, 61, 65-69, 71-79, 83 (flats 1-12, 14), 89a, 89, 93, 95-103, 107-109, 113-119, 123-135

South-east side:
Nos.24-30, 32-34, 42-52, 56,70, 74-78, 82-94, 96-98, 102-108a

13.2.3 **Leopold Road:**
West side:
Ricards Lodge, Nos. 47, 55a (Curriehill Cottage), 55b (*The Coach House*), 55 to 63

East side:
Nos.66, 68, 68a, 70, 70a, 72, 74, Stable Cottage.

13.2.4 **Vineyard Hill Road:**
Hillcrest Lodge

13.2.5 ***Currie Hill Close:***
Nos. 1, 2 and 4-7

13.2.6 ***Camelot Close:***
Nos. 1, 3, 5, 7, 11 and land between nos. 8 and 11.

13.2.7 ***Lambourne Avenue:***
Nos. 1-12, 14

13.3 OPEN SPACES WITHIN THE SUB AREA

13.3.1 *Ricards Lodge and former Park House Middle School grounds.*
Arthur Road is included as a Site without public access in the London

Inventory 'Historic Green Spaces in Merton' published by the London Parks and Gardens Trust

13.4 STATUTORY LISTED BUILDINGS

13.4.1 **Grade II:**
Arthur Rd:
No.61

13.4.2 The Statutory Listing Description is attached as Appendix 1.
The building is indicated on Figure 13.1.

13.5 BUILDINGS ON THE LOCAL (NON STATUTORY) LIST OF BUILDINGS OF HISTORICAL OR ARCHITECTURAL INTEREST

13.5.1 **Arthur Road:**
North/west side:
Nos. 25, 27, 31, 43, 45, 55, 65, 67, 69, 83, 99, 107, 113, 119, 129, 131, 133, 135.

South/east side:
Nos. 70,76, 84, 106, 108.

13.5.2 **Leopold Road:**
East side:
Nos. 66, 68, 70, 70A, 72, 74.

West side:
Ricards Lodge School (old building).

13.5.3 Descriptions of the Locally Listed Buildings are attached as Appendix 3.
The buildings are indicated on Figure 13.1.
Buildings which are recommended to be investigated for possible inclusion on the Local List are identified in ~~13.20.1~~ **13.21.10** and on Figure 13.1.

13.6 TREE PRESERVATION ORDERS

Arthur Road:
North/west side:

13.6.1 The Merton (No.162) Tree Preservation Order 1993 '27 Arthur Road' originally applied to a Holly tree located halfway down the rear garden, close to the boundary with No.29 Arthur Road. The Holly was replaced with a Dawn Redwood in 1994.

13.6.2 The Merton (No.267) Tree Preservation Order 1998 '93 and 95 Arthur Road'. This applies to thirty-seven individual trees on the site, which are a mix of species including Limes, English Oaks, Yew, Sycamore, Juniper and others, located to both the front and rear of the properties, and to a group of trees in the rear garden of No.93.

13.6.3 The Merton (No. 135) Tree Preservation Order 1991 '101 Arthur Road' applies to a Pine tree situated in the rear garden, adjacent to the boundary with No. 103.

13.6.4 The Merton (No. 63) Tree Preservation Order 1987 '103 Arthur Road' applies to nine individual trees within the front garden, including a Monkey Puzzle and Cypress, Cherry and Juniper trees.

South/east side:

13.6.5 The Merton (No.76) Tree Preservation Order '70 and 72 Arthur Road'.

13.6.6 *The Merton (No. 36) Tree Preservation Order 1986 '74 – 86 Arthur Road' applies to trees within a specified area. The area is that occupied by the Squires Court development, including the access to Arthur Road.*

13.6.7 *The Merton (No.104) Tree Preservation Order 1990 '26 Arthur Road' applies to five individual trees, including Hawthorn, Cedar, Horse Chestnut and Giant Sequoia, located to the front, side and rear of the house.*

13.6.8 *Four trees within the front garden of No.42 Arthur Road are protected by The Merton (No. 293) Tree Preservation Order 1999. These are a Holly, Purple Plum, Cypress and Magnolia.*

Leopold Road

South/west side

13.6.9 *The Merton (No.244) Tree Preservation Order 1997 '55A Leopold Road' applies to three Yew trees at the foot of the rear garden, which fronts onto Currie Hill Close.*

North/east side

13.6.10 The Merton (No.339) Tree Preservation Order 2001 '74 Leopold Road' applies to a Horse Chestnut adjacent to Arthur Road together with sixteen other individual trees, including Beech, Tree of Heaven, Cypress, Holly and other species, within the garden of no. 74 and alongside the boundary to Leopold Road.

Lambourne Avenue:

- 13.6.11 *The Merton (No.30) Tree Preservation Order 1984 'Lambourne Avenue' applies to trees within a specified area, to the rear of 83 – 89 Arthur Road and 93 – 103 Home Park Road, occupied by the six house at Nos. 8 – 12 and 14.*
- 13.6.12 *A Walnut tree located in the front garden to No.2 Lambourne Avenue is protected by the Merton (No.291) Tree Preservation Order 1999.*
- Currie Hill Close:***
- 13.6.13 *A Black Mulberry in the rear garden of No. 2 Currie Hill Close, a Yew at the boundary with No. 55b Leopold Road and a Common Pear tree in the rear garden of the latter property, but fronting onto Currie Hill Close, are protected by The Merton (No.328) Tree Preservation Order 2001 '2 Currie Hill Close and 55b Leopold Road'.*
- 13.6.14 *There is an individual Oak tree at the foot of the rear garden to No.6, protected by The Merton (No. 111) Tree Preservation Order 1990 '6 Currie Hill Close'*
- 13.6.15 The locations of Tree Preservation Orders are indicated on Figure 13.1.



- | | |
|-------------------------------------|---|
| Current Sub Area Boundary | Suggested Extension to Conservation Area |
| Statutory Listed Building: Grade II | Local List |
| Possible Addition to Local List | Other Building making a positive contribution |
| Tree Preservation Order | |

Figure 13.1: Sub-Area 3: Arthur Road - Leopold Road - Listed Buildings and TPOs

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13.7 ARCHAEOLOGY

13.7.1 The entire Sub Area lies within Archaeological Priority Zone 19 'Wimbledon Park House, Garden Archaeology'. This zone also includes the parts of Home Park Road and Wimbledon Park in Sub Area 2 to the north and west, and extends further out to the south and east to include parts of Vineyard Hill Road and Lake Road.

The zone offers opportunities to examine the historic Manor House gardens and their relationships with the sites of the first, third and fourth Wimbledon Manor houses.

Archaeological Priority Zones are indicated in Part One, Figure 7.0.

13.7.2 *The latter two Manor Houses and much of their gardens were located within the school grounds element of this Sub Area.*

13.7.3 *Archaeological finds:*

Ricards Lodge High School: A 2004 investigation upon a brick tunnel, partially exposed during works for the installation of a synthetic sports pitch, revealed it to be north-east to south-west aligned, 127.5 metres long, 1.8 metres wide, 2.96 metres high, of 18th Century date and used up until the 20th Century.



Excavation works reveal tunnel.

Photograph provided by Pole Associates

Evidence of the demolished Marlborough House, built on the school site in 1733, was also revealed: A large rectangular area of demolition, two partial walls, and four

arched brick culverts of the same brick types as the tunnel and demolition material from the house, were recorded. The latter are likely to be part of the water and waste system for Marlborough House and gardens. The footprint of the demolished house was recorded, fitting well with available historic map evidence.

