

# WIMBLEDON NORTH CONSERVATION AREA



A CHARACTER ASSESSMENT  
SUB AREA 4: 'BELVEDERE'  
Post-Consultation Draft May 2007

## **Note to accompany this draft Wimbledon North Character Assessment**

*Text marked like this refers to areas currently outside of the  
Wimbledon North Conservation Area boundary*

(Text marked like this refers to area currently within the Wimbledon  
North Conservation Area boundary but proposed to transfer to the  
Wimbledon Village or Bathgate Road Conservation Areas)

Proposed changes following public consultation are shown with ***bold  
italic text*** for additional text and ~~strikethrough~~ for text proposed for  
deletion.

# **WIMBLEDON NORTH CONSERVATION AREA**

## **A CHARACTER ASSESSMENT SUB AREA 4: BELVEDERE**

**Post Consultation Draft: ~~July 2006~~ June  
2007**

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## **14.0**            **SUB AREA 4. 'BELVEDERE'**

### **14.1**            **EXTENT AND BOUNDARY REVIEW**

- 14.1.1            This Sub Area is focused on the area that was occupied by the second Wimbledon Manor House, 'Belvedere House', and its grounds, for most of the 18<sup>th</sup> and 19<sup>th</sup> Centuries. A large part of the area was developed for housing by the Belvedere Estate Company after the Manor House was demolished in 1900.
- 14.1.2            The Sub Area is edged to the north east by the Historic Core Sub Area and to the south west by part of the Wimbledon Village Conservation Area boundary, together with the top part of Wimbledon Hill Road. *Properties on the north west side of Church Road* form the north west boundary. The south eastern boundary is formed in part by the alignment of Belvedere Drive, in part by the rear gardens of some properties on its south eastern side, and by part of St.Marys Road.
- 14.1.3            The Sub Area therefore includes: *all of the* properties on both sides of this part of Church Road, together with those within Belvedere Square and Old House Close on its eastern side; all of the properties on the south west side of St. Mary's Road, together with a few on its north east side, south of the Historic Core Sub Area; most of the properties in Belvedere Drive, and a few buildings on the north side of Wimbledon Hill Road, just outside of Wimbledon Village. It also includes all of the buildings within Belvedere Avenue, Belvedere Grove, Clement Road, Courthope Road, those abutting the north east side of High Street Mews, as well as those within Alan and Highbury Roads.
- 14.1.4            *The entire length of this part of Church Road and all of the buildings that front it are now included in the Conservation Area, due to the historic alignment of the road, the quality of most of the buildings and the spaces between them, including the mature planting, and the way that these elements contribute to its setting, as described in more detail later.*
- 14.1.5            *(However, the development at the southern end of Church Road, on the north east side, at Nos.41 to 63, is of a fine grain, set close to the highway edge and includes commercial uses. It therefore appears to be of a character and appearance more closely akin to that of the Wimbledon Village Conservation Area, than that now identified for the North Wimbledon Conservation Area. It is therefore appropriate for these properties to be excluded from North Wimbledon but included*

*within the Wimbledon Village Conservation Area).*

## **14.2 BUILDINGS WITHIN THE SUB AREA**

- 14.2.1 **Alan Road:**  
Nos. 1; 2; 2A; Flat 1, No. 3; Flats 2, 3, No. 3A; 4; 5; 6; 6A; 7; 8; 9; 10, 12, 14
- 14.2.2 **Belvedere Avenue:**  
Nos. 4; 8; 13; 15; 17; 19; 21/21A; 23; 25; 27
- 14.2.3 **Belvedere Drive:**  
Nos. 1; 3; 5; 7; 9; 8a; 8b; 8c; 8d; 10a; 10b; 10c; 10d; 11; 12; 14; 15; 16; 17; 18; 19; 19a; 21; 25; 23?
- 14.2.4 **Belvedere Grove:**  
Nos. 2; Flats 1 – 6, No.3; 4; 4a; 6; Flats 1 – 2, No.7; 7A; 7B; 8; 9; 10; 11; Flats 1 – 6, No.12; 13; 14; 15; 16; Flats 1 – 3, No.17; 18; 19; 20; 21; 22; 23; 24; 25; 27; 29; 31
- 14.2.5 **Belvedere Square:**  
Nos. 4; 5; 6; 7; 8; 9; 10; 11; 12; 13; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31
- 14.2.6 **Church Road:**  
North west side  
*(Nos. 41; 43; 45; 47; 49; 51; 53; 55; Regent Court, 57 – 63;) 65; 67; 69; 71; 73; 75; 85; 87; 89; 91; 93; 95; 97; 99; 101; Cambisgate, Nos. 1 –10, 109; 111; 113; 115; 119; 121*  
  
South east side  
Nos. 16; 18; 20; 22; 24; 26; 28; 30; 32; 34; 36; 38; 42; 44; 46; 48; 50; 58; 60; 64; 66; 68; 70
- 14.2.7 **Clement Road:**  
Nos. 1; 2; 3; 4; 5; 6; 7; 8; 9
- 14.2.8 **Courthope Road:**  
Nos. 1; Flats 1 – 8 Belvedere Court, 1A; 2; 3; 4; 5; 6; 7; 8; 9; 10; 12; 13; 14; 15; 17; 19
- 14.2.9 **Highbury Road:**  
Nos. 1; 2; 3; 4; 6; 8; 9; 10; 11; 14; 15; 16; 17; 18
- 14.2.10 **High Street Mews:**



Nos 1; 2; 3

14.2.11 **Old House Close:**  
Nos. 1; 2; 3; 4; 5; 6; 7; 8; 9; 10

14.2.12 **St. Mary's Road:**  
Nos. 18; 18A; 20; 21; **21A**; 22; 23; 24; 25; 26; 27; 27A; 29; Flats 1 – 5,  
No. 31; 31A; 31B; 33

14.2.13 **Wimbledon Hill Road:**  
Nos. 91; 93; 95; Flats a, b, c, d, No. 97; 99; 101

### **14.3 OPEN SPACES WITHIN THE SUB AREA**

14.3.1 **Wimbledon Hill Road:** The roadside verge.

14.3.2 **St. Mary's Road:** Grassed area opposite junction with Arthur Road.

### **14.4 STATUTORY LISTED BUILDINGS**

14.4.1 **Grade II:**  
Belvedere Avenue:  
No.8

Belvedere Drive:  
No. 1  
Ice House at No.1  
Nos. 7, 12, 14

Belvedere Grove:  
Drinking fountain at junction with Wimbledon Hill Rd.

Belvedere Square:  
Nos. 4, 13  
Nos. 5-8, 9-12, 17-20, 21-26, 27-31 (all consecutive.)

Church Road:  
Nos. 16-20, 22-26 (all even)  
(No. 55)

Highbury Road:  
No.2  
Motor House at No.2

14.4.2 Statutory Listing Descriptions of the Listed Buildings are attached as Appendix 1.  
The buildings are indicated on Figure 14.1.  
Buildings that are recommended for possible inclusion on the Statutory List are identified in paragraph 14.21.11 and on Figure 14.1.

**14.5 BUILDINGS ON THE LOCAL (NON STATUTORY) LIST OF BUILDINGS OF HISTORIC OR ARCHITECTURAL INTEREST**

14.5.1 **Alan Road:**  
Nos. 1, 2, 3, 7, 8, 12, 14

14.5.2 **Belvedere Avenue:**  
Nos. 4, 23, and curtilage wall at Nos. 25 - 27

14.5.3 **Belvedere Drive:**  
No. 5

14.5.4 **Belvedere Grove:**  
Nos. 2, 8, 9, 11, 13, 15, 17, 19, 21, 22, 24

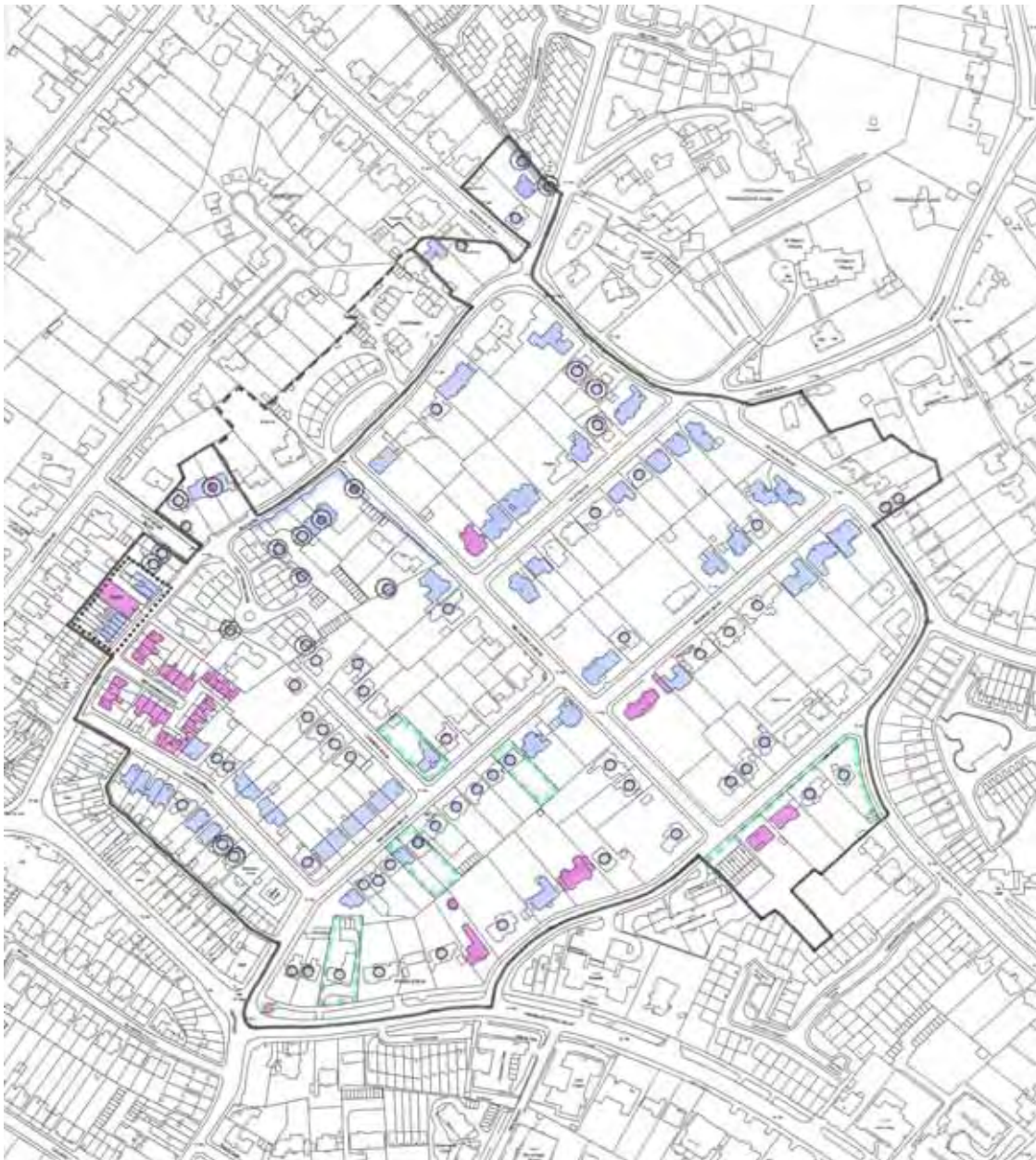
14.5.5 **Church Road:**  
Curtilage wall at Nos. 44 -50, (*Nos. 45 -53 odd*), Nos. 48, 50, 58, (*59, 61*), 66, 71, 73, 113, 121

14.5.6 **Courthope Road:**  
Nos. 2, 4, 5, 6, 7, 8, 13, 14, 15, 17, 19

14.5.7 **Highbury Road:**  
Nos. 1, 4, 11, 14, 15, 16, 18

14.5.8 **St. Mary's Road:**  
Nos. 27, 27a, 29, 31, 33

14.5.9 Descriptions of the Locally Listed Buildings are attached as Appendix 3. The buildings are indicated on Figure 14.1.  
Buildings that are recommended to be investigated for possible inclusion on the Local List are identified in 14.21.12 and on Figure 14.1.



