



WIMBLEDON NORTH CONSERVATION AREA

A CHARACTER ASSESSMENT
SUB AREA 5: LANCASTER ROAD
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.

PART TWO:

LANCASTER ROAD

SUB AREA 5

Post Consultation Draft: ~~September 2006~~

June 2007

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15.0 **SUB AREA 5 ‘LANCASTER ROAD’**

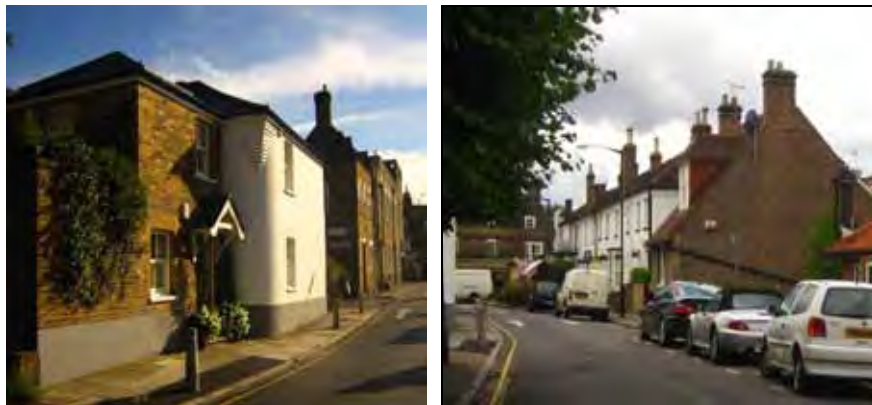
15.1 **EXTENT AND BOUNDARY REVIEW**

15.1.1 This Sub Area is formed by the small, narrow parcel of land that is sandwiched between the Wimbledon House estate (Sub Area 6), to the north west and north east, and Church Road properties (within Sub Area 4), to the south east. It lies immediately to the north east of the adjacent Wimbledon Village Conservation Area.

15.1.2 Land at the south west corner of the Sub Area was once occupied by part of the rear garden to Eagle House, High Street. Eagle House is a Jacobean building, with later additions, and still exists today, but it is located within the adjacent Wimbledon Village Conservation Area.

15.1.3 The Sub Area includes all of the properties on both sides of Lancaster Road that are outside of the Wimbledon Village Conservation Area, all of Lancaster Avenue, and the southernmost part of Lancaster Gardens.

15.1.4 *(It is recommended that Lancaster Place and the houses within it at Nos.1 to 15, together with No.7 Lancaster Road, be included within the Wimbledon Village Conservation Area rather than Wimbledon North. It is considered that historical factors, the siting and grain of development and the buildings’ appearance as part of the ‘Village envelope’ indicate that they are more akin to the character and appearance of the Wimbledon Village Conservation Area than to the identified characteristics of the Wimbledon North Conservation Area.)*



Lancaster Place buildings and No. 7 Lancaster Road appear to form part of Wimbledon Village rather than North Wimbledon C.A.

15.1.5 *The character and appearance of that part of Lancaster Gardens outside of the existing Conservation Area boundary has been broadly assessed as part of this study. It is confirmed that there is no special interest worthy of Conservation Area status there.*

15.2 **BUILDINGS WITHIN THE SUB AREA**

- 15.2.1 **Lancaster Road:**
North west side
Nos. 7, 7a, b, c, d, e, f, 9, 9a, 11, 13, 15, 17, 19, 21, 23, 25, 27, 31, 33,
35, 37
- South east side
Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36
- Link to Church Road
No. 43

- 15.2.2 **Lancaster Avenue:**
Nos. 1, 2, 3

- 15.2.3 **Lancaster Gardens:**
Nos. 1, 1a, 3

- 15.2.4 *Lancaster Place:*
Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

15.3 OPEN SPACES WITHIN THE SUB AREA

- 15.3.1 **Lancaster Road:** The two small grassed areas within the cul-de-sac at Nos. 9 to 27.

15.4 STATUTORY LISTED BUILDING

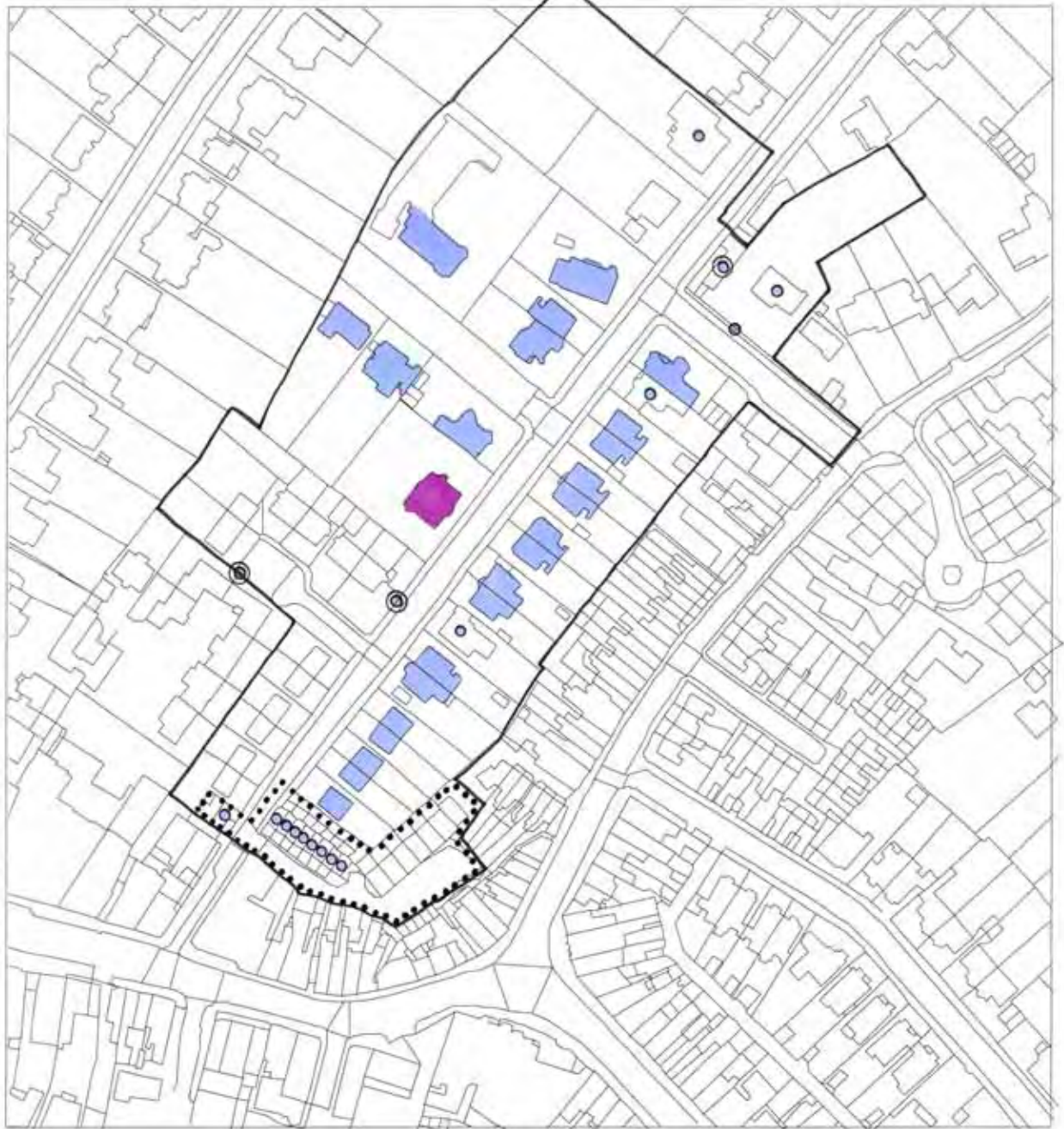
- 15.4.1 **Grade II:**
Lancaster Road: No. 27

- 15.4.2 The Statutory Listing Description of the Listed Building is included in Appendix 1. The building is indicated on Figure 15.1.