13.8 NATURE CONSERVATION

Site of Local Importance:

- 13.8.1 *Part of the grounds of the former Park House Middle School is identified within the Merton Unitary Development Plan as a 'Site of Importance for Nature Conservation' (Policy NE.6).*
- 13.8.2 *The London Ecology Unit has designated a similar area, known as the 'Park House Middle School Conservation Area', as a Site of Local Importance for Nature Conservation.*
- 13.8.3 *The site consists of a meadow and woodland and is situated to the north, east and west of the former school building. The meadow is to the north and is triangular in shape, surrounded on two sides by a belt of woodland which extends either side of the former school entrance, separating the grounds from the road, and then stretches alongside the eastern boundary formed between the grounds and the rear gardens of houses on the west side of Currie Hill Close.*
- 13.8.4 *Species found within the meadow include Cock's Foot, Common Nettle, Creeping Thistle, Common Knapweed and a small patch of Great Willowherb. A hedge of Field Maple, Blackthorn, Hawthorn, Birch Dog-rose and Elder was planted in 1989/1990 to shelter the meadow from the former playground, while a second hedge between the meadow and the woodland consists in part of Hawthorn and Hazel, part Elder and Alder.*
- 13.8.5 *The rear area of woodland contains many mature Oaks, a few Sycamores, Willow, Beech, Hawthorn and a few examples of Walnut. The boundary between the former school grounds and the neighbouring gardens is lined with Holly. There is a thick understorey of Cherry Laurel, Bramble and Sycamore saplings and many rotting log piles on the ground, providing habitat for invertebrates and fungi.*
- 13.8.6 *The section of woodland fronting Arthur Road includes all of the above species, as well as Norway Maple, False-Acacia, Alder, Wayfaring-tree, Cedar and Leyland Cypress. The scrub and understorey*

consist of English Elm, Buddleia, Honeysuckle and large areas of Bramble.

- 13.8.7 *There are other small areas of woodland elsewhere in the former school grounds, a mature Walnut in the centre of the former playground, and a noteworthy old Cedar of Lebanon tree where Kestrels have nested.*

Green Corridors:

- 13.8.8 *The plots of the four houses which form the northern end of Lambourne Avenue, together with much of the grounds of the former Park House Middle School and Ricards Lodge School are identified within the Unitary Development Plan as part of a network of 'Green Corridors' (Policy NE.8). These are relatively continuous areas of green space leading through the built environment, which link to each other and to larger green spaces. They help to ensure the maintenance and movement of plant and animal species throughout the Borough.*

- 13.8.9 Areas of nature conservation importance are indicated on Figure 13.1.A.

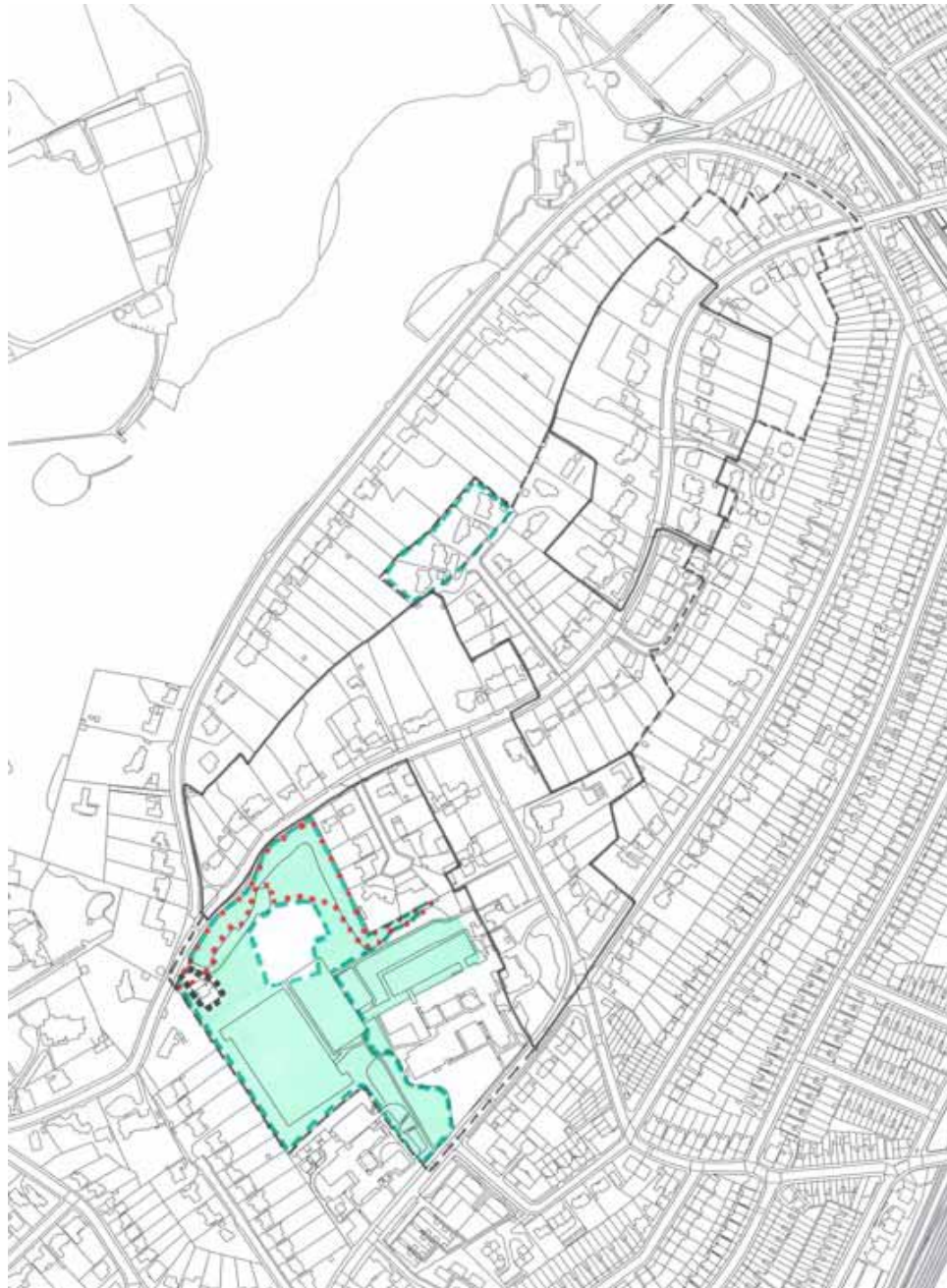
- 13.8.10 Negative issues relating to nature conservation are summarised in 13.20.6.


13.9 OTHER UNITARY DEVELOPMENT PLAN DESIGNATIONS AND PROPOSALS

- 13.9.1 *Part of the school grounds is designated as Open Space (Policies L5 – L8.)*

- 13.9.2 *The site of the former Park House Caretakers House, on the Arthur Road frontage of the school grounds, is identified as Site Proposal No. 48P, an 0.06 hectare site proposed for residential use.*

- 13.9.3 These designations are indicated on Figure 13.1.A.



- | | |
|--|--|
|  Current Sub Area Boundary |  Suggested Extension to C. Area |
|  Open Space Policy (Policies L5 - L8) |  Green Corridor (Policy NE.8) |
|  Site of Local Importance for Nature Conservation (Policy NE.6) |  Site Proposal (No. 48P) |

**Figure 13.1A: Sub-Area 3: Arthur Road - Leopold Road - Unitary
Development Plan Designations**

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13.10 HISTORIC DEVELOPMENT

Up to the end of the 17th Century

- 13.10.1 The entire Sub Area lay within Wimbledon Park, the surviving remnant of which is described in the Sub Area 2 Character Assessment document.
- 13.10.2 The Park dates from 1576 and focused on the first Manor House built at Vineyard Hill in 1588, later known as the Elizabethan Manor House, (sited within Sub Area 2). The park was managed as a deer park to provide fresh meat for the Manor of Wimbledon.
- 13.10.3 By the early 17th Century the Park occupied nearly 400 acres. It was dotted with large clumps of trees and small woods where the deer grazed. The eastern part of the estate, where 'The Grid' and Wimbledon Park Station now lie, was Ashen Grove Farm. (Also known as 'Wimbledon Park' farm.) The western part of the park was laid out formally. *Near the Elizabethan Manor House, and extending into this Sub Area, were eight fish ponds, rectangular pleasure gardens with regimented orchards and vine cultivation, and a pheasant garden.*
- 13.10.4 *Towards the end of the first half of the 17th Century, the involvement of specialist gardeners, including the French Andre Mollet, (who was also the designer of Greenwich Park and involved in the design of Hampton Court Gardens) brought about many changes to the gardens, including the introduction of orchards, walks and an Orangery. Many trees were brought in from Holland.*
- 13.10.5 *During the second half of the century the gardens were refashioned by John Evelyn in the style of a French restoration garden, containing mazes, wildernesses and a great variety of fruit trees.*

18th Century

- 13.10.6 *By 1720 the gardens were altered again, becoming more ornamental. The Elizabethan Manor House was then demolished and Belvedere House built. (See Sub Area 4 'Belvedere').*
- 13.10.7 *The third Wimbledon Manor House, the 'Marlborough House', was built in 1732 to the east of St. Mary's Church on what now forms part of the Ricard's Lodge and former Park House School playing fields. The house was set on the crest of Vineyard Hill with long views to the north across the historic park and with southern lawns framing views over farmland to the Epsom Downs. Its location is indicated on Figure 13.3.*
- 13.10.8 *The house was built for Sarah, Duchess of Marlborough, who purchased the Wimbledon Park in 1723. (See paras 13.12.2 for a brief description of the house). Unusually, it had a separate servants' house to the north east,*

(located to the north east of the area of today's sports pitch), linked to the Manor House by a large, underground, brick lined tunnel. The tunnel survives today and was used as an air raid shelter in the Second World War. It runs from the site of the former Park House Middle School across the Ricard's Lodge Playing fields. (See para 13.12.4 for a description of the tunnel.)