- |   |                                     |
|---|-------------------------------------|
| Current Sub Area Boundary                     | Suggested Extension to C. Area      |
| Suggested transfer to Wimbledon Village C.A.  |                                     |
| Statutory Listed Building: Grade II           | Possible Addition to Statutory List |
| Local List                                    | Possible Addition to Local List     |
| Other Building making a positive contribution | Tree Preservation Order             |

**Figure 41.1: Sub-Area 4: 'Belvedere' - Listed Buildings and TPOs**  
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## **14.6 TREE PRESERVATION ORDERS**

### **Belvedere Drive:**

- 14.6.1 The Merton (No.3) Tree Preservation Order 1968 applies to individually specified trees within the area bounded by Wimbledon Hill Road, Woodside, St. Mary's Road and Belvedere Drive. Properties within this Sub Area are Nos. 8 – 18 Belvedere Drive.

### **Belvedere Grove:**

- 14.6.2 The Merton (No. 247) Tree Preservation Order 1997 '8 Belvedere Grove' applies to a Red Oak and Copper Beech, overhanging the highway

- 14.6.3 The Merton (No. 69) Tree Preservation Order 1988 '20 Belvedere Grove' applies to a Copper Beech at the bottom of the rear garden

- 14.6.4 The Merton (No.301) Tree Preservation Order 1999 '21 Belvedere Grove' applies to a Sycamore within the rear garden.

### **Church Road:**

- 14.6.5 The Cedar overhanging the rear boundary of Nos. 87 – 101 is included in The Merton (No. 13) Tree Preservation Order 1976 '18 Lancaster Gardens and 5 Marryat Place'.

### **Wimbledon Hill Road:**

- 14.6.6 The Merton (No. 215) Tree Preservation Order 1996 '97 Wimbledon Hill Road' applies to a Holm Oak within the front garden.

- 14.6.7 The locations of Tree Preservation Orders are indicated on Figure 14.1.

## **14.7 ARCHAEOLOGY**

- 14.7.1 The entire part of the Sub Area to the south east of Church Road lies within Archaeological Priority Zone 7 'Wimbledon Village, Historic Settlement'. Recovery of archaeological information relating to the historic settlement will contribute to the Borough's history and assist the study of the region's development.

- 14.7.2 That part of the Sub Area to the north west side of Church Road does not lie within an Archaeological Priority Zone.

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

- 14.7.3 **Archaeological investigation:**  
Highbury Road: An investigation at No.9 found negative evidence

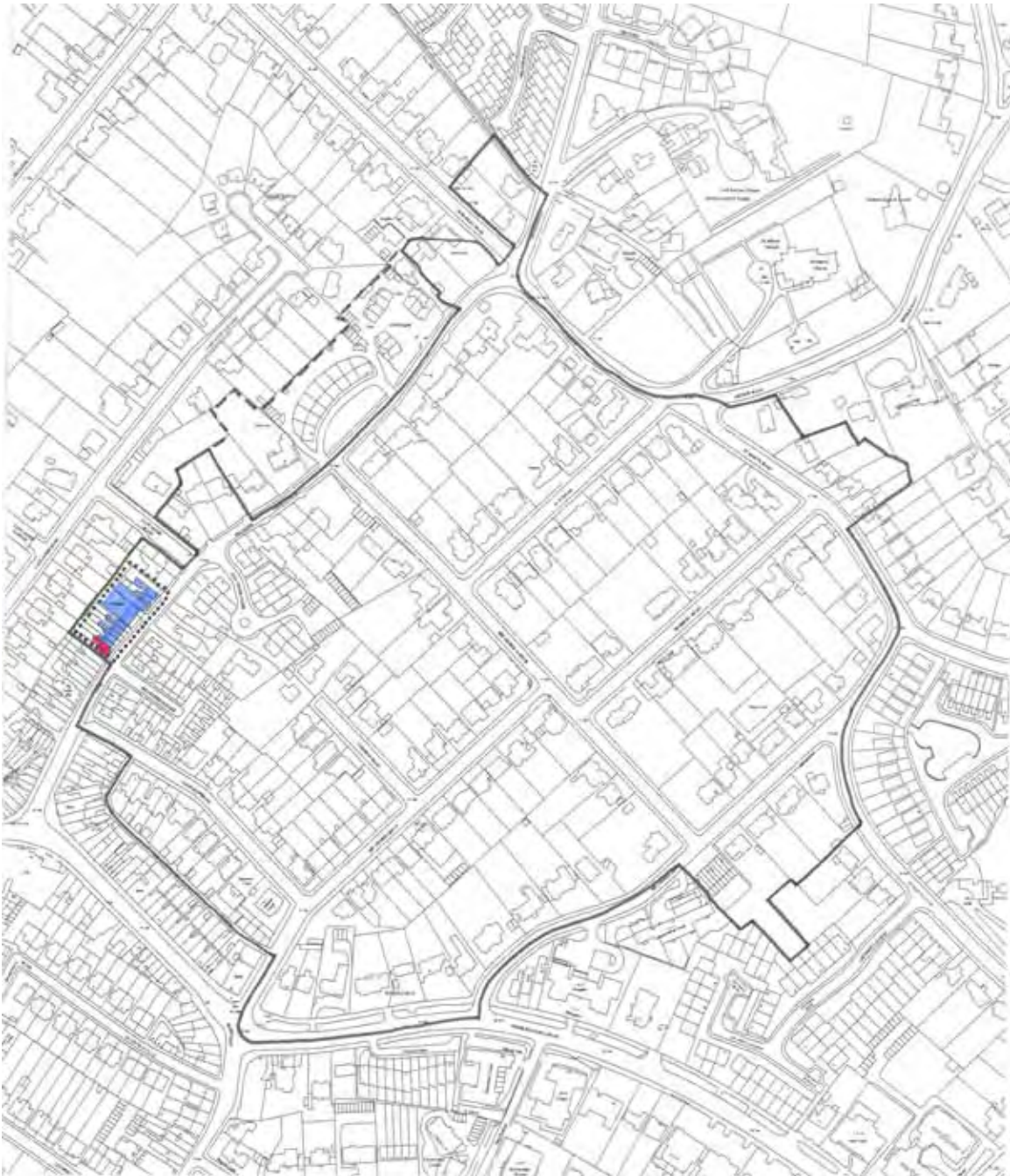
**14.8 NATURE CONSERVATION:**

- 14.8.1 There are no recorded areas of nature conservation importance within the Sub Area.

**14.9 OTHER UNITARY DEVELOPMENT PLAN DESIGNATIONS AND PROPOSALS**

- 14.9.1 (*Neighbourhood Parades Policy (S4) applies to Nos. 45 – 61 Church Road, while Nos. 41 – 43 are within a Core Shopping frontage Policy S3.*)
- 14.9.2 There are no other designations or proposals for this Sub Area.





- Current Sub Area Boundary
- Suggested Extension to C. Area
- Suggested transfer to Wimbledon Village C.A.
- Core Shopping Frontage (Policy S.3)
- Neighbourhood Parade (Policy S.4)

**Figure 41.1A: Sub-Area 4: 'Belvedere' - Unitary Development Plan Designations**

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## 14.10 HISTORIC DEVELOPMENT:

### Up to the end of the 17<sup>th</sup> Century

- 14.10.1 It is likely that the area was occupied by fields, with some village houses lining Church Road. One of these was The Old House mansion, built in 1690 by John Breholt on the site of today's Old House Close development. Parts of its tall boundary walls still remain, enclosing part of the perimeter of the Close.



Part of wall to 17<sup>th</sup> Century 'Old House', now enclosing part of Old House Close

### 18<sup>th</sup> Century

- 14.10.2 In 1717 The Manor of Wimbledon was bought by Sir Theodore Janssen, then a wealthy director of the South Sea Company. In 1720 he had a second Manor House built, later known as Belvedere House, using some of the bricks from the demolished Elizabethan Manor House. Janssen's Manor House was a typical early Georgian mansion of Palladian style, built over four floors and designed by Colen Campbell and Lord Burlington.
- 14.10.3 The house was located to the west of St.Mary's Church, on the rear gardens of today's Nos. 6 - 12 Alan Road, (indicated on Figure 14.3.) and its estate occupied most of the land along the south side of Church Road and south of St.Mary's Road.

- 14.10.4 Janssen became involved in a major financial scandal, the South Sea Bubble, and **many of** his assets were confiscated. He **retained and** moved to a large house at the corner of Church Road and the High Street, probably straddling today's High Street Mews, where he died in 1748.
- 14.10.5 **In 1749 the** ~~The~~ estate was ~~then~~ bought by Mrs Martha Rush, ~~followed~~ **then inherited (and later extended)** by her son, Samuel, **in 1759**, and passed to **his heir**, Sir William Beaumaris Rush, in 1783. By ~~now~~ **the 1790s** the estate was a large private park occupying about seventy acres.
- 14.10.6 John Rocque's Map of 1741 - 1745 indicates the alignment of those parts of Church Road, St.Mary's Road and Wimbledon Hill Road within the Sub Area, although none are named, and a tree lined way following the line of Alan Road. The Belvedere Manor House and the house at the corner of Church Road and High Street are shown, together with their gardens, named as 'Mr Rush's' and 'Sir Theodore ~~Jansen's~~ **Janssen's**'. Church Road is shown lined with village houses.

### **19<sup>th</sup> Century**

- 14.10.7 Following Beaumaris Rush's death in 1833, the house was bought by James Courthope Peache, a retired timber merchant, who named it Belvedere House. In 1858 his son, Revd Alfred Peache, inherited the house, and in 1864 used a builder's yard on the estate to accommodate the present Belvedere Square. This development of thirty artisan's dwellings in Victorian Gothic style was originally for workers on the Belvedere House estate.
- 14.10.8 The grounds of the Belvedere House estate included a meadow with large trees at the back, and a kitchen garden. They were partly enclosed by high brick walls. Part of the massive kitchen garden wall still stands along part of Belvedere Avenue and Church Road. Until 1892 there was also a high brick wall extending from Church Road down to Woodside, but this was taken down by the Local Board. A wide path was laid out inside the line of trees, and shrubs and seats were added, forming the present roadside treatment to Wimbledon Hill Road. The drinking fountain at the top of Wimbledon Hill was erected in 1868 in memory of Joseph Toynebee.





Belvedere Square



Kitchen garden wall



The 1868 Drinking Fountain, erected in memory of Joseph Toynbee

14.10.9

The Ordnance Survey Map of 1865 (reproduced in 'Part One' of this document) shows St. Mary's Road now laid out in full, but named 'Hothouse Lane'. Belvedere House and its extensive grounds are shown. Church Road is named Church Street, and the first eight of the artisan's cottages which today form the Church Road frontage to Belvedere Square are shown. Other buildings on the south east side of Church Road include the 17<sup>th</sup> century Old House, with a large garden, summer house and a yard surrounded by a coach house and stables, all now gone. Adjacent to the north east of this is another large house, which remains today as Nos. 44, 48 and 50. On the north west side the lane Dairy Walk is shown, which links to Somerset Road and remains today. Between it and today's junction with Lancaster Road are three large houses set within spacious grounds, fronting Church Road. The southernmost house remains

today as Nos. 69 and 71. (*Most of the buildings shown to the south of Lancaster Road also remain today.*) Wimbledon Hill Road is laid out but there are no buildings along that part within the Sub Area.