15.5 BUILDINGS ON THE LOCAL (NON STATUTORY) LIST OF BUILDINGS OF HISTORIC OR ARCHITECTURAL INTEREST:

- 15.5.1 **Lancaster Road:**
Nos. 2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 26, 28, 30, 31, 32, 33, 35, 36,
37

- 15.5.2 **Lancaster Avenue:**
Nos. 1, 2, 3



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

Figure 15.1: Sub-Area 5: Lancaster Road - Listed Buildings and TPOs
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- 15.5.3 Descriptions of the Locally Listed Buildings are attached as Appendix 3. The buildings are indicated on Figure 15.1.
Buildings that are recommended to be investigated for possible inclusion on the Local List are identified in 15.21 and on Figure 15.1.

15.6 TREE PRESERVATION ORDERS

- 15.6.1 There are no Tree Preservation Orders within the Sub Area.

15.7 ARCHAEOLOGY

- 15.7.1 The Sub Area is not within an Archaeological Priority Zone, and no archaeological investigations or finds are known within it.

- 15.7.2 However, an investigation on adjacent land within Sub Area 6 'Wimbledon House', at 6-10 Marryat Road and including part of the former rear garden at Eagle House, was carried out in 1991. The most significant find was the formal Jacobean garden to the rear of Eagle House, with sandy paths lined by box hedges and flowers, important as a record of the provincial residence of a wealthy city merchant, rather than major estate.

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

15.8 NATURE CONSERVATION

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

15.9 OTHER UNITARY DEVELOPMENT PLAN DESIGNATIONS AND PROPOSALS

- 15.9.1 None for this Sub Area.

15.10 HISTORIC DEVELOPMENT:

Up to the end of the 17th Century

- 15.10.1 It is likely that the Sub Area was mostly occupied by fields and orchards. Eagle House, which still fronts the nearby High Street, was built in 1613 as a private dwelling for Robert Bell, a successful merchant. Although the house itself lies within the Wimbledon Village Conservation Area, part of its former large rear garden and orchard are located within the south western part of the Sub Area.

18th Century

- 15.10.2 John Rocque's Map of 1741 - 1745 indicates that the land alongside the boundary with the grounds of Wimbledon House (Sub Area 6) was fields, while that to the rear of the village houses lining Church Road was orchards. Eagle House is shown, with its formal garden immediately behind.
- 15.10.3 Eagle House became a private school towards the end of the 18th Century, and it is thought likely that the original formal garden was grassed over. (This could account for the archaeological preservation of the original formal garden, 15.7.2.)

19th Century

- 15.10.4 The 1865 Ordnance Survey Map (reproduced in Part One of the document) shows Eagle House to have an 'L' shaped, walled, formal rear garden (today's nos. 7c to 7f Lancaster Road are located on the rearmost part of this), and an open area with perimeter path beyond, including a tree lined way across the sites of today's Nos. 16 – 36 Lancaster Road. A series of buildings, now gone, are shown to follow the alignment of today's Lancaster Road, alongside the walled garden.
- 15.10.5 *Lancaster Place and the cottages at Nos. 1 – 8 are shown. Some buildings lining the perimeter of the yard are indicated, where today's Nos 9 – 15 now stand.*
- 15.10.6 The Map also indicates buildings fronting Church Road, later demolished to make way for today's junction with Lancaster Road.
- 15.10.7 A small group of courtyard buildings are shown to straddle the alignment of today's Lancaster Gardens. Part of this group remains, at No.2 Lancaster Gardens.



No. 2 Lancaster Gardens

15.10.8 *The map also shows that land to the south east of the alignment of today's Lancaster Gardens, now part of the gardens of houses there, was part of the rear grounds of large houses fronting Church Road, and that there was a large pond where today's properties front the north west end of the cul-de-sac.*

15.10.9 The 1896 Ordnance Survey Map (reproduced in Part One of the document) shows that only the southern-most part of Lancaster Road was then laid out, and the houses at No.7 and Nos. 2 to 10 were built. *The map indicates the outbuildings to the rear of Nos. 1- 8 Lancaster Place which remain today.*

20th Century

15.10.10 The 1916 Ordnance Survey Map (reproduced in Part One of the document) shows Lancaster Road entirely laid out, with the houses at Nos. 12 to 36 built on its south east side, and Nos. 27 to 37 on it's north west side. Lancaster Avenue is laid out, the houses at Nos. 1 and 2 built, and a short stretch of Lancaster Gardens is also now laid out. The Eagle House walled garden and the site of the cul-de-sac at 9 – 25 Lancaster Road remain undeveloped.



Typical 20th Century house, Lancaster Road

15.10.11 Few changes occurred in the next twenty years. The 1934 Ordnance Survey Map (reproduced in Part One of the document) shows that only No. 43 was added to Lancaster Road, and that it was built on part of the original plot of the older buildings fronting Church Road (then Glenafton). No.3 Lancaster Avenue is also shown, together with Nos. 1 and 3 Lancaster Gardens.

15.10.12 Remaining major change in the Sub Area occurred following the approval of plans in the 1950s: In Lancaster Road, the bungalows at Nos. 7a to 7f and the flats at Nos. 9 to 25 were approved, (in 1954 and 1952 respectively), the former on land which previously formed part of the walled rear garden of Eagle House, High Street. *Remaining houses in Lancaster Gardens were approved between 1954 and 1959*, and a large rear extension was added to No 2 Lancaster Avenue, by now a home for the elderly. These changes are indicated on the 1962 Ordnance Survey Map.



1950s development at 9-25 Lancaster Road

15.10.13 The latter part of the 20th Century saw the *erection of seven terraced houses within Lancaster Place, on land previously used as garages, a bungalow built within the plot of No.8 Lancaster Gardens (now No.6)*, a further extension to the home for elderly people at No.2 Lancaster Avenue, and, in 1994, the erection of the fence, posts and gates across the entrance to Lancaster Avenue.

21st Century

15.10.14 Recent changes mostly comprise minor alterations, extensions and new boundary treatments to the existing buildings. *The two storey extension to the rear of No.1 Lancaster Place is an example. There has been more major change in Lancaster Gardens, where there is pressure to redevelop the modest 1950s houses with much larger and grander residences.*