13.10.9 *In 1744 the Wimbledon Manor was inherited by the Spencer family, (John), who, in 1764, employed Capability Brown to transform the then Renaissance gardens into a more natural landscape, and create a northern vista from the house. (See Sub Area 2 'Wimbledon Park'). In 1783 the estate was inherited by George Spencer, and in 1785 Marlborough House was burned down. Earl George Spencer had the site grassed over.*

13.10.10 *John Rocque's plan of 1741-1745 shows the entire Park, with the Marlborough Manor House, indicated as 'Duchs.of Marlborough's', to the south, and with formal gardens immediately surrounding it. The map also shows a tree lined way extending to the north east and south west of the house, roughly in the direction of Arthur Road.*



Extract from J Rocque's plan of 1741 - 1745

13.10.11 *In 1764 Lancelot 'Capability' Brown was commissioned by Earl Spencer to improve the view northward from Marlborough House, and over the next twenty years he transformed the Renaissance gardens into a more natural landscape. (See Sub Area 2.)*

19th Century

- 13.10.12 *The fourth and most recent Manor house, the Wimbledon Park House, ('Spencer House'), was built on the site of the former servants quarters of Marlborough House, and again was located on what is now the former playing fields of Park House and Ricard's Lodge schools. Work began in 1799 and was completed in 1802. (See para 13.12.3 for a brief description of the house.) The Spencer family used the house for only a few weeks a year, throwing grand parties, until 1827 when the house and grounds were leased to the Duke of Somerset, who entertained the young Queen Victoria.*
- 13.10.13 In 1846 the fourth Earl Spencer sold the Manor House and Park to John Augustus Beaumont, the property developer, for 85,000 pounds. A process of steady erosion of the Park began. He started developing the area between Parkside and Wimbledon Park Road, mostly within the Borough of Wandsworth but including Somerset Road in Merton, but his second phase of development was to dramatically alter this part of the Park, and to shape the built landscape of much of Wimbledon, including this Sub Area. His aim was to develop a site for villa dwellers with no rival in England.
- 13.10.14 *The Ordnance Survey map of 1865, (reproduced in 'Part One' of this document), shows Wimbledon Park House still amongst extensive parkland. A partially tree lined way extends to the north east of the house, in the direction of Arthur Road, through an area named Vineyard Hill. Vineyard Hill Wood, later to be cut through by the eastern end of Arthur Road, is named and intact. .*
- 13.10.15 Beaumont laid out Arthur Road in 1870, linking the Stag Lodge entrance to the Park to another in Durnsford Road, but it was to be around the turn of the 20th Century before many houses were to be built alongside it. Arthur Road is said to have been named after Arthur, Queen Victoria's third son, who was a friend of Beaumont's daughter.
- 13.10.16 Beaumont also laid out Leopold Road, (named after Arthur's younger brother), Lake Road and Home Park Road (see Sub Area 2 for detail re. the latter) in 1872, before he sold the manor house and its immediate grounds that same year. Beaumont died in 1886, leaving the estate to his daughter, Augusta, who later became Lady Layne. Outside of the Wimbledon North Conservation Area, at the bottom of Lake Road, Beaumont had put up two large pillars to mark the entrance to the estate.
- 13.10.17 In 1874 Percy Mortimer, a wealthy stockbroker and director of several railway companies, had bought three plots in Leopold Road and one in Lake Road from Beaumont and had Ricard's Lodge built. He built a dairy next to the house, and laid out a large garden with fine trees and

shrubs. Most of the remaining plots were sold later, in the 1890s, after the District Railway was built.

- 13.10.18 The Ordnance Survey map of 1896 , (reproduced in ‘Part One’ of this document), shows Arthur Road laid out, although the part towards the eastern end, through Vineyard Hill Wood is shown as a narrow track, or path. Vineyard Hill Wood remains otherwise intact. There are few buildings yet, but some of the large houses that exist today on the north side, including ‘Fieldhead’, ‘Fairstead’ and ‘Beaulieu’ are shown. There is also a row of houses lining part of the south side of the road, but all except today’s Nos. 70 and 76 have since gone to make way for the modern development at Camelot Close. *A large house named ‘Curriehill’ , and its grounds, occupy the site of today’s Currie Hill Close.*



'Fieldhead'



'Beaulieu'



76 Arthur Road

Some remaining 19th Century buildings

- 13.10.19 The map also shows Leopold Road and Lake Road laid out. There are no buildings yet on the eastern side of Leopold Road, but Ricard’s Lodge, together with most of the other buildings which remain on the western side of the road today, are evident.

- 13.10.20 *Wimbledon Park House remains, but now in the much reduced grounds between Arthur Road and Lake Road, since occupied by schools.*

20th Century

- 13.10.21 The Ordnance Survey map of 1916, (reproduced in ‘Part One’ of this document), shows Wimbledon Park House and ‘Curriehill’ remaining. Arthur Road is now carriageway throughout and has a few more houses along it, resulting in the erosion of part of Vineyard Hill Wood on both sides of the road. The eastern side of Leopold Road is now shown to be developed, almost exactly as it is today.

- 13.10.22 The Ordnance Survey map of 1934, (reproduced in ‘Part One’ of this document), shows little change from that of 1913, apart from further infill development within Arthur Road. Examples of the latter are Nos. 49, 55, 125, 127 and 129, all erected in the 1920s. None of Vineyard Hill Wood remains alongside Arthur Road.



55 Arthur Road

- 13.10.23 *The Wimbledon Park Manor House had by now become separated from the Park by urban development. It was to pass through several hands before falling into decay during the 2nd World War, and was demolished in 1949. No trace now remains above ground.*
- 13.10.24 *The 1952 Ordnance Survey map therefore shows Wimbledon Park House gone, leaving an area of open space. 'Curriehill' is now indicated as an Admiralty Hostel, and there is further infill development on both sides of Arthur Road, including Nos. 42 – 52 and 123.*
- 13.10.25 *The Currie Hill Close development, including the three houses fronting Arthur Road, at Nos. 24-28, was approved in 1955. Other properties along Arthur Road approved in the 1950s include Nos. 86, 88, 96, 98, 51, 73 and 75.*
- 13.10.26 *By 1965 the Ordnance Survey map shows the former grounds of Wimbledon Park House to be playing fields, with a central pavilion. Many of the Ricards Lodge School buildings are shown, together with Currie Hill Close. The road at Lambourne Avenue is partly laid out, and the houses at Nos. 1 – 5 built. The only building on the east side of Leopold Road erected between the publication of the 1913 map and the present day, (No.68a), is now shown.*
- 13.10.27 *Council records indicate that the major changes which took place in the area during the late 20th Century include the erection of the now demolished Parkhouse Middle School buildings and the Caretakers House, fronting Arthur Road, approved in 1972 and 1973 respectively; the erection of the Camelot Close development, approved in 1972, on land previously occupied by Nos. 56, 58 and 62 Arthur Road; and the erection of the housing at the northern end of Lambourne Avenue, in the mid 1980s. Infill developments within Arthur Road include the buildings at Nos. 56, 108a, 71, 95, 109 and 115.*

21st Century

- 13.10.28 Very recent changes within the Sub Area mostly comprise alterations and extensions to existing buildings, but increasingly they are being redeveloped. The house at No.82 Arthur Road (the Tall House) is a striking example of the latter. It has received a Civic Trust 'Commendation', and both an RIBA Award and Merton Design Award. The buildings at Nos.37, 77 and 79 are also new developments.