- 14.10.10 The 1896 Ordnance Survey Map (reproduced in 'Part One' of the document shows Belvedere Square complete and Belvedere House remaining within large grounds.

### **20<sup>th</sup> Century**

- 14.10.11 Belvedere House was demolished in 1900 and the grounds sold to the Belvedere Estate Company for house building. The Estate Office was established at No.1 Belvedere Drive, built by the eminent architect Ernest George, now a Grade II Listed Building. The rear meadow was developed first by the laying out of Belvedere Drive, Belvedere Avenue and Belvedere Grove, and the land was sold on as building plots. Other roads on the estate were to soon follow.



No.1 Belvedere Drive, built to accommodate the Belvedere Estate Company Office

- 14.10.12 The Belvedere Estate Company tried to ensure quality in the design of the houses and their relationship to the surroundings through the use of restrictive covenants. For instance, that for a house in Alan Road specified that there should be no buildings in front of the building line,

only detached houses were to be built, no house should cost less than £1000, and oak boundary fences or brick fence walls should be used.

14.10.13 The 1916 Ordnance Survey Map (reproduced in 'Part One' of the document) therefore shows major change to have taken place in the Sub Area. Belvedere Drive, Belvedere Grove, Belvedere Avenue, Alan Road, Highbury Road, Clement Road and Courthope Road are all laid out and mostly lined with houses. The Lancaster Road link with Church Road is also shown.

14.10.14 Since that time, change within the roads of the Belvedere Estate has been limited to mainly modest infill developments of one or more houses. The 1934 Ordnance Survey Map (reproduced in 'Part One' of the document) shows that much of this had occurred by then. The 1950s brought further building, including nos. 20 to 26 St. Mary's Road on garden land at Oaklawn (Arthur Road), nos. 25 and 27 Belvedere Avenue, and in Belvedere Drive, on the rear gardens of houses in Highbury Road. The 1960s infill includes three bungalows on the site of 31 St. Mary's Road, now 9 Alan Road and 31a and 31b St. Mary's Road, and the terrace of eight very narrow four storey houses on the site of 10 Belvedere Drive. The 1972 Ordnance Survey Map shows these changes.



31 b St. Mary's Road, part of a 1960s infill development

1973 saw the demolition of a house on the corner of Belvedere Grove and Belvedere Avenue (27 Belvedere Grove) and its replacement with the five existing houses. In the 1980s more houses were built on the rear gardens of Highbury Road, this time fronting St. Mary's Road. By the end of the 20<sup>th</sup> Century, infill developments had also occurred at 5 and 10 Belvedere Grove, 2a Alan Road, 5 Highbury Road and 1,2 and 3 High Street Mews.

- 14.10.15 In Church Road, most change occurred in the 1960s, with *the building of the crescent of houses at nos. 87 to 101, on the site of East Hill House*, the demolition of Old House and erection of the Old House Close development, *and the building of nos 1 to 10 Cambisgate, at 109 Church Road*. There was little further change, apart from the erection of the pair of houses at nos. 68 and 70 in the late 1990s.

### **21<sup>st</sup> Century**

- 14.10.16 No. 24 St Mary's Road has been ~~redeveloped with two new houses,~~ **replaced by a more intensive development of two large houses sited close together on the plot** and, at the time of writing, the sites at 75 Church Road, 27 Belvedere Avenue and 25 Belvedere Grove have all been cleared awaiting redevelopment.
- 14.10.17 Most other changes comprise alterations, extensions and new boundary treatments to existing buildings. New, traditional style bollards have been installed to parts of the footway edge in Church Road, some in place of unsightly and obsolete street furniture.



## 14.11 EXISTING PATTERN OF DEVELOPMENT

### The Perimeter Roads

- 14.11.1 The Sub Area is edged to the north-west, north-east and south-west by the sinuous alignment of three of the oldest roads within the North Wimbledon Conservation Area. Church Road, St.Mary's Road and Wimbledon Hill Road are all shown on John Rocque's Map of 1741 – 45. Belvedere Drive, however, to the south eastern edge, is contemporary with most other roads within the Sub Area, dating from the early 1900s, but it too is partly undulating and curving in alignment.

The sinuous alignment of the perimeter roads:



Church Road



St Mary's Road



Belvedere Drive



Wimbledon Hill Road

### **Church Road**

- 14.11.2 This part of Church Road contains a variety of buildings erected at various times in styles and layouts typical of their period. It is appropriate to consider the road in two parts, ie. to the south and the

north of its junction with Belvedere Avenue.

South of Belvedere Avenue

14.11.3

Most of the dwellings have plots of irregular shape and size. Development close to the village forms a high density cluster, while to the north of Lancaster Road and Old House Close it is generally of a more spacious form.

14.11.4

The older buildings are situated within two groups, *straddling both sides of the road*. The group closest to the village includes the relatively high density and modest, terraced housing, sited close to and parallel with the road edge, which forms the oldest part of the Belvedere Square development.



*(Also included in this group is the row of very narrow, three storey cottages and mixed commercial premises opposite. However, these are positioned still closer to the road and adjoin buildings within the Wimbledon Village Conservation Area. Their close grain and mixed uses are not considered to accord with the identified characteristics of the Wimbledon North Conservation Area, and it is recommended that they become part of the Wimbledon Village Conservation Area.)*



*The close grain and mixed uses at Nos 41 to 63 Church Road*

- 14.11.5 The other group of older buildings includes contrasting, larger, houses, located on both sides of Church Road, to either side of its junction with Lancaster Road. These are mostly set well back from, and at angles to, the road edge, which offers a spaciousness to their setting. Most have been subdivided and extended over time.



Part of contrasting older group: large, set back and at angles to road

- 14.11.6 On the south east side of the road, between the two older groups, is the 1960s Old House Close development, which regrettably replaced an 17<sup>th</sup> Century mansion, 'Old House'. However, the staggered alignment and modest set back of the terraced and semi-detached houses fronting Church Road, make a reasonably sympathetic transition between the older building groups.

North of Belvedere Avenue

- 14.11.7 On the north west side of Church Road there is further variety in building type, form and layout, including: *the crescent of two storey terraced houses at Nos. 87 – 101, erected in the 1960s, each with their own modest garden but set back from the road in communal landscaped grounds; the three storey, courtyard development at No.109, (Cambisgate), also set in attractive landscaped grounds and dating from the 1960s; as well as substantial detached houses, contemporary with most other parts of the Sub Area, ie. erected between about 1900 and 1930, and set within fairly wide, mostly rectangular plots, with gaps of various width between and at various distances back from the curving road edge.*



Examples of variety in form and layout

- 14.11.8 On the south east side houses are again, in the main, contemporary with most other parts of the Sub Area. They are mostly large, detached dwellings, set on wide, rectangular plots, with modest gaps between, have a fairly uniform set back from the road edge and large rear gardens. The set back of the corner property from the junction with St. Mary's Road contributes to a sense of spaciousness around the junction, albeit above the high boundary wall.



Spaciousness at junction with St Mary's Road

- Walls:
- 14.11.9 Highway boundary walls are prominent and distinctive within Church Road (See 14.17). There are also several sections of old brick walls remaining between properties that contribute to the pattern of development. Those to the flank of Belvedere Square, to part of the perimeter of Old House Close and alongside Dairy Walk are particularly striking.





Old brick walls between properties

### **St. Mary's Road**

- 14.11.10 Although this part of the road was laid out by the 18<sup>th</sup> Century, today's buildings were erected between 1900 and the 1930s, with some more recent infill.

#### The south-west side

- 14.11.11 The oldest buildings are located opposite St. Mary's Church, to either side of the junction with Alan Road, while those on the adjacent plots at Nos 33 and 27/27a were in place by the 1930s. The plot at No. 31 was subdivided in the mid 1960s, the house converted into 5 flats, and the adjacent pair of bungalows at Nos. 31a and 31b developed.
- 14.11.12 The houses are large, but in the main on relatively modest plots, although wide frontages allow wide gaps between buildings and a sense of spaciousness. The buildings have only a shallow set back from the road frontage, and are mainly set perpendicular to development in the side roads, (Alan Road and Highbury Road).



Large houses, separated by wide gaps

- 14.11.13 Further to the south east, the flank façade and garden of the large house at No. 18 Highbury Road front St. Mary's Road, again contributing

spaciousness. The larger buildings then give way to a group of **mostly** more modest, detached dwellings on ~~much smaller and rather incongruous~~ plots, **than most in this part of the Sub Area**, once part of the rear gardens of houses in Highbury Road. These are ~~the 1930's property at No. 23,~~ **a building part dating from the 1930s but much altered in the 1980s**, with 1980s houses either side at Nos. 21 and 25, ~~and sited close to the road edge~~ **and with a modest set back from the road frontage** as it curves and descends to the south.

The north-east side

14.11.14

The row of detached houses were built in the former grounds of Oaklawn Lodge, mostly in the 1950s, although that at No. 24 was recently replaced with ~~two new houses~~ **a more intensive development of two large houses on relatively small plots**. The lower height of the corner property, (No.26), together with its siting - angled towards the junction with Arthur Road - offer some spaciousness. There are modest gaps of various sizes between most of the buildings, some allowing glimpses of the St. Mary's Church spire, **although, regrettably, these are diminished by the new houses at Nos. 24 and 24A**. The pair of attached cottages at Nos. 18 and 18a are contemporary with the laying out of the Belvedere Estate.



Spaciousness close to junction with Arthur Road allows view through to St Mary's Church

Walls:

14.11.15

Highway boundaries are prominent and distinctive in parts of St. Mary's Road, and contribute to the pattern of development. (See 14.17.)

### **Wimbledon Hill Road**

- 14.11.16 Most of the buildings within this short stretch of road were erected a little later than the majority of the estate, from around 1920 to 1930. The one earlier property (No. 97), built around 1900, has since been converted into four flats with garaging to the rear. Buildings are set on mainly wide and rectangular plots with mainly narrow but varying gaps between. The front facades follow a gently curved building line, which results in some being set well back from the footway. The wide, planted verge to the road edge, with wide footway behind, is an unusual feature in the Sub Area. It increases the set back of the buildings from the road edge, and the mature planting provides a partial screen between the two, especially in summer when some buildings are barely visible.



Planted verge partly screens buildings from view

### **Belvedere Drive**

- 14.11.17 This is contemporary with the majority of internal roads on the Belvedere Estate, rather than the other perimeter roads. It combines the alignment characteristics of both, in that the north east part is straight while that to the south west curves and slopes towards its junction with Wimbledon Hill Road. The topography here means that development on the north west side is generally higher than the road, while that to the south west is lower. There is a sympathetic relationship between the siting and design of the buildings and the natural contours of the ground. Close to Wimbledon Hill Road, only the north side of the road is within the Conservation Area, the south side being occupied by contrasting, large, modern, flatted developments.

#### The north west side

- 14.11.18 Close to Wimbledon Hill Road houses are mostly large and detached, and date from around 1900. They are set on wide, rectangular plots, with quite wide gaps between, which allow glimpses of trees and the rising garden land and rooftops behind, and contribute to a sense of spaciousness. The building line is mostly straight, rather than following the curve of the road, so the houses are set at various distances back from

the road edge. The listed Ice House in the rear garden of No. 1 is a link to the area's historic past. It was built for Belvedere House, probably after 1748 but before 1834.