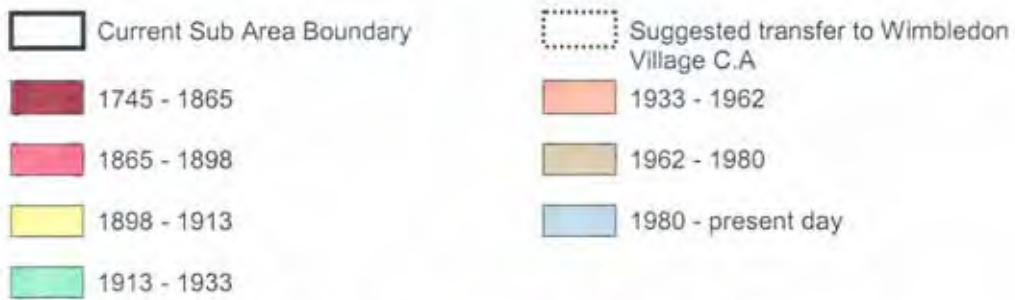
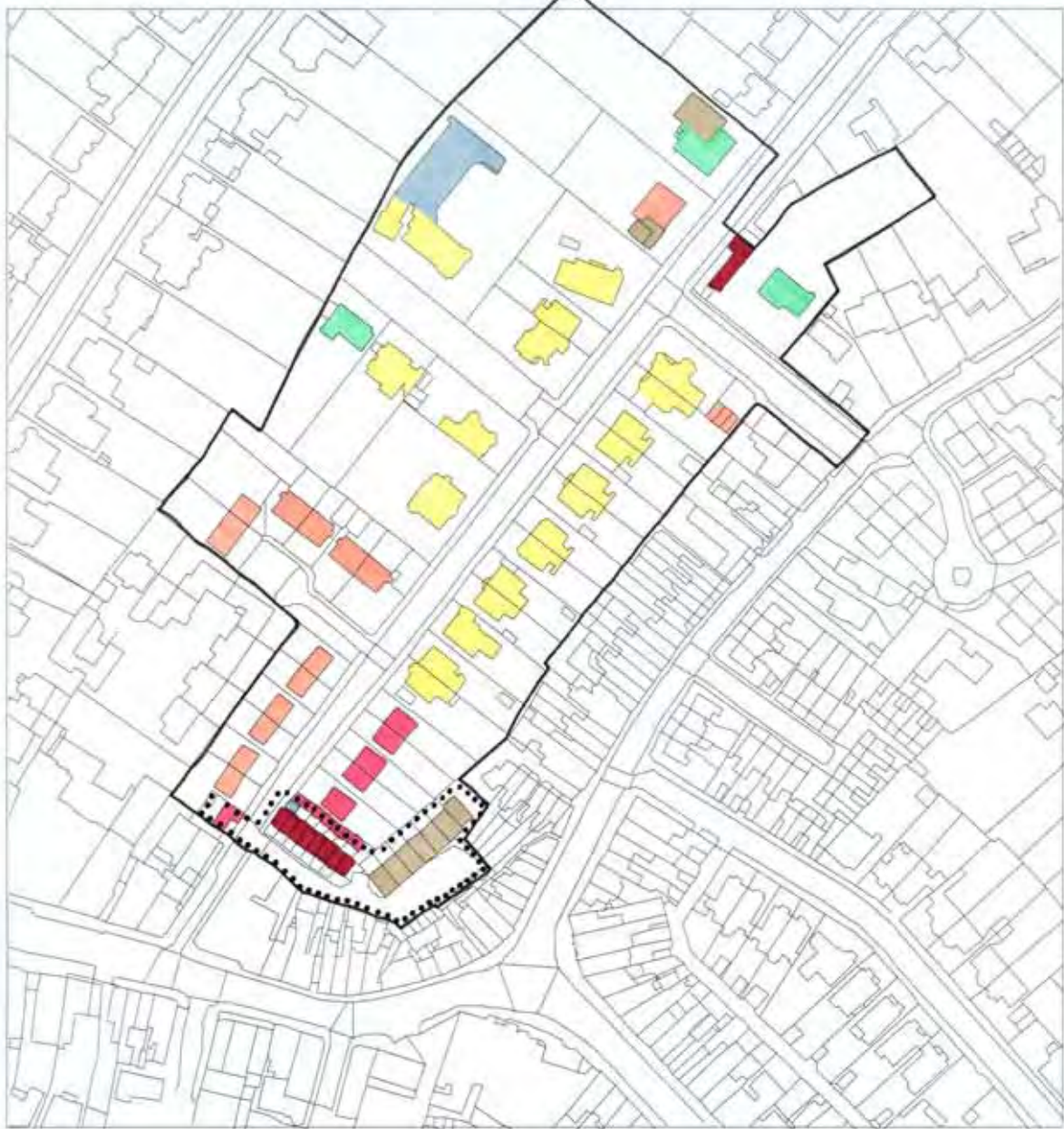


Figure 15.2: Sub-Area 5: Lancaster Road - Age of Buildings

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15.11 EXISTING PATTERN OF DEVELOPMENT

- 15.11.1 The Sub Area is surrounded by a network of roads and the properties which line them, (located within Sub Areas 4 and 6), but it remains a separate entity within the Wimbledon North Conservation Area. The only physical link to the rest of the Conservation Area is via the junction with Church Road. There is also a junction with High Street, linking it to the Wimbledon Village Conservation Area.
- 15.11.2 Lancaster Road is predominantly linear in layout but is punctuated by a series of subordinate but varied culs-de-sac, located at irregular intervals along it's length.
- 15.11.3 The main stretch of Lancaster Road dates from the late 19th Century, with the narrowest part, leading from the Village, being laid out first. It is straight, quite short, mainly quite wide, and has a gradual descent to the north. The link across to Church Road came later, in the early 20th Century, and gave the road it's 'L' shape form.



The main stretch of Lancaster Road has a gradual descent to the north

- 15.11.4 The culs-de-sac, all perpendicular to the road, extend into the back land, and date from different periods of history: *LancasterPlace* was laid out by 1865; Lancaster Avenue and the part of Lancaster Gardens within the Sub Area are contemporary with the later element of Lancaster Road; while the cul-de-sac close to the southern end of the road, on the west side and on part of the former garden of Eagle House, was laid out in the 1950s.
- 15.11.5 The Sub Area contains groups of buildings of different ages, as shown in Figure 15.2. The groups vary in building style, but often the buildings within a group are of a similar style to each other.

- 15.11.6 The buildings are, in the main, sited on rectangular plots, with a modest and fairly uniform set back from the road edge, and with modest gaps between buildings. This has resulted in a strong sense of rhythm within most parts. Most buildings are semi-detached houses, although within the north and north-western parts of the Sub Area the houses are mainly detached. A few properties have been converted into flats and there are two homes for elderly persons, one in Lancaster Avenue, the other in Lancaster Gardens.



A strong sense of rhythm in Lancaster Road

- 15.11.7 A more detailed description of the pattern of development within the different parts of the Sub Area is given in the following paragraphs, which should be read in conjunction with 15.11.1 to 15.11.6.

Lancaster Road

The South-east side

- 15.11.8 There are two groups of buildings here, both with a strong sense of rhythm to their layout. The older and smaller group comprises a quite high density row of five, three storey, late 19th Century houses on fairly narrow plots, including one detached and two pairs of semi-detached. They are all of a similar style, have consistent front and rear building lines, narrow but quite uniform gaps between, and a modest set back from the road edge. They present a contrast to the much tighter grain of adjacent buildings (*within the Wimbledon Village envelope*).



Part of the older group of buildings at Nos.2 – 10 Lancaster Road

15.11.9

The group of mostly larger, semi-detached houses, adjacent to the north east, extends up to the corner of Lancaster Road. They are also three storey, but are more varied in design, including a feature building at the corner. All were in place by 1913. They are mainly set a little forward of the previous group and have a fairly consistent, but not uniform, front building line. The front façades and plot widths are larger than those of the adjacent older group, and the buildings have deeper footprints, with rear additions, but again there is consistency within the group. There is more variety in the size of the gaps between buildings, although these do remain quite modest. They allow glimpses through to trees and other planting within the rear gardens, and to the backs of properties in Church Road, sometimes over garages or other single storey structures, offering a feeling of some spaciousness.



