



**WESTCOMBE PARK CONSERVATION AREA**  
Character Appraisal March 2010



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# Introduction

This Conservation Area Appraisal and Conservation Management Strategy Guide has been produced by Greenwich Council and consists of four parts:

1. **Definition of the Area's Special Historic Interest**
2. **Explanation** of Conservation Areas and the scope of planning policy.
3. **Character Appraisal** identifying the main elements that contribute towards the special architectural or historic interest of the Conservation Area.
4. **Management Strategy** which makes specific recommendations including proposals for boundary alterations and for an Article 4 Direction.

## *1. Definition of Special Historic Interest*

The purpose of designating the Westcombe Park Conservation Area in 2002 was to give formal recognition to the area's architectural quality, and to allow the area to benefit from additional statutory protection.

Westcombe Park is an area of considerable architectural and environmental value. Predominantly residential in character, it contains a rich collection of good quality buildings including a Grade II\* listed Georgian mansion, early 19th century cottages, late 19th century and early 20th century speculative housing, as well as inter-war infill housing. There are 91 locally listed buildings within the area as well as 19 tree preservation orders which encompass a substantial number of trees.

The character of the townscape is rich and distinctive. The streets are long and wide, often steep and serpentine and allow for a number of significant vistas towards East London. Mature trees, hedges and shrubbery are in abundance and there are also several small green open spaces which make an important visual contribution to the Conservation Area. Plot sizes are generous with enclosed front gardens and substantial rear gardens. On several of the roads, due to the wide spacing of the houses, views of the mature rear gardens and the tree canopy are visible through the gaps between the buildings. These green gaps were a deliberately planned feature and are very important since they provide welcome visual relief in the built environment and contribute significantly to the fabric of the townscape. Any intensification of the spacious urban grain and loss of public or private green spaces should be resisted.

Westcombe Park is characterised predominantly by two and three storey Victorian and Edwardian houses which follow the contours of the landscape and which display a great richness and complexity of architectural detailing. The area evolved organically during the late 19th and early 20th century through piecemeal speculative development, rather than as a planned estate. This has resulted in small, cohesive groups of houses. A large number of the buildings are high quality and were evidently designed by inventive and accomplished architects rather than constructed by builders from a pattern book. The late-Victorian groups of houses are normally 2 or 2½ storeys and have varied plan forms and elevational treatment and often highly ornamented facades. Roofs are pitched or

hipped, with pointed gables a characteristic feature. Houses are built as either detached or paired villas set within substantial plots, with a generous frontage. The Edwardian groups of houses are either built as pairs or terraces, with slightly narrower plot widths and are invariably two-storied with pitched roofs, projecting double height bays and a range of decorative timberwork.

A traditional palette of building materials predominates: yellow stock brick, red brick, and timber joinery for the elevations, natural slate or red/brown clay tiles for the roofs and timber, terracotta and stucco for the decorative detailing. It is the ingenuity and versatility in the employment of these materials which adds interest and gives the impression of variation. Contrasting modern materials such as GRP, aluminium, stainless steel, pre-patinated copper, sheet glass and cedar cladding are largely absent.

Westcombe Park is therefore an area with a distinctive and attractive local identity which needs careful maintenance and protection from insensitive and inappropriate forms of development.

## **2. Explanation of Conservation Areas and the relevant Planning Policy**

### **2.1 What is a Conservation Area?**

Conservation Areas were first designated in England following the 1967 Civic Amenities Act. Local planning authorities are obliged to designate and review conservation areas under the provisions of the 1990 Planning (Listed Buildings and Conservation Areas) Act. These are defined as ‘*Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*’. There are now more than 10,000 throughout England. The Borough of Greenwich has 20 Conservation Areas.

The **Westcombe Park Conservation Area** was designated by the Planning and Development Committee of Greenwich Council on 6 February 2002.

### **2.2 Which properties are in the Conservation Area?**

The Conservation Area covers 53.39 hectares and includes the following properties:

Beaconsfield Road	2, 12-44, 52-60, 64-70a, 1-7, 15-25, 37, 61-65, 69-79
Beaconsfield Close	1-60 (consec)
Charlton Road	1-29, 2-18, 22
Coleraine Road	2-40, 60-86, 96-106, 116-136, 1-105 including 1a, 1b, 1c, 91a, 91b, 99a, 99b, 99c, 99d, 121-137, Greyfriars House, Woolven House
Dinsdale Road	3-49, 2-44
Foyle Road	18-78, 1-29, 33-53, 57-81
Glenluce Road	1-25b, 41, 2-8, 12-56
Hardy Road	1-9, 21-33, 2-4, Hardy Court, 12-62, 72-74
Humber Road	1-33, 55-167, 2-48, 54-80, 94-156, 166-174
Ingleside Grove	1-4 (consec)
Kirkside Road	11-39, 2-18, St George’s Church

Lasseter Place	1-6 (consec)
Lyndale Close	1-5 (consec)
Mycenae Road	1-85, Naldera Gardens, 99, 8-44, 90 (Woodlands), Mycenae House
Peachum Road	1-9 (consec)
Ruthin Road	2-60, 49-55
Station Crescent	1-7, 2-4
Ulundi Road	1-55, 2-34
Vanbrugh Hill	1a-27, 31, 2a-16, 20-44, Woodland Heights
Webb Road	1-27 (consec)
Westcombe Hill	119-179, 203-237, 62, 104-150, 156-188
Westcombe Park Road	21-23, 27-55, Pane Court, 57-65, 71, 77-89, 93, 122-136

### 2.3 What restrictions are there throughout the Conservation Area?

Planning applications are judged against stricter criteria within conservation areas where all proposals must be of a high standard in order to preserve or enhance the special character or appearance of the area.

#### Single Family Dwellings

Additional planning controls apply within conservation areas and planning permission is required for the following:

- Extensions over one storey in height and extending beyond the rear wall of the original property.
- Extensions projecting beyond the side elevation of the original property.
- Freestanding structures such as sheds, greenhouses, garages or swimming pools located between the side elevation of the original property and the property boundary.
- Roof additions or alterations.
- Satellite antennae (dishes) on a chimney, wall or roof slope which face onto a highway.
- Satellite antennae (dishes) on a building over 15 metres in height.
- Cladding of any part of the exterior of the property with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- Chimneys, flues, soil or vent pipes on a wall or roof slope which forms the front or side elevation of the property facing a highway.

#### Flats and Maisonettes

Flats do not have the same permitted development rights as single family dwellings. Planning permission is required for all of the above as well as any other external alteration which would materially affect the appearance of the building, such as the replacement of windows or doors or the installation of rooflights or satellite dishes.

#### Demolitions

Conservation Area Consent is required for the following:

- Total or substantial demolition of an unlisted building.

- Total or substantial demolition of a wall or fence 1 metre high or over which is adjacent to a highway, or 2 metres high or over elsewhere.

#### Trees

Work to or the felling of trees more than 75mm in diameter requires 6 weeks notice in writing to the Council. During those 6 weeks the tree is protected by law. The Council's Tree Officer should be contacted for further information, including whether the tree is already protected by a tree preservation order (TPO).

If planning permission is not obtained or if the work is carried out in breach of - i.e. contrary to - the granted permission, the property may be subject to enforcement action.

## **2.4 The Planning Policy Context**

Planning applications must be decided in accordance with development plan policies unless material considerations indicate otherwise. In policy terms, this Conservation Area Character Appraisal and the associated Management Strategy are supporting documents, relating to, and to be read with, current national and local planning policies and will be a material consideration when making decisions on planning applications.

### ***National Planning Policy***

#### **Designation of Conservation Areas**

There is a legal duty for all local authorities to keep under review and designate as conservation areas those parts of its borough that are of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note PPG 15, Planning and the Historic Environment, sets out current government guidance on Conservation Areas and Listed Buildings.

#### **Listing and Scheduling**

English Heritage lists buildings of special architectural or historic interest on behalf of the Secretary of State for Culture, Media and Sport. The Secretary of State is also responsible for the scheduling of ancient monuments and the registering of historic parks and gardens.

### ***Local and Regional Planning Policy***

#### **The Mayor of London's London Plan**

The Mayor undertakes to work with strategic partners to protect and enhance London's historic environment (Policy 4B.10) and expects Boroughs to ensure that the protection and enhancement of historic assets in London are based on their special character (Policy 4B. 11). The London Plan also contains proposals for protecting and managing strategic views, including those of central London from Greenwich Park and Blackheath Point.

#### **Greenwich Unitary Development Plan (UDP)**

Planning applications should be determined in accordance with the local development plan, unless material considerations indicate otherwise. The development plan comprises

the London Plan and the Greenwich UDP (adopted July 2006). It is supported by Supplementary Planning Guidance (SPG), which in time will be replaced by Supplementary Planning Documents (SPD).

Greenwich Council has also begun work on a new type of statutory plan, the Local Development Framework (LDF). This will eventually replace the current Greenwich UDP.

The relevant UDP development planning policies affecting the Westcombe Park Conservation Area are:

- Urban Design (D1, D2 & D3)
- Trees (D8)
- Residential Extensions (D9 & D10)
- Telecommunications Development (D11)
- Satellite Antennae (D12)
- Shopfronts and Signs (D13)
- Street Furniture (D14)
- Advertisements (D15)
- Conservation Areas (D16 & D17)
- Listed Buildings (D18-22)
- Local List of Buildings of Architectural and Historic Interest (D23)
- Community Open Space (O7)
- Sites of Nature Conservation (O18 & O19)

These policies can be found on the Council's website.

### **Supplementary Planning Guidance (SPG)**

In addition to Development Plan policies, decisions on planning applications should take into account relevant Supplementary Planning Guidance (SPG) and any Supplementary Planning Documents (SPD) produced under the new LDF regime. The most relevant are Planning Guidance for Home Extensions (2004), Planning Standards for Conversions (1988), and Advice Note 5: Design Guidance for Shopfronts (2005).

### 3. Character Appraisal

Planning Policy Guidance Note 15 (PPG 15) emphasises the need for local planning authorities to assess the special interest, character and appearance of conservation areas. In order to define these issues it is desirable to prepare an initial appraisal of each conservation area. The following appraisal uses the criteria recommended in English Heritage's advice note: "Guidance on Conservation Area Appraisals" (August 2005).