'The Tall House' 82 Arthur Road

- 13.10.29 *Park House Middle School has closed and been demolished. An all-weather sports pitch and tennis courts have been erected on its former grounds, together with new buildings and extensions to Ricards Lodge School.*

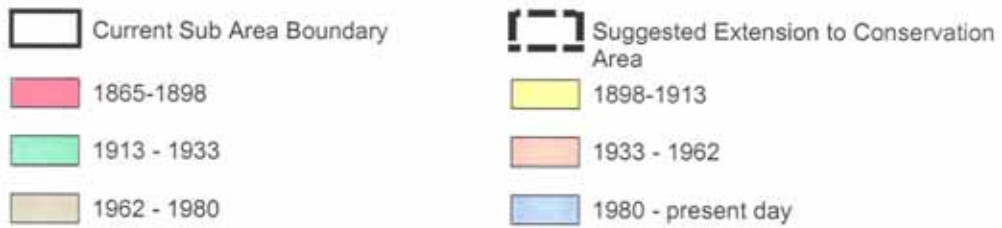
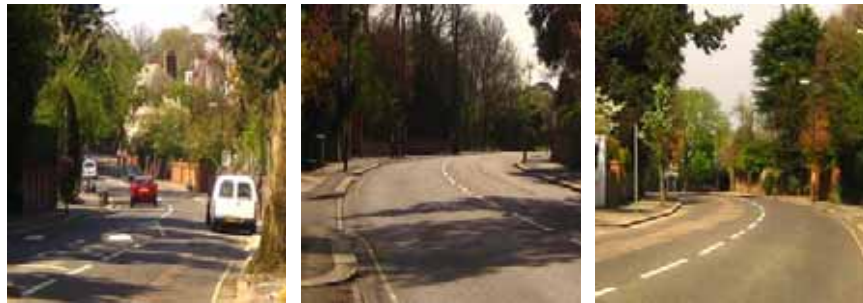


Figure 13.2: Sub-Area 3: Arthur Road - Leopold Road - Age of Buildings
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13.11 EXISTING PATTERN OF DEVELOPMENT

- 13.11.1 The undulating ridge of Arthur Road meanders across this Sub Area from the south west to the north east, while the length of Leopold Road, by contrast, forms a straight and gradual descent from Arthur Road towards the south east, to link with Lake Road, *also mainly straight in this part and gradually descending towards the south west*. All three main roads were laid out by John Augustus Beaumont between 1870 and 1872.



The sinuous alignment of Arthur Road

Arthur Road:

- 13.11.2 Arthur Road contains a variety of buildings erected at various times in styles typical of their period. These include many substantial Victorian and Edwardian houses on large plots, some now converted into smaller dwellings or flats, *as well as more recent buildings, mostly erected since the 1950s*.
- 13.11.3 The buildings broadly follow the curves of the road and have a fairly uniform and modest set back from it, although there are exceptions to this pattern: The group of about twelve of the mostly older buildings on the west side of the road, north of Lambourne Avenue, for instance, generally have a greater set back and some are set at an angle to the road, although parallel to each other. *The houses at the northern end follow the curve of the road as it descends towards the District Railway Line, but are set closer to it, while some of those within the Camelot Close development on the east side do follow the curve of the road but, regrettably, turn their backs to it*. Two of the houses adjacent to the Currie Hill Close development are set back from the road, up a track, and form part of a cluster with Leopold Road properties. Their arrangement is described in more detail in the ‘Leopold Road’ paragraphs below.



Buildings follow curves



Closer at north end



Some set back and at an angle



Some set back up a track

- 13.11.4 Building plots are irregular in size and shape, although in the main, it is the older buildings which have the largest plots. Some have been diminished by backland developments, particularly on the east side by Squires Court and Camelot Close developments, (mostly outside of the Conservation Area boundary) *and on the west side around Lambourne Avenue.*
- 13.11.5 The buildings on both sides of the road are frequently interrupted by gaps, some very substantial such as those at Nos. 61 and 43, others less so, including those above single storey and other low buildings and/or extensions. These allow views through to the many trees and shrubs within the rear gardens, as well as to extensive views beyond, and contribute to the spaciousness of the vicinity. To the north and west the views are over Wimbledon Park towards London, while to the south and east they are over rooftops towards the Downs.



Frequent, varied gaps

- 13.11.6 The gardens of the buildings on the north east side of the road, together with most of those adjacent within Home Park Road, (the latter within Sub Area 2 ‘Wimbledon Park’) fall sharply to the north and form a prominent, raised and wooded backdrop to Wimbledon Park, when viewed from the north and west. This backdrop is topped in places by the undulating silhouette of the rooflines and chimneys of the buildings in Arthur Road.



Arthur Road buildings form part of wooded backdrop to Wimbledon Park

- 13.11.7 *The school grounds to the south east of Arthur Road provide open space, much of it green, particularly to the west of the grounds, and include many mature trees and other planting, particularly to the Arthur Road frontage. The latter are very distinctive in defining the edge of this part of the road.*
- 13.11.8 Throughout the length of the road there is a sympathetic relationship between the siting and design of the buildings and the natural contours of the ground.

Leopold Road:

The south-west side:

- 13.11.9 Most of the buildings on this side of the road were built in the late 19th Century and are earlier than those opposite. (See Historic Development.) The development form is split between the two tight clusters of houses to

the north, separated from each other by quite large gardens, and the buildings and grounds of Ricards Lodge High School to the south. The building frontages step gradually back from the road from north to south, contributing to a sense of spaciousness.

13.11.10 The northern most cluster, of four houses joined back to back, occupies the corner of Arthur and Leopold Roads. They include two small cottages at Nos. 32 and 34 Arthur Road as well as the two larger buildings at Nos. 61 and 63 Leopold Road. The Arthur Road properties are set well back from the road frontage and are positioned in tandem off an access drive/lane. The corner Leopold Road building is also set some way back from Arthur Road, but there is only a modest set back from Leopold Road itself. All four buildings are surrounded on two sides by their own rectangular gardens, which also contribute to the sense of spaciousness.

13.11.11 The second cluster is formed by a group of five smaller dwellings. Three are arranged back to back, with two of these fronting Leopold Road but set well back behind gardens, while the other *pair form an 'L' shaped footprint* and are set further behind. The three rear-most dwellings are accessed by a long drive, or lane, off Leopold Road, and are quite distanced from it. The *gardens of the two cottages* at the back stretch to the west to lie alongside properties in Currie Hill Close.



Cluster of five buildings, set back from road frontage

13.11.12 Much of the Ricards Lodge School frontage to Leopold Road is lined with open grounds, including a fenced playground /car park as well as grassed and wooded areas. The large, impressive Ricards Lodge building and more modest ancillary school buildings, mostly in traditional style here, are set well back from the road.



Part of spacious school grounds, with buildings set back from road

The north east side:

13.11.13 By 1913 all of the buildings on this side of the road, with the exception of more modern additions and the house 'Mayview' (between Nos. 68 and 70), were erected. They are mainly substantial, detached houses of a variety of traditional styles. Since their construction, some of the buildings have been subdivided.

13.11.14 The buildings fronting the road are set back from it, contributing a sense of spaciousness, and are mostly aligned in a row. The corner property with Arthur Road (No. 74 Leopold) also aligns with the adjacent houses there. There is, nevertheless, variety in the pattern of development: Those buildings at the southern corner with Vineyard Hill Road are set at an angle to face the junction with Lake Road, while Highland Lodge to their rear fronts onto Vineyard Hill Road. Also, Stable Cottage, although erected at a similar time to other buildings, is located on a backland plot to the rear of No.72.



Buildings mostly aligned in a row



Building set at an angle to road

- 13.11.15 Most of the plots are large and rectangular, but those at the southern corner are smaller, due to subdivision in the 1950s. The length of the corner plot with Arthur Road runs along Leopold Road, allowing its side and rear gardens to contribute greenery and spaciousness to the vicinity. There are also other gaps of various sizes between buildings that allow views through to the mature planting within the rear gardens, and contribute to the sense of spaciousness. Some of these are over lower side additions to buildings.



Long frontage to No.74 allows side and rear garden to contribute to spaciousness

- 13.11.16 ***Lambourne Avenue:***
The development of six large, detached houses at the northern end of this cul-de-sac is of an irregular layout, with the houses sited on various shaped plots and accessed from quite long drives off the turning head. These houses relate well with the natural contours of the ground, and are predominantly at a lower level than the road, set in landscaped grounds.