Detached houses, wide plots, gaps between

- 14.11.19 The eastern part of the road has a straight alignment. It is mostly lined with later houses dating from the 1920s and 1930s. These are again built on rectangular plots, with varying gaps between, including large spaces around the junction with Belvedere Avenue. The building line and modest set back from the road are fairly consistent here. ~~Some rather incongruous~~ **Infill** development, dating from the 1950s to 1980s, has taken place at the eastern end of the road. Here, **some** smaller dwellings have been built on shallow plots which previously formed part of the rear gardens of houses in Highbury Road.

- The south east side  
14.11.20 The pattern of development is in the main similar to the majority of that opposite (see para.14.11.19), although the corner building at No. 18 is angled towards the junction with St Mary's Road. The gaps between buildings allow views over the roof tops and lower ground beyond, enhancing the feeling of spaciousness here. However, the incongruous 1960s development of eight narrow, four storey, terraced town houses on the visually prominent plot at No.10, opposite the junction with Belvedere Avenue, is conspicuous.

### **The Interior Roads**

**Belvedere Avenue, Alan Road, Highbury Road, Belvedere Grove, Courthope Road, High Street Mews.**

- 14.11.21 Within the perimeter roads, the Sub Area is mostly laid out as an irregular grid of quite wide, straight, and sometimes short streets, which run parallel with or perpendicular to the contours of the ground, and form a series of street blocks. The largest street block, surrounded by Church Road, Belvedere Avenue, Belvedere Grove and Courthope



Road, includes three culs de sac developments, each from a different period in the Sub Area's history. Belvedere Avenue is the central and longest street, linking Church Road to Belvedere Drive and dividing the area into two parts.

14.11.22 The pattern of development has been strongly influenced by the restrictive covenants issued by the Belvedere Estate Company, when the land was sold as building plots. These included that only detached houses, costing at least £1,000, be built, and that there be no buildings in front of the building line.

14.11.23 The roads are mostly lined with detached houses of individual design, set on rectangular plots, with a modest and fairly uniform set back from the highway edge, and with varied gaps between. The gaps frequently allow glimpses of greenery and sky, sometimes over single storey structures. Rear gardens are often substantial, with those to corner properties offering further openness in the street scene. These factors combine to contribute to a strong sense of rhythm and spaciousness in the residential layout.

14.11.24 Almost all of the houses were built in the early 1900s with only a few, on infill plots, coming later. There is some infill development dating from the 1920s to 1930s in each street, except Belvedere Grove. A few later buildings are scattered throughout, the majority of these located in Belvedere Grove and Belvedere Avenue. (See Historic Development, 14.10.)



Belvedere Grove



Courthope Road

14.11.25 Variations to these general characteristics are described in the following paragraphs.

### **To the south west of Belvedere Avenue**

#### The roads:

**Belvedere Grove, Courthope Road, High Street Mews**

14.11.26 Development in this part of the Sub Area is of a higher density than that to the north east of Belvedere Avenue. The roads have been laid out, in the main, with narrower houses on narrower plots, and with some semi-detached dwellings in Belvedere Grove and Courthope Road. Some houses have been converted into flats, particularly in Belvedere Grove, where some also have garaging.

14.11.27 Six purpose built flats have recently been introduced, within a three storey building on the corner of Belvedere Grove with Courthope Road. Opposite, the space formed by the shallow side garden of No.2 Belvedere Grove, combined with the space above the adjacent single storey garage buildings, forms a transition between the development fronting Belvedere Grove and that fronting Wimbledon Hill Road.



Spacious transition between Belvedere Grove and Wimbledon Hill Road buildings



Uncharacteristic, high density development opposite

14.11.28 In Courthope Road, there is a marked contrast in the pattern of

development at the northern end, alongside Belvedere Square properties. Here the distinctive, walled boundary forms the road frontage, (see 14.17.22), with out-buildings and the rear facades of cottages visible behind. At the southern end of the road there is a less attractive, uncharacteristic form of development at Belvedere Court, a part four/ part five storey block of eight flats, set well back from the road frontage.



Walled boundary forms contrast at north end of Courthope Road

- 14.11.29 High Street Mews presents another contrast within the Sub Area. It is a narrow, rear service road, laid with granite setts, mostly serving village properties within the Wimbledon Village Conservation Area. However, the rear gardens of properties in Courthope Road back onto its north east side. These sometimes have poorly designed garage frontages within the high brick wall to their rear boundaries. At its southern end, on a plot also fronting Belvedere Grove, there is an incongruous row of three small, terraced houses fronting directly onto the Mews, with tiny gardens, all on a plot the size of only the smallest single house in this part of the Wimbledon North Conservation Area.

#### The Cul-de-sacs

##### **Belvedere Square**

- 14.11.30 Belvedere Square is a listed, planned cottage development erected on an almost square plot of land which previously formed part of the Belvedere House estate. It began to be laid out in 1864. The small, mainly terraced houses are arranged in a tight, regular, geometric layout, and sited parallel with or perpendicular to the 'T' shaped courtyard space formed by the highway and footways. The cottages have small front gardens of uniform depth. Those fronting and parallel to the highway have modest rear gardens, while others have only very small yards to the rear. The Square is bounded to the north west by

Church Road, to the south west by Courthope Road, and has high, old brick walls to the remainder of its perimeter.



Tight, geometric layout of Belvedere Square

### **Clement Road**

- 14.11.31 This cul-de-sac off Belvedere Grove is contemporary with most of the Sub Area, dating from the early 1900s. The detached houses which line both sides were all erected at that time. The two dwellings at its head had been built by 1933. At the entrance to the cul-de-sac, the rear gardens of adjacent Belvedere Grove properties present wide gaps to the highway frontage, allowing views across to other gardens and to the rear of buildings in Belvedere Grove.

### **Old House Close**

- 14.11.32 This is a relatively recent development, dating from the 1960s, and erected in place of a 17<sup>th</sup> Century mansion on Church Road. It borrows some characteristics from Belvedere Square, in that it too is a courtyard style development of modest, terraced housing, although it is of a less regular layout, a lower density, has a garage court and is focussed around a circular roundabout feature. The very distinctive high brick walls to the south west and north east of the Close once formed part of the boundary to the 17<sup>th</sup> Century 'The Old House'.

### **To the north east of and including Belvedere Avenue**

#### **Belvedere Avenue, Alan Road and Highbury Road**

- 14.11.33 This part of the Sub Area's interior, to the north of and including Belvedere Avenue, is more spacious. The houses generally have quite wide frontages and are on larger, wider plots, with various, but often quite wide, gaps between them. (The pattern of development on the south east side of Alan Road is, however, a little more dense, with mostly narrower houses on narrower plots.)





Highbury and Alan Roads

The spaciousness is particularly apparent on the north east side of Belvedere Avenue, which has only Nos. 4 and 8, to either side of Alan Road, orientated to face it, the other buildings being located in adjoining roads and therefore presenting their narrower, flank facades and large rear gardens to the road frontage.



Spaciousness, north east side of Belvedere Avenue

The south west side of Belvedere Avenue has the very distinctive high wall, which once enclosed part of the kitchen garden to Belvedere House, at it's northern end. Even here a sense of spaciousness is maintained above the wall, due to the height and siting of buildings behind.



Kitchen garden wall, with spaciousness over

14.11.34

The main elements described are indicated in a graphic form on Figure 14.3 'Character Analysis'. Negative issues relating to the pattern of development are summarised in 14.20.4.

## 14.12 BUILDING DESCRIPTIONS

### **The lost Manor House:**

14.12.1 The second Wimbledon Manor House was located within this Sub Area, on the crest of Vineyard Hill, with long views to the north across the historic park. The site is now part of the rear gardens of Nos. 6 to 12 Alan Road (Figure 14.3). This Manor House was of the Early Georgian period, with work beginning in 1720. It was designed by architects Colen Campbell and John Gould, (Lord Burlington). It was four storeys high and of a Palladian style, and re-used bricks from the Elizabethan Manor House. (See Sub Area 2.) It stood on the site for development of the Belvedere Estate.

### **The Buildings of Today:**

14.12.2 The following paragraphs describe the predominant characteristics of the buildings and materials used. The Statutory Descriptions of the Listed Buildings are given in Appendix 1. Descriptions of the Locally Listed Buildings are given in Appendix 3. Both are indicated on Figure 14.1.. Buildings that 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 14.1 and in Section 14.20 of the document. Negative issues relating to building types and materials are summarised in 14.20.4.

### **The Perimeter Roads**

14.12.3 **A Summary:**

Except for parts of Church Road, these are mostly lined with large houses, contemporary with the laying out of the Belvedere Estate in the early part of the 20<sup>th</sup> century, with a few examples of more modern infill development. Church Road has a greater variety of age of buildings and of dwelling types and sizes. Buildings are mostly of individual, informal design, often incorporating strong elements and rich detail. There is mostly a mix of hipped, gabled and ridged roof styles, often with dormers, while front bay projections, chimneys and a variety of window designs are recurring features. Materials are predominantly clay tile with brick and render.

### **Church Road**

14.12.4 This part of Church Road contains a mix of buildings of various types, different ages, and individual design. They range from the listed, 19<sup>th</sup> century, decorative, brick, two storey terraced cottages forming part of the Belvedere Square development, through detached houses of a variety of sizes and styles, including Old English (No.113), and Arts and Crafts, (especially at No. 66), to *the 1960s developments of Cambisgate, a three storey scheme set around landscaped grounds,*

*and a curving terrace of neo Georgian style at Nos. 87 to 101. There are also modern detached bungalows, including one of contemporary style at No. 28.*

14.12.5 Design features include the use of hipped, gabled and ridged roof styles, sometimes combined, some with dormers; a variety of window types, styles and sizes, including sashes, casements, bays, small panes, mullions and leaded lights, again often combined; and a variety of decorative details, including eaves details, front projections, chimneys and porches. Buildings are one, two or three storeys high, depending on their siting, often with roof accommodation.

14.12.6 There is also variety in building materials. Clay tile is the most common roofing material, although a few roofs are of slate. Bricks of various colours, (including yellow, brown, red and buff) and render are frequently used, while timber cladding, tile hanging and decorative stone, brickwork and timber also feature.







Some of the varied Church Road buildings

### **St. Mary's Road**

- 14.12.7 The most dominant buildings are on the south west side of the road, between Highbury and Church Roads. They are contemporary with the laying out of the Belvedere Estate and are mostly large, 2.5 storey, detached houses of individual design. (Although No. 31 is in use as five flats.) Styles include Arts and Crafts at Nos. 29 and 33, and Old English at No. 31. There is an example of a pair of cottage style houses on the opposite side of the road at Nos. 18/18a.
- 14.12.8 A contrasting, modern, minimalist design, incorporating flat roofs and projecting car ports, has been used for the 1960s infill development of two bungalows at nos. 31a and 31b.
- 14.12.9 Elsewhere, buildings are mainly two storey detached houses or bungalows of modest size, dating from the 1950s and 1980s, of styles quite typical of those periods.
- 14.12.10 Design features are generally more prominent in the older buildings, and include the use of hipped, gabled and ridged roof styles, some with a curved roof pitch, front projections, prominent chimneys, dormer windows and porches. Decorative details include ornate eaves, brick courses and windows of various types, shapes and sizes. The curved bay window at No. 29 is particularly of note. (And is reflected

in the design of the house at No. 4 Belvedere Avenue.)  
Unsympathetic features include the double garage at No. 27a and side extension at No. 31.

14.12.11 There is some variety in building materials. Roofs are mostly of clay tile, especially on older buildings, but there are slates at No.18/18a and, unusually, green glazed pantiles at Nos.27/27a. Walls are mostly of red or yellow brick, with some render. The bungalows at Nos. 31a and 31b use timber, glass and steel to complement their simple lines.