#### 3.1 Location and Setting



The Conservation Area boundary (current OS Map)

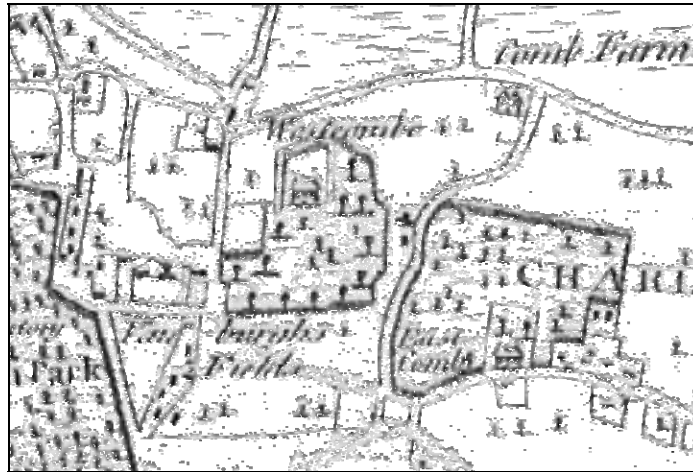
The **Westcombe Park Conservation Area** is a large area totalling 53.39 hectares. It is located in the north western portion of the Borough, between Greenwich Park to the west and the Blackwall Tunnel Approach Road (the A2) to the east. Westcombe Park lies within the parish of Greenwich, in the historic hundred of Blackheath, 0.5 miles to the east of Greenwich town centre and approximately 7 miles from central London. The Conservation Area boundary is contiguous with the eastern portion of the Greenwich Park Conservation Area and with the northern boundary of the Blackheath Conservation Area.

In geological terms the Conservation Area lies mainly on the Blackheath sand beds. The topography is distinctive: Westcombe Park Road is the highest part of the Conservation Area at around 50 m above sea level; the landscape then drops dramatically towards the north, down to the railway line which is at 30m above sea level. Rather than running east to west in level terraces across the hill, the streets run north to south following the gradient.



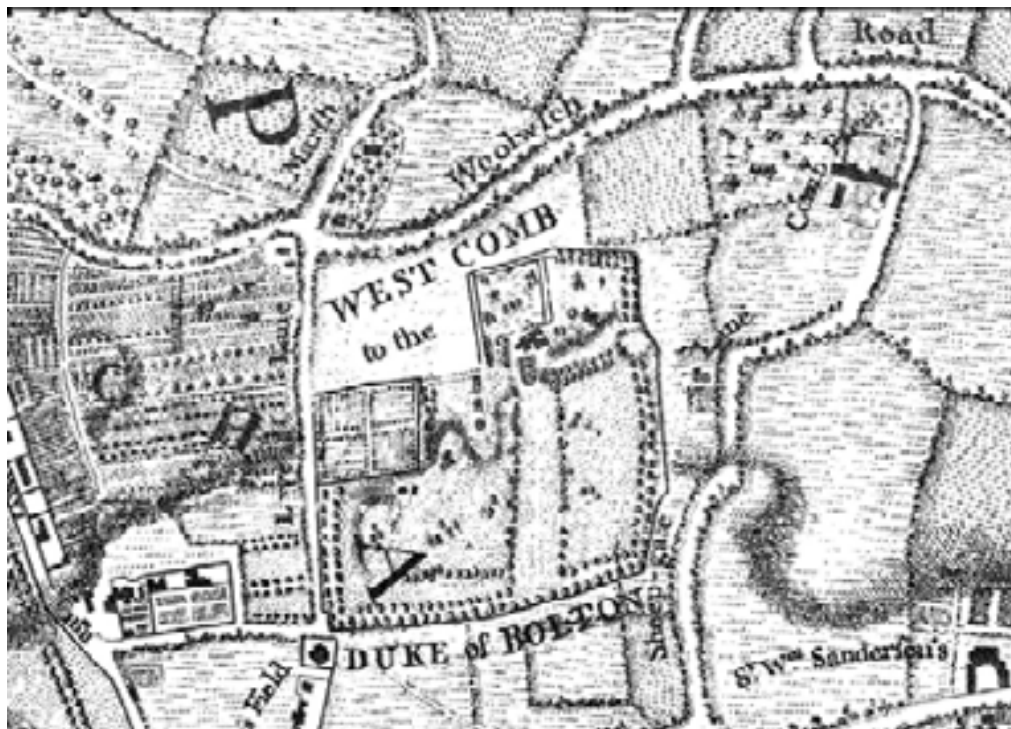
## 3.2 Origins and Historic Development

### Etymology



1778 map of the Hundred of Blackheath (extract)

Westcombe is a topographical place name. The word 'Combe' (or 'cumb') is old English in origin and means 'valley'. 'Combe' is a common place name in England and is usually appended to another descriptive word to form a compound name. The adjective used in this case is 'West'. The 1778 map of the Hundred of Blackheath indicates that there was also a place called 'East comb', just to the east, which now only survives in a street name: Eastcombe Avenue.



John Rocque's map of Greenwich 1741-5 (extract)

## Westcombe Park House

The name Westcombe Park originally referred to a large country mansion set within its own parkland. According to Rocque's Survey of London during the middle of the 18th century 'Westcomb' is illustrated as a small enclosed country estate (apparently owned by the Duke of Bolton) comprising a tree lined avenue leading down to a large house at the base of the valley, possibly with a large adjoining chapel, with a walled garden to the west. To the east of the estate lay Coomb Farm, with ploughed land and pasture. In the early part of the 18th century the estate was purchased by Henry Herbert, 9th Earl of Pembroke, (1693-1751) who apparently pulled down the medieval manor house. The house was extant by 1728 when it was alluded to in a poem about Greenwich Park<sup>1</sup>. The 1778 Map of the Hundred of Blackheath illustrates Westcombe as a large country house set within its own parkland.

The first 19th century Ordnance Survey map, however, shows that by 1870 Westcombe Park House was no longer in existence. The long entrance drive to Westcombe Park House was still extant but all traces of the house had disappeared and only the surrounding parkland remained. In 1844 the tithe apportionment records that although 'Westcombe Park House, lawn and shrubbery' was the property of Sir Gregory Page Turner (1785-1843), and was leased to Thomas Brocklebank, it was unoccupied at this date. This was because Brocklebank had died in 1843 and his widow had moved to Shooters Hill Rd<sup>2</sup>. The house was advertised in the Greenwich Gazette the following year but remained unsold since there were only 5 years left on the lease. The house subsequently stood vacant for 10 years until it was demolished in 1854, presumably at the request of the Page-Turner Estate.



1870 Ordnance Survey Map (extract)

<sup>1</sup> Neil Rhind, Blackheath Village and Environs 1790-1970, Volume 2, p. 268

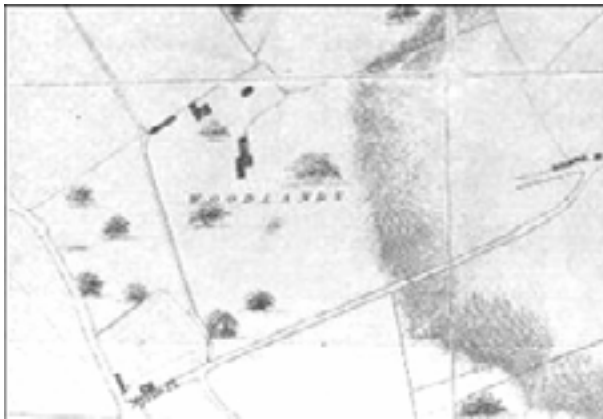
<sup>2</sup> Rhind, p. 271

## Woodlands



In 1774 the banker John Julius Angerstein (1735-1823) acquired 41 acres of the Westcombe Park Estate from Sir Gregory Page Turner on a 99 year lease and proceeded to establish his own small country estate.<sup>3</sup> He subsequently built a substantial house known as Woodlands on the land, which is still standing and is Grade II\* Listed. Angerstein was a founder member of Lloyds of London and a prominent patron of the arts. On his death, his picture collection became the foundation for the National Gallery, since in

1824 the House of Commons voted in favour of purchasing 38 of his Old Master paintings for the nation. The Angersteins remained the lessees/occupants until 1870 when William Angerstein, the grandson of John Julius, surrendered the lease, three years before its expiration.



1831 Map Parish map of St Alphege (extract)



1844 tithe map of Greenwich (extract)

In 1844 the tithe apportionment records that the 'Woodlands House, Lawn and Pleasure ground' along with various arable land, meadow and pasture was leased to the son of John Julius, 'John Angerstein Esquire'



1870 Ordnance Survey Map (extract)



1894 Ordnance Survey Map (extract)

<sup>3</sup> Rhind, p. 273

By 1800 JJ Angerstein had enlarged the property substantially by building an extensive west wing and a number of outbuildings. This is evident on the tithe map and the earlier OS map. Woodlands also had fairly extensive grounds which extended up to Sheepgate Lane on the east (now Westcombe Hill) and stretched some distance to the north. However, on the 1894 OS map the west wing is no longer in existence. In 1879 '80,000 bricks, stone copings, cast and wrought iron, timber, slates and pantiles' were sold on the site.<sup>4</sup> It is probable this was when the west wing was dismantled and the majority of the outbuildings were demolished, following the sale of a large portion of the grounds of Woodlands to the north for development. The house had been vacant for a number of years since the Angersteins left in 1870.

Between 1879-1894 Woodlands was occupied by the solicitor William Bristow. Just before his death in 1896 he sold the property to Sir Alfred Fernandez Yarrow, the shipping magnate, who lived there with his family until 1906. The house was then vacant until 1923, although during the Great War Yarrow turned the house into temporary accommodation for Belgian refugees.<sup>5</sup>

In 1923 the conventual order of the Little Sisters of the Assumption procured Woodlands, and built a novitiate house to the west in 1933. In 1967 Greenwich Council purchased both buildings along with the garden, subsequently opening Woodlands as a Local History Library and Borough Art Gallery in 1972 and converting the Novitiate House into the Kidbrooke House Community Centre (still in use). Woodlands was sold to the Greenwich Steiner School in November 2007.



1870 OS Map extract with Conservation Area boundary superimposed

### **The 19th Century Woodlands**

For most of the 19th century there was no residential development within the Conservation Area. The 1870 Ordnance Survey map illustrates that the area consisted principally of parkland and farmland. The only buildings in the area were Woodlands

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<sup>4</sup> Rhind, p. 275

<sup>5</sup> Rhind p. 276-77

with its stables and garden buildings, the farmhouse associated with Woodlands to the north with ancillary buildings (granary, cattle houses and piggery), one or two 19th century cottages on Vanbrugh Hill (east side) and 19th century house also called Woodlands to the west of Vanbrugh Hill, with an associated entrance Lodge.



