33 Leopold Road Neighbourhood

Leopold Road Local Neighbourhood

Origins and General Character

The eastern end of Leopold Road acts as a gateway into this neighbourhood and the pillars adjacent to Queen Alexandra's Court mark a secondary gateway into this neighbourhood which is centred around Lake Road and Vineyard Hill Road. The Wimbledon to Waterloo railway line runs along the boundary to the east along Strathearn Road and Alexandra Road. Home Park Road marks the northern boundary and Arthur Road runs along the western boundary. The first development in the area is thought to be a house built by Thomas Cecil Earl of Exeter in 1588 on Home Park Road, the gardens contained a vineyard remembered today in the name Vineyard Hill Road. Subsequently the neighbourhood was part of the Wimbledon Park estate owned by the Duchess of Malborough and inherited by the Spencer family. The manor house of the estate was Wimbledon Park House built in 1801 which was demolished in 1949; the site is now occupied by Ricards Lodge Secondary School. In 1764 Lord Spencer invited Capability Brown to landscape the estate. The 1865 ordnance survey maps shows Wimbledon Park House and the surrounding landscaped estate. The main line of the South

Western railway was opened to Wimbledon in May 1838.There were wooded areas such as Vineyard Hill Wood and Woodside. The estate was subsequently sold to John Augustus Beaumont who developed it into an affluent suburb in the late 19th and early 20th century. In 1872 Arthur Road, Leopold Road, Home Park Road and Lake Road were laid out. Beaumont started to develop land around the manor house. The area around Arthur Road was transformed by an informal scatter of large houses whilst growth nearest the railway line comprised of a formal grid layout of semi detached and terraced houses such as Park Road, Springfield Road and Rostrevor Road. In the 1890's the growth was mainly near Wimbledon and roads like Woodside, Alexandra, Vineyard Hill, Dora and Kenilworth Avenue were built while remaining plots in Arthur Road were sold. Development on some streets such as Vineyard Hill were slow to start with however within ten years the area was covered with a tightly packed grid of new streets. Maps from 1934 show the residential grids were further intensified in the early 20th century along Vineyard Hill, Dora Road, Kenilworth Avenue, Leopold and Home Park while there was further development of larger houses

along Arthur Road. There was also the appearance of new streets and developments such as Queen Alexandra's Court, Strathearn Road, Landgrove Road, Waldemar Road and Bernard Gardens. By 1953 infill such as Lake Close, Brockham Close, Glendale Drive, St. Aubyns Avenue and Church Hill appears. In 1975 one of the large houses on Leopold Road namely Ricards Lodge became a secondary school. During the 1970's residential such as Currie Hill Close, Ricards Road, Lambourne Hill and infill on Church Hill were developed. By the late 1980's Church Hill was fully developed, The Lawns, Prentice Court, Pine Grove and Catherine Court were built.

Land Use

The land use in the area is predominantly residential throughout. However there is a shopping parade along Leopold Road and a supermarket adjacent to the railway along Alexandra Road. Bishop Gilpin Primary School and Ricards Lodge Primary School provide education in the area.

Gate pillar adjacent to Queen Alexandra Court on Lake Road

Leopold Road Local Neighbourhood

Built Form

A key feature of the built form in this neighbourhood is the topography as the streets were laid along a gradient which runs upwards east to west. The scale of many of the streets such as Lake Road, Home Park Road, Leopold Road is grand with wide footways and wide carriageways. Residential development is denser to the east of the neighbourhood. To the east houses follow a formal grid layout along a slope which runs east to west. The built form is late Victorian terraces and semi detached houses with large gardens laid out on grand streets typical of an affluent suburb. The building materials are predominantly red brick and London stock with brick and render decoration. Although the houses are from the same period, the decoration and building type varies from street to street and on parts of some streets as development was staggered over a number of years. There are recurring motifs such as red tile hanging, bay windows and white rendered capitals and lintels. Many of the properties facing east have steps up to the front entrance. There are larger footprints of detached houses to the west of the neighbourhood. The larger houses are typically late Victorian with high boundary walls and generous gardens, many of the houses built at a lower level than road. The houses follow the curve and gradual slope down towards the north of Arthur Road. Towards the south east of the neighbourhood the type of development is more mixed with blocks of flats, terraced housing and semi detached houses. The built form is punctuated by primary school and secondary school with school playing field to the rear. To the south west of the neighbourhood a large footprint is a local supermarket.