Some of the varied St Mary's Road buildings

### **Wimbledon Hill Road**

- 14.12.12 Buildings vary in size and age from the large 'L' shaped, three storey, turn of the century building at No. 97, in use as four flats, through mostly wide fronted, two storey houses with roof accommodation dating from the 1920s to 1930s, to a now extended house at No. 93 built in the 1970s. Again, all are of individual designs typical of their period.
- 14.12.13 Roofs are mainly ridged with front gables, some hipped features, prominent chimneys and front dormer windows. Design features include timber detailing and windows of various shapes, sizes and styles, including bays, sashes, casements and some small paned windows.
- 14.12.14 Clay tiles are again the most common roofing material, while walls are mostly of brick with some render and tile hanging.



Some Wimbledon Hill Road buildings

### **Belvedere Drive**

- 14.12.15 Buildings are mostly detached houses, built between the turn of the 20<sup>th</sup> Century and the 1930s, in common with most of the Belvedere Estate. An Ice House built for Belvedere House but now located in the rear garden of No. 1, is a link to the area's historic past. There is some mostly incongruous infill development, dating from the 1950s, 60s and 70s, located mainly within the eastern part of the street.
- 14.12.16 The buildings again display a variety of individual designs, with the oldest houses being the richest in detail: Those at Nos. 1, 7, 12 and 14 are Listed Buildings, displaying Queen Anne, early Georgian Revival and Free Domestic architectural styles between them, and there are Arts and Crafts influences evident in the appearance of some of the more modest early 20<sup>th</sup> century houses. Most buildings are two storeys, some with accommodation in the roofspace.





The Ice House exterior

- 14.12.17 Design features include hipped, gabled and mansard roof styles, dormers, and a wide variety of window types, styles and sizes: There are angled bays, square bays, a bow and an oriel window, casements, sashes, timber mullions, small panes and thick glazing bars.
- 14.12.18 Other details include decorative brick and eaves treatments, tall chimneys, projecting bays, and elaborate porches. The polygonal tower with ogeed lead dome at No.14 is particularly distinctive, although unfortunately this property has an unsympathetic side addition.
- 14.12.19 Materials are again varied. Descending clay rooftops help delineate the sweeping curve of the road from the west. Rough cast or render with brick are commonly used. Some slate, stone, tile hanging and timber cladding are also evident.
- 14.12.20 The 1960s development at Nos. 8 to 10 presents a particularly jarring element within the otherwise mostly harmonious street scene, in that it is an incongruous, four storey terrace of eight very narrow townhouses with basements and flat roofs. It displays rather brutal, geometric styling.







Some Belvedere Drive houses

### **The Interior Roads**

South west of Belvedere Avenue \_\_\_\_\_

**Belvedere Grove, Courthope Road, High Street Mews**

14.12.21

#### **A Summary:**

Belvedere Grove and Courthope Road are again mostly lined with dwellings erected as part of the Belvedere Estate in the early part of the 20<sup>th</sup> Century. They are, however, mainly smaller than elsewhere on the estate, including some semi-detached houses and some flat conversions. They also include houses of similar, as well as individual, designs. Architectural details include more modest versions of those used elsewhere on the estate, while materials are again mostly clay tile with brick and render.

14.12.22

#### **Belvedere Grove**

Most buildings here date from the turn of the century, although Nos. 27 to 31 are part of a 1970s development, and Nos. 5 and 10 are more recent.

14.12.23

Building types are mixed. Most are two storey detached or semi detached houses with roof accommodation, although there are several

three storey houses, some conversions to flats, and the three storey flatted development at No.5. Houses closest to the village tend to be smaller with narrower frontages, compared to the buildings east of Clement Road. Unfortunately, the three narrow, terraced houses with an asymmetrical mansard style roof at Nos. 1 to 3 High Street Mews appear incongruous in the Belvedere Grove street scene.

14.12.24 Most buildings are of individual design, with the exception of the quite dominant, three pairs of houses at Nos. 9 – 19. Their style displays the Arts and Crafts influence, also evident elsewhere in the street. There are Queen Anne influences, particularly in the pair of buildings at Nos. 22 and 24, Old English style at No. 21, and contemporary styling in the successful modern extension at No. 31.

14.12.25 A common palette of materials has again been used. Most buildings have clay tile roofs with render/pebble dash and/or red brick. Some roofs have replacement concrete tiles eg. Nos. 18 and 24. Brown and yellow stock bricks also feature, as well as tile hanging and stone and timber detailing.

14.12.26 Predominant features are the hipped and ridged roofs, some with curved roof slopes, the projecting gables and bays, and the tall chimneys. There are some front dormers, projecting and recessed porches, and single storey attached garages. Decorative details include eaves treatments, quoins, moulded banding and brick courses. In common with most roads, there are varied window patterns and sizes, including arched, oriel, roundel, casements and sashes, small panes, and leaded and stained glass. A single feature hall window at first floor level is a common characteristic. Unfortunately, some properties have installed unsympathetic replacement windows, eg. No. 12.





Some Belvedere Grove buildings

### **Courthope Road**

- 14.12.27 The majority of buildings fronting this street are two storey, some with roof accommodation, semi-detached and detached houses, again dating from the turn of the 20<sup>th</sup> Century. They are smaller, on more modest plots, and more similar in style than most of their contemporaries in the Sub Area. Notably, however, there is an uncharacteristic, four storey block of flats at Belvedere Court, erected in the late 1930s with an additional floor added in 1962. Also, the flank edge of the Belvedere Square development, with its brick boundary wall and rear facades of the cottages, forms a distinctive contrast at the northern end of the street. The two houses adjacent, at Nos. 14 and 16 display some of the characteristic features of the Belvedere Square development in their designs, including materials and arched windows.
- 14.12.28 Hipped, ridged and gabled roofs, projecting bays and chimneys are the predominant features in the street scene. There are also some front dormers, those at Nos. 1 and 3 being of unusual proportions, and mostly casement windows, some leaded. Belvedere Court has a mansard style roof.
- 14.12.29 Clay roof tiles predominate, though a few are of slate, with brick and render commonly used. Timber framework and tile hanging also feature.



Some Courthope Road buildings

### **High Street Mews**

14.12.30

It is the long stretch of high stock brick walls, with garage and gate openings, that is distinctive here, although some garage doors are of unsympathetic design. The back of Belvedere Court appears unattractive, with its escape stair, rear parking and adjacent sub-station, while the corner building at Nos. 1 – 3 is rather bold and poorly detailed (see also 14.12.23).



High brick wall, High Street Mews

### The Cul-de-sacs:

14.12.31

#### **A Summary:**

Belvedere Square and Old House Close both contain terraced, brick built houses, the former richly detailed and dating from the second half of the 19<sup>th</sup> Century, the latter a neo-Georgian style development from the 1960s. Clement Road, however, was developed as part of the Belvedere Estate and displays building characteristics more akin to



those of Belvedere Grove and Courthope Road.

**Belvedere Square**

14.12.32 A detailed description of this listed group of two storey, mid to late 19<sup>th</sup> Century terraced cottages is given in Appendix 1. The cottages are of polychrome brick with red brick details, have steep, hipped, slate roofs with dormers and prominent chimneys. They are rich in detail, including decorative gables, porches, boarded timber doors and arched, bay and casement windows.

14.12.33 Some of the cottages have been painted white, which has an adverse effect upon the appearance of the whole group.





### **Clement Road**

14.12.34

The row of four very similar large, detached Victorian villas on the south west side presents a contrast to the individual designs of other, turn of the century, detached houses elsewhere in the Sub Area. They are two storeys with roof accommodation, have hipped, clay tile roofs, distinctive projecting front gables with barge boards, and prominent chimneys. The two storey front bays have stucco detailing and sash windows. They are mostly of brown and red brick, two also with render, and regrettably the brickwork of one has been painted.



14.12.35

Elsewhere, Nos. 2 – 8 are mostly similar to the detached houses in Belvedere Grove, with hipped, clay tile roofs, gables, some chimneys, bays, a variety of window styles and sizes, and of brick or render. No. 9 is cottage style, with a central porch and casement windows.

### **Old House Close**

14.12.36

The staggered terraces of neo-Georgian style two storey houses are of red brick with stone quoins, have prominent tiled roofs, columnar porches and small paned sash windows. Some have original small front dormers.



### **Belvedere Avenue, Alan Road, Highbury Road**

14.12.37

#### **A Summary:**

Once again, these are mainly lined with large houses dating from the early part of the 20<sup>th</sup> Century, with a few examples of more modern infill development. Buildings are of varying individual, informal design, of high architectural quality and often richly detailed. Highbury Road, in particular, has a rich mix of styles.

#### **Belvedere Avenue**

14.12.38

Belvedere Avenue is lined with buildings of mixed ages and styles, although much of its frontage is occupied by the flanks of properties in adjacent roads.

14.12.39

The only two buildings fronting the north east side are Nos. 4 and 8, both dating from the turn of the century, two storeys plus roof high, with wide frontages and decorative architecture. No. 4 is in the Arts and Crafts style with hipped roof, curved pitch, and a two storey curved bay with leaded lights. No. 8 is in the Domestic Revival style, with a steep pitched roof, projecting porch and corner buttress. Both have clay tile roofs, dormers, chimneys and a variety of window shapes and sizes. No. 4 is rendered, while No. 8 is mainly red brick with stone, tile hanging, half timbering and weatherboarding.

14.12.40

On the south west side, three houses date from the turn of the century, one from just after, a pair were built in the 1950s and a further two are part of a 1970s redevelopment. They are of various sizes and individual designs. Buildings are two, two plus roof or three storeys

high. The oldest are large with wide frontages and display Arts and Crafts influences, including various window shapes and sizes.

14.12.41

Other design features include hipped and gabled roofs, curved roof slopes, dormers, chimneys, bays, buttresses, porches and decorative brickwork. Some buildings have attached garages, though not all of these are sympathetically designed. Window replacements are also regrettable.

14.12.42

Materials include clay and concrete roof tiles, render, red and yellow bricks and cladding.



Some Belvedere Avenue buildings

### **Alan Road**

14.12.43

Almost all of these houses were built around the turn of the century, although No. 5 is a little later, and Nos. 9 and 2a are examples of 1960s and 1990s infill, respectively.

14.12.44

The houses on the north west side are mostly two storeys in height plus roof accommodation, are quite large with wide frontages and of varied design, with Nos. 1 and 3 being particularly ornamental. No. 9 presents a contrast, with its single storey, modern, minimalist design with flat roof and projecting car port. Houses on the south east side are mostly narrower and more restrained in their appearance.

14.12.45 Predominant design features are the hipped and ridged roofs, some with curved pitches, the tall chimneys, gable projections and bay windows. Dormers, barge-boards, raked buttresses, porches and attached garages also feature, although the latter are not always sympathetic in design terms. Again, there are varied sizes and styles of windows, including arched, angled, square and curved bays, mullion and small paned windows, and the use of leaded and stained glass. The recent infill development at No. 2a appears unsympathetic in terms of its proportions and detailing.

14.12.46 The most common materials used are clay roof tiles, red brick with contrasting details, and, on the south east side, render or render with brick. There is some tile hanging and timber detailing, and a green slate roof at No. 10.



Some Alan Road buildings

### **Highbury Road**

14.12.47 Most of the houses here were again built around the turn of the century, although those at Nos. 6, 9 and 11 are a little later. The only infill development is the house at No. 5, built in the 1990s.

14.12.48 The road is one of the richest in terms of variety and quality of architecture, within both this Sub Area and the Conservation Area as a



whole. It is lined with large houses, most being one or two storeys plus roof accommodation, with wide frontages and often deep footprints. Architectural styles and influences displayed include the Scottish School, at Nos. 1 and 14; Cape Dutch at the Listed No.2, with its also Listed 1920s motor house; Arts and Crafts, particularly at No. 4; rustic Old English at No. 11; and Queen Anne at Nos. 16 and 18.