1870 and 1894 OS Map extracts showing the 19C Woodlands House with surviving lodge to the east

This Woodlands was a medium sized property with extensive formal gardens sited on a plateau to the north of the house. It was built between 1861-1866 and demolished around 1927 when a new nurses' home was erected on the site of the gardens (now known as Woodlands Heights) by the Greenwich Union Infirmary.<sup>6</sup> The Lodge however still survives and is a Locally Listed Building.

### Highways and Byways

Two of the roads within the Conservation Area, Vanbrugh Hill and Westcombe Hill, are of some antiquity. During the 18th century they were established roadways which bounded the Westcombe Park Estate. Vanbrugh Hill was known as Love Lane and Westcombe Hill was called Sheepgate Lane. During the 19th century Westcombe Hill was known as Combe Farm Lane and Vanbrugh Hill as Green Lane.

The west end of Westcombe Park Road had been in existence since the early 18th century. After Vanbrugh Park Road East, the eastern portion was originally a country lane passing through fields to Westcombe Hill, and was not widened into a highway until c. 1877. The rest of the roads within the Conservation Area were laid out at the same time, with the majority being named in 1878. Their layout was mainly dictated by the topography. The serpentine nature of Coleraine and Foyle road at their southern ends was in order to avoid gravel pits and ponds on the Westcombe Park House estate. Ulundi Road and sections of a number of other roads follow the lines of old field boundaries. Foyle Road also follows one of the original carriage drives to Westcombe Park House

Batley Green also has early origins as a village green. During the 18th century it was known as Sheepgate Green and formed the intersection of four major roads: what we now know as Charlton Road, Westcombe Hill, Old Dover Road and Stratheden Road. The 19th century maps show a green criss-crossed with paths, with a large pond in the centre. Around 1885 William Fox Batley, a local philanthropist had the green

<sup>6</sup> Rhind, p. 265-6

refurbished, trees planted, railings erected and public lavatories installed. Hence it became known as Batley Green.

### **The Development of Westcombe Park**

In 1876 118 acres of land including 56 acres attached to Woodlands, 55 at Westcombe Park and 7 at the top of Green Lane (Vanbrugh Hill) were sold to the Midland Land and Investment Corporation Ltd.<sup>7</sup> The company intended to develop the Park on a large scale and even ran an architectural competition. However, the winning scheme was never realised, and Midland Land sold the property not long afterwards to the newly formed Westcombe Park Estate Company whose board included architects, engineers and builders. Around 1878 the company laid out new roads, drainage and sewers. However it seems that a grand urban design for the whole area was abandoned as both freehold and leasehold plots were offered for sale and “it was left to the individual developers or plot purchasers to erect what they liked only so long as it conformed to a building line, was a property of a certain minimum value and did not exceed the density permitted by the development lease.”<sup>8</sup>

Apparently sales of the building plots and building on them were sporadic. Some were advertised as “gentlemen’s residences” near Woodlands, others as property for “moderate class” at the north end of Mycenae Road. A subsequent auction in 1880 resulted in very few sales and coincided with the start of a recession in the property market during the 1880s. In 1883 over 100 plots were still vacant, and by 1900 Westcombe Park was still only partially developed. The Estate Company subsequently went into liquidation and the remaining land was sold off at low prices.



1894 OS Map extract with Conservation Area boundary superimposed

During the 1880s a few small groups of buildings and secluded villas materialised, but the majority of the Victorian development took place in the 1890s. The 1894 OS map indicates that 22 houses had already been built along the north side of Westcombe Park Road. There had also been some development along the north side of Humber Road,

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<sup>7</sup> Rhind, p. 296

<sup>8</sup> Rhind p. 297

the southern ends of Coleraine Road, Hardy Road, Foyle Road and the northern end of Mycenae Road. House building in Vanbrugh Hill, Glenluce Road, Ulundi Road, Dinsdale Road, Ruthin Road and Westcombe Hill was nearing completion.

The majority of the houses were built as spacious detached properties or semi-detached pairs, although on Westcombe Hill, Ruthin Road and the east end of Humber Road the houses were more modest terraced properties. This was probably connected to the close proximity of Westcombe Park railway station, which had opened in 1876 at the north eastern end of Humber Road, and which meant easy access to the City for clerical workers.

By this time the farm associated with Woodlands House had been demolished to make way for housing development, Woodlands itself retained a large proportion of its gardens and pleasure grounds until the late 1920s, when land was sold off and the east side of Beaconsfield Road was developed



1914 OS Map (extract)

The 1914 Ordnance Survey map indicates that by this time many more houses had been built, although there were still a large number of undeveloped areas remaining on Humber Road, Mycenae Road, Coleraine Road and Foyle Road, which were not built on until later during the 20th century. The majority of the buildings within the Conservation Area can therefore be dated to the late Victorian and Edwardian periods.

### 3.3 Archaeological significance

There are no identified sites of archaeological significance within the boundary of the Conservation Area.

### 3.4 Character and relationship of spaces



Aerial view of the Conservation Area

#### Open Space

There are several small areas of public open space within the Conservation Area, all designated as 'Community Open Space' within the Council's UDP (2006):

- Batley Green, Charlton Road  
A grassed and wooded traffic island at the intersection of Westcombe Hill, Charlton Road, Vanbrugh Park and Stratheden Road.
- Woodlands (Mycenae House) Gardens  
A surviving portion of the gardens originally associated with Woodlands House, comprising the gardens to the north of the house, and the adjacent 'woodland dell' immediately to the north.
- Ingleside Gardens  
A small triangle of green space formed at the intersection of Beaconsfield Road with Hardy Road and Ingleside Grove where it was initially planned to build the local church.<sup>9</sup>
- Humber Road Allotments

<sup>9</sup> Neil Rhind, Blackheath Village and Environs 1790-1970, Volume 2, p. 321



An area of allotment gardens on the north side of Humber Road.

## Ecology

There are also two designated Nature Conservation Sites within the Council's UDP:

- Westcombe Park Railsides (NC37)  
The wooded valley which forms the cutting for the railway adjoining the northern boundary of the Conservation Area. This is mainly visible from the rears of the houses on the north sides of Dinsdale and Humber Road, as well as the two road bridges which cross the railway (Vanbrugh Hill and Halstow Road). The railway forms a clearly defined edge for the northern boundary of the Conservation Area.

This is classed as a nature conservation site of Borough Importance (Grade II) and comprises secondary woodland with small areas of rough grassland and bracken, and provides a large area of undisturbed habitats.

- Woodlands (Mycenae House) Gardens (NC51)  
The surviving portion of the gardens associated with Woodlands. This comprises the Woodland Dell as well as the gardens immediately to the north of the house. The grounds are classed as a nature conservation site of Local Importance and comprise a mature garden with trees, dense shrubberies and grassland with a diversity of habitats for common birds and other animals.

## Relationship between Public and Private Space

The distinctive streetscapes within the Conservation Area are defined by the interrelationship of the public and the private spaces: the roads and the adjoining enclosed front gardens of the residential properties are contiguous and closely connected, but clearly separated.

### 3.5 Key views and vistas



Views from Vanbrugh Hill

#### Key Vistas from within the Conservation Area

Due to the steep slope of the landscape towards the north, and the alignment of the roads north to south, there are a number of significant views towards the Millennium Dome and North Greenwich and across the Thames to Canary Wharf and East London. These views are discernible through gaps between the houses on Dinsdale and Humber Roads, from the northern end of Vanbrugh Hill and of Foyle Road.

#### Views into the Conservation Area

Due to the topography, the main views into the Conservation Area are from the flat area of former marshland to the north. The Conservation Area is not particularly visible from Greenwich Park or from Blackheath to the south owing to the dense suburban development contiguous with the area which is also at the same level as the highest parts of the Conservation Area.

#### Landmark Buildings

The only Listed Building, Woodlands House, is not prominently situated within the Conservation Area, even though it is located on one of the highest points, since it is surrounded by trees and enclosed by a high brick wall, and because the principal elevation is no longer visible from the public realm. The 1844 tithe map indicates that the house would have originally been approached from Westcombe Park Road via a long curving driveway and the south (principal) elevation would have been noticeable from long distances across open countryside from the south. However, the open rural setting of the house and key vistas of it were eroded by the subsequent Victorian and Edwardian suburban development. For example, the view from Westcombe Park Road was interrupted when the occupier of Woodlands sold off land to the south and nos. 83-87 were built.<sup>10</sup>

### **3.6 Townscape features**

The townscape character of this area is defined by its distinctive topography and its good quality late Victorian and Edwardian buildings set within leafy, quiet and spacious residential streets.

Townscape is affected in particular by the proportions of street width to building height and by the consistency and uniformity of the buildings. Late Victorian townscape is richer and more intense than early Victorian and Georgian streetscape with higher, wider and more complex enclosing buildings with a greater range of colours, materials and architectural forms and details

Factors which characterise the townscape in this area include:

- **Richness and complexity of design and detailing** of individual houses and pairs and groups of houses
- **Inventive use of a range of traditional materials, colours and textures:** predominant yellow stock brick and red brick, red brick dressings, tile and slate, stucco and pebbledash, terracotta, pargetting, faux-timber framing etc.

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<sup>10</sup> Rhind, p. 277

- **Fairly generous plot size:** houses set within reasonably sized plots, the majority set back from the road with enclosed front gardens and substantial rear gardens
- **Generous street width** in relation to the heights of the buildings framing the streets
- **Height:** the majority of the houses are two storeys high with steeply pitched roofs although a large number of the late Victorian detached and semi-detached properties have a third attic storey
- **Trees and greenery:** domestic front gardens with trees, hedges and shrubbery and a number of mature street trees make a significant contribution to the character of the area. These include a great variety of individual species and many are protected by Tree Preservation Orders (see Appendix C).
- **Green vistas between the houses:** views of mature rear gardens are visible through narrow gaps between properties. Gaps in the built environment contribute significantly to the fabric of the townscape.
- **Long, steep, serpentine streets:** contribute the elements of mystery, surprise and revelation.
- **Undulating topography:** steeply rising and falling ground and changes of level add interest and variety to local views, vistas and the street scene.
- **Long stretches of high brick walling on Mycenae Road** enclosing Woodlands House and Gardens and the Woodland Dell
- **Survival of a small number of early and mid-19th century cottages** indicate the history and character of the area's development

### 3.7 Prevailing and former uses

The earliest residential properties within the area were the large country houses Westcombe Park and Woodlands and a scattering of small isolated cottages and farmhouses during the first half of the 19th century.