Figure ground map of Leopold Road neighbourhood

Leopold Road Local Neighbourhood

Movement

Alexandra Road is a main distributor road and as such is a busy traffic corridor which feeds onto Gap Road just outside the neighbourhood boundary. Traffic flows into the area from Gap Road onto Leopold Road which forms a gateway into the neighbourhood. Arthur Road acts as a local distributor road and is used as route for traffic to Wimbledon Park Station. Lake Road is also a busy corridor for traffic due to the location of two schools along it, the start of Lake Road is marked by two pillars and as such forms a secondary gateway into the neighbourhood. In close proximity to the neighbourhood there are public transport links such as Wimbledon Park train station and Wimbledon Train station. The Wimbledon to Waterloo railway line and District Line run along the eastern boundary providing links to central London and beyond. There are also bus routes running along Alexandra Road towards Wandsworth and Wimbledon.

Open Space

The area has no substantial area of public open space however there are playing fields to the rear of Bishop Gilpin and Ricards Lodge schools. The majority of houses in the area have generous garden space to the rear many of which have mature trees and plants. The overall appearance of the neighbourhood is that of a leafy suburb as many of the streets are on a grand scale lined with mature trees. Due to the topography of the area many of the streets enjoys views of the surrounding area and along the north of Arthur Road views of the landmarks of Central London.

View of Leopold Road shopping parade

Leopold Road Local Neighbourhood

Neighbourhood Analysis

Key Neighbourhood Characteristics

- ▪▪▪▪ Major movement corridor
- – – – Minor movement corridor
- ⭕ Major Gateway
- ⭕ Minor gateway
- 🟣 Neighbourhood node
- Topography gradient

Positive Neighbourhood Characteristics

- → Significant view to landmark / feature
- ◥ Panoramic view
- 🟢 Green open space
- ⭐ Local landmark
- ⬭ Significant landscape feature