Fairly consistent building line



Modest gaps between buildings

The North-west side

15.11.10

Close to the village are a group of buildings, erected by the Local Authority in the early 1950s, mostly built on land which previously formed part of the rear grounds of Eagle House, High Street. Nos. 9 – 27 form a cul-de-sac, perpendicular to Lancaster Road, and are described in 15.11.20 and 21.

15.11.11

That part of this group fronting Lancaster Road is a row of three pairs

of semi-detached bungalows, set fairly centrally on modest, quite short, rectangular plots. Although of a different period and building type to the older group of houses opposite, their layouts do share some common characteristics: Again, the buildings are all of a similar style, have consistent front and rear building lines, narrow but quite uniform gaps between, and a modest set back from the road edge. Their low height allows views of the rear of some Village buildings, including Eagle House, and of trees in rear gardens, while the spaces between them allow views of the old boundary wall and more modern development behind. The spaces between and above the buildings therefore make a positive contribution to the locality. The group presents a contrast to the much tighter grain of adjacent buildings (*within the Wimbledon Village envelope*), again in common with that opposite.



Uniform row of bungalows,



presents contrast to tight grain of adjacent Village buildings

15.11.12

The group of buildings which fronts Lancaster Road and backs onto the flank boundaries of properties within Lancaster Avenue is contemporary with the group opposite (early 20th Century), but presents further contrasting characteristics in terms of layout: There are a mix of both detached and semi-detached houses, sited at various distances from the road frontage, with varied orientation, varied spaces between, and on plots of various widths. The two corner properties offer a set back main façade to both the road and cul-de-sac frontages, while the building at No.31, with its straight flank façade adjoining the south west boundary, appears to have been originally planned as a semi-detached house, rather than its present detached form. The large spaces between buildings offer views of the trees and other planting behind, of the flank elevations, and, in the case of the spaces around the Listed Building at No.27, serve to separate it both physically and visually from surrounding development, emphasising its identity as a ‘stand alone’ building.



Varied pattern of development at Nos. 27 – 37,



including large spaces around the Listed Building at No. 27

The link to Church Road

15.11.13 This short stretch of Lancaster Road extends from the junction with Lancaster Gardens to that with Church Road, and is perpendicular to the main part. The road widens close to the Church Road junction.

15.11.14 In the main, it is lined with the varying flank facades, together with some garages / outbuildings and boundary walls, of corner buildings fronting the longer stretch of Lancaster Road, Lancaster Gardens and Church Road. There is just one other house, detached and dating from the first half of the 20th Century, on a large, irregular plot on the north east side of the road (No.43). This plot used to form part of the rear garden of adjacent Church Road houses.

- 15.11.15 Building ages, styles, storey heights, plot sizes, set backs from the road edge and the size of spaces between buildings are therefore all quite varied here, unlike within other parts of this Sub Area. On the south west side of the road, the wide gap between Lancaster Road and Church Road buildings contributes spaciousness to the locality, as well as offering views through to the rear gardens, roofs and chimneys of Lancaster Road buildings and the rear facades and rooftops within Church Road. A three metre high brick wall extends along the entire length of the north east side, but a sense of spaciousness pertains over it as the houses behind are set well back.



South west side of road



Buildings set back behind high wall on north east side

The Culs-de-sac

Lancaster Gardens

- 15.11.16 Only the short stretch of this cul-de-sac adjacent to the junction with Lancaster Road lies within the Conservation Area boundary.
- 15.11.17 The two detached buildings on the north west side differ in age, size, scale and design, but follow a similar building line to most properties on this side of Lancaster Road. No.3, in use as a rest home, was built in 1911, while No.1 is a now extended building dating from the 1930s. Both are on deep rectangular plots, much larger than most others within the Sub Area, and of a width more comparable with the properties in and around Lancaster Avenue than elsewhere. The wide plots allow quite wide gaps between the buildings, again offering views through to trees and other planting within the rear gardens, and contributing a sense of spaciousness to this part of the Sub Area.



Rest home at No. 3



Wide gaps contribute spaciousness

- 15.11.18 The only building within the Conservation Area on the south east side is *one of* the oldest in this Sub Area, being what remains of a larger courtyard building shown on the 1865 Ordnance Survey Map. It has a very small, shallow plot, although with a wide frontage to the cul-de-sac. Being a corner property it also has a very narrow frontage to Lancaster Road. The building is set close to these road frontages, but it is single storey and therefore does not significantly compromise the general spaciousness in the locality. The space above and around it allows views of the impressive rear facades of nearby Church Road buildings, of No.43 Lancaster Road and of the trees and greenery within neighbouring gardens.



The wide frontage of the single storey No. 2 Lancaster Gardens

- 15.11.19 *Outside of the current Conservation Area, most of the roadway and nearly all of the remaining houses were built in the late 1950s. The houses are on mostly rectangular plots of similar widths and are quite regularly spaced with some curving around the cul-de-sac head and a further turning head. They are of varied styles typical of their period. Some have been extended, others recently redeveloped. On the south east side, close to the Conservation Area boundary, the size and siting of the dwellings at Nos. 6 and 8 allow further views of the rear facades of nearby Church Road buildings and garden planting. Nevertheless, there is considered to be no special architectural or historic interest to warrant Conservation Area status here.*

9 – 24 Lancaster Road

- 15.11.20 This unnamed cul-de-sac and its buildings are situated on the north west side of the road, on land which was previously part of the extensive rear gardens of Eagle House, High Street. It is partly enclosed by old walls retained from the garden, including the high wall to the Lancaster Road frontage. It is part of a small development erected by the Local Authority in the early 1950s (see also 15.11.10/11).

- 15.11.21 The cul-de-sac comprises three, two storey buildings and their gardens, laid out in a courtyard style around the hammerhead access and a small square of communal open space. Nos. 9 and 9a, at the far end, are a pair of semi-detached houses, while the two buildings sited perpendicular to Lancaster Road contain four flats each.



Courtyard style cul-de-sac at Nos. 9 – 24 Lancaster Road

Lancaster Avenue

- 15.11.22 This cul-de-sac is unusual in that it has a gated road entrance for both vehicles and pedestrians, and a gravel road surface with grass verges. Also, the road terminates abruptly at the rear boundary wall to Marryat Road houses, as if originally planned to continue north west and link with the Wimbledon House Estate.

- 15.11.23 It presents another contrast within the Sub Area, being lined with large, mostly detached houses of individual design, including the two corner buildings to Lancaster Road, with a fairly uniform, modest set back from the road edge. The buildings mostly date from the 1890s, although No.3 was built later, in the early 20th Century, and the house for the elderly at No.2 was much extended in the 1990s. Plots are again mainly rectangular but are larger than most in the Sub Area, especially that at No.2.



Large plots with a fairly uniform building line in Lancaster Gardens

15.11.24

There is a spaciousness within the cul-de-sac, due to the generous gaps between most buildings, including those formed by the flanks of the rear gardens to the corner Lancaster Road buildings, together with the illusion of a wide space created by the gravel and grass surfaces.



There is a sense of spaciousness within the cul-de-sac

(Lancaster Place

15.11.25

The part of Lancaster Place which currently lies within the North Wimbledon Conservation Area comprises two, two storey terraces of houses and part of the rear service yard to Village properties. The terrace of narrow cottages on very small plots at Nos 1 to 8 have tiny front gardens, rear yards and outbuildings. They date from pre-1865. The building is sited perpendicular to Lancaster Road, with its west flank abutting the narrow pavement and following the forward building line of Village properties adjacent to the south. The other terrace, built in the 1970s, comprises seven small houses, each with only a very small rear garden, and fronting directly onto the rear service yard. The building is located well within the rear yard part of Lancaster Place, almost parallel to Lancaster Road but set behind the houses and their gardens here.