The 1844 tithe apportionment is very useful for determining the prevailing land use at that time. It not only lists all the premises and parcels of land illustrated on the tithe map and their associated landowners and occupiers but also describes their state of cultivation. Associated with Westcombe Park House were four large meadows, four pieces of arable land and two gardens. Associated with Woodlands and its lawns and pleasure grounds were a large meadow, a large orchard in use as pasture, and a flower garden. Associated with the farmyard and farm buildings just to the north of Woodlands were three areas of arable land, a meadow and wood, a large kitchen garden and a

forcing garden. It seems likely that the latter two gardens would have served Woodland House.

The former use of the land as open farmland and parkland influenced the plot and building size of the late Victorian villas: since there were no constraints on space, and no pre-existing development, plot sizes could be as generous as required. Some of the rear gardens on Mycenae Road, Hardy Road, Beaconsfield Road and Humber Road, for example, are very long.

## **Current Land Uses**

### *1. Residential*

The predominant current use of the land is residential. There are no industrial buildings or public houses within the Conservation Area. This includes:

- Georgian mansion (Woodlands)
- early/mid 19th century cottages
- late 19th century speculative housing
- inter-war infill housing
- post-war affordable housing – local authority blocks of flats
- post-war back land housing – flat developments

### *2. Public*

Railway station (Westcombe Park), community centre (Mycenae House)

### *3. Religious*

St George's Church (Kirkside Road)



St George's Church

### *4. Commercial*

#### *a). Royal Standard*

Designated in the UDP as a Local Centre comprising shopping frontages at the intersection of four roads: Old Dover Road, Stratheden Parade, Vanbrugh Park and Westcombe Hill. Nos. 156-188 Westcombe Hill fall within the Conservation Area and

were purpose built as shop units, since most have retained their original marble pilasters surmounted by large console brackets.



Westcombe Hill shopfronts with example of surviving console bracket and moulded fascia

These buildings remain the principal sector of commercial activity within the Conservation Area.

#### b). Humber Road

The shopping frontages at the junction of Station Crescent (nos. 2, 4, 1-7, 11) with Humber Road (nos. 103-115) are designated in the UDP as a Neighbourhood Parade. Commercial activity here recently has declined and several of the shop units have been converted to residential use.

### **3.8 Architectural and Historic Qualities of Buildings**

This section:

- identifies the different building types within their chronological context
- identifies the Listed and Locally Listed Buildings within the Conservation Area
- gives a street-by-street characterisation of the area

#### **Building types and periods**

The area includes a rich complexity of individual buildings and types of buildings, mainly from the late 19th century but with a few important earlier survivals. The buildings fall into the following categories:

- Georgian country houses, originally detached and set within extensive gardens and pleasure grounds. Woodlands House has survived, but Westcombe Park House is no longer extant
- Formerly isolated 19th century cottages originally surrounded by farmland
- Late 19th century/early 20th century villas (the largest group) – planned residential development on a large scale
- Inter-war infill housing - usually small scale detached or semi-detached two-storied

- Post-war infill and back land housing development - houses, blocks of flats and local authority housing blocks

### Listed Buildings



Listed (pink) and Locally Listed (red) Buildings

#### Woodlands, 90, Mycenae Road; Grade II\*

Woodlands is the only Listed Building within the Conservation Area (See Appendix A).

Woodlands was designed by the architect George Gibson and is late-Georgian in style with a columned porch at the southern entrance, a pedimented bay on the east elevation, and double bow windows on the rear elevation.



South elevation and detail of columned porch



North (garden) elevation and detail of stucco frieze



Details of decorative stucco work on staircase and ceiling on the ground floor



Detail of 19th century ironmongery

Internally, some delicate stucco decoration survives on the staircase wall, and on the ceiling of one of the ground floor reception rooms. The only other surviving architectural features of note are the panelled doors and door cases with embellished cornices.

Part of the pleasure grounds survive to the north of the house, including a row of mature plane trees and a subterranean grotto (now concealed beneath undergrowth).

### Locally Listed Buildings

In 1979 92 buildings, which now fall within the Conservation Area boundary, were placed on the Council's list of "Buildings of Local Architectural or Historic Interest". At the time of this appraisal 91 remain. A full list of the locally listed buildings within the Conservation Area is given in Appendix B. The criteria for Local Listing are:

1. Architectural interest – dating from before 1840 unless particularly distinctive
2. Historical interest – association with persons or events
3. Environmental significance – characterful, part of a planned layout or group value

With the exception of the two surviving early-mid 19th century cottages, the majority of the locally listed buildings fall into the third category since they comprise groups of late Victorian villas with significant townscape value.

## **Street-by-street Characterisation**

The definitive periods of development within the Conservation Area were the 1880s, 1890s, 1900s and the inter-war period. Characteristic features can be summarised as follows:

- **Good building quality** using a range of traditional materials
- **Richness and complexity of design** in plan form , elevational treatment and roofscapes
- **Richness of architectural detailing:** projecting bays often 2-storied/full height, gables, sash windows, projecting porches, panelled doors, stucco mouldings; decorative roof treatment including ornamental barge-boards, ridge tiles, tiles and slates
- **Inventive use of traditional materials and colours:** red, grey and yellow stock brick, tile and slate, stucco and pebbledash, terracotta, faux-timber framing etc.

Extracts from the 1894 Ordnance Survey map are used below to illustrate the historic pattern of development in each street and to identify the oldest houses.

## **Beaconsfield Road**



### ***Land Uses***

Residential, public open space

### ***Building Quality***

A small number of fine properties from the 1880s and 1890s survive, along with good quality groups of early Edwardian paired and detached houses, smaller detached inter-war houses of mixed quality and a number of poor quality post-war local authority blocks.

### ***Listed Buildings***

None



### **Locally Listed Buildings**

No. 58 is a large detached two and a half storey property dating from 1882 with many original architectural features including casement windows with stained glass toplights, and an unusual two storey timber porch with patterned terracotta panels.



No. 58

### **Local Distinctiveness**

Beaconsfield Road comprises a disparate assortment of late Victorian, Edwardian, inter-war and post-war buildings. There are two buildings surviving from the early 1880s; three other large detached Victorian villas were lost to the post-war housing development known as Beaconsfield Close. It is assumed that the road was named after Benjamin Disraeli, first Earl of Beaconsfield (1804-1881).

### **Building Materials:**

Victorian buildings: Yellow stock brick, red brick/stucco dressings, slate roofs, terracotta decoration, timber features

Edwardian buildings: Red facing brick, painted render (upper storeys), slate roofs, clay tile roofs, timber features

### **Distinctive Architectural Features**

Victorian buildings: hipped roofs, gable roofs, sash windows, casement windows, arched window heads, gabled dormers, canted ground floor bays, tall chimneys, recessed doorways

Edwardian buildings: gables (some half-timber), canted ground floor bays, pitched/hipped roofs, sash windows, recessed doorways, projecting canopied porches, terracotta decorative panels and date stones, dormers



Detached property from the 1880s and detail of the attractive stained glass toplight



Villas from the late 1890s



Early Edwardian semi-detached villas



Edwardian detached villa



Inter-war medieval style cottage

## Charlton Road (section)



### **Land Uses**

Residential and commercial (north side – surgery, hotel, estate agent etc.)

### **Building Quality**

Good quality, consistent late-19th century townscape comprising large detached and semi-detached villas retaining much original character

### **Listed Buildings**

none

### **Locally Listed Buildings**

none

### **Local Distinctiveness**

This section of Charlton Road forms a consistent late 19th century townscape. The three-storey detached and semi-detached villas on both sides of Charlton Road probably constitute the earliest planned residential development on a large scale within the Conservation Area. They can be dated to the late 1870s and are variants of the Italianate villa style, fashionable from the 1840s onwards and characterised by low-

pitched roofs with deeply overhanging and bracketed eaves, round or segmental-headed windows with stucco keystones and projecting classical porches with columns or pilasters. These are fine quality buildings which are recommended for inclusion on the Council's Local List within the accompanying Management Strategy document.

### ***Building Materials***

Victorian buildings: stock brick, stucco dressings, slate roofs

### ***Distinctive Architectural Features***

Victorian buildings: hipped roofs, canted two-storied bays, slate hipped roofs to bays in a fish scale pattern, sash windows, recessed doorways under entrance arches (north side) projecting classical style porches (south side)



Nos. 1-29 The houses are not parallel to the street but staggered successively, to give greater articulation to the streetscape



Nos. 2-10

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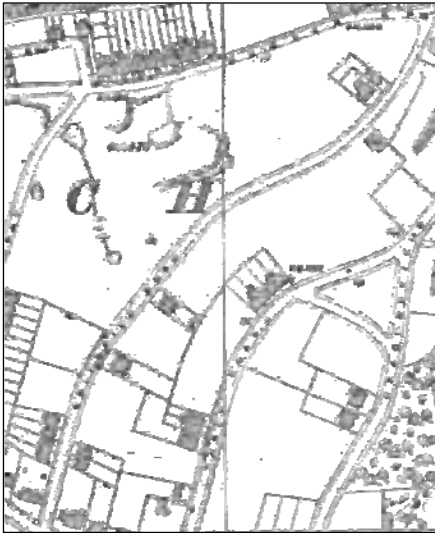
## **Coleraine Road**

### ***Land Uses***

Residential

### ***Building Quality***

Good quality groups of late-Victorian paired, detached and terraced villas dating mainly from the period 1896-1901 with a few from 1880-1884. Several pairs of average quality



inter-war houses and a number of poor quality post-war blocks of flats, backland developments and individual properties

**Listed Buildings**

None

**Locally Listed Buildings**

Nos. 105, 121, 123 & 125, 18, 60-78, 130-136

Of the 12 properties dating from the 1880s and shown on the 1894 OS map, eight are locally listed. Ten date from 1897-8 and one is an early Edwardian property.



Nos. 123-125 & 130-136 are fine, three-storied paired gabled villas, with gabled dormers, decorative barge boards with finials and stucco bays. The most distinctive features of these houses are the verandahs with ornate ironwork.



Nos. 60-78 have different elevational treatment being only two storeys high with paired doorways. Terracotta datestones are inset into the gables of each house reading either 1897 or 1898.



Nos. 18 & 105 are older detached properties dating from the 1880s with hipped roofs, hipped ground floor bays and fine detailing above the doorways and windows in stucco or brick including gauged arches.



This property dates from 1902 and was built in vernacular style with steeply pitched roof, leaded windows and tall chimneys.

**Local Distinctiveness**

Coleraine Road comprises groups of fine quality late-Victorian buildings with a richness and complexity of architectural features and detailing.