Negative Neighbourhood Characteristics

- ▪▪▪▪ Major barrier
- **LR** 🔴 Public realm enhancement needed

Map labels: LR3, LR2, LR1, LR1, LR1, LR1, LR1, LR1, LR5, LR4, LR1, LR1, LR1

Leopold Road Local Neighbourhood
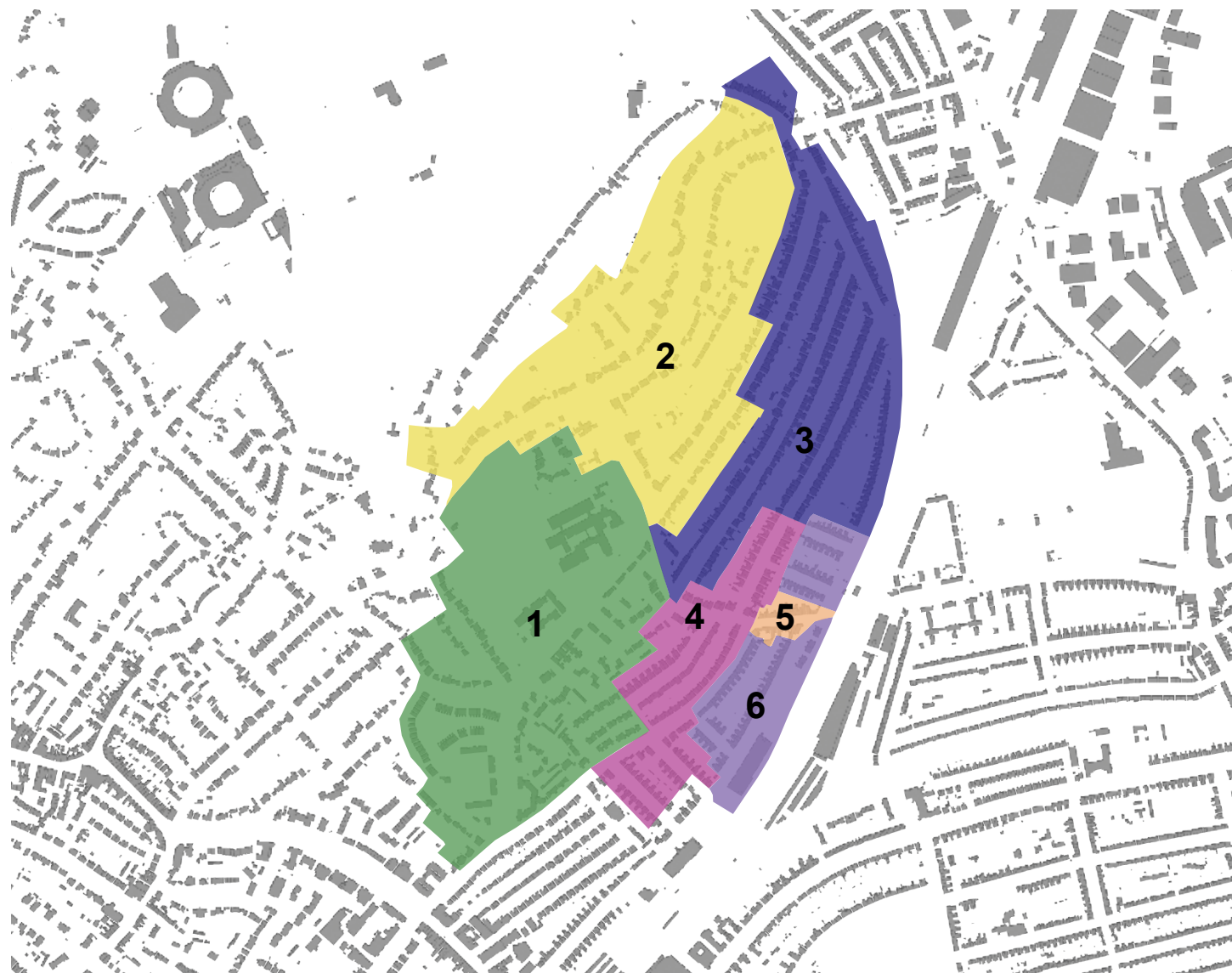
Character Areas

1	Lake Road
2	Arthur Road
3	Home Park Road
4	Woodside
5	Leopold Road
6	Alexandra Road

Leopold Road Local Neighbourhood

Character Area Assessment, Issues and Guidance

1 Lake Road Character Area

Assessment

Pillars adjacent to a large block of buildings namely Alexandra Court mark the start of the Lake Road character area. Lake Road which is central to the area is a grand tree lined corridor. The area has an open grain and a mix of development which is generally set back from the road. The most prominent building in the area is Queen Alexandra Court which is a late Victorian (1905) development of 4 blocks of 4 storey apartments in red brick with decoration such as stuccoed quoins and eaves which is set back from the road behind a high wall. Behind this development is Pine Grove built in the late 1980's where the houses are red brick 2 storey terraces arranged in a curvi-linear shape on a steep sloped gradient around a small green space. Some of the houses have a distinct canopy entrance on columns. There is hardstanding to the front of buildings with raised planter boundary between houses. Properties at the top have mansard roofs with dormer windows. Across Lake Road there are apartment developments such as Lake House bult in the 1930's which is set back from the road with 3 storey white rendered blocks arranged around a curved courtyard. There are also further apartment developments throughout this area such as The Lawns and Prentice Court, these developments have limited decoration and are 3 storey blocks. There are smaller Arts and Craft style semi-detached 2 storey houses around Brockham Close built in the 1930's which have red brick at ground floor and render at first with red tile hanging decoration on front elevation and front projection gable detail. These houses have oriel windows and canopy entrances. Behind Brockham Close is Glendale Drive which is a 2 storey apartment development with motifs such as bay windows with leaded lights, decorative glass door panels, red tiles hangings, Tudor beaming detail on front gables and external stairway to first floor. Larger detached 2 -3 storey houses are located on roads with a steep gradient such Church Hill and St. Aubyns. The houses on Church Hill have walled front boundary with driveways and are aligned around the steep slope. The materials used are generally red brick, column details at the entrance and panelled windows. Along St. Aubyns the houses have red tile hanging, Tudor beam decoration on front gables, leaded windows and hipped roofs. Towards the centre of the area are the primary and secondary schools buildings which are 1 and 2 storey respectively set back from the road with playing field behind.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality
Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