Houses at northern end are predominantly lower than road

- 13.11.17 *The houses on the north east side have a regular set back from the road and only narrow spaces between them, while those on the south west side have a more staggered building line and wider gaps between which allow views through to mature planting in rear gardens. Most are on rectangular plots.*
- 13.11.18 *The highway and the arrangement of buildings combine to form a long, wide gap when viewed from within Arthur Road. This allows an extensive view across the wooded gardens to Wimbledon Park and beyond.*
- 13.11.19 ***Currie Hill Close:***
A cul-de-sac development of uniformly designed, but now much altered bungalows built in the 1950s. It has a spacious character due to the siting and height of the buildings, and is discreet when viewed from within Arthur Road, despite being on rising land.
- 13.11.20. *No.1 has recently been redeveloped with a house, but its size and siting respect the pertaining built form when viewed from within Arthur Road.*



Spacious character of Currie Hill Close when viewed from Arthur Road

- 13.11.21 ***Lake Road:***
The open setting of the school buildings, the rise of the land to the north towards Arthur Road, and the mature trees and other planting offer a sense of spaciousness and greenery to this historically important part of the Conservation Area. Regrettably, recent development at Ricards Lodge School has diminished the spaces around buildings as well as views of the rising grounds from within Lake Road.



The open setting of the school buildings, from Lake Road

- 13.11.22 The main elements described are indicated in a graphic form on Figure 13.3 'Character Analysis'. Negative issues relating to the pattern of development are summarised in 13.20.4.

13.12 BUILDING DESCRIPTIONS (and relevant further historic details)

The lost Manor Houses

- 13.12.1 *The site of the Ricards Lodge School grounds is rich in history due to it being the location of the third and fourth manor houses, (Marlborough House and Wimbledon Park House), part of their gardens, and a still existing tunnel link.. The location took advantage of the high ground and the views which could then be had over Wimbledon Park and The Downs..*

Marlborough Manor House

- 13.12.2 *The Third Manor House, built in 1732, was a palladian, Georgian mansion, designed by Lord Henry Herbert, ninth Earl of Pembroke, and Roger Morris. It was of grey brick with four stone columns on the front. The ground floor was sunken to allow it's original owner, Sarah, Duchess of Marlborough, who had gout, to enter at first floor level without going up steps.*

Wimbledon Park House or Spencer House

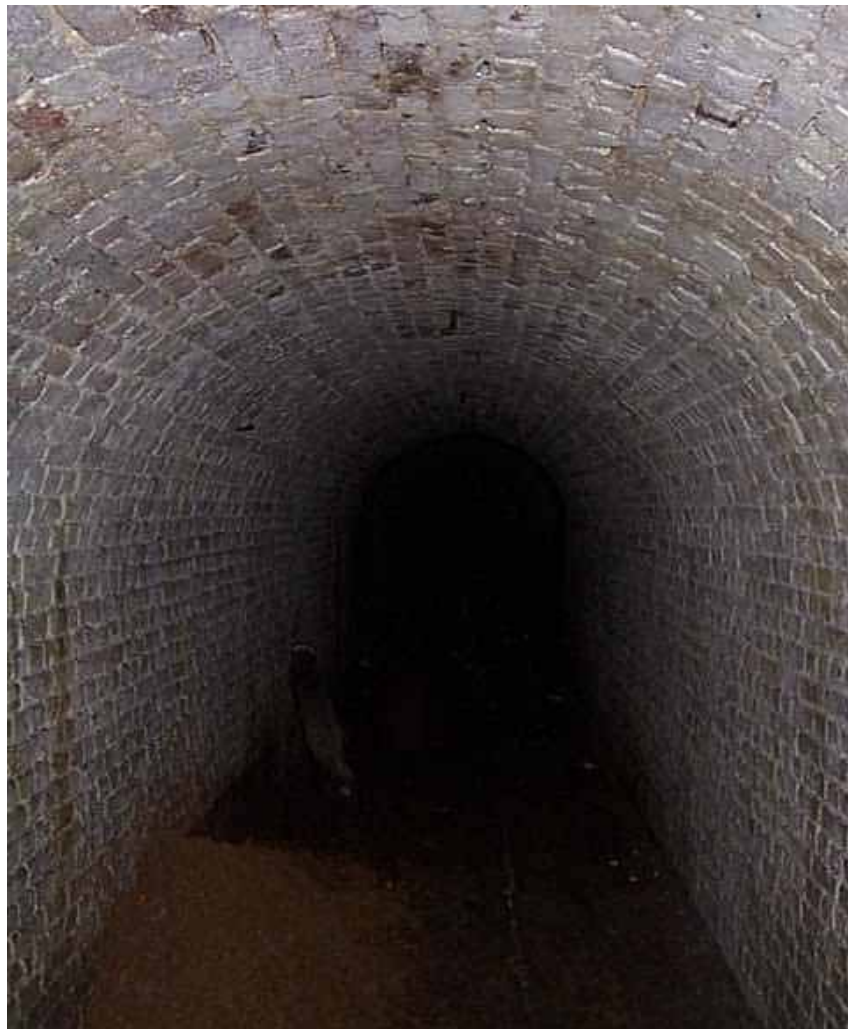
- 13.12.3 *The Fourth and final Manor House was built at the turn of the 19th*

Century by Henry Holland, a leading architect of the day, for Earl Spencer. It was built around the remaining servants quarters of the Marlborough Manor House. It had a fine colonnade on the south front and was surrounded by gardens and a large lawn.

13.12.4

The tunnel

Still remaining under the school grounds is a large, well constructed, 18th Century tunnel. It is of arched brickwork, (red handmade unfrosted London bricks), some 1.8 metres wide, 2.96 metres high and 127.5 metres long. It was contemporary with the demolished Marlborough House and used up until the demolition of Wimbledon Park House in 1949. It is thought that the tunnel once provided servants with concealed access to Marlborough House from their nearby servants quarters, later incorporated into Wimbledon Park House.



18th Century tunnel, uncovered during excavation works.
Photograph provided by Pole Associates

The Buildings of Today

- 13.12.5 The following paragraphs describe the predominant characteristics of the buildings and materials used. The Statutory Description of the Listed Building is given in Appendix 1. Descriptions of the Locally Listed Buildings are given in Appendix 3. The buildings are identified on Figure 13.1.
- Buildings which are considered to make a positive contribution to the Conservation Area and/or are suggested for inclusion in the Local List are also identified on Figure 13.1, and in Section 13.20 of this document. Negative issues relating to building types and materials are summarised in 13.20.4 .

The School Buildings

- 13.12.6 *The buildings on the Ricards Lodge part of the site mostly date from the 1960s and range in height from single storey to four storeys, with flat or shallow pitched roofs. These buildings are faced with brown brick and have a strong horizontal emphasis to their appearance, accentuated by the long rows of window openings. Recent additions and extensions are mostly of red brick, still with an horizontal emphasis.*
- The original Ricards Lodge building, located at the south eastern corner of the grounds, is a late Victorian villa which is locally listed. (See Appendix 3 for description.)



Ricards Lodge

Arthur Road

- 13.12.7 Arthur Road contains, arguably, some of the finest buildings within the Conservation Area, particularly the large houses in substantial grounds erected around the turn of the 19th Century. There is a mix of buildings of individual design as well as groups of buildings sharing a similar external appearance, although the latter are mainly those dating from the mid to late 20th Century. Throughout this length of road, strong design elements and decorative details used in the differing house types combine to create a sense of harmony in the street, with the variety of roof shapes, ridge lines and the many chimneys forming a distinctive streetscape.
- 13.12.8 Building characteristics common to many of the houses include the use of: clay tiled hipped roofs; gables, particularly front gable projections; projecting towers and roof turrets; asymmetrical front elevation designs; a rich variety of fenestration types and styles, including bay and oriel windows, decorative front doors, and the use of small window panes and curved, leaded and stained glass; a variety of decorative details including eaves details, porches, patterned brickwork, curved or terracotta window arches; tall, ornate chimney stacks; balustrades (mainly at first floor level); and often lower, subordinate additions attached to the side. Buildings are often two or three storeys with the upper floors contained within the roofspace, resulting in the use of dormer windows, sometimes at the front.
- 13.12.9 Materials used include a variety of brick types, with a preponderance of red brick, mainly clay roof tiles but some slate, tile hanging, stone and the use of timber detailing.
- 13.12.10 The contemporary ‘Tall House’ at No.82 is a positive example of uncompromisingly modern architecture. The award winning design, (an RIBA Award winner, as well as a recipient of a ‘Commendation’ in the Civic Trust Awards 2004), with partly sunken four storey tower, assymetric front elevation and applied timber and render, appears to sit comfortably with the scale and materials of neighbouring older houses. It is suggested that the building, designed by Mr Terry Pawson, (also responsible for the Garden Hall building in St. Mary’s Road, Sub Area 1), be investigated for possible inclusion on the Local List.