Narrow cottages on small plots



Commercial uses within yard

- 15.11.26 *It is considered that the siting and grain of these buildings, together with the otherwise predominantly commercial nature of Lancaster Place, result in this cul-de-sac being more relevant to the Wimbledon Village Conservation Area than to the elements which have been identified to contribute to the character and appearance of the North Wimbledon Conservation Area.)*
- 15.11.27 The main elements described are indicated in a graphic form on Figure 15.3 'Character Analysis'. Negative issues relating to the pattern of development are summarised in 15.20.2.

15.12 BUILDING DESCRIPTIONS

- 15.12.1 This Section describes the predominant characteristics of the buildings and materials used. The Statutory Description of the Listed Building at 27 Lancaster Road is given in Appendix 1. Descriptions of the Locally Listed Buildings are given in Appendix 3. The buildings are identified on Figure 15.1. 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 15.1, and in Section 15.20 of the document. Negative issues relating to building types and materials are summarised in 15.20.2.
- A Summary**
- 15.12.2 The majority of the buildings located within central parts of the Sub Area date from the early 20th Century, most of those elsewhere from between then and the 1950s, while a few, mainly located close to the Village, are older, some as early as pre-1865.
- 15.12.3 Most buildings are houses, a few contain flats and two are used as homes for elderly people (2 Lancaster Avenue and 3 Lancaster Gardens). The majority are two storeys in height, with additional accommodation in the roof space, and there is a row of bungalows at the southern end of the Sub Area.
- 15.12.4 In common with other parts of the Conservation Area, many of the buildings are of individual design, often incorporating strong elements and rich detail. However, there are also groups of similarly designed buildings, some with interesting detail, but the more modern are quite plain in architectural style.
- 15.12.5 There is mostly a mix of hipped, gabled and ridged roof styles, often with dormers, while bay projections, chimneys, porches and varied window designs are recurring features. Materials are predominantly clay tile with brick and some render.

Lancaster Road

- 15.12.6 The major part of the road is lined with a mix of mainly detached and semi-detached houses, dating from the turn of the 20th Century. These are of varied, informal, individual designs, (although the semi-detached pairs are often symmetrical), are mainly two storeys in height plus the roof storey, and usually have front dormer windows and/or gables. Roofs are hipped and/or ridged.
- 15.12.7 The gables frequently form a prominent and decorative feature, some with Dutch influence, some in pairs, and most with decorative bargeboards. Other typical design features are the varied shapes and sizes of the windows, including feature bays, bows, casements, sashes and roundel windows, often with small panes and/or leaded lights; the varied and decorative porches, eaves and cornices, and the tall chimneys. Many of these features display an Arts and Crafts influence.



Some Lancaster Road buildings

- 15.12.8 The Listed detached house at No.27, dating from 1899, is particularly decorative, with shaped gables, bay windows, a central timber porch with pilastered doorway, moulded cornice and parapet.



Part of front façade and porch detail at the Listed No. 27

- 15.12.9 Materials used include clay tiles, some slate, red and brown brick, render, tile hanging, and decorative timber, terracotta and stone detailing.
- 15.12.10 The houses to either side of the southern-most part of the road form two examples of the groups of similarly designed buildings referred to in paragraph 15.12.4:
The three pairs of 1950s semi-detached bungalows on the north west side are of a restrained, plain appearance, typical of their period. They have quite wide front facades, are of red brick with prominent hipped, corrugated clay tile roofs and municipal style fenestration. Regrettably, some windows have been replaced which has spoilt the continuity of the group;



The 1950s bungalows on north west side



The 19th C houses on south east side

- 15.12.11 The row of late 19th Century houses on the south east side of the road comprises one detached and two pairs of semi-detached houses, all of similar style. They are three storeys, including roof accommodation, and also have basements. They are of stock brick, with red brick and

terracotta detailing, and have slate roofs. They have prominent front gables, with barge boards and decorative terracotta detail, features also used for the small front dormers. There are prominent tall chimneys, vertically aligned sash windows including two storey bays, and arched recessed doorways.

The Culs-de-sac:

9-25 Lancaster Road

- 15.12.12 This group of three, two storey buildings comprises a pair of semi-detached houses and eight purpose-built flats. They are similar in age and style to each other, and (apart from their height) to the bungalows in Lancaster Road, described in 15.12.10.

Lancaster Avenue

- 15.12.13 Nos. 1 and 2 are contemporary with most other buildings in this central part of the Sub Area, and include several of the design features and decorative details described in 15.12.6 -7, (although the neo-Dutch design at No.1 has a mansard style roof), and use some of the materials listed in 15.12.9.
- 15.12.14 No.3 was built later than its neighbours, but was in place by 1933. Its appearance is untypical of the Sub Area, in that it has a formal, symmetrical façade with central pediment feature. However, the use of red brickwork, a slate roof and small paned sash windows is compatible with the surrounding buildings.
- 15.12.15 A large two storey rear extension was added to No.2 (in use as a home for elderly people) in the early 1990s.



No. 1



No. 3



No. 2



The rear extension at No. 2

Lancaster Gardens

15.12.16 Nos. 1 and 3 display several of the characteristic design features found in Lancaster Road and Lancaster Avenue properties, including hipped and ridged roofs, gables, two storey bays and leaded windows. They also use similar materials, including clay tiles, brick, render, tile hanging, decorative timber work and stone.

15.12.17 No.2 is thought to be a remaining part of a building shown on the 1865 Ordnance Survey Map. It is single storey, has a shallow ridged roof with gable ends and a gabled projecting feature to the front, extending to the back of the pavement, now used as a garage. It is of brick with a corrugated clay tile roof.



No. 1



No. 3

(Lancaster Place

15.12.18 *Within this cul-de-sac the terraces of houses form two further groups of similarly designed buildings in the Sub Area, as mentioned in 15.12.4.*

15.12.19 *The terrace of narrow cottages at Nos. 1 to 8 dates from pre 1865. They are of a stock brick with slate hipped and ridged roofs. Unfortunately, some of the chimneys have been removed, and few have the original fenestration, which included sash windows. Also, some have been re-pointed over time, which has resulted in a patchy*

appearance to the terrace. The street flank of the terrace is partly curved, with an attractive stepped brick detail below the eaves, but the brickwork has regrettably been painted white.

15.12.20 *The other terrace, of seven houses, is also two storey and of stock brick, but with a concrete tiled roof. It was built in the late 20th Century and is neo-Georgian in style.)*



Nos. 1 – 8



Nos. 9 - 15

15.12.21 Negative issues relating to buildings are summarised in 15.20.2.

15.13 TOPOGRAPHY

15.13.1 Most of the land within this Sub Area is high and predominantly flat, being close to the top of a plateau, but it does fall away towards the north. Close to the southern part of Lancaster Road it is some 54 metres above sea level, but this gradually descends to some 53 metres close to the junction with Lancaster Gardens, and continues to fall beyond. Contours are indicated on Figure 6.0 in Part One of this document.

15.13.2 The high ground allows views out of the Sub Area to the north east.

15.14 VIEWS

15.14.1 The topography together with the straight alignment of Lancaster Road and Lancaster Gardens allow long and impressive vistas to the north east, over the lower ground towards London. On a good day the London Eye is clearly visible.