1) Area of established high quality
2) Area with scope to reinforce the existing character
3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality

Queen Alexandra Court on Lake Road

Issues & Guidance

Brockham Close

Pine Grove

Lake Road

Church Hill

Window and door details at Glendale Drive

St Aubyns Avenue

Issues

Public Realm:
• No grass verges, some loss of front boundary walls.
• Paving; tarmac, fragmented finish in places.

Built Form:
• Some loss of original detailing and replacement roof covering.

Guidance

Public Realm:
• Retain existing front boundaries and landscape.
• Reinstate grass verges

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors and windows if present.
• Any replacement windows should match the glazing pattern of the original.

Enhancement Project

LR1: Reinstate grass verges throughout neighbourhood as shown on analysis map.

2 Arthur Road Character Area

Assessment

This character area contains some of the oldest and largest properties in the neighbourhood. This character area focuses on Arthur Road and the south of Vineyard Hill which are grand tree lined hilly streets with views of central London. There is a diversity in the architecture in this area. The majority of houses have tall front boundary walls with mature trees along the boundary and the houses are set back from the road with paved driveways to the front. South of Arthur Road two houses are the oldest of Wimbledon Park (c. 1889) and most other houses were built between 1900 and 1905. To the south of the Arthur Road properties are 2-4 storey detached houses built in a variety of bricks but predominantly brown and red bricks, the brickwork is decorative around doors and windows and many of the house have decorative course running horizontally or vertically. There are a variety of recurring motifs evident such as red tile hangings particularly on front gable details, bay windows, six pane casement windows, wooden sash windows, render details around windows, fanlights and decorative bargeboards. The houses have elaborate entrance porches. The roof articulation is generally gabled with front gable projection detail or hipped roofs with sprocketed eaves. Towards

the middle of Arthur Road there is some newer infill development built with red brick and white render decoration. The properties at the northern end of Arthur Road are slightly smaller and display similar motifs to the larger houses. A number of properties at the northern end have Tudor beam decoration. There are views of the surrounding area and central London from the northern end of Arthur Road. The road slopes down and curves to join Home Park Road. The southern part of Vineyard Hill which is part of a conservation area has a large number of individual buildings which are of high architectural interest and are in many cases of individual and unique design. The houses are large detached properties with wide frontages, large and irregular spaces between buildings. Diversity in architecture including some symmetry and some asymmetry. In this area there are a number of locally listed buildings. The predominant materials used are red with render or Tudor beam decoration, red tile hangings and decorative brick courses. Recurring motifs are evident such as bay and sash windows, front gable projection, ridge tiles, fanlights and stuccoed arches above front entrance.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality
Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

1) Area of established high quality
2) Area with scope to reinforce the existing character
3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality

View north of Arthur Road

Issues & Guidance

Arthur Road

Arthur Road

Arthur Road

Vineyard Hill Road

Arthur Road

Vineyard Hill Road

Issues

Public Realm:
• Paving; tarmac, fragmented finish in places.

Built Form:
• Some loss of original detailing and replacement roof covering.

Guidance

Public Realm:
• Retain existing front boundaries and landscape.
• Maintenance of footpaths required.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors and windows if present.
• Any replacement windows should match the glazing pattern of the original.
• New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

Enhancement Project

LR2: Enhancement of footpaths along Arthur Road.