**Building Materials:**

Victorian buildings: Yellow stock brick, red facing brick, red brick/stucco dressings, slate roofs, terracotta decoration, timber barge boards, half-timbering

**Distinctive Architectural Features**

Victorian buildings: hipped roofs, pitched roofs, sash windows, gables, gabled dormers, canted corner towers, verandahs, gabled bays, hipped bays



Victorian building with 1899 datestone set into gable



Late Victorian buildings



Buildings c. 1900



Nos. 69-91

Nos. 69-91 correspond closely in style and quality to the locally listed properties opposite (nos. 60-78) and are recommended for local listing within the Management Strategy.

## Dinsdale Road

### **Land Uses**

Residential

### **Building Quality**

Good quality fairly consistent 19th century and early 20th century townscape

### **Listed Buildings**

None

### **Locally Listed Buildings**

Nos. 3,5, 49.



1894 OS map extract



No. 3, 1801 or earlier

With the exception of Woodlands, no. 3 is the oldest building in the Conservation Area. It appears on the 1831 'Plan of the Parish of St Alphege' and the 1844 Tithe Map where it is described as a "cottage with garden", and was apparently tenanted as early as 1801. Known as 'Rose Cottage', the west portion was demolished in 1935 due to constant traffic damage. since it was originally surrounded by farmland the building has a rural character.

Although of highly individual design with mansard roof and tri-partite windows and ostensibly possesses a similar cottage character to no. 3, no. 5 is actually a 3-storey house built into the hill, and according to the mapping evidence, is contemporaneous with the late 19th century development in the rest of the road.



No. 5, c. 1890



No. 49, detail showing fine gauged brickwork

No. 49 is A late 19th century part 2/part 3 storey detached property with moulded, gauged red brick arches to the windows and porch.

**Local Distinctiveness:**

The buildings on Dinsdale Road fall into a number of distinctive historic groups which are distinguished by period, character and detailed design. Building periods range between early 19th century, the late-19th century and early 20th century.

**Building Materials:**

Victorian buildings: yellow stock brick, red brick dressings, slate roofs

Edwardian buildings: yellow stock brick, red brick dressings and detailing, red tile roofs, timber features

**Distinctive Architectural Features**

Victorian buildings: hipped roofs, pitched roofs, sash windows, ground floor hipped bays, recessed paired doorways, keystones, gauged brick arches

Edwardian buildings: gables, pitched roofs, pitched bays, gabled bays, casement windows, timber porch canopies



Victorian paired villas from the 1880s



Detail of gauged brick arch framing paired doorways



Early Edwardian terraces



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## Foyle Road

### **Land Uses**

Residential

### **Building Quality**

Good quality late-Victorian, Edwardian and inter-war pairs and groups of houses retaining much original character

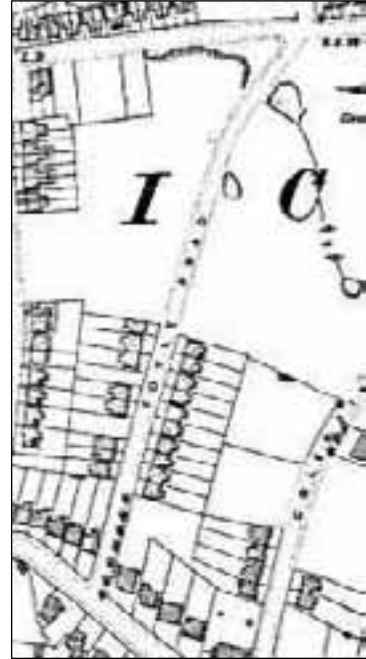
### **Listed Buildings**

None

### **Locally Listed Buildings**

Nos. 63-81, 60-64, 68, 70, 74-78

Large group of consistent detached and semi-detached villas constructed c. 1890 in the southern portion of the road.



These are fine, large two-storied properties, with gabled attic storeys, constructed of yellow stock brick with red brick dressings and ornamental terracotta detailing. These houses are set within generous plots with verdant front gardens and front boundary hedges which bestow a spacious and serene quality onto this part of the Conservation Area.



74-78 Foyle Road, Locally Listed Buildings

### **Local Distinctiveness**

Foyle Road comprises a mixture of late-Victorian, Edwardian and inter-war streetscapes, with the oldest properties to the south, and the newest at the north west end, with some later infill buildings (e.g. nos. 66 & 72)..

### **Building Materials:**

Victorian buildings: Yellow stock brick, red brick dressings, slate roofs, terracotta decoration

Edwardian buildings: Red brick, red tile roofs, half-timbering, painted render (upper storeys)



Inter-war buildings: red brick, pebbledash, tile roofs, half-timbering, Crittall windows, stained glass

***Distinctive Architectural Features***

Victorian buildings: pitched roofs, gables, canted two-storied bays, sash windows, pedimented doorways

Edwardian buildings: gabled canted bays, pitched roofs, casement and sash windows, projecting porch canopies



Late-Victorian semi detached villas



Edwardian terraces



Inter-war terrace

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## Glenluce Road



***Land Uses***

Residential, religious

***Building Quality***

Good quality late-Victorian and early Edwardian paired and detached villas retaining much original character

***Listed Buildings***

None

***Locally Listed Buildings***

None

**Local Distinctiveness**

The majority of the buildings consist of pairs or small groups of late-Victorian villas from the 1880s with a richness and complexity of architectural detailing. There are also several Edwardian paired villas at the northern end, and four inter-war and two post-war infill buildings.

**Building Materials:**

Victorian buildings: yellow stock brick, red brick, red brick/stucco dressings, slate roofs, red tile roofs, terracotta decoration, timber barge boards

Edwardian buildings: red facing brick, some surviving slate roofs, half-timbering, painted render (upper storeys), timber features

**Distinctive Architectural Features**

Victorian buildings: hipped roofs, pitched roofs, sash windows, gables, gabled dormers, canted corner towers, verandahs,

Edwardian buildings: gabled bays, hipped bays, pitched roofs, sash windows



Late-Victorian villas c. 1885

(the pair on the left are being recommended for Local Listing in the accompanying Management Strategy)



Early Edwardian paired villas

Inter-war properties c. 1935

## Hardy Road



### **Land Uses**

Residential, public open space

### **Building Quality**

Good quality groups of late Victorian and Edwardian detached, paired and terraced villas, several unremarkable detached inter-war houses and a number of poorly designed post-war houses and blocks of flats. At least 6 late Victorian villas were pulled down for redevelopment in the 1960s.

### **Listed Buildings**

None

### **Locally Listed Buildings**

None. No. 7, previously on the Local List, was demolished in 2005 after a fire and the site has subsequently been redeveloped.

### **Local Distinctiveness**

Hardy Road comprises groups of late Victorian, Edwardian, inter-war and post-war buildings.

### **Building Materials:**

Victorian buildings: yellow stock brick, red brick and stone dressings, slate roofs, terracotta decoration, decorative ironwork

Edwardian buildings: red facing brick, some surviving slate roofs, half-timbering, timber features

### **Distinctive Architectural Features**

Victorian buildings: gabled roofs, canted bays, sash windows, tall chimneys, balustrades, shouldered doorways

Edwardian buildings: gabled bays, hipped bays, pitched roofs, casement, oriel and dormer windows, tall chimneys, projecting porch canopies



Surviving Victorian coach house



Late Victorian villa



Nos. 56-58 are fine quality Late Victorian villas richly embellished with red brick and terracotta detailing, ornamental ironwork and moulded terracotta name plaques, which are worthy of inclusion on the Local List. They are recommended for Local Listing within the accompanying Management Strategy document.



Nos. 56-58, details of terracotta name plaque and ornamental ironwork



Early Edwardian properties

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## Humber Road



### **Land Uses**

Residential, commercial, community open space

### **Building Quality**

Good quality groups of late-Victorian paired and detached villas and Edwardian terraces retaining much original character

### **Listed Buildings**

None

### **Locally Listed Buildings**

Nos. 1-7, 9, 11-31, 73-89, 2-4, 134-146

All the buildings which feature on the 1894 Ordnance Survey map to the east of Station Crescent are locally listed. These five groups of paired and detached villas date from the 1880s and are characterised by their richness and complexity of design and detailing.

Nos. 73-93 are fine, two-storied villas, with gabled attic storeys, decorative barge boards, terracotta eaves cornices with rosettes, stucco window dressings and projecting porches. The most distinctive feature of these houses is the use of different coloured brick to create a patterned effect. Each pair of houses alternates in either yellow brick with red brick dressings or red brick with red brick dressings. Nos. 91-93 are omitted from the local listing but should be included as they form part of this distinctive group.



By contrast, nos. 2-4 is a three storey pair of villas in yellow stock brick with stucco dressings and ground floor bays; nos. 11-31 are similar in form but with double height projecting bays and very different detailing to window and door surrounds.



No. 9 is a detached 3 storey villa, gable fronted, which has a finely detailed porch with a balustrade and elaborate foliate capitals. The brickwork has unfortunately been rendered.



Nos. 1-7 are again different in style, being two storeyed pairs with paired classical and gothic porches.



Nos. 134-46 are in stock brick with stucco dressings but have steeply pitched tiled roofs with decorative ridge tiles and tile-hung hipped dormers.



### ***Local Distinctiveness***

Humber Road comprises small groups of late-Victorian, and Edwardian buildings of great richness and complexity including a terrace of purpose-built shops, with some post-war infill houses and flats on the south side. The road was named after William Humber, one of the directors of the Westcombe Park Estate Company.

### ***Building Materials:***

Victorian buildings: Yellow stock brick, red brick, red brick/stucco dressings, slate roofs, red tile roofs, terracotta decoration, timber barge boards

Edwardian buildings: Red facing brick, some surviving slate roofs, half-timbering, painted render (upper storeys), timber features

### ***Distinctive Architectural Features***

Victorian buildings: gables, pitched roofs, hipped bays, hipped dormers, Dutch-gable dormers, sash windows, paired doorways, columnar porches

Edwardian buildings: gabled bays, hipped bays, pitched roofs, sash windows, projecting porch canopies



Late Victorian paired villas



Late-Victorian purpose-built terrace of shops



Edwardian terraces

## Ingleside Grove

### **Land Uses**

Residential and public open space

### **Building Quality**

Good quality group of four Edwardian paired villas

### **Listed Buildings**

None

### **Locally Listed Buildings**

None

### **Local Distinctiveness:**

Paired Edwardian properties with unusual architectural features including decorative stonework. These buildings face the green (Ingleside Gardens).