14.12.49

The variety of design features include hipped, ridged, gabled and mansard style roofs, some with curved roof slopes, tall chimneys, dormers, bay projections, raked buttress walls, porches and some attached garages. The detached, glazed washing porch to the listed



motor house is particularly distinctive. There are decorative barge boards, eaves details, mouldings, brickwork and ornate tile hanging. Window styles and sizes are again very varied, adding further richness to the appearance of the buildings. There are bay windows, venetian, oriel, circular, metal framed, leaded, stained glass, small panes, sashes and casements.

14.12.50 Common materials are clay roof tiles, roughcast/render and brick, with some timber detailing and tile hanging. No. 2 is painted stucco, with a green slate roof. Slate is also used at Nos. 14, 16 and 18.

14.12.51 Negative issues relating to building types and materials are listed in 14.20.

### **14.13 TOPOGRAPHY**

14.13.1 The land within this Sub Area is high and predominantly fairly flat, being at or close to the top of a plateau, varying between some 54 metres above sea level in part of Church Road, to some 44 metres within Belvedere Drive. Contours are indicated on Figure 6 in 'Part One' of this document.

14.13.2 The most significant changes in level are within the perimeter roads. Church Road falls to the north, most sharply north of St. Mary's Road. Wimbledon Hill Road, St. Mary's Road and Belvedere Drive all fall to the east.

14.13.3 Elsewhere within the Sub Area, there is a gradual descent to the north east in Belvedere Grove and a gentle rise and fall within Belvedere Avenue, but the remaining streets are quite flat.

14.13.4 Where there are changes in level, the contours have influenced the relationship of development with the ground. The high ground allows views out of the Sub Area, particularly to the south east and the north.

### **14.14 VIEWS**

14.14.1 As in Sub Area 1, 'The Historic Core', views and glimpses of St. Mary's Church are a very distinctive feature. There are panoramic views of the building and its grounds, including the new St. Mary's Garden Hall building, from within St. Mary's Road, views of the spire over rooftops from here and Church Road, glimpses of the spire from within Belvedere Avenue, Belvedere Drive and Highbury Road, (mostly hidden by greenery in summer), as well as the particularly stunning vista along the length of Alan Road.



The frequent views of St. Mary's Church Spire are distinctive

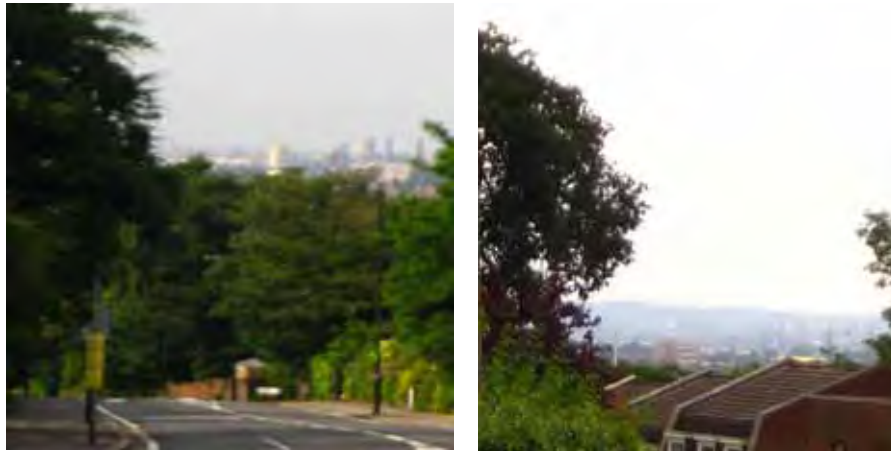
14.14.2

The straightness and length of the interior roads frequently provide long vistas. That along Belvedere Grove, to the north east, towards

the magnificent Cedar Tree in the rear garden of No.1 Highbury Road is also of special value to the Sub Area. That along Belvedere Avenue, however, is marred by the incongruous scale, massing and appearance of the 1960s development at Nos. 8 –10 Belvedere Drive, which terminates the view from the north west.

14.14.3 The curving and sometimes undulating alignments of the perimeter roads offer series of changing short views of the buildings, boundaries and landscape features within them.

14.14.4 From Church Road there are also the views to the north west along the undulating Burghley Road, and to the north towards London. Other long views are mostly out to the south and east, over the lower ground towards Wimbledon town centre and beyond. These are from within St.Mary's Road and Wimbledon Hill Road, and through gaps between buildings in Belvedere Drive.



Long views out to the north and south east

14.14.5 Views are indicated on Figure 14.3.

14.14.6 Negative issues relating to views are summarised in 14.20.3.

## **14.15 OPEN SPACES**

14.15.1 Most development within the Sub Area has large, private gardens. These irregular spaces between and around the buildings make an important contribution to the spaciousness of the area. There is little public open space, however. The small amount that there is has been created at the roadside.

### **Wimbledon Hill Road**

14.15.2 The roadside verge alongside Wimbledon Hill Road is the main open

space, created in 1892 by the Local Board. It offers seating amongst an informally planted, wide grass strip with shrubs and trees, some remaining from the Belvedere Estate grounds. The seats are frequently used by those taking a break on the steep climb of the hill, and are well placed for enjoying the long views to the east over Wimbledon.



Wimbledon Hill Road open space

### **St. Mary's Road**

14.15.3 The small, triangular, grassed area at the roadside, at the junction with Arthur Road, could offer an opportunity to stop and admire views of the Historic Core Sub Area, including that of St.Mary's Church with Stag Lodge and the new Garden Hall building in the foreground. However, the space is poorly maintained and of little amenity value at present.

14.15.4 Negative issues relating to open spaces are summarised in 14.20.5.

## **14.16 TREES AND GREENERY**

14.16.1 Much of the landscaping in this Sub Area is contained within the resident's private gardens. The semi-public areas (front and some side/rear gardens) are generally well planted with shrubs and trees, offering a quite lush appearance to most roads. Front boundary hedges are a common feature, especially within the internal roads. Highbury Road, in particular, has some very distinctive, well clipped and mature hedges.





14.16.2

Several trees remain from the grounds of Belvedere House, including those at the roadside in Wimbledon Hill Road. Most prominent though are the magnificent Cedar Trees, particularly that in the rear garden of no.1 Highbury Road and that close to the roadside at no.33 St. Mary's Road. These provide landmark features within the Sub Area.





- 14.16.3 There are few street trees. Those within the roadside verge in Wimbledon Hill Road are a distinctive rarity. There are ~~some~~ **other important street** trees on the south west side of the street in St. Mary's Road, and ~~some~~ **those** recently planted in Courthope Road, but only a scattering elsewhere.
- 14.16.4 In summer, the mature planting often obscures buildings from view, as well as curtailing some of the views described in 14.14..
- 14.16.5 Negative issues relating to trees and greenery are summarised in 14.20.5.

## 14.17 HIGHWAY BOUNDARY TREATMENTS

### The Perimeter Roads

#### **Church Road:**

- 14.17.1 Within Church Road, the prominent and often distinctive, high boundary walls emphasise it's curving alignment and contribute to a strong sense of place.

#### The north-west side: (Lancaster Rd to Dairy Walk):

- 14.17.2 Front boundary treatments here are of various lengths, *with particularly long frontages to the more modern developments at Cambisgate and Nos 87 –101*. It is the high brick walls which predominate, often with some decorative detail, usually staggered to follow changes in ground level, and with timber gates, again, often decorative. Exceptions include *the frontage to Nos. 87 – 101, which is a low brick wall with very dense planting behind, including mature tree planting*, short stretches of dense hedge, and low, decorative, timber fencing. The highway edge generally has a lush appearance, due to all the greenery and tree planting alongside.



14.17.3

The south-east side:

This is again dominated by high brick walls, usually old, and often with some decoration. In places the walls obscure the buildings behind from view. Particularly distinctive stretches include: that part which follows the curve of the junction of Church Road with St. Mary's Road and is very prominent in the street scene at this northern entrance to the Sub Area; and a remaining part of the Belvedere Estate kitchen garden wall which continues round to the south west side of Belvedere Avenue. Gates are mostly of timber and sometimes decorative, and there is much planting to the highway edge. To the south, closer to the village, there is the contrast of a low post and chain treatment to the frontage of Old House Close, as well as the distinctive, decoratively detailed forecourt walls to the listed Belvedere Square frontage.



Walls sometimes obscure the buildings behind

Part of the remaining kitchen garden wall

**St. Mary's Road:**

14.17.4 Walls of various heights are a characteristic boundary treatment.

South-west side:

14.17.5 Front boundaries are mostly quite wide, and treatments mixed, but it is walls of a variety of ages and heights, some including attractive detail, some less attractive, which predominate. The walls range from very low, to a rather intrusive 2.5 metres high in the vicinity of the Belvedere Drive junction, although most are between some 1.5 and 2 metres in height. There is only a modest amount of planting to boundaries.

North-east side:

14.17.6 The entire frontage of the road here is lined with a distinctive, sweeping, yellow stock brick wall of some two metres high, with red brick banding, buttress detail and piers. The houses here were built in the grounds of Oaklawn, (Arthur Road), so the wall is likely to be part of the original boundary to Oaklawn Lodge, which also continues along the Arthur Road frontage, within Sub Area 1. Gates to property entrances are of timber or metal.



Distinctive boundary wall on north east side

### **Wimbledon Hill Road:**

#### North side:

- 14.17.7 Boundaries are mostly lined with tall timber fences with much planting behind. Regrettably, concrete posts are frequently used in the fences.



### **Belvedere Drive:**

- 14.17.8 Boundary treatments are a mix of walls, railings and fences.

#### North side:

- 14.17.9 Boundary treatments are a mix of heights and materials. Often they are some 1.7m high, and of a mix of materials, including brick with railings, brick with render, concrete, as well as a few timber fences. There is little planting to boundaries.

#### South side:

- 14.17.10 Within the Conservation Area there is an attractive low railing with low hedge behind to the Listed Building at No. 12, and a low picket fence with greenery behind to that at No.14. Otherwise there are brick walls of about 1m. high, some with trellis and planting behind.

### **The Interior Roads**

- 14.17.11 Covenants issued by the Belvedere Estate Company specified that boundary treatments be oak fences or brick fence walls. Many frontages were therefore originally contained with hedges or timber



fences between brick or rendered piers

**Belvedere Avenue:**

- 14.17.12 Part of the old kitchen garden wall of the Belvedere Estate remains. Other boundaries are now a mix of walls, timber fences and hedges. Soft boundary treatments have often been replaced with modern walls.

South-west side:

- 14.17.13 The tall, red brick, old wall at the north end and, with buttresses every few metres of its length, is a bold, distinctive and historic feature within the Sub Area. It varies between some 3 and 5 metres in height, with the transition in height being formed by a curve. Regrettably, the garage door openings which have been inserted in the wall compromise its appearance.

- 14.17.14 South of this there are a mix of treatments, ranging from open fronted and softly landscaped gardens, through mainly simply detailed, low or 1.8m brick walls, and a 1.8m timber fence with concrete base, posts and much planting behind. The relatively recent 1.8m red brick wall at No. 21 stands out as rather harsh and excessively elaborate, with its metal gates and inserts, stone cappings, piers and lanterns, especially in view of its proximity to the open fronted gardens to the south.

North-east side:

- 14.17.9 Road frontages are long, frequently form the side boundaries to corner properties in adjacent roads, and curve to follow the corners of highway junctions.
- 14.17.10 Boundary treatments are mostly some 1.8 – 2.0 metres high brick walls, some staggered to follow changes in level, with some hedges and timber fencing. Typically, gates are of timber and there is planting within the boundary.