The contemporary Tall House sits comfortably with older neighbour



Some Arthur Road buildings: There is rich variety in building styles, details and materials

Leopold Road

- 13.12.11 Leopold Road also contains some fine, distinctive buildings, several of which are Locally Listed. There is a mix of building sizes, styles and house types, although again a common palette of design features and materials create harmony in the street. The variety makes a positive contribution to the character and appearance of this part of the Sub Area.
- 13.12.12 Building characteristics common to many of the houses are similar to those within Arthur Road and include the use of: clay tiled hipped roofs; gables, particularly front gable projections; asymmetrical front elevation designs; a rich variety of fenestration types and styles, including bay windows, casements, the use of small panes and/or mullions; a variety of decorative details including eaves detailing and banding; tall, ornate chimney stacks; and often lower, subordinate additions attached to the side or front. Buildings are often two or three storeys with the upper floors contained or partially contained within the roof space, resulting in the use of dormer windows, sometimes at the front, and windows breaking through the eaves line.
- 13.12.13 Materials used include render or painted brick, red brick, mainly clay roof tiles but some slate, tile hanging, stone and the use of timber detailing.



Some Leopold Road buildings

Currie Hill Close

- 13.12.14 *The bungalows are wide fronted, finished in **grey brick render**, have several windows to the front elevation and a ridged **concrete** ~~clay~~ tile roof, none with front dormers, all contributing to a strong horizontal emphasis.*

Lambourne Avenue

- 13.12.15 *Most of the houses are two storeys high, detached, and of red brick with clay or concrete tile hipped or gabled roofs.*
- 13.12.16 Negative issues relating to building types and materials are summarised in 13.20.4.

13.13 TOPOGRAPHY

- 13.13.1 Arthur Road and some of the land alongside it forms an undulating ridge, in part 45 metres above sea level, for most of its length. It descends quite steeply towards the railway to the north. The ground falls away to the north west towards Wimbledon Park, and to the south, east and north towards Vineyard Hill Road, Lake Road and beyond. *The land to the south west of Arthur Road, within the northern part of the school grounds and Currie Hill Close, continues to rise gradually away from the road to the hill top before descending again towards Lake Road.*
- 13.13.2 The part of Leopold Road within the Conservation Area makes a gradual descent to the south east from its junction with the ridge of Arthur Road, while Lake Road descends further towards the south west.
- 13.13.3 Contours are indicated on Figure 6.0 in Part One of this document. Throughout the Sub Area, the contours have influenced the relationship of development with the ground. The topography allows views within, into and out of the Sub Area.

13.14 VIEWS

- 13.14.1 There are many views into, out of and within the Sub Area. Those into it include the historic views from within Wimbledon Park towards the ridge of Arthur Road, where the well planted gardens form part of the wooded backdrop to the 'Capability' Brown landscape. (See Sub Area 2 'Wimbledon Park', 12.15.5). *There are also the now diminished historic views out from the sites of the former Marlborough House and Wimbledon Park House (now the Ricards Lodge School grounds).* The mature trees and planting contribute to the quality of views throughout the Sub Area.

- From Arthur Road:
- 13.14.2 The ridge of Arthur Road allows extensive views out of the Sub Area. *Apart from the historic views south towards the Downs from the Ricards Lodge school grounds, (now diminished by development) there are views through the many gaps between buildings, (sometimes formed by*

adjoining roads, eg. *Lambourne Avenue*), out to the north west over Wimbledon Park and out to the south east over the rooftops of Vineyard Hill Road and beyond.

13.14.3 *As the curve of the road descends to the north east, there is an impressive, panoramic view of Central London, including Canary Wharf and The Gherkin, rising above the rooftops of Wimbledon Park and beyond.*

13.14.4 Shorter views include those looking west towards St. Mary's Church and the Artesian Well House (within Sub Area 1 'The Historic Core'), *views from the road towards the woodland areas within the school grounds, and those through gaps between buildings of the well planted gardens.*



View of St.Mary's Church,

Long view through gap formed by Lambourne Avenue

Long view as the curve of Arthur Road descends to the north east



13.14.5 From Leopold Road:
From within Leopold Road there are views north to Arthur Road, including the Listed Building at No.61, south over rooftops and west across the Ricards Lodge School grounds. The gaps between buildings again allow views through to gardens, often with mature planting.



View north to the Listed Building at 61 Arthur Road

From Lake Road:

- 13.14.6 *Views north across the Ricards Lodge School grounds, towards the sites of the third and fourth manor houses, have been diminished by recent building upon the grounds.*

From Vineyard Hill Road:

- 13.14.7 From it's junction with Leopold Road there is a long view to the north east towards Central London, includes the London Eye.



View from junction of Vineyard Hill Road/ Leopold Road
Towards Central London

13.14.8 Views are indicated on Figure 13.3.

13.14.9 Negative issues relating to views are summarised in 13.20.3.

13.15 OPEN SPACES

13.15.1 *The School Grounds*

These are a predominantly grassed, sloping open space with many mature trees, particularly close to the road frontages.

The part close to Arthur Road is a Site of Local Importance for Nature Conservation, (see 13.8.1 – 7), while much of the rest of the grounds are identified as Green Corridors, also important for nature conservation, (see 13.8.8)..

13.15.2 Other Spaces

Most of the houses in this Sub Area are set in spacious plots and gardens. The gardens offer often irregular spaces between and around the buildings, making an important contribution to the spaciousness of the Sub Area. They can also be important for nature conservation. (See ‘Green Corridors’, 13.8.8.)

13.15.3 Negative issues regarding open spaces and spaciousness are summarised in 13.20.4.

13.16 TREES AND GREENERY

13.16.1 *The woodlands, mature trees and green open spaces within the school grounds make a significant contribution to the character and appearance of the Sub Area. The planting to the Arthur Road frontage is particularly distinctive. (See 13.17.2.)*

13.16.2 The private gardens contain much informal, mature planting, including trees, (some likely to remain from when the area was parkland), shrubs and hedges. This is in both front and rear gardens and often alongside front boundaries. The sloping gardens and mature planting on the north and west side of Arthur Road, *and in Lambourne Avenue*, contribute to the historic wooded backdrop to Wimbledon Park (See Sub Area 2).

13.16.3 There are several mature, as well as some younger, street trees within Arthur Road. These include the densely planted ‘island’ close to the western-most junction with Home Park Road.

13.16.4 Lake Road has many distinctive mature trees within its pavement.



Planting in private gardens, to the Arthur Road frontage of school grounds, and street trees

- 13.16.5 Section 13.6 has indicated that there are many individual and group Tree Preservation Orders within the Sub Area.
- 13.16.6 The mature trees and planting throughout the area make a major contribution to the quality of its views and to its nature conservation interest.
- 13.16.7 Negative issues regarding trees and greenery are summarised in 13.20.5.

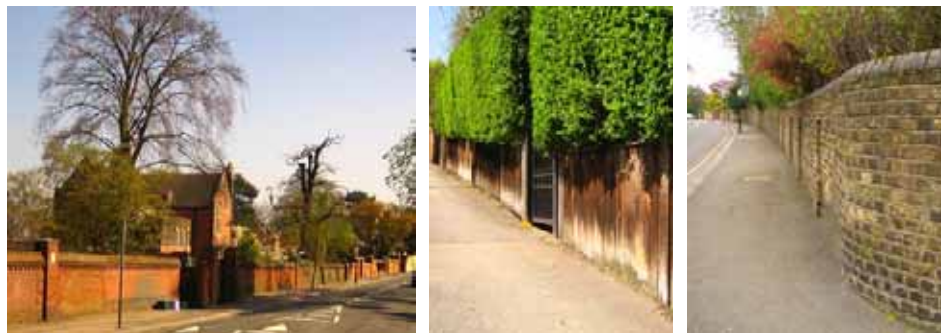
13.17 HIGHWAY BOUNDARY TREATMENTS

Arthur Road

The north-west side:

- 13.17.1 There are a variety of boundary treatments, mainly contemporary with the buildings they front. They include moderately high stone, brick and rendered walls, often with decorative detailing, and timber fences. The higher walls are mostly towards the southern end, while the fences are particularly prominent at the northern end of the road. Between, the boundary structures are mainly fairly low at around 1.2 metres or less in height, but often with hedge or other planting behind, softening the appearance. Gates are mainly of a mix of metal and traditional timber.