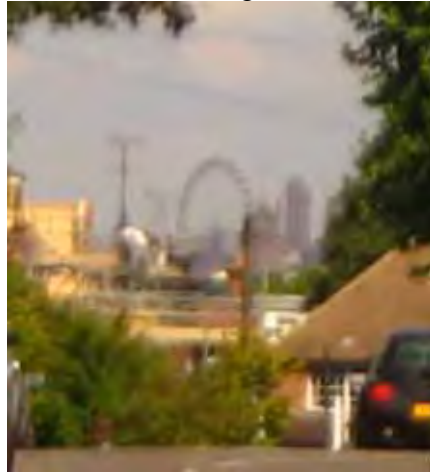
15.14.2 Towards the southern end of Lancaster Road there is a contrasting, closed view of the cluster of Village buildings here, and views over the rooftops to the rear of Eagle House.

15.14.3 There are also views through the spaces between and above buildings

of mature trees and other buildings, both within and outside of the Sub Area boundary.



Views towards Eagle House, the Village



and Central London

15.14.4 Views are indicated on Figure 15.3.

15.15 OPEN SPACES

15.15.1 All dwellings within the Sub Area have private gardens, which contribute to its spacious character.

15.15.2 The only other open spaces are a grass verge and central grass square at 9 –25 Lancaster Road, which offer a communal facility within the cul-de-sac.

15.16 TREES AND GREENERY

15.16.1 A distinctive characteristic of this Sub Area is the many mature street trees, particularly those on both sides of Lancaster Road and Lancaster Avenue, which give a treed avenue appearance. *(They are not a feature, however, within Lancaster Place,) and there are only a few, mostly young street trees within Lancaster Gardens.*



Street trees in Lancaster Road and in Lancaster Avenue

15.16.2

Much of the remaining planting is contained within private gardens. The semi-public areas (front and some side gardens) are generally well planted with shrubs, trees, and sometimes hedges, offering a quite lush appearance, particularly in summer. This is especially notable in parts of *Lancaster Gardens*, and in Lancaster Road and Lancaster Avenue, where often the greenery also spills over the front boundary treatments. Planting in rear gardens is also a distinctive feature, often visible through gaps between buildings, (particularly impressive around the Listed Building at No.27 Lancaster Road, but also a significant feature on the south west side of Lancaster Road as it links to Church Road, and at the foot of the *Lancaster Gardens cul-de-sac*.



Planting in private gardens offers a lush appearance

15.16.3

Another characteristic feature of the Sub Area is the contribution made by mature trees that are beyond its boundary, especially those within the rear gardens of Marryat Road, particularly notable at the head of the two culs-de-sac on the north west side of Lancaster Road, and to the rear of properties on the east side of *Lancaster Gardens*.



Mature trees, **including those** outside the Sub Area, contribute to its lush appearance

- 15.16.4 Negative issues relating to trees and greenery are summarised in 15.20.3.

15.17 HIGHWAY BOUNDARY TREATMENTS

Lancaster Road

- 15.17.1 Brick walls of a variety of heights and ages, some with decorative detailing, are the predominant form of boundary treatment, but there are also timber fences and hedges. Frequently, trees and other planting within the gardens behind offer a soft and lush appearance to the highway boundary.
- 15.17.2 The south east side
(At the southern end, close to the village, the distinctive but regrettably painted, projecting and curving brick two storey flank wall of no.1 Lancaster Place, its recently erected two storey rear extension and single storey rear outbuildings, form the highway boundary).
- 15.17.3 Most front boundaries elsewhere are formed by red or stock brick walls of various heights, often with attractive detailing, and usually with greenery behind. Those to Nos. 2 to 8 are mostly low and plain with brick piers but ungated, while north of these there is a series of grander, 1.5 metre high red brick walls with a brick on edge detail, decorative piers topped with terracotta orbs, and metal gates.
- 15.17.4 There are also some nicely detailed timber gates, a high hedge to the corner property at No.36, and low timber fences, regrettably some with unattractive concrete posts.



Wall with terracotta detail on south east side of Lancaster Road

15.17.5

The north west side

Adjacent to the Village, the front façade of No.7 rises directly from the back of the pavement, forming the highway boundary. To the north of this are a series of distinctive old brick walls, some remaining from boundaries of the now developed rear garden at the Listed Eagle House. There is a stone insert with the carving ‘T.G.J. 1895’ within the tall element which forms the road frontage to the cul-de-sac at Nos. 9 – 24. Sir Thomas Jackson was a late 19th Century architect who acquired land at Eagle House and was associated with restoration works there, (as well as designing the War Memorial in Parkside).

The wall to the frontage of Nos. 7a to 7f is about one metre high, has an angled brick coping and is mostly uninterrupted. The taller element is some 2.5 to 3.0 metres in height, with buttresses, decorative plinth and brick on edge coping, and is staggered to follow the slope of the ground. The height of the wall reduces with a curve to accommodate the cul-de-sac entrance.



Distinctive walls,



including carved stone insert to Thomas G. Jackson

15.17.6 The wide plot of the Listed Building at No.27 has a low red brick wall with tall piers and timber fence panels between, to a height of some 1.8 metres, to its road frontage. It has both an elaborate metal gate and a solid timber gate within it. Planting within the gardens again softens the appearance of the boundary treatment.

15.17.7 Further north there are a mix of walls of various heights and a section of low wall with fence above, mostly with greenery behind. Gates are of either timber or metal.

The link to Church Road

15.17.8 High brick walls are a prominent feature on each side of this stretch of road. The old red and stock brick wall on the north east side is some three metres high and extends for the entire length of the road frontage. It is likely to be the flank boundary to the original larger plot of the buildings fronting Church Road. This wall has an unusual but poorly maintained projecting concrete plinth with an angled slate capping at its base, buttresses at frequent intervals and lintels to carry the brickwork above timber pedestrian gates. Mature climbing plants and dense planting within the gardens behind the wall soften its appearance.



The high brick wall on the north east side has an unusual base design

- 15.17.9 On the opposite side of the road, the boundary to the corner Church Road property is formed by the two storey high flank wall of the house within a two metre high stock brick wall. The corner Lancaster Road property has a red brick wall between some 1.2 and 1.5 metres high, with metal gates. It too has climbing plants and greenery behind.

The Culs de sac

Lancaster Gardens

- 15.17.10 *Boundary treatments here are varied but non-distinctive. The more pleasing are the low walls with hedges or other mature planting that offer a soft, and in places quite lush, appearance. Otherwise, there are walls of various heights and materials, some with railings that present a jarring, quite harsh element in the street scene where there is a lack of planting behind.*

9-24 Lancaster Road

- 15.17.11 Within the cul-de-sac there are low brick walls to front gardens, while the grass verge is defined by a low rail and timber posts. The brick wall to the south west boundary remains from the rear garden of Eagle House. It has a decorative gated opening within it, now sealed, but the piers, stone orbs and set of brick and stone steps remain.



Gated opening within rear wall to former Eagle House garden

Lancaster Avenue

- 15.17.12 The entrance to the cul-de-sac from Lancaster Road is flanked on both sides by two metre high timber fences, in parts above a low wall, with greenery spilling over from within the gardens of the Lancaster Road corner properties.
- 15.17.13 Within the cul-de-sac, the dense hedge to the long frontage of No.2 offers further softness, as does the planting behind the low brick walls opposite, on the south west side. Here, the rather grand brick piers with stone orbs to the frontage of No.1 present a contrast. The old two and a half metre high stock brick wall across the end of the cul-de-sac is part of the original boundary to Wimbledon House. Its appearance is again softened by garden planting.