3 Home Park Road Character Area

Assessment

This area is characterised by leafy streets of semi-detached 2 storey houses in a formal grid layout along streets such as Vineyard Hill Road, Dora Road, Kenilworth Road and Homepark. There is also a terrace of 2 storey houses along Strathearn Road. There are views of central London from both Vineyard Hill Road and Dora Road. Due to the topography of the area many of the houses facing east are situated at a level raised up from the road with steps and raised planters particularly on Vineyard Hill Road and Dora Road. The majority of the houses in this area have red brick at ground floor level and render or pebble dash at upper level. There is an architectural rhythm to the area due to consistent appearance of motifs such as bay windows with red tile hangings, front gable details with red tile hangings, ridge tile, oriel windows and dormer windows. The roof articulation is predominanatly gable with front gable detail decorated with bargeboard and red tile hangings and raised gable between properties however there are also a number of properties along Vineyard Hill Road with mansard roofs. Some of the properties have original leaded panels in windows. Houses have either a recessed porch with brick arch or tiled canopy entrance with wooden

columns. A large number of properties along Home Park Road, Kenilworth and Dora Road have decorative wooden panelling at first floor, tiled canopy entrance with wooden columns and front gable detail with red tile hangings and wooden barge board. The properties along Strathearn Road are more modestly decorated with white render, tiled canopy entrance with wooden columns and red tile hangings. Along the opposite side of Strathearn Road there is a significant landscape feature, a uniform row of mature trees which enhance the street and create a barrier between the residential properties and the railway.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality
Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor.
The total score defines whether an area is an:

1) Area of established high quality
2) Area with scope to reinforce the existing character
3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality

House at raised level on Vineyard Hill

Issues & Guidance

Dora Road

Home Park Road

Wooden panel details on Kenilworth Avenue

Kenilworth Avenue

Line of mature trees along Strathearn Road

Issues

Public Realm:
• Paving slabs, fragmented finish in places.
• No grass verges, some loss of front boundary walls.
• Small green space on Strathearn Road in need of enhancement
• Variety in front boundary treatment degrades the cohesion of street scene.

Built Form:
• Some loss of original detailing such as windows, doors and porches.
• Infilling of entrance canopies destroys articulation of front elevation.
• Some loss of planting in front gardens.

13

Enhancement Project

LR3:Enhancement of paving and small green space on Strathearn Road.

Guidance

Public Realm:

• Retain paving slabs, reinstate grass verges and strengthen street tree planting. Retain existing street planting along Strathearn Road.
• Retain front boundaries.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors and windows if present.
• Any replacement windows should match the glazing pattern of the original.
• Avoid total infilling of entrance canopies.

4 Woodside Character Area

Assessment

The houses in this area follow a formal grid layout along leafy streets such as Woodside Road, Bernard Garden, Parkwood Road, Springfield and the southern end of Kenilworth Avenue. The majority of the area is situated at a raised level on a gradient running west from Alexandra Road. The properties are semi detached 2 - 4 storey properties with diversity in the architectural motifs used however the area is generally characterised by red brick pairs with ornate stucco around windows and recurring detailing such as decorative glass panels in doors and fanlights. At the southern of Kenilworth Avenue, the houses are within an existing conservation area and as a group have a strong symmetrical elevation; they have strong gables which face to the road to give a highly distinctive appearance. Motifs which appear are foliage decoration carved into stone lintels and stone capitals used in conjunction with window and door openings, stone bracket detailing at window sills and at the eaves, stone tablets used between the upper and lower bay windows, iron balcony details and ornate ridge tiles and bargeboards. There is a geometrical regularity of building lines and street layout. Architectural rhythm is created by the forward projecting bays with their gabled and hipped roofs, the flank and party walls projecting through the roofs and the elevational symmetry of the pairs of houses. The public realm is of high quality with substantial street trees which is enhanced by the landscape qualities of the small front gardens. Slight staggering of building footprints. General slope of level from west to east. High gable facing the street, forward facing gables are linked by a roof which runs parallel to the road where the ridge is of equal height to that of the forward facing gables. Views from Kenilworth extend towards the high land on the Crystal Palace Ridge. Along Woodside Road the houses range from 3 - 4 storeys as some have basement level and many of the houses facing east are at a raised level with steps up. They have a distinct Dutch gable shaped dormer window projection, some with decorative iron balcony. The houses are aligned along the tree lined road which slopes west to east. The properties in Bernard Gardens display similar materials and decoration as the others in this area and have a distinct cambered brick arch and recessed porch.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality
Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

1) Area of established high quality
2) Area with scope to reinforce the existing character
3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **85**

Area type:

Area of established high quality

Kenilworth Avenue

Issues & Guidance

Kenilworth Avenue

Woodside Road

Architectural rhythm along Kenilworth Avenue

Woodside Road

Woodside Road

Bernard Gardens

Enhancement Project

LR4:Reinstate paving slabs and maintain existing paving slabs.