### **Building Materials**

Red facing brick, slate roof, limestone window and door dressings, decorative ironwork

### **Distinctive Architectural Features**

Edwardian buildings: pitched roofs, large dormers, single storey bays, sash windows, casement windows, oriel windows, ironwork door grilles, recessed doors



Nos. 1-4 Ingleside Grove

## Kirkside Road

### **Land Uses**

Residential and religious

### **Building Quality**

Mixed quality early-20th century terraced groups

### **Listed Buildings**

None

### **Locally Listed Buildings**

None

### **Local Distinctiveness:**



Built into the side of a steep escarpment, St George's Church forms a prominent local landmark. The architects were Newman and Newman and it was consecrated in 1891. With the exception of the church, there were no buildings on Kirkside Road until the early 20th century, as the 1894 OS map shows.

### **Building Materials**

Yellow stock brick with red brick dressings, red brick, slate and tile roofs, timber features

### **Distinctive Architectural Features**

Edwardian buildings: pitched roofs, double height gabled bays, sash windows, timber projecting porch canopies, barge boards, recessed doors



Early Edwardian buildings



## Mycenae Road

### **Land Uses**

Residential, community, open space

### **Building Quality**

Outstanding detached Georgian mansion, good quality late-Victorian villas dating from the 1880s and 1890s, three Edwardian house, retaining much original character, and a number of inter-war properties.

### **Listed Buildings**

Woodlands House, Grade II\* mansion dating from 1772-4 (see p.11)



Woodlands House



### **Locally Listed Buildings**

No. 99 (Glenwood) is an impressive late-Victorian red brick mansion with half-timbered gable ends, and fine joinery detailing, designed by distinguished School Board Architect Edward Robert Robson (1835-1917). This building is being recommended for statutory listing in the accompanying Management Strategy document.



No. 99 (Glenwood) 1881-2

**Local Distinctiveness**

Mycenae Road encompasses late-Victorian, Edwardian and inter-war streetscapes, with the older properties to the north, the inter-war properties on the east side to the south, and with several later infill buildings. The road name presumably celebrates the great archaeological discoveries made at Mycenae, Greece, between 1874-76. Mycenae house, a local community centre, was built in 1933 directly behind Woodlands House in a complementary neo-Georgian style.

**Building Materials:**

Victorian buildings: yellow stock brick, red brick dressings, slate roofs, clay tile roofs, stucco decoration

Edwardian buildings: yellow stock brick, red brick dressings, some surviving slate roofs, timber features

**Distinctive Architectural Features**

Victorian buildings: gabled roofs, hipped roofs, single and double height bays, sash windows, gabled dormers, projecting porches, brick keystones and eaves detailing

Edwardian buildings: double height gabled/hipped bays, pitched roofs, sash windows, gabled dormers, recessed doorways, projecting porch canopies



Paired villas from the 1880s and 1890s



Paired villas from the early 1880s



Early Edwardian villas

c. 1930 terrace

## Ruthin Road

### **Land Uses**

Residential

### **Building Quality**

Good quality late-19th/early 20th century terraces

### **Listed Buildings**

None

### **Locally Listed Buildings**

None

### **Local Distinctiveness:**

Consistent terraces of small scale buildings, two storeys in height, with decorative bays on the ground floor. The majority of the buildings were constructed before 1894, and the remainder at the turn of the century.

### **Building Materials**

Yellow stock brick with red brick dressings, red facing brick, slate roofs

### **Distinctive Architectural Features**

pitched roofs, single storey canted/square bays, sash windows, deep brick chimneys, paired pedimented doorways, recessed doors, projecting 'gothic' porch canopies



1890s terrace



Deep brick chimneys

## Ulundi Road

### **Land Uses**

Residential

### **Building Quality**

Good quality late-Victorian paired, terraced and detached villas retaining much original character

### **Listed Buildings**

None

### **Locally Listed Buildings**

None



### **Local Distinctiveness**

Ulundi Road comprises a complete late-Victorian street, begun in 1882 and finished in 1900. The curious name commemorates the victory of the British against the Zulus at the Battle of Ulundi in 1879.

### **Building Materials:**

Victorian buildings: yellow stock brick, grey brick, red facing brick, red brick/stucco dressings, slate roofs, terracotta decoration, timber barge boards, stucco detailing, red brick, render (upper storeys), pebbledash, clay tiles

### **Distinctive Architectural Features**

Victorian buildings: gables, pitched roofs, single storey canted bays, double height bays, sash windows, leaded casement windows, paired projecting porches and arched doorways, recessed doors, eaves brackets, keystones, gabled dormers, porch canopies



1880s terrace



1880s detached properties



c. 1900 terrace



1890s semi-detached properties

## Vanbrugh Hill

### **Land Uses**

Residential

### **Building Quality**

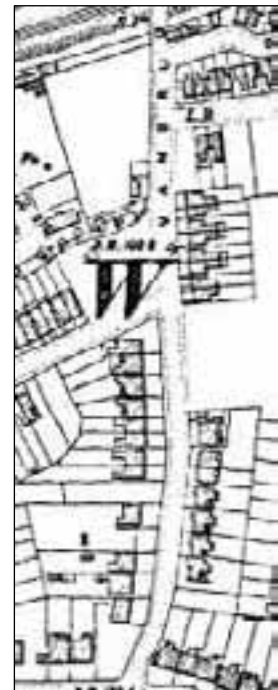
Good quality late-Victorian paired and detached villas retaining much original character

### **Listed Buildings**

None

### **Locally Listed Buildings**

Nos. 31 & 44



No. 31 is one of the oldest buildings in the Conservation Area (after Woodlands and no. 3 Dinsdale Road). It dates from around the middle of the 19th century since it features on the 1870 OS map but not the tithe map. This building

would have originally served as the entrance lodge to the former 19th century country house known as Woodlands House further to the west, which had a large formal garden. The house is no longer in existence (see p. 13 for historic maps).



No. 44

No. 44 was built in 1897 by George Allen and belongs to a group of related houses on Humber Road.

#### ***Local Distinctiveness***

Vanbrugh Hill comprises a late-Victorian streetscape with richly detailed houses ranging between 1881 and 1900, with a few inter-war and post-war infill houses.

#### ***Building Materials:***

Victorian buildings: Yellow stock brick, red facing brick, red brick/stucco dressings, slate roofs, red tile roofs, terracotta decoration, timber barge boards, stucco pargetting

#### ***Distinctive Architectural Features***

Victorian buildings: gables, pitched roofs, hipped double height bays, gabled dormers, sash windows, paired pedimented/arched porches, recessed doorways, tall chimneys, eaves brackets



Victorian paired villas of the 1880s



Victorian detached villas of the 1880s

1a Vanbrugh Hill c. 1900

1a Vanbrugh Hill is an impressive villa with unusual detailing which is being recommended for addition to the Local List in the accompanying Management Strategy document.

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## Westcombe Hill

### **Land Uses**

Residential, commercial

### **Building Quality**

Good quality late-Victorian paired and terraced houses and shops

### **Listed Buildings**

None

### **Locally Listed Buildings**

None

### **Local Distinctiveness**

The parts of Westcombe Hill that are included in the Conservation Area comprise a fairly consistent late Victorian streetscape.

### **Building Materials**

Victorian buildings: yellow stock brick, red brick/stucco dressings, slate roofs, timber barge boards



### **Distinctive Architectural Features**

Victorian buildings: gables, pitched roofs, hipped roofs, double height bays, sash windows, projecting porches with timber spindle canopies, recessed doors



Late-Victorian properties



Paired Victorian properties



Victorian parade of shops

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## Westcombe Park Road



1894 OS map extract

### **Land Uses**

Residential

### **Building Quality**

Fine quality and richly detailed late-Victorian detached villas retaining much original character

### **Listed Buildings**

None

### **Locally Listed Buildings**

Nos. 31-41, 43-47, 49, 51, 55, 59, 61

Nos. 31-41 are attractive gable-fronted properties built in 1883 which alternate in yellow brick and red brick. This group is very similar to the locally listed group in Humber Road (nos. 73-93) and was presumably designed by the same architect.







Nos. 43-51

Nos. 43-51 comprise five large detached buildings which form a period group, possibly designed by George C. Sherrin (1843-1909), a well known architect who designed various underground stations, parts of Spitalfields market and the Arcade at Victoria. No. 43 is dated 1885 and No.51 is dated 1883. Built in yellow stock brick with red brick dressings and some with projecting red brick bays. All are distinguished by the decorative and individual use of terracotta in the form of friezes, plaques and tiles. No. 51 is enclosed by a high brick wall with corresponding terracotta detailing.



No. 59 was designed by Thomas Norman Dinwiddy, architect and according to the gothic style date plaque was built in 1882 for Dr. Richard A. Fegan M.D. The house is bounded by a decorative brick wall with tall octagonal pillars providing significant townscape value.

No. 61 was built in 1899 for Mr. Andrew Gibb<sup>11</sup>, engineer and Greenwich Council Alderman. The facade has copious enrichment in the form of a continuous decorative terracotta frieze below the eaves and a projecting porch carried on two red marble columns surmounted by foliate capitals.



No. 61

### ***Local Distinctiveness***

The north side of Westcombe Park Road comprises a richly detailed late-Victorian streetscape with a number of post-war infill developments including an International Modern style building. The buildings are highly individual in terms of design and detailing.

### ***Building Materials***

Victorian buildings: yellow stock brick, red facing brick, red brick/stucco dressings, slate roofs, red clay tile roofs, terracotta decoration, timber barge boards

### ***Distinctive Architectural Features***

Victorian buildings: ornamented gables, pitched roofs, double height bays, gabled dormers, sash windows, paired pedimented/arched porches, projecting brick porches with arched openings, recessed doors, tall chimneys, eaves brackets

<sup>11</sup> The Grade II Listed Andrew Gibb Memorial stands on Blackheath at the junction of Charlton Way



Late-Victorian detached property



International Modern style inter-war property

### 3.9 Contribution made by Key Unlisted Buildings

In general, the quality of the unlisted buildings is high. The unlisted Edwardian and inter-war buildings are well-detailed and well-constructed houses which make a distinctive architectural contribution to the area. The most significant are described in the street-by-street characterisation in section 3.8 above.

The post-war houses and housing blocks are of limited architectural merit and contribute little to the Conservation Area since their design and detailing lacks the quality of the earlier buildings, although the trees and vegetation in some of the front gardens add to townscape value (see section 3.13 below: Extent of loss, intrusion and damage). Were any of these buildings to become subject to redevelopment proposals, the Council's requirement would be for high quality replacements which would harmonise with the character of the area in terms of scale and design.

A recent development which should be commended is the purpose built studio to the rear of no. 115 Humber Road known as St Cecilia's Place. The complex is a discreet development within the Conservation Area



which can be glimpsed from the public realm through an archway, and which introduces an element of architectural whimsy since it is modelled on the Italianate Village of Portmeirion. It therefore makes an unusual and valuable contribution to the Conservation Area.