Part of old Wimbledon House
Estate wall



North east boundary treatment

- 15.17.14 *(Lancaster Place*
Distinctive timber picket fences form the front boundaries to the row of cottages sited perpendicular to Lancaster Road, while the newer houses within the yard have railings to their frontages. The northern boundary to the yard itself is a high stock brick wall.)



- 15.17.15 Negative issues relating to boundary treatments are summarised in 15.20.5.

15.18 HIGHWAY SURFACE TREATMENTS AND STREET FURNITURE

Surface Treatments

- 15.18.1 Throughout most of the Sub Area the road surfaces and footways are of black/grey tarmac. Within part of Lancaster Road, however, the pavement has only a tarmac strip to the road edge, the remainder laid with paving slabs. Close to the village on the south east side it is fully paved but in poor condition. Lancaster Avenue has a quite different, contrasting treatment, as described in 15.18.4.
Lancaster Place has a narrow, tiled pavement in front of the old cottages and a concrete surface within the yard. Both are in a poor condition.
- 15.18.2 Kerb stones are predominantly low, wide, and of granite, although they are narrow within the narrower stretch of Lancaster Road, close to the Village, *and in parts of Lancaster Gardens, where they are also part concrete.* At the entrance to Lancaster Avenue the kerb stones return across the footway. Regrettably, kerb repairs have replaced the wide granite with narrow concrete in places.
- 15.18.3 In Lancaster Road and the top part of Lancaster Gardens there are rows of granite setts to the road edge and across entrances to properties, but they have been partly covered by tarmac.
- 15.18.4 Unusually, in Lancaster Avenue, most of the highway surface is of gravel, there are grass verges to either side and a tarmac path within that on the north east side. The cul-de-sac has a gated entrance, (15.18.9), and is delineated on the ground by a wide band of small setts with paving slabs to each side.



Lancaster Road



Lancaster Avenue

Highway Alterations and Road markings

- 15.18.5 There are several examples of insensitive and obtrusive road markings within the Sub Area, including the diagonal lines painted on the surface at the entrance to Lancaster Avenue and the cu-de-sac at Nos. 9

– 24 Lancaster Road, the painted arrows on Lancaster Road close to the village, and restrictive parking markings.

15.18.6 In places the pavement has a poor, patchy appearance due to unsatisfactory works by statutory undertakers.

Street Furniture

15.18.7 The pillar box close to the corner of Lancaster Road with Church Road is a prominent and positive feature at this entrance to the Sub Area.

15.18.8 Throughout most of the Sub Area lampposts are painted green, although Lancaster Avenue is again an exception, with street lighting provided by quite low, lantern style lamps on posts.

15.18.9 Lancaster Avenue is separated from the rest of the Sub Area by substantial timber gates and picket style fence with curved top detail. This was installed in the 1990's at the request of the residents. Within the road, logs and painted stones edge the grass verges.



Pillar box



Lamp post in Lancaster Avenue



Gated entrance to Lancaster Avenue

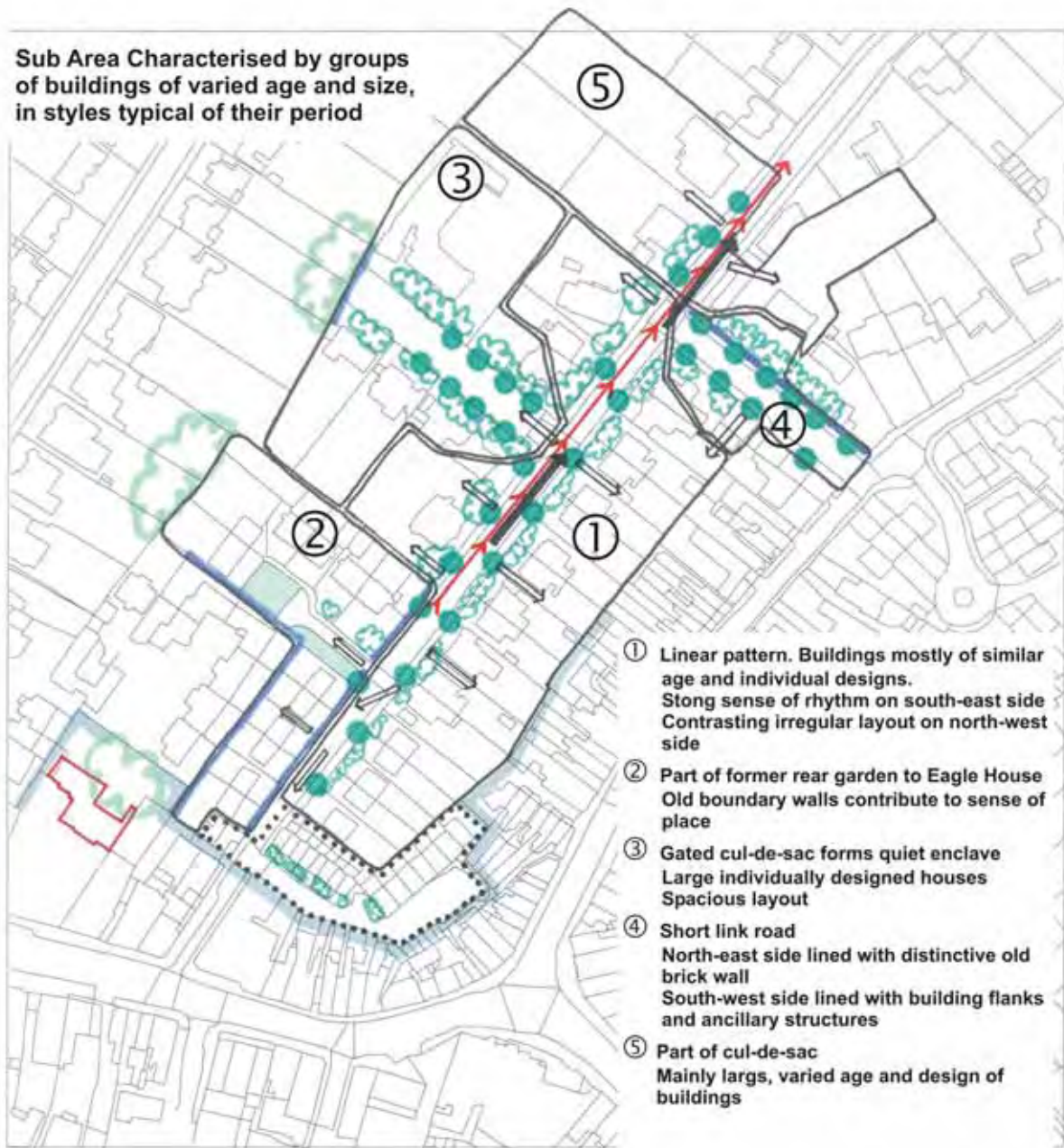
- 15.18.10 Less attractive street furniture includes the damaged concrete bollards at the southern end of Lancaster Road, the metal bollards within the cul-de-sac at Nos. 9-25, *the prominent telegraph poles in Lancaster Gardens*, and the parking ticket machines and pole signs.
- 15.18.11 Negative issues relating to highway surface treatments and street furniture are summarised in 15.20.6.