**Alan Road:**

- 14.17.11 The south east side is mainly lined with low walls and greenery, while the north west side is more varied, including higher walls and hedges.

North-west side:

- 14.17.12 Treatments here are varied, including brick walls of various heights and detail, as well as a neatly clipped hedge, a post and chain treatment and a high timber fence. Planting behind the boundary is common to most properties. Gates are a mix of timber and metal.

South-east side:

- 14.17.13 There are 1.8m high brick walls to the houses at each end of the street,

while boundaries between are mainly lined with low brick walls with planting behind. Openings are frequently un gated, otherwise there are a mix of both timber and metal gates.

**Highbury Road:**

- 14.17.14 There are a variety of treatments here, but it is the decorative timber fences and hedging that appear most attractive. There is much planting within boundaries.

North-west side:

- 14.17.15 Properties are mostly lined with low brick walls, up to some 1.2m in height, with hedge or other planting behind. Some also have decorative timber fences. The exception is the long, side frontage of Nos. 27/27a St. Mary's Road, which has a rendered 1.8m high concrete block wall.



South-east side:

- 14.17.16 At the south west end of the road there are distinctive, neatly clipped, mature hedges behind low walls or fences, while elsewhere treatments are predominantly a mix of timber fences and low brick walls with planting behind. Where there are gates, they are either timber or metal.

**Belvedere Grove:**

- 14.17.17 Front boundary treatments here are typically low, close board or picket fences, often with mature hedge or other planting behind, and with timber gates.

South-east side:

- 14.17.18 This is mostly lined with timber fences, around 1 metre in height, often

with timber posts and gates, although frequently there are no gates to the vehicular access. A few properties have low brick walls, some forming an unattractive contrast to the more typical timber fences.



North-west side:

- 14.17.19 Again, most boundaries are lined with timber fences of around 1 metre high. There are a few low brick walls with fence or trellis above, a few incongruous brick walls, and some properties with no front boundary treatment at all due to off street parking in the front garden.

**Courthope Road:**

- 14.17.20 Boundaries are typically a mix of low panelled brick walls, hedges and timber fences. Some have been removed for off street parking. The wall to the Belvedere Square development forms a distinctive contrast.

South-west side:

- 14.17.21 Most boundary treatments are 1 metre high brick walls, often panelled, with some planting behind, while a few are hedge or timber fencing of a similar height. Some front garden parking has resulted in the removal of boundary treatments.

North-east side:

- 14.17.22 The distinctive two metre high brick wall to the boundary with the Belvedere Square development is an attractive feature, although care is needed regarding the appearance of garage and gate openings within it. Other boundary treatments are quite low panelled brick walls and fences, some with planting behind, and some removed to

accommodate off street car parking.

**High Street Mews:**

North-east side:

- 14.17.23 The long stretch of high stock brick walls with mews style garage and door openings is unusual within the Sub Area. Regrettably, some garage openings are of an unsympathetic appearance.

**The Cul-de-sacs**

**Belvedere Square:**

- 14.17.24 Within this Listed, planned cottage development, front boundaries are all similar, low, brick walls with corniced coping, typically with white painted timber gates. Some of the gates have regrettably been lost or replaced with different designs.



**Clement Road:**

- 14.17.25 The entrance to the cul-de-sac from Belvedere Grove is flanked on both sides by 1.8m high timber fences to the corner properties. Elsewhere, there is a mix of mainly low boundary treatments, often with some planting behind.

**Old House Close:**

- 14.17.26 Front boundaries are defined by low posts and chains, mostly with planting behind.

- 14.17.27 Negative issues relating to boundary treatments are summarised in



14.20.6.

## **14.18 HIGHWAY SURFACE TREATMENTS AND STREET FURNITURE**

### **Surface Treatments**

- 14.18.1 Throughout the Sub Area the road surfaces and footways are predominantly of black/grey tarmac. Within part of Belvedere Avenue, Belvedere Grove and Courthope Road, however, the pavement has a central paved strip within the tarmac, and in Church Road there is a paved stretch with a tarmac strip to the road edge.
- 14.18.2 Kerb stones are of granite and are predominantly low and wide, although in Church Road and St. Mary's Road they are mainly narrow. Kerb stones sometimes return across the footway to edge vehicular entrances, notably within the perimeter roads of Church Road, St. Mary's Road and Wimbledon Hill Road, but also within Highbury Road, Alan Road and Clement Road. All of these, except Wimbledon Hill Road, also have rows of granite setts to the road edge, at least in part, mainly to delineate entrances to properties. The latter is also a feature of Belvedere Avenue and Courthope Road. Unfortunately, the stones have been covered, or partly covered, by tarmac in places.



- 14.18.3 Exceptions to these more common characteristics are described below:

### **Church Road:**

- 14.18.4 On the south east side, alongside the Belvedere Square development, the pavement is laid with a pattern of red brick and small paving stones, more akin to the treatment within the Village than to the rest of this Sub Area.



**Wimbledon Hill Road:**

- 14.18.5 The wide pavement is, unusually, of a reddish-brown tarmac, although the colour has faded. It is edged with a wide grass verge, informally planted with mature, and some young, trees, and furnished with three irregularly placed old timber and metal benches. The verge is raised from the road and retained with a distinctive low wall of irregularly laid brick and stone. The verge is interrupted by the splayed, tarmac vehicular accesses to houses, also edged by the distinctive retaining wall. Wide granite kerbstones line the road and return back to the footway at the entrances to properties.



- 14.18.6 At the junction with Belvedere Grove the surface is paved with slabs of a colour similar to the attractive, Listed drinking fountain.

**Belvedere Avenue:**

- 14.18.7 An unsympathetic, concrete surface has been installed to the forecourt of garage openings in the old kitchen garden wall at the north west end of the road.

**High Street Mews:**

- 14.18.8 This narrow service road has a central strip of tarmac with attractive, but sometimes poorly maintained, granite setts to either side, the setts extending to the highway edge at its exit in Courthope Road.



**Old House Close:**

- 14.18.9 There is a footway only to the east and south frontages of this cul-de-sac. It is paved with concrete slabs. There is a planted mini roundabout within the Close.

**Highway Alterations and Road Markings**

- 14.18.10 **Church Road/Burghley Road junction:**  
There is a poorly executed extension to the pavement, involving the addition of an extra area of tarmac alongside the original pavement and kerbstones. Incongruous concrete kerbstones have been installed.
- 14.18.11 **Church Road/Courthope Road junction:**  
Another additional area of tarmac with incongruous concrete kerbstones, surrounded by prominent double yellow lines.
- 14.18.12 **Alan Road/ Belvedere Avenue and Belvedere Grove/Belvedere Avenue junctions:**  
Poorly executed extensions to the pavement to narrow the road width, involving the addition of sections of tarmac alongside the original pavement and kerbstones. Unfortunately the new, raised, tarmac areas are edged with incongruous, narrow, concrete kerbstones. Two types of

metal bollard have been used.

14.18.13 There are many examples of insensitive and obtrusive road markings within the Sub Area. These include the 'No Through Road' markings on the tarmac within the Listed Belvedere Square development.

14.18.14 Throughout the Sub Area the pavement frequently has a poor, patchy appearance due to unsatisfactory works by statutory undertakers.

### **Street Furniture**

14.18.15 **Church Road:**

The painted timber and metal working turnstile at the entrance to Dairy Walk is a very distinctive feature.

Attractive, small metal bollards of a traditional style line parts of the edge of footway.

Detrimental street furniture includes the sign clutter at the junction with Burghley Road.



14.18.16 **Belvedere Avenue:** Unsympathetic alterations appear to have been carried out alongside the old wall at the north west end of the street, including the installation of paved raised 'beds'.

**Belvedere Avenue/Belvedere Grove:**



14.18.17 The red post box at this junction, and that within Belvedere Grove close to the junction with Wimbledon Hill Road, are positive features.

14.18.18 **Courthope Road, Clement Road, Old House Close, Belvedere Square:** These all have replacement lamp columns of a heritage design. There is an unattractive metal post in Courthope Road, alongside the entrance to High Street Mews, while in Old House Close the timber posts to the roundabout are of various designs, due to careless replacement over time. There are many metal bollards at the head of the Belvedere Square cul-de-sac.



14.18.19 **St.Mary's Road:** Intrusive 'keep left' bollards have been used at the junctions with Arthur Road and Church Road.

**Wimbledon Hill Road:**

14.18.20

Distinctive features include the Listed, Gothic style, portland stone fountain, dating from 1868, in memory of Joseph Toynbee, situated close to the junction with Belvedere Grove, and the benches amongst the planted roadside verge.

Regrettably, the appearance of the fountain is compromised by the uncoordinated surrounding clutter of street furniture, including a timber planter, telephone box and litter bin.



14.18.21

Negative issues relating to highway surface treatments, alterations and road markings, and street furniture are summarised in 14.20.6.

## **14.19 CHARACTER AND APPEARANCE: A SUMMARY**

- 14.19.1 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.
- 14.19.2 **The historical importance of the site of the second, 18<sup>th</sup>.Century, Manor House, (Belvedere House) and it's grounds, including remaining trees:**  
A summary of the history and a brief description of the house are given in 14.10 and 14.12.1. See a lso 'Trees and Greenery', 14.16, and 'Views', 14.14.
- 14.19.3 **The archaeological importance of the area as part of an historic settlement:**  
A summary is given in Section 14.17.
- 14.19.4 **Topography and views:**  
See 14.13 and 14.14. The high ground allows views out to the north and the south east. Views of St. Mary's Church link this Sub Area to the 'Historic Core'.
- 14.19.5 **The existing pattern of development and building types:**  
The contrast of the sinuous alignment of the older perimeter roads and the irregular grid of those laid out in the early 20<sup>th</sup> Century. Church Road has developed over time, resulting in a mix of residential building types, styles and layouts from various periods, whereas the development of most of the remainder of the Sub Area for housing occurred over a relatively short period.  
Restrictive covenants imposed by the Belvedere Estate Company have influenced the spacious layout and the quality of the individually designed, mostly detached, houses. See 14.11,14.12 and Appendices 1 and 3.
- 14.19.6 **Building materials:**  
A common palette of materials has mostly been used throughout. Clay roof tiles with render or brick walls predominate. See 14.12.
- 14.19.7 **Trees and Greenery:**  
The trees remaining from the Belvedere Estate grounds are of both historic and visual importance.  
Planting in private gardens offers a lush appearance to the area, and contributes to it's quality.  
See 14.10.8 and 14.16.

- 14.19.8      **Boundary treatments:**  
High front boundary walls in Church Road, as well as remaining old walls to boundaries between properties, are a significant feature. Elsewhere, softer highway boundary treatments are often used, particularly hedges and timber fences. Further descriptions are given in 14.17.
- 14.19.9      **Highway surface treatments:**  
The established surface treatments, as described in 14.18.
- 14.19.10     Figure 14.3 presents an indication of the character of the Sub Area in a graphic form.