Nos. 11-15 Station Crescent is a distinctive contemporary addition to the Conservation Area. Whilst the building itself is well proportioned and the curvilinear turret feature to the north forms a pleasing termination to the Crescent, it is disproportionate to the adjoining buildings in terms of height and bulk. It could have been scaled down in order to



have a more sympathetic relationship with its immediate surroundings, and the materials employed could have related better to the local context.

### 3.10 Local Details

Many of the buildings in the Conservation Area are embellished with distinctive decorative architectural features. Some of these are mentioned in the street-by-street characterisation in section 3.8 above. These include:

- porches with ornate brick, stucco, timber, terracotta or stone surrounds



- ornamental terracotta cornice bands, friezes and foliate panels



- red brick detailing such as dog-tooth courses, gauged arches and pilaster strips



- stucco detailing



- timber sash and casement windows, with a variety of glazing configurations



- stained glass toplights



- timber panelled and glazed doors



- decorative ironwork



- ornate boundary walls and pillars





Decorative pargetting



Decorative roof features



### 3.11 Prevalent and traditional building materials

Within the Westcombe Park Conservation Area the palette of building materials is predominantly traditional; contrasting modern materials such as GRP, aluminium, stainless steel, pre-patinated copper, sheet glass and cedar cladding are largely absent.

#### Late Victorian buildings

- yellow stock brick & some red brick
- stucco/red brick dressings
- grey-blue roof slates
- timber sash windows
- timber doors
- terracotta decoration

#### Edwardian buildings

- yellow stock/red brick
- red brick dressings
- red clay roof tiles/grey-blue roof slates
- painted render to upper storeys
- timber sash/casement windows



- timber doors
- faux timber-framing in gables
- timber porch canopies, barge boards
- decorative iron railings

### Inter-war buildings

- Multi-coloured brick
- metal/timber casement windows with stained glass toplights
- concrete 'clay' tiles
- painted render
- red hanging tile
- red brick boundary walls & timber boundary fences

## 3.12 Contribution made by green spaces, trees and vegetation

- **Batley Green**

The Green makes an important visual contribution to the area since it forms a green, pleasant and tranquil space in the middle of a busy traffic junction.



- **Humber Road allotment gardens**

Green open space affording expansive vistas towards east London and visual relief within the surrounding dense suburban development.



- **The Railway Cutting**

The wooded valley which forms the cutting for the railway, adjoining the northern boundary of the Conservation Area, is a valuable area of green space which, although it is not accessible to the public, it attracts local wildlife and provides a breathing space between intensive suburban development

- **The Woodland Dell**

The Dell contributes to the sylvan character of Mycenae Road since it is densely wooded and forms an unexpected but mysterious and inviting green space within a predominantly residential street. This area of public space provides opportunities for public recreation



- **Woodlands House**  
The surviving gardens associated with Woodlands furnish the area with an inviting and attractive woodland area, which is accessible to the public, although visually separated from the public realm by a tall brick wall. and so only the tree canopy is visible from Mycenae Road.

- **Ingleside Gardens**  
This small triangular pocket park again provides local residents with opportunities for recreation and creates a sense of spaciousness within the street scene.

However, the park is in need of upgrading and enhancement; there are large areas of tarmac with very little soft landscaping.



- **Domestic front and rear gardens**  
The enclosed front gardens and rear with mature trees and shrubbery make a significant contribution to the character of the area. They contain a great variety of individual species; a large number are protected by Tree Preservation Orders (for a list of the TPOs see Appendix 3).
- **Gaps between buildings**  
Due to the wide spacing of the houses along some of the roads such as Hardy Beaconsfield and Coleraine Roads, views of mature rear gardens and the tree canopy beyond are visible. These green vistas soften the built environment and provide relief and visual interest. Gaps and green spaces in the environment are very important and contribute significantly to the fabric of the townscape.

### 3.13 Extent of loss, intrusion and damage

Considering its suburban location the Conservation Area has retained much of its historic character and has suffered minimally from intrusive new development.

However there are some aspects which detract from the area's overall character. There have been a number of inferior building alterations, as well as inappropriate developments:

- **Insensitive Housing Design**  
There are a number of badly designed properties and housing developments within the Conservation Area which are described below; however it should be pointed out that the majority of these were constructed during the period 1960-1980, prior to the designation of the Conservation Area in 2002.



Humber Road



Dinsdale Road

The two storey 'sunken' houses and flats on Humber Road and Dinsdale Road which adjoin larger Victorian properties are examples of poor design and unsuccessful integration with their surroundings. The great differential in height disrupts the rhythm of the townscape, and there is also no correlation in terms of plan form, design and detailing with the neighbouring historic buildings. This has resulted in a detrimental impact on the character of the Conservation Area.

These are also examples of where the existing topography of the area has been ignored. This is also apparent on the opposite side of Humber Road where a four storey block of flats has been constructed where the ground level is the highest. This exacerbates the large bulk of the block so that it overwhelms the adjoining two storey properties.



Flats on the south side of Humber Road



Local authority blocks on Beaconsfield Road



Woolven House on Coleraine Road

The local authority housing blocks on Beaconsfield Road and Coleraine Road (Greyfriars House & Woolven House), which were built during the 1960 and 1970s, have had a detrimental visual impact on the character and appearance of the Conservation Area. At 4-storeys high and in most cases at least 12 bays wide, the housing blocks are out-of-scale and out-of-keeping with their surroundings. They detract substantially from the area due to their bland and undistinguished design, lack of detailing, and poor quality

materials. They also fail to respect the established building frontages and setbacks in the area. The traditional development pattern is of continuous street frontages parallel to the roads. However, the development introduced large blocks set at right angles to the road, and blocks arranged in high density groups in back land areas which would traditionally have been reserved for rear gardens. Their excessive scale and bulk has also meant that a number of views across the Conservation Area are now obscured.

Woollaton Villas in Hardy Road are examples of 21st century dwellings which have been



designed insensitively and with no reference to their context. Although they are in keeping in terms of scale, in all other respects they fail to complement the Conservation Area. Taken in isolation, they constitute poor examples of modern design since they look insubstantial and have undistinguished front elevations with scant articulation. In an area where yellow stock brick, red brick and slate are the predominant building materials, stained cedar cladding and aluminium with full rendering are inappropriate

Woollaton Villas (formerly no.7) Hardy Road

It is important to note that hipped roofs and pitched roofs with gables are the predominant roof forms within the Conservation Area, and so the small number of housing developments designed with flat roofs are incongruous and damaging to the character of the Conservation Area.

- **Unsympathetic and dominating roof extensions**

There are a number of examples of roof extensions in the Conservation Area which are excessively large and detract from the character of the host buildings and the Conservation Area.



The building illustrated above in Dinsdale Road, for example, has an unfortunate and dominating mansard-style extension which has irreparably damaged the integrity of this symmetrical group of Edwardian properties. These types of extensions would not be permitted today given the comprehensive policies in the UDP restricting the scale, bulk and design of residential extensions.

Several properties have large and crude box-dormers on their front or side roof slopes which are very prominent and have an obtrusive impact on views within the Conservation Area. Large dormers are overwhelming and harm the proportions and character of the host building itself as well as of the streetscape.

- **Demolitions**

A number of the large, late-19th century villas on Charlton Road were demolished in the late 1960s to make way for the Blackwall Tunnel Approach Road or to allow access for back land developments. Other large detached villas on Beaconsfield Road and Westcombe Park Road were knocked down later in the 20th century and the sites redeveloped with high density residential housing blocks which are of limited architectural merit and which detract from the character of the area. Subsequent to the designation of the Conservation Area in 2002, a large villa in Hardy Road was demolished (No. 7) and replaced by two new dwellings.

- **Replacement of original windows**

Many of the Victorian and Edwardian buildings have retained their original timber sash and mullioned windows. However, a few have been replaced with unsympathetic uPVC frames or incongruous timber frames which do not complement the period style of the property. Where window frames have been replaced inappropriately (mainly in the inter and post-war houses) it is desirable to reinstate the original design and moulding profiles using traditional materials.

- **Replacement of original front doors**

Although a large number of the original timber front doors survive, a few have been replaced with inappropriate designs and materials. Old doors should be repaired rather than replaced. Detailed examination reveals that replacements are usually manufactured 'off-the-shelf' doors rather than good quality joinery designed specifically for the building. Where the original door is lost, reinstatement should closely follow the original style which can usually be ascertained from neighbouring survivors.

- **Replacement of natural roof coverings**

In some cases natural slates and clay tiles have been replaced with synthetic slates or with tiles which are inappropriate and do not complement the brickwork. Many of the slate roofs on the Edwardian properties in Humber Road for example have been replaced with unattractive machine made concrete tiles. Re-covering with natural slates or clay tiles is preferable.

- **Replacement of original rainwater goods**

These were originally in cast iron on the pre-1930 properties. Some have been replaced with plastic, which is not durable and looks cheap. Cast iron or extruded aluminium is preferable.

- **Loss of boundary walls/railings and front gardens to hardstandings**

Many properties have retained their front boundary walls, and front gardens with trees and shrubbery. However an increasing number of properties have replaced their front gardens with large areas of hardstanding and in some cases have removed a large proportion of the front boundary wall. Large areas of paving, concrete or other hardstandings at the expense of the front garden will give a property a stark and

unsympathetic appearance and will damage the character of the area. This is becoming a significant problem within London.<sup>12</sup> In addition the opening up of gardens provides no screening for wheelie bins. These properties would benefit from reinstatement of the front garden along with the original style of boundary treatment. Since plot widths are generous and front gardens capacious in a significant number of the streets there is usually sufficient room to accommodate car parking whilst retaining a large proportion of lawns and shrubbery as well as most of the front boundary walls. Where walls or railings have been replaced with inauthentic modern walls or inappropriate wooden fences, reinstatement of the original design is recommended

Some of the post-war infill properties have very low front walls which also have a detrimental impact on the streetscape.

- **Street Furniture**

The subterranean public lavatories on Batley Green off Charlton Road, which are enclosed by iron railings at street level, are now disused. A toilet for disabled people has been installed nearby which does not harmonise with the surroundings. The grey plastic structure is poor quality and the materials and design do not compliment the character and appearance of the Conservation Area. Replacement with a higher quality toilet which is accessible for all and similar to the examples in Greenwich Town Centre would be preferable, perhaps located in a more convenient position nearer to the shopping parades on Old Dover Road outside the Conservation Area.