15.19 CHARACTER AND APPEARANCE: A SUMMARY

- 15.19.1 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.
- 15.19.2 **The ‘stand alone’ nature of the Sub Area within the Conservation Area:**
The Sub Area has no physical link with the adjacent Wimbledon House Estate, and the Lancaster Road/Church Road link with the Belvedere Estate was not formed until the turn of the 20th Century. Previously, Lancaster Road was only accessible from the High Street.
- 15.19.3 **Topography and views:**
The high ground allows long views out to the north. See also 15.13 and 15.14.
- 15.19.4 **The pattern of development and building types:**
The linear form, with perpendicular culs de sac at intervals, is distinctive, and in most parts the siting of the buildings within their plots offers a strong sense of rhythm and/or spaciousness. The Sub Area has developed over time, with a series of building types, styles and layouts from various periods. Many buildings are of rich, individual design, but there are also groups of buildings of similar appearance. See also 15.11 and 15.12.
- 15.19.5 **Building materials:**
A common palette of materials has mostly been used throughout. Clay roof tiles with brick and some render predominate. See 15.12.
- 15.19.6 **Trees and Greenery:**
Street trees, together with much planting in private gardens, offer a lush appearance to the area, and contribute to its quality. Some neighbouring mature trees form a backdrop to parts of the Sub Area. See 15.16.
- 15.19.7 **The legacy of brick boundary walls from the rear garden of Eagle House, and other boundary treatments:**
Although the part of the former Eagle House garden within the Sub Area has been developed for housing, several sections of the distinctive old brick walls remain, including the former rear entrance feature, now located within the cul-de-sac at 9 – 25 Lancaster Road.
Front boundary walls in Lancaster Road, including long stretches of older walls, are a significant feature, usually softened by planting. Further descriptions are given in 15.17.

- 15.19.8 **Highway surface treatments:**
The established surface treatments, as described in 15.18.
- 15.19.9 Figure 15.3 presents an indication of the character of the Sub Area in a graphic form.

Sub Area Characterised by groups of buildings of varied age and size, in styles typical of their period



- | | |
|--|------------------------------|
| Eagle House (Outside Sub Area) | Open Space |
| Part of Wimbledon Village C.A Boundary | Backdrop planting |
| Change in Level | Roadside Greenery |
| Street Tree | Long View |
| Local View | Uncharacteristic Development |
| Distinctive Boundary Walls | |

Figure 15.3: Sub-Area 5: Lancaster Road - Character Analysis

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15.20 POSITIVE AND NEGATIVE FEATURES

Positives:

15.20.1 The main positive features are those described in the previous paragraphs re. this Sub Area. Elements that are considered to make a positive 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 15.1. They are:

(<i>Lancaster Place</i>):	Nos. 1 – 8)
Lancaster Road:	Nos. (7), 16, 34, 43 Walls to former rear garden of Eagle House Highway boundary wall on north east side of road (link with Church Road)
Lancaster Gardens:	Nos. 2, 3

Negatives:

15.20.2 Issues relating to views:

- Pressure to diminish spaces around buildings that allow views through/over to mature trees, garden land and beyond.

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

- The cumulative effect of increased building bulk and diminished spaces around buildings, leading to erosion of spaciousness, planting and views;
- The unsympathetic design of some extensions/ alterations. Eg. The front dormer rising from the eaves at No.16 Lancaster Road, some single storey side additions;
- The loss of original features. Eg. Replacement windows and doors, removal of chimneys (*particularly evident in Lancaster Place*);
- The painting or other covering of original exterior brickwork where brick is the common material. (Eg. *No.1 Lancaster Place*.)



Unsympathetic roof extension

Replacement windows



Removal of chimneys



Painting of brick work

15.20.4

Issues relating to trees and greenery:

- Need to protect and maintain tree planting;
- The cumulative loss of trees and greenery, particularly through the erection of extensions, boundary treatments and the creation of hardstanding areas.

15.20.5

Issues relating to highway boundaries:

- Pressure to remove/ alter old boundary walls. Eg to accommodate parking in front gardens at Nos.7e and 7f Lancaster Road;
- The use of unsympathetic front boundary treatments. Eg. austere railings at No. 3 Lancaster Gardens, the use of austere concrete posts within otherwise appropriate timber fences;
- Poor condition and appearance. Eg. concrete and slate plinth to the old wall on the north east side of Lancaster Road link to Church Road.



Opening formed within old wall



Poor condition and appearance of base of old wall



Unsympathetic boundary treatment



Unsympathetic concrete posts

15.20.6

Issues relating to surface treatments and street furniture:

- Poor condition and appearance. Eg. The broken surface and concrete bollards in Lancaster Road, alongside Lancaster Place properties, poor appearance of the metal bollards within the cul-de-sac at 9-25 Lancaster Road, covering of granite setts with tarmac and *broken surface treatments in Lancaster Place*;
- The poor execution of repairs. Eg. Replacement of wide granite kerb with narrow concrete in parts of Lancaster Road;
- The poor appearance of some traffic management measures. Eg. Road markings at the entrances to the culs-de-sac at Nos. 9-24 and Lancaster Avenue, the painted arrow road markings in Lancaster Road and restrictive parking measures.



Poor condition of surface and concrete bollards



Poor appearance of metal bollards



Poor appearance of painted road markings

**15.20.7 Other issues:
- traffic management and road safety**

15.21 OPPORTUNITIES

- 15.21.1 Prepare Design Guide to appropriate development.
- 15.21.2 Promote the historical importance of remaining old boundary walls, maintain them and seek their enhancement/repair where necessary.
- 15.21.3 *Seek enhancements within Lancaster Place, including improved surface treatments, removal of paint from brickwork at No.1 and restoration of original features at Nos. 1-8.*
- 15.21.4 Seek enhancements within the cul-de-sac at 9 – 25 Lancaster Road, including the setting of the remaining rear entrance to the former Eagle House garden, surface treatments and street furniture.
- 15.21.5 Seek archaeological investigations as opportunities arise, particularly within the former Eagle House gardens.
- 15.21.6 Seek more appropriate traffic management measures.
- 15.21.7 Seek improvements to the condition of highway surfaces.
- 15.21.8 Seek the identification and protection of historic trees and other trees of significant amenity value.
- 15.21.9 Investigate the possibility of adding No. 2 Lancaster Gardens and the old boundary walls to the former rear garden of Eagle House to the Local List of Buildings of Historic or Architectural Interest.
- 15.21.10 *(Transfer No.7 Lancaster Road, Nos. 1 – 15 Lancaster Place and the Lancaster Place yard area to the Wimbledon Village Conservation Area. Their siting, grain, and part commercial use of the latter are of a character and appearance considered to be more akin to that of the Wimbledon Village Conservation Area than that now identified for the Wimbledon North Conservation Area.)*

15.22 ADDITIONAL PLANNING CONTROLS NEEDED:

- 15.22.1 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:-

- 15.22.2 The demolition and erection of boundary treatments fronting the highway up to 1.0 metre in height, including gates. To ensure appropriate boundary treatments.
- 15.22.3 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.
- 15.22.4 Alterations to windows and external doors. To preserve the character and appearance of the area.
- 15.22.5 The erection, alteration or removal of a chimney. To preserve the character and appearance of the area.
- 15.22.6 The painting of masonry including brickwork. To preserve the character and appearance of the area.
- 15.22.7 The removal and replacement of roofing materials. To preserve the character and appearance of the area.
- 15.22.8 The removal of hedges fronting the highway. To preserve the character and appearance of the area.

15.23 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.

15.24 ADJACENT AREAS OF QUALITY

- 15.24.1 The Sub Area is almost entirely surrounded by other Conservation Area land, *apart from parts of Lancaster Gardens, which this assessment has shown are not worthy of Conservation Area status. Neither are they considered to be worthy of 'Area of Distinctive Quality' status, but it is recommended that consideration be given to the designation of further Tree Preservation Orders here.*

Wimbledon North Conservation Area Character Appraisal

Sub Area 5: Lancaster Road Post Consultation Draft

May 2007