Issues

Public Realm:
• Paving; tarmac which has replaced original paving slabs in places, fragmented finish in places.
• No grass verges, some loss of front boundary walls.
• Variety in front boundary treatment degrades the cohesion of street scene.

Built Form:
• Changes to original materials such as windows, roof tiles and painting over brickwork eroding character of original properties.
• Loss of original balconies on Woodside Road interrupts architectural rhythm.
• Front garden green landscape replaced with paving.
• Loss of original ridge tiles and doors and stained glass fanlights.

Guidance

Public Realm:
• Retain paving slabs, reinstate grass verges and strengthen street tree planting.
• Retain existing front boundaries.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors, fanlights and windows if present.
• Any replacement windows should match the glazing pattern of the original.
• Retain front garden landscape features.

15

5 Leopold Road Character Area

Assessment

Leopold Road adjoins a bridge over the railway line from Waterloo to Wimbledon and is a busy intersection of traffic. This area is currently designated as a conservation area. It consists of small rows of shops on each side of the road and at the eastern end of Leopold Road; it is a clearly defined public space resulting from the relative proportions of the height of the buildings and the width of the street, and the cohesiveness of the facades, particularly above ground floor level. The buildings on each side of the eastern end of Leopold Road are fairly typical of the kind of local shops built at the beginning of the last century, with terraces of single shop units on the ground floor and residential accommodation above. The flat front facades of the 3 storey buildings on each side of Leopold Road are about 10 metres high, similar to the road width. The impression from either end of the street is therefore of a square-sided canyon, with the ground covered in moving and stationary vehicles, street furniture and a wide variety of treatments to the shop fronts, blinds and fascias, while above the ground floor, the repetitive facades provide a scene of comparative harmony. The facades to the upper floors are classically early Edwardian in style, and consist of

Georgian proportioned vertical sliding sash windows, two to each property on the south side, and three on the north. Although each row of facades are similar in height and width, they differ in the type and degree of detail. The upper floors of the buildings on the south side of Leopold Road are of stock bricks, with red brick string courses at the cill, head and lintel height, as well as immediately under the parapets. The window jambs to the two windows on each floor are also of red brick, with white rendered capitals and lintels. The red brickwork is decorated by string courses in pale yellow terracotta at the cills, heads and central transom levels of the windows, these bands stepping up to form the lintels to second floor. The pattern of the terracotta and brickwork above the windows is quite elaborate, the first floor brick arches consisting of almost flat red rubbers framed by the stepped terracotta stringcourse and topped by an ornamental terracotta coping, and the second floor stone lintels are topped by semi-circular brick relieving arches with central key stones. The cills to the second floor windows are supported on brackets. Public realm improvements in 2011 have enhanced the pedestrian environment, paving, the road surface and street furniture arrangement.

Merton borough character study: 33 Leopold Road Local Neighbourhood

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:
Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality
Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

1) Area of established high quality
2) Area with scope to reinforce the existing character
3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **85**

Area type:

Area of established high quality

Leopold Road

5 Leopold Road Character Area

Issues & Guidance

Leopold Road looking east

Leopold Road looking west

Footpath on Leopold Road

Attractive shop front on Leopold Road

Issues

Public Realm:
• Pedestrian environment adversely affected by heavy traffic.

Built Form:
• Changes to original materials such as windows and painting over brickwork eroding character of original properties.
• Loss of original shop front features such as pilasters and canopies.
• The variety in shop front treatments and signage interrupts an otherwise cohesive street scene.

Guidance

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original shopfront details if present. Shop front alterations should be informed by the original detailing and materials.
• Retain front garden landscape features.

6 Alexandra Road Character Area

Assessment

Alexandra Road which is a busy traffic corridor runs adjacent to the railway and ends at the junction of Leopold Road and Gap Road. This area includes streets which run perpendicular to Alexandra Road. Short streets such as, Rostrevor Road, Waldemar Road and Landgrove Road which have a gradient which runs upwards from east to west. In addition the area includes properties along the northern end of Woodside which face west. The housing type in this area is of late Victorian 2-3 storey terraces apart from a large supermarket to the east of Alexandra Road. The materials used are London stock brick and red brick. There are recurring motifs such as front gable projections, full bay windows, recessed porches, ridge tiles, sash windows, decorative fanlights, carved capitals around porch arches and windows, stone tablets used between the upper and lower bay windows and decorative tiles running from the front boundary to the entrance door.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor.