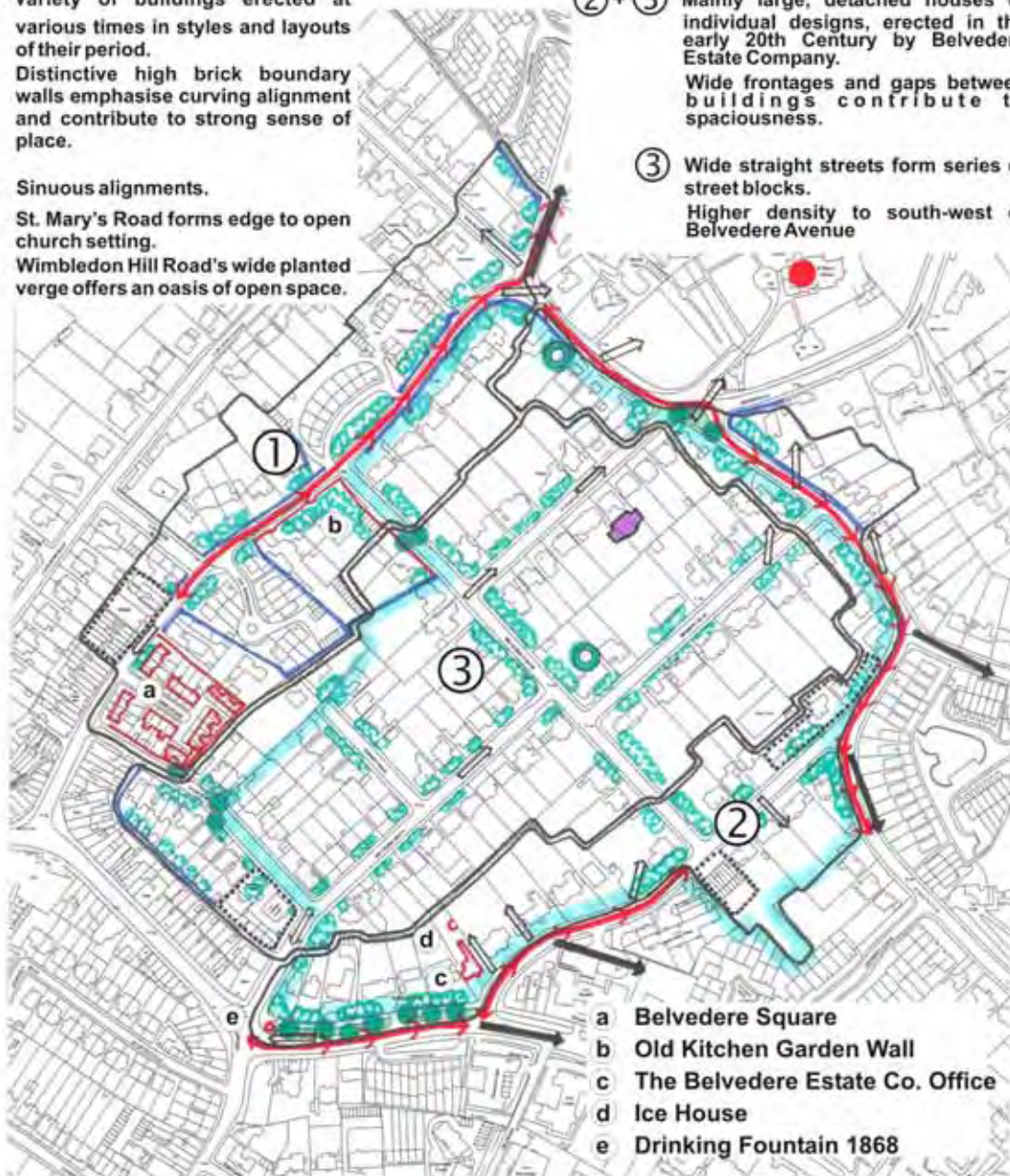


① Variety of buildings erected at various times in styles and layouts of their period.  
Distinctive high brick boundary walls emphasise curving alignment and contribute to strong sense of place.

② Sinuous alignments.  
St. Mary's Road forms edge to open church setting.  
Wimbledon Hill Road's wide planted verge offers an oasis of open space.

② + ③ Mainly large, detached houses of individual designs, erected in the early 20th Century by Belvedere Estate Company.  
Wide frontages and gaps between buildings contribute to spaciousness.

③ Wide straight streets form series of street blocks.  
Higher density to south-west of Belvedere Avenue



- |   |                              |
|---|------------------------------|
| Focal Point (Outside Sub Area)          | Open Space                   |
| Location of Belvedere House 1720 - 1900 | Roadside Greenery            |
| Key Historic Elements                   | Curve in Road                |
| Belvedere Estate Co. boundary           | Change in Level              |
| Distinctive Walls                       | Local View                   |
| Landmark Garden Tree                    | Long View                    |
| Street Tree                             | Uncharacteristic Development |

Figure 41.3: Sub-Area 4: 'Belvedere' - Character Analysis

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## 14.20 POSITIVE AND NEGATIVE FEATURES

### Positives:

14.20.1 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 14.1.

They are:

Church Road:	Nos. 65, 67, 69, 119, 44, 46, 64 Turnstile and wall at Dairy Walk Wall surrounding Old House Close
Belvedere Drive:	Nos. 3, 9, 11, 15, 17, 19, 16, 18
St Mary's Road:	Nos. 18, 18a, 31a, 31b,
Wimbledon Hill Road:	Nos. 91, 95, 97, 99, 101
Alan Road:	Nos. 9, 6, 10
Highbury Road:	Nos. 3, 17, 6, 8, 10
Belvedere Avenue:	Nos. 13, 15, 21 Wall between Nos. 23 and 25
Belvedere Grove:	Nos. 7, 23, 4, 4a, 6, 10, 12, 14, 16, 18, 20
Clement Road:	Nos. 1, 3, 4, 5, 6, 7, 8, 9
Courthope Road:	Nos. 1, 3, 9, 10, 12

### Negatives:

14.20.2 Issues relating to historical importance:

- Unsympathetic alterations to old boundary walls. Eg poor appearance of garage door openings and forecourt paving to old kitchen garden wall, Belvedere Avenue.



### 14.20.3

Issues relating to views:

- The long view along Belvedere Avenue, from the north west, is marred by the incongruous development at Nos. 8 –10 Belvedere Drive..



~~—Pressure to diminish spaces around buildings that allow views through to  
—mature trees, garden land, and beyond~~

- **Cumulative effect of increased building bulk and diminished spaces around buildings, leading to erosion of views, including those through to mature trees, garden land and beyond. Eg Nos. 24, 24A St Mary's Road**

### 14.20.4

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

- Cumulative effect of increased building bulk and diminished spaces around buildings, leading to erosion of spaciousness, planting and views. **Eg. Nos. 24, 24A St. Mary's Road.**
- Uncharacteristic, ~~piece-meal~~ **pattern of** development comprising the ~~smaller~~ houses on shallow plots fronting the north east part of St. Mary's Road/Belvedere Drive, on land which was previously rear gardens of Highbury Road, took place between 1950s and 1980s .
- Unsympathetic design of other developments. Eg. 8-10 Belvedere Drive; 1-3 High Street Mews.
- Unsympathetic design of some extensions/ alterations. Eg. garages at 27a St. Mary's Road; side extensions at 31 St. Mary's Road and 14 Belvedere Drive.





Poor extension, 31 St Mary's Road



Unsympathetic design 1 – 3 High Street Mews

- Loss of original features. Eg. window replacements at 12 and 24 Belvedere Grove; loss of original gates within Belvedere Square.
- The painting or other covering of original exterior brickwork where brick is the common material. Eg. painting of some cottages within Belvedere Square.



Painting of brickwork can be harmful where brick is the common material

#### 14.20.5

Issues relating to trees, greenery and public open space:

- Need to protect and maintain historic tree planting
- Cumulative loss of trees and greenery, particularly through the erection of extensions, boundary treatments and the creation of hardstanding areas.
- Poor condition and appearance of roadside open space at junction of St.Mary's Road with Arthur Road.
- **Poor maintenance of public open space.**





St Mary's Road open space



Hardstanding involving loss of greenery

#### 14.20.6

Issues relating to highway boundaries and surface treatments:

- The use of unsympathetic front boundary treatments.  
Eg. inappropriate walls and gates, as at 21 and 23 St. Mary's Road and 21 Belvedere Avenue; use of austere concrete posts within otherwise appropriate timber fences.



Poor boundaries ~~St Mary's Road~~ **Belvedere Drive**

- Loss of hedges and/or original fences within the interior roads. Eg. 4 Belvedere Grove.
- Unsympathetic alterations to old boundary walls, including garage doors.  
Eg. High Street Mews, Belvedere Avenue, Courthope Road.
- Poor appearance of some traffic management and calming measures.  
Eg. Church Road at junctions with Burghley Road, Courthope Road;



Burghley Road



Courthope Road

-excessive use of road markings,



eg within Belvedere Square.



Concrete fence components,  
covered granite setts

- Poor condition of some surfaces, including covering of granite setts with tarmac.
- Sign clutter.
- Obsolete street furniture.

14.20.7

Other issues:

- Off street car parking, especially within the small front gardens in Courthope Road.
- **Traffic management and road safety.**

## **14.21 OPPORTUNITIES**

- 14.21.1 Prepare Design Guide to appropriate development.
- 14.21.2 Promote the historical importance of the lost Belvedere House and its grounds, including remaining boundary walls and trees.
- 14.21.3 Seek enhancement of the listed Belvedere Square development, including the removal of paint from brickwork, re-instatement of gates to original design and improved street management works.
- 14.21.4 Seek enhancement of the setting of the listed drinking fountain in Wimbledon Hill Road.
- 14.21.5 Seek the enhancement of the appearance of old boundary walls, particularly the old kitchen garden wall within Belvedere Avenue.
- 14.21.6 Seek archaeological investigations as opportunities arise.
- 14.21.7 Seek more appropriate street management measures.
- 14.21.8 Seek improvements to the condition of highway surfaces.
- 14.21.9 Seek better maintenance of public open spaces.
- 14.21.10 Seek the identification and protection of historic trees and other trees of significant amenity value.
- 14.21.11 Investigate the possibility of adding the already Locally Listed buildings at Nos. 71, 73, 48 and 50 Church Road, and the old Kitchen Garden Wall fronting Church Road/Belvedere Avenue to the Statutory List of Buildings of Historic or Architectural Interest.
- 14.21.12 Investigate the possibility of adding Nos. 44, 46, 65, 67, 69 Church Road, 31a, 31b St Mary's Road and 9 Alan Road, 1 and 3 Courthope Road, as well as the old walls surrounding Old House Close, alongside Dairy Walk, and between 23/25 Belvedere Avenue, and the turnstile at Dairy Walk / Church Road to the Local List of Buildings of Historic or Architectural Interest
- 14.21.13 *Transfer Nos. 41 to 63 (odds) Church Road to the Wimbledon Village Conservation Area, due to their fine grain, siting and mixed uses being of a character and appearance more closely akin to that of the Wimbledon Village Conservation Area, than that now identified for the North Wimbledon Conservation Area*

## **14.22 ADDITIONAL PLANNING CONTROLS NEEDED:**

14.22.1 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:-

14.22.2 The demolition and erection of boundary treatments fronting the highway up to 1.0 metre in height, including gates. To ensure appropriate boundary treatments.

14.22.3 The removal of hedges fronting the highway. To preserve the character and appearance of the area.

14.22.4 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.

14.22.5 Alterations to windows and external doors. To preserve the character and appearance of the area.

14.22.6 The erection, alteration or removal of a chimney. To preserve the character and appearance of the area.

14.22.7 The painting of masonry including brickwork. To preserve the character and appearance of the area.

14.22.8 The removal and replacement of roofing materials. To preserve the character and appearance of the area.

## **14.23 SECTION 106 AGREEMENTS /PLANNING CONDITIONS**

14.23.1 These could be used in appropriate circumstances to ensure the fulfilment of Opportunities identified in 14.21 above, and/or those identified elsewhere within this Character Appraisal.

## **14.24 ADJACENT AREAS OF QUALITY**



14.24.1

Notwithstanding that part of Church Road recommended for inclusion within this Sub Area, there are considered to be no adjacent areas, outside of adjoining Conservation Area land, worthy of consideration for possible Conservation Area or Area of Distinctive Quality status.









# **Wimbledon North Conservation Area Character Appraisal**

## **Sub Area 4: 'Belvedere' Post Consultation Draft**

May 2007