### 3.14 Neutral areas



Inter-war houses on Foyle Road

There are a few parts of the Conservation Area where the architectural style is bland and mediocre. These include the inter-war infill houses in Foyle Road and Mycenae Road, and the post-war houses on Humber Road. Although these buildings are generally in keeping in terms of scale (none of them are more than two storeys in height), in design terms the architectural standard is low. These buildings neither complement nor detract from the overall character of the area.

### 3.15 Problems and pressures

#### **Significant Threats to Character**

- **Loss of front gardens to hardstandings**

Front gardens in the Conservation Area are rapidly being replaced by hardstandings. This is now a serious problem and the recent escalation now poses a significant threat to the semi-rural character of the Conservation Area. The proposed Article 4 Direction

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<sup>12</sup> See "Crazy Paving: The importance of London's Front Gardens", GLA, 2005

needs to be implemented as soon as possible so that development of this nature can be managed through planning controls.

- **Redevelopment and over-intensification**

The large detached properties in the Conservation Area are subject to significant development pressure. Their substantial plots are seen by developers as an opportunity to demolish and replace a single dwelling with two or more properties. No. 7 Hardy Road is a regrettable example of the subdivision of a large plot. In 2005 planning permission was granted to replace the Locally Listed Victorian house with two semi-detached dwellings. This intensification of use should not be allowed to set a precedent since fragmentation of the original plots will irreparably change the character of the area.

High density developments are inappropriate building forms within this Conservation Area and any future proposals for large scale redevelopment should be resisted.

- **Infill and backland development**

There are few remaining opportunities for infill development within the area. However, there are a number of substantial detached villas set within large plots which developers may interpret as having potential for infill development. Similarly many properties have substantial rear gardens which may be seen as potential for backland developments. Intensifying the urban grain should not be encouraged as this would further degrade the spacious, leafy character of the Conservation Area

- **Two-storey side extensions**

Due to the generous plot sizes and gaps between the houses there is great demand for enlarging and extending properties. Whilst rear extensions do not have a visual impact on the character of the streetscape, two storey side extensions block or diminish the gaps between properties, resulting in the loss of views of mature rear gardens or the trees and landscape beyond. Gaps between buildings are very important since they provide welcome visual relief in the built environment and contribute significantly to the fabric of the townscape. Moreover, they were a deliberate intention by the original architects of the properties.

Several two storey side extensions have already been erected or approved in streets such as Beaconsfield Road. Further approvals would result in the gradual erosion of the quasi-rural character of the Conservation Area and in the build up of a dense and more urbanised character.

### **Threats to Character**

- **Roof level alterations and extensions**

Since there is limited scope for side extensions or infill developments in the area, enlarging the roof space is often considered the simplest way of expanding current living accommodation. There are a large number of existing and disfiguring roof extensions within the Conservation Area including oversized and dominating box dormers and mansard roof conversions. Roof extensions and additional floors are invariably difficult to achieve satisfactorily, and should be resisted when they damage unaltered roofscapes and compromise views through the Conservation Area.

- **Loss of original shopfronts**

Westcombe Park is generally a quiet residential area with many residents commuting to Central London during the week, so that the shops on the Humber Road neighbourhood parade are underused. Consequently, two units have already been converted to residential, and it is likely that there will be similar applications for change of use in the future. The shopfronts are original, dating from the late-Victorian period and their loss to residential would be unfortunate. The benefits of retention should be assessed alongside the Council's Neighbourhood Parade policy, which seeks to safeguard the provision of existing retail uses.

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## 4. *Contacts and further advice*

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## 5. *Glossary*

**Barge-boards** – timber boards which project from the bottom of a gable, often carved in an ornamental pattern

**Bay and bow windows** – these are windows projecting out from the wall. A bay window is canted and has an elongated hexagonal plan form. A bow window is semi-circular in plan form.

**Casement window** – a window that opens on hinges.

**Colonnade** – a small column

**Corbelling** – stepped stonework or brickwork supporting elements above

**Dog-Tooth course** – a row of projecting brick headers laid diagonally, embellishing a cornice

**Dormer** – a projecting window inserted vertically into a sloping roof with its own roof and sides, known as cheeks.

**Dressings** – the finishes and decoration that surrounds doors windows and other openings

**Eaves** – the lowest edge of sloping roof which overhangs the face of a wall

**English bond** – bond refers to the pattern in which the bricks of a wall are laid. English bond is where bricks are laid with alternate rows of headers (where the brick is laid with the short end visible) and rows of stretchers (laid lengthwise).

**Finial** – an ornament which terminates a gable or pediment

**Flemish bond** – the pattern created where a brick wall is laid with alternate headers and stretchers (see above), which are aligned, in each alternate row.

**Foliate** – carved leaves used to ornament capitals

**Gable** – The end wall of a building where the roof reaches its peak. A pointed gable follows the slope of the roof against it. A Dutch gable is one with curved or scrolled sides.

**Gauged Brickwork** – where soft bricks are rubbed together to form very fine joints of lime mortar, usually to form arches over windows and doorways

**Glazing bars** – a light piece of timber, which divides a sash window into smaller compartments. Glazing bars have different designed profiles according to the curvature – some of the most common being called ovolo, ogee and cyma.

**Half-timbering** – a timber framed element infilled with brickwork or plaster

**Hanging tile** – tiles which are hung vertically as wall cladding

**Hipped roof** – a roof which slopes upwards on all four sides meeting at a ridge, rather than with gable ends

**International Modern** – an architectural style from the 1920s and 1930s characterised by cubic forms, flat roofs, metal windows with horizontal glazing bars and a general lack of architectural ornament

**Keystone** – the wedge shaped central stone at the top of an arch, or window head

**Mullion and transom window** – a 17th century style of window divided into lights by vertical (mullions) and horizontal (transom) moulded sections

**Organic development** – a building or group of buildings whose present appearance is the result of additions to its original form in different periods rather than being built as a designed architectural composition. Examples of organic form include medieval farmhouses or churches with additions built on at various times. An example on a larger scale might be an unplanned village that has grown piecemeal over a long period.

**Oriel window** – a bay window which projects from an upper floor, often supported on corbels or brackets

**Pargetting** – traditional 17th century technique of plasterwork embossed with decorative patterns, a popular feature by the end of the 19th century

**Pebbledash** – an external finish to a building which consists of small pebbles sprayed onto render before it is dry

**Pediment** – triangular shaped architectural element, usually crowning a façade

**Permitted Development** – development that can be undertaken without planning permission as defined in the Town and Country Planning (General Permitted Development) Order 1995.

**Pilaster strip** – rectangular projection attached to a wall

**Pitched roof** – a roof which has two sloping sides meeting at a ridge, and two gabled ends

**Pointed Arch** – an arch with a pointed head, characteristic of Gothic architecture

**PVCu** – refers to the material which mass produced modern window units are constructed from. The plastic used is subjected to a chemical process, which hardens it to make it rigid. PVC stands for Polyvinylchloride.

**Raised and fielded** – a timber panel sunk into the body of a door whose raised centre portion is reached by tapered edges.

**Ridge** – the highest part of a roof

**Roughcast** – a render coating containing coarse aggregate.

**Sash window** – timber windows with vertically sliding frames called sashes, which are suspended on cords over pulleys and counterbalanced by weights held in the surrounding frames.

**Segmental arch** – an arch that is less than a semicircle, with its centre below the springing line

**Soffit** – visible underside of an arch, or underside of any architectural element such as a door or window architrave

**Spalling** – decay process whereby layers of stone or plaster flake away from the surface.

**Stock brick** – the term 'stock' refers to the name of the mould in which these bricks were originally handmade. The term now refers to the traditional bricks made from London clays, which were produced in a range of yellow and brown tones.

**Stucco** – plaster applied to the exterior of a building, often incised with lines or moulded to resemble ashlar masonry or carved stonework

**Terracotta** – lit. 'baked earth', this is a hard ceramic clay usually carved and used to ornament facades

**Transom(e)** – a horizontal bar dividing a window into two or more lights

**Vernacular buildings** – vernacular buildings used traditional construction techniques, local materials and forms. Vernacular buildings were not designed by architects, and were often built for the owner rather than for sale.

**Vousoir** – a wedge shaped stone or brick forming part of an arch

## Appendix A

### Buildings of Special Architectural and Historic Interest

1	<b>Mycenae Road (west side)</b>	Woodlands (no. 90)	Grade II*
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## Appendix B

### Buildings of Local Architectural or Historic Interest

1	<b>Beaconsfield Road</b>	58
2	<b>Coleraine Road</b>	105
3		121
4		123 & 125
5		18
6		60-78
7		130-136
8	<b>Dinsdale Road</b>	3
9		5
10		49
11	<b>Foyle Road</b>	63 & 65
12		67-77
13		79 & 81
14		60-64 68 & 70
15		74-78
16	<b>Hardy Road</b>	7 (demolished 2005 after a fire)
17	<b>Humber Road</b>	1-7
18		9
19		11-31
20		73-89
21		2 & 4
22		134-146
23	<b>Mycenae Road</b>	99
24	<b>Vanbrugh Hill</b>	31
25		44
26	<b>Westcombe Park Road</b>	31-41
27		43-47
28		49
29		51
30		55
31		59
32		61

## Appendix C

### Tree Preservation Orders (TPOs)

1	<b>TPO 15</b>	Beaconsfield Road	37,69,73,75,79,52,56-60,64-70, Ingleside Gardens (all) Beaconsfield Close (all)
		Hardy Road	1,7,16,27,42,44,56,60,62
		Westcombe Park Road	55-69
2	<b>TPO 107</b>	Foyle Road	18-78 inc garages r/o
		Humber Road	24
		Vanbrugh Hill	2a-42
		Westcombe Park Road	33-35
3	<b>TPO 172</b>	Beaconsfield Road	Land between 2 & 14
4	<b>TPO 96</b>	Charlton Road	16
5	<b>TPO 330</b>	Coleraine Road	12
6	<b>TPO 240</b>	Coleraine Road	22
7	<b>TPO 24</b>	Coleraine Road	116-126
8	<b>TPO 80</b>	Coleraine Road	130
9	<b>TPO 181</b>	Foyle Road	29
10	<b>TPO 357</b>	Foyle Road	All front gardens
11	<b>TPO 108</b>	Hardy Road	21
12	<b>TPO 56</b>	Mycenae Road	99
13	<b>TPO 105</b>	Vanbrugh Hill	1a
14	<b>TPO 189</b>	Vanbrugh Hill	31
15	<b>TPO 194</b>	Westcombe Hill	153
16	<b>TPO 111</b>	Westcombe Hill	217
17	<b>TPO 341</b>	Westcombe Hill	62
18	<b>TPO 312</b>	Westcombe Park Road	21
19	<b>TPO 82</b>	Westcombe Park Road	39