The total score defines whether an area is an:

1) Area of established high quality

2) Area with scope to reinforce the existing character

3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: 75

Area type:

Area of established high quality

Landgrove Road

Issues & Guidance

Landgrove Road

Waldemar Road

View of slope up Rostrevor Road

View of entrances on Rostrevor Road

Issues

Public Realm:
• No grass verges, some loss of front boundary walls.
• Variety in front boundary treatment degrades the cohesion of street scene.
• Paving; tarmac and paving slabs, fragmented finish in places.

Built Form:
• Changes to original materials such as windows and painting over brickwork eroding character of original properties.
• Changes to front elevation of roofs such as the addition of roof lights.
• Loss of original details such roof and ridge tiles, front door and stained glass fanlights and entrance tiles.
• Loss of front garden vegetation through paving.

Guidance

Public Realm:
• Retain paving slabs, reinstate grass verges and strengthen street tree planting.
• Retain existing front boundaries.

Built Form:
• All alterations to properties to be informed by the original detailing and materials.
• Retain original doors, fanlights, entrance tiles and windows if present.
• Roof lights should be situated on the rear elevation of houses.

Enhancement Project

LR5: Introduce paving slabs along Alexandra Road

Leopold Road Local Neighbourhood

1 Lake Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	●		
Urban Layout: Strong street pattern or road layout with well defined public spaces	●		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	●		
Architectural Interest: Area containing buildings of architectural or historic interest		●	
Built form: Buildings with cohesive scale, massing and details		●	
Public Realm: High quality public realm and or generally consistent boundary treatments	●		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	●		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			●
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	●		
Economic Vitality: Area with few vacant or underused sites which affect the character	●		
Criteria Score	70	10	
Character Area Total Score	80		

2 Arthur Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		●	
Urban Layout: Strong street pattern or road layout with well defined public spaces	●		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	●		
Architectural Interest: Area containing buildings of architectural or historic interest	●		
Built form: Buildings with cohesive scale, massing and details		●	
Public Realm: High quality public realm and or generally consistent boundary treatments	●		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	●		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			●
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	●		
Economic Vitality: Area with few vacant or underused sites which affect the character	●		
Criteria Score	70	10	
Character Area Total Score	80		

Merton borough character study: 33 Leopold Road Local Neighbourhood

Leopold Road Local Neighbourhood

3 Home Park Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		■ (moderate)	
Urban Layout: Strong street pattern or road layout with well defined public spaces	■ (good)		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	■ (good)		
Architectural Interest: Area containing buildings of architectural or historic interest	■ (good)		
Built form: Buildings with cohesive scale, massing and details		■ (moderate)	
Public Realm: High quality public realm and or generally consistent boundary treatments	■ (good)		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	■ (good)		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			■ (poor)
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	■ (good)		
Economic Vitality: Area with few vacant or underused sites which affect the character	■ (good)		
Criteria Score	70	10	
Character Area Total Score	80		

4 Woodside Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		■ (moderate)	
Urban Layout: Strong street pattern or road layout with well defined public spaces	■ (good)		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	■ (good)		
Architectural Interest: Area containing buildings of architectural or historic interest	■ (good)		
Built form: Buildings with cohesive scale, massing and details	■ (good)		
Public Realm: High quality public realm and or generally consistent boundary treatments	■ (good)		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	■ (good)		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			■ (poor)
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	■ (good)		
Economic Vitality: Area with few vacant or underused sites which affect the character	■ (good)		
Criteria Score	80	5	
Character Area Total Score	85		