- 13.17.2 The south-east side:
The boundary alongside the school grounds is mainly formed by an old chain link fence, covered with ivy and other climbing plants. The planting and the mature trees behind, within the school grounds, offer a very lush and green appearance to this part of Arthur Road.
- 13.17.3 Other boundary treatments on this side of the road are mainly brick walls or timber fences, often with hedges or other planting behind. The structures vary from very low in height to some 1.8m. or more. The higher brick walls are particularly located close to the north side of the junction with Leopold Road, where they are of a similar style to the walls within that road, including tall timber gates.



Some Arthur Road highway boundaries

Leopold Road

- 13.17.4 Both sides of the road are lined with a distinctive stock brick wall, some 1.8 metre in height, which is thought to date from the late 19th Century. It has shallow buttresses, sometimes curved, every few metres, and is mainly topped by Staffordshire blue bull-nose bricks. Most of the entrances are secured with timber gates of a similar height to the wall. Some sections of the wall have been replaced, but it remains a unifying feature within the street scene. Large, mature trees within the front gardens rise over the wall along its length.
- 13.17.5 At the junction with Vineyard Hill Road there is a distinctive gateway feature where a section of the old wall is of a contrasting red brick and curves back from the road to sturdy brick piers and solid timber gates. The stock brick wall then continues along the part of the Vineyard Hill Road frontage within this Conservation Area.
- 13.17.6 On the other side of the road, at Ricard's Lodge School, the boundary is formed by an open timber post fence, some 1 metre high. This allows views across into the school grounds, where further mature tree planting contributes to the street scene.



Some Leopold Road highway boundaries

Lake Road

13.17.7 *The school boundary is partly formed by a rather ugly chain link fence on concrete posts, and partly by a timber post fence, overgrown with climbing plants. The latter contribute to the greenery of the locality.*

13.17.8 Negative issues relating to boundary treatments are summarised in 13.20.7.

13.18 HIGHWAY SURFACE TREATMENTS AND STREET FURNITURE

Arthur Road and Leopold Road

13.18.1 The road surfaces are tarmac, with rows of granite setts alongside the kerb edge for much of their length, although in places these are partly covered by tarmac. Entrance drives to properties are often also delineated by the use of granite setts. Kerb stones are wide and of granite, and often return across the footway to edge the vehicular entrances. The pavement is mainly tarmac, but for short stretches of its length in both roads it has a central strip of paving slabs.

13.18.2 Street furniture includes conventional lampposts and several road traffic signs. In Arthur Road there is a distinctive timber bench on the west side, close to the northern end of the Sub Area, while Leopold Road has an attractive red pillar box at its northern end.



Surface treatments and street furniture

Lake Road

13.18.3 *The road and pavement surfaces are again tarmac, and there are occasionally rows of granite setts across entrance drives. Kerb stones are again wide and of granite.*

13.18.4 Street furniture again includes conventional lampposts and road traffic signs. There is concrete and timber bench close to the junction with Leopold Road.



Surface treatments and street furniture

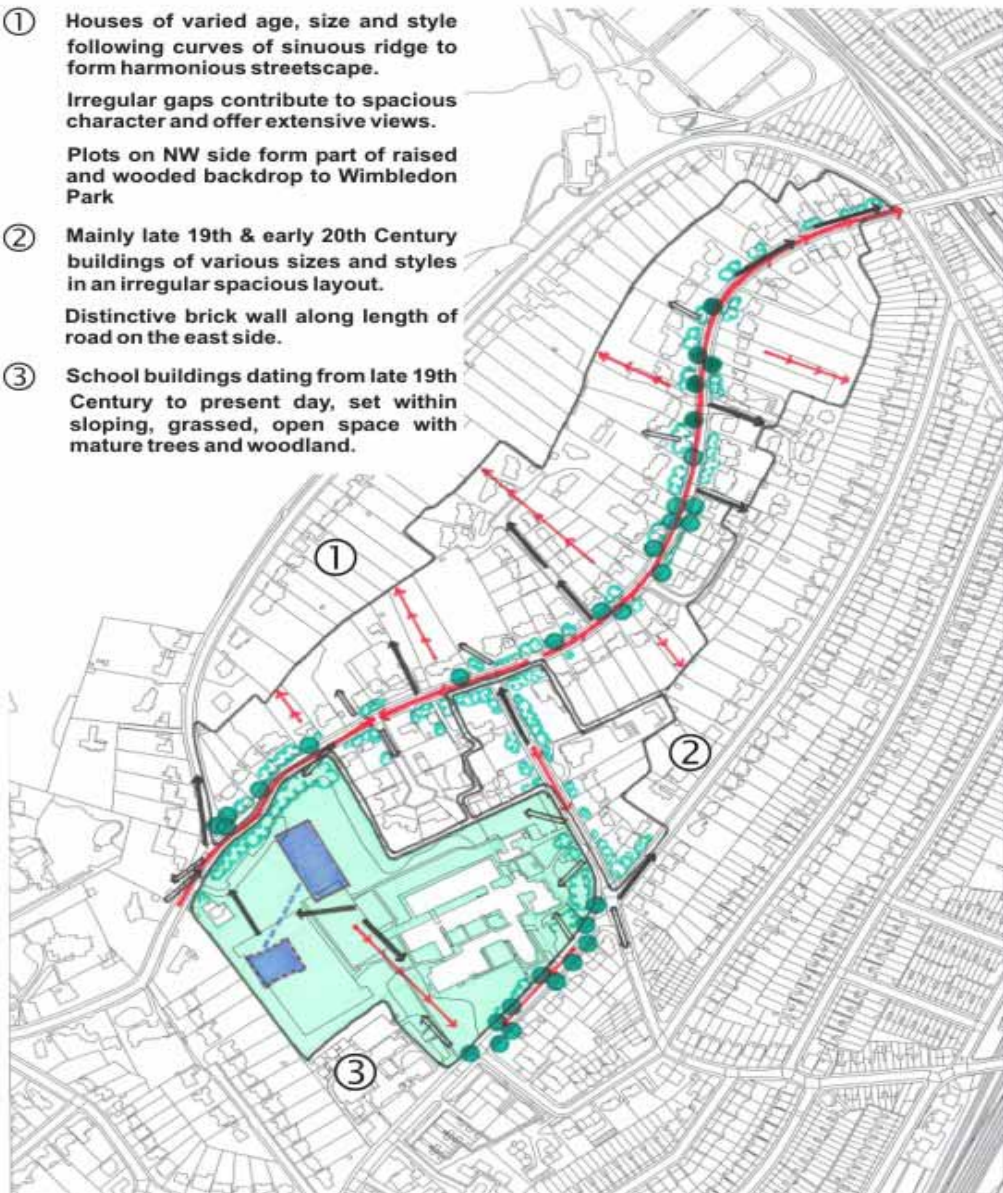
13.18.5 Negative elements are summarised in 13.20.7.

13.19 CHARACTER AND APPEARANCE: A SUMMARY

- 13.19.1 Many of the factors and features described in this chapter combine together to contribute to the character and appearance of this Sub-area of the Conservation Area. This summary is an attempt to define the significant factors but it may not be exhaustive, and is not intended to put forward any order of importance.
- 13.19.2 **The development of the area over time:**
A summary of the history of the Sub-area is given in Section 13.10.
- 13.19.3 ***The historical and archaeological significance of the sites of the Third and Fourth Wimbledon Manor Houses:***
Both the Marlborough Manor House and the Wimbledon Park House, together with much of their garden lands, were located on the former Parkhouse Middle School and Ricard's Lodge School grounds. A tunnel from the Marlborough House still survives underground today. A summary of the archaeological importance of the area, it's history and brief descriptions of the two houses and tunnel are given in Sections 13.7, 13.10 and 13.12 .
- 13.19.4 **Topography:**
This is described in section 13.13.
- 13.19.5 **The many views within, into and out of the Sub-area:**
See section 13.14.
- 13.19.6 **Spaciousness:**
There is a sense of spaciousness within the Sub Area, created by the pattern of residential development, *and by the open character of parts of the school grounds*, as described in Section 13.11.
- 13.19.7 **The existing pattern of development:**
This is described in Section 13.11. It has been strongly influenced by the property developer, John Augustus Beaumont, whose aim here was to develop a site for villa dwellers with no rival in England.
- 13.19.8 **Building types and Materials:**
The area is characterised by a variety of buildings in styles typical of their period, many with decorative detailing, as described in Section 13.12. and Appendices 1 and 2.
- 13.19.9 **Trees and Greenery:**
The school grounds, the private gardens and the mature street trees combine to offer a lush appearance. (Section 13.16)

- 13.19.10 ***Ecological value:***
See section 13.8, 'Nature Conservation'.
- 13.19.11 **Highway Boundary and Surface Treatments:**
The established boundary and surface treatments, as described in Sections 13.17 and 13.18.
- 13.19.12 Figure 13.3 presents an indication of the character of the Sub Area in a graphic form.