Merton borough character study: 33 Leopold Road Local Neighbourhood

Leopold Road Local Neighbourhood
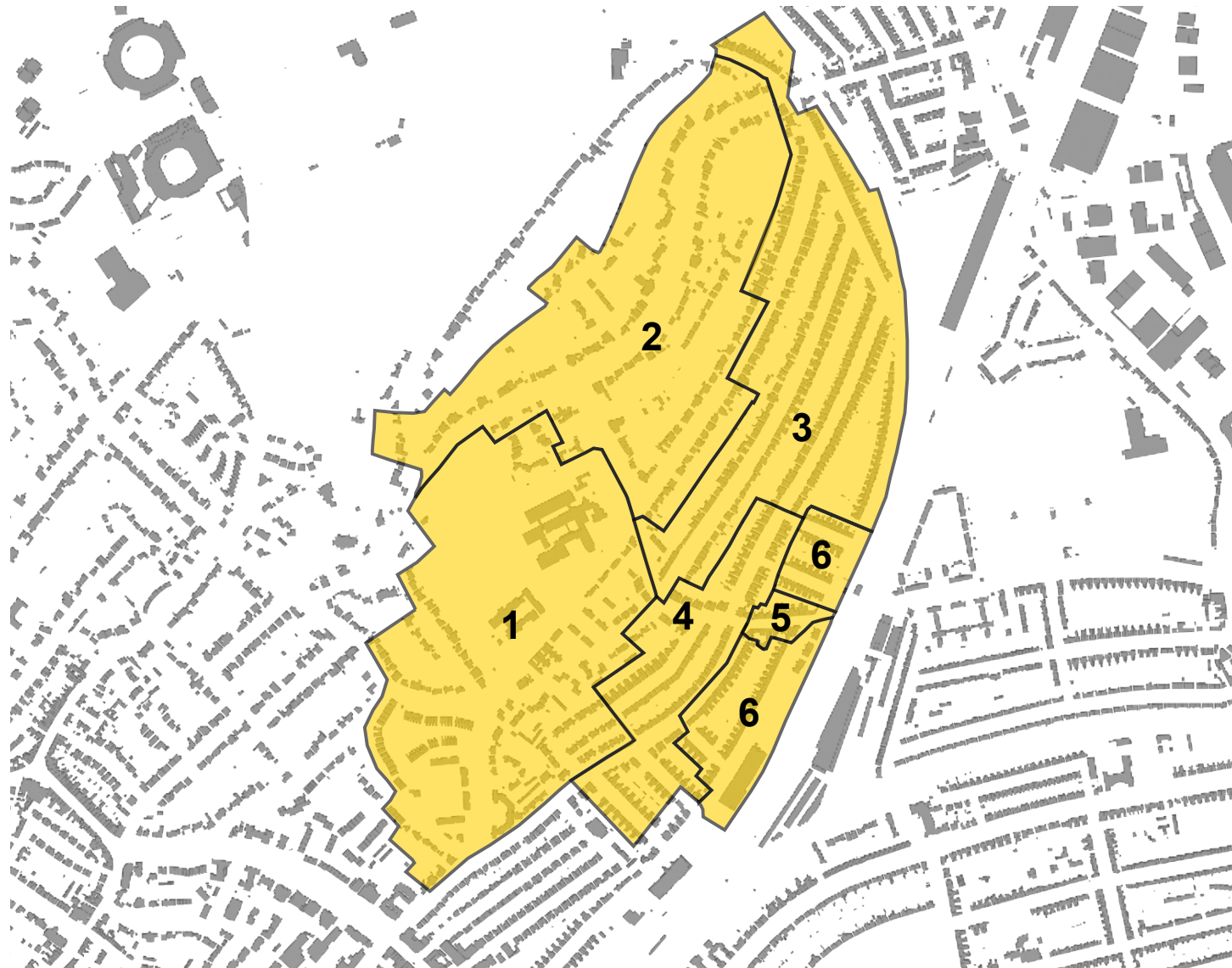
5 Leopold Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	80	5	
Character Area Total Score	**85**		

6 Alexandra Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		Moderate	
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	15	
Character Area Total Score	**75**		

Leopold Road Local Neighbourhood

Character Area Assessment

1   Lake Road

2   Arthur Road

3   Home Park Road

4   Woodside

5   Leopold Road

6   Alexandra Road

Area of established high quality

Area with scope to reinforce the existing character

Area requiring enhancement to reinforce identity