- ① Houses of varied age, size and style following curves of sinuous ridge to form harmonious streetscape.
Irregular gaps contribute to spacious character and offer extensive views.
Plots on NW side form part of raised and wooded backdrop to Wimbledon Park
- ② Mainly late 19th & early 20th Century buildings of various sizes and styles in an irregular spacious layout.
Distinctive brick wall along length of road on the east side.
- ③ School buildings dating from late 19th Century to present day, set within sloping, grassed, open space with mature trees and woodland.



Location of Wimbledon Park House 1802-1949	Open Space
Location of Marlborough House 1732-1785	Street Tree
Underground Tunnel	Roadside Greenery
Change in level	Long View
Curve in road	Local View

Figure 13.3: Sub-Area 3: Arthur Road - Leopold Road - Character Analysis

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13.20 POSITIVE AND NEGATIVE FEATURES

Positives:

13.20.1 The main positive features are those described in the previous paragraphs re. this Sub Area. Buildings that are considered to make a positive (ie. not neutral or negative) contribution to the Conservation Area but are neither on the Statutory or Local Lists of buildings of historic or architectural interest are identified on Figure 13.1. They are:

Arthur Road: Nos. 29, 49, 55a, 71, 89, 89a, 93, and 97.
Nos. 30, 32, 34, 78, 82, 92 and 94.

Leopold Road: Nos. 47, 55a, 55b, 55, 57, 59, 61 and 63.
Stable Cottage.

Vineyard Hill Road: Hillcrest Lodge.

It is recognised that the appearance of some of these buildings has been compromised by insensitive alteration over time.

Negatives:

13.20.2 *Issues relating to the historic and archaeological importance of the school grounds:*
- There may have been a lack of awareness of the importance of the site as the location of the third and fourth Wimbledon Manor houses, their gardens and tunnel, given that it has not previously enjoyed Conservation Area status.

13.20.3 Issues relating to views:
- The erection of some boundary walls and over-sized infill developments have obstructed views from within Arthur Road. Eg. wall at No. 61 Arthur Road; house at No. 35 Arthur Road.
- The cumulative effect of increased building bulk and loss of spaces around buildings, leading to loss of views. Eg. recent development on the school grounds has diminished views both into and out of the Sub Area.



Recent development on school grounds has diminished views from Lake Road

13.20.4

Issues relating to the pattern of development, spaciousness and building types and materials:

- Cumulative effect of increased building bulk and diminished spaces around buildings leading to erosion of spaciousness, loss of planting, loss of views
- Unsympathetic design of some modern developments. Eg. *The uniform design of Camelot Close houses, and the way that they turn their backs to Arthur Road.* .
- Unsympathetic design of some extensions. Eg. 70 Leopold Road, 98 *Arthur Road*
- Erosion of mature open landscape of rear gardens, through the erection of backland development
- Pressure to erode the traditional harmonious relationship between development and the natural contours of the ground
- The loss of original features, eg through window replacements



Camelot Close development turns back on Arthur Road

- 13.20.5 Issues relating to Trees and Greenery:
- Loss of trees and greenery, particularly through the erection of new development, extensions and creation of hardstanding areas
 - Need to protect and maintain historic tree planting, including the wooded backdrop to Wimbledon Park
- 13.20.6 *Ecological Issues:*
- *The Meadow within the Area of Nature Conservation Importance is overgrown and in need of management, such as mowing and raking.*
 - *Cumulative effect of diminished green spaces around buildings, leading to reduced movement of plant and animal species.*
- 13.20.7 Issues relating to highway boundaries, surface treatments and street furniture:
- The use of unsympathetic boundary treatments, including the use of austere concrete posts within otherwise appropriate timber fences, and the poor condition of parts of the school grounds boundaries



Poor boundary treatment to school grounds, Lake Road

- The poor appearance of some traffic management and calming measures. Eg. the width restrictions in Leopold Road, excessive road markings, the poor appearance of the large tarmac 'island' areas with concrete kerbs at the junction of Leopold Road/ Lake Road/ Vineyard Hill Road.



Traffic management

- The covering of original granite setts with tarmac
- Sign clutter
- *The neglected appearance of the footway area within Arthur Road at the former school entrance.*

13.21 OPPORTUNITIES

13.21.1 Prepare Design Guide to appropriate development.

13.21.2 *Promote historic importance of former Manor House locations within school grounds.*

- 13.21.3 *Seek better management of areas of importance for nature conservation.*
- 13.21.4 *Seek enhancement of former Park House Middle School entrance area in Arthur Road.*
- 13.21.5 *Seek enhancement of some boundary treatments to school grounds.*
- 13.21.6 *Seek archaeological investigations within school grounds, as opportunities arise.*
- 13.21.7 Seek more appropriate street management measures and the reduction of sign clutter.
- 13.21.8 Seek improvements to the condition of highway surfaces.
- 13.21.9 Seek the identification and protection of historic trees and other trees of significant amenity value.
- 13.21.10 Investigate the possibility of adding The Tall House (No. 82) and No. 89 Arthur Road to the Local List.
- 13.21.11 ***Investigate the possibility of adding the 18th Century tunnel under the Ricards Lodge School grounds to the Local List, with possible subsequent consideration for the Statutory List.***
- 13.21.12 **The preparation of a Conservation Area Management Plan will provide an opportunity to address issues raised by this Character Assessment.**

13.22 ADDITIONAL PLANNING CONTROLS NEEDED:

- 13.22.1 Many alterations, such as the removal of boundary treatments, the installation of replacement windows and doors, and the removal of chimneys, are 'Permitted Development' and can be carried out without the need for Planning Permission. It is suggested that some Permitted Development rights be removed, in order to help preserve the character and appearance of the Sub Area. This is done by means of placing an Article 4(2) Direction on residential properties. The alterations suggested to be brought under planning control through the making of an Article 4(2) Direction are:-
- 13.22.2 The demolition and erection of boundary treatments fronting the highway up to 1.0 metre in height, including gates. To ensure appropriate boundary treatments.

- 13.22.3 The removal of hedges fronting the highway. To preserve the character and appearance of the area.
- 13.22.4 The formation of hardstanding areas. To ensure the retention of soft landscaping in gardens that contributes to the character and appearance of the area and in the interests of nature conservation.
- 13.22.5 Alterations to windows and external doors. To preserve the character and appearance of the area.
- 13.22.6 The erection, alteration or removal of a chimney. To preserve the character and appearance of the area.
- 13.22.7 The painting of masonry including brickwork. To preserve the character and appearance of the area.
- 13.22.8 The removal and replacement of roofing materials. To preserve the character and appearance of the area.
- 13.22.9 The proposed Article 4(2) Directions will be subject to the procedures set out within the Town and Country Planning (General Procedures) Order 1995.**

13.23 SECTION 106 AGREEMENTS/ PLANNING CONDITIONS

- 13.23.1 These could be used in appropriate circumstances to ensure the fulfilment of Opportunities identified in 13.21 above, and/or those identified elsewhere within this Character Appraisal.

13.24 ADJACENT AREAS OF QUALITY

- 13.24.1 The following adjacent Areas should be surveyed to consider possible Conservation Area or Area of Distinctive Quality status:

The Wimbledon Park area, including parts of Arthur Road and Home Park Road outside of this Conservation Area. (During the 17th Century the eastern part of the Park estate, where ‘The Grid’ and Wimbledon Park Station now lie, was Ashen Grove Farm.)

Parts of Lake Road.

Wimbledon North Conservation Area Character Appraisal

Sub Area 3: Arthur Road - Leopold Road Post-Consultation Draft

November 2006

