



Supplementary Planning Document
London Borough of Merton



Bertram Cottages Boundary Assessment



©10/2005

ASSESSMENT OF THE APPROPRIATENESS OF THE BOUNDARIES OF THE BERTRAM COTTAGES CONSERVATION AREA

The boundaries of the Bertram Cottages Conservation Area include the following properties: Nos. 57 to 69 (odd) Gladstone Road, which form the eastern boundary; Nos. 100 to 114 (even) Hartfield Road, along the western boundary; and Nos. 7 to 18 and 31 to 36 (consecutively) Bertram Cottages, within the site.

BEYOND THE CONSERVATION AREA

Residential development continues beyond the Conservation Area to the north and south, and on the eastern side of Gladstone Road and the western side of Hartfield Road, the latter also including larger scale commercial property. Although some the houses beyond the Conservation Area are similar in scale and age to those within it, the boundaries are clearly delineated because of the unique character of Bertram Cottages themselves, the only exception being at the south-west corner of the Conservation Area, where a pair of 19th century houses, Nos. 112 to 114 Hartfield Road, has been included.

GLADSTONE ROAD

The houses beyond the north and south boundaries in Gladstone Road, and on the eastern side, are terraced or semi-detached two storey 19th century houses of conventional design, with the type of ground floor bay windows and other features to be found in many the streets surrounding Wimbledon town centre and in other parts of south London, and do not appear to be sufficiently distinctive to merit inclusion within a conservation area.

By contrast, Nos. 47 to 69 Gladstone Road, and the majority of the other houses within the Conservation Area, provide a particularly distinctive elevation to the street. Their projecting gable ends are blank at first floor level, the brickwork being relieved only by diagonally arranged patterns of brickwork. Extension of the Conservation Area to the north or south, or eastwards to include properties on the opposite side of Gladstone Road, would therefore not be appropriate.

HARTFIELD ROAD

In Hartfield Road, the buildings to the north and south of the Conservation Area, and those on the opposite side of the road, contrast significantly with those within the Conservation Area. Those immediately to the north consist of a terrace of modern five storey blocks of flats built hard up against the two storey gable ended pair of cottages on the northern boundary of the Conservation Area, and create an unfortunate conflict of scale.

The rhythm of pairs of gable-ended cottages interrupted by access ways into the Conservation Area continues southwards along Hartfield Road as far as No. 110, which forms the southern boundary of the original Bertram Cottages development. These cottages are more conventional in design than those in Gladstone Road and within the site, the first floors to the projecting gables having pairs of windows rather than blank facades.

Immediately south of the original development Nos. 112 and 114 Hartfield Road have been included in the Conservation area. They comprise a semi-detached pair of late 19th century houses of a more standard design, with canted ground floor bays and semi-circular arches to the entrance porches. They are similar in scale and proportion to Nos. 100 to 110 and, because of the more conventional appearance of their northern neighbours, Nos. 112 and 114 form a sympathetic continuation in the streetscape. Their inclusion in the Conservation Area therefore appears appropriate.

To the south of No. 114, and beyond the Conservation area boundary, is a modern block of flats of entirely different scale and character and unsuitable for inclusion in the Conservation Area. This section of the present boundary is therefore appropriate.

The western side of Hartfield Road consists of properties of a variety of scale, character and uses, none of which reflect that of Bertram Cottages. Extension of the Conservation Area in this direction is therefore inappropriate.

THE NORTHERN BOUNDARY

The northern boundary of the Conservation Area follows that of Nos. 100 Hartfield Road, No. 7 Bertram Cottage, the end of the rear gardens to Nos. 15 to 18 Bertram Cottages, and the northern boundary to No. 47 Gladstone Road. The area to the north consists of the rear gardens to the houses in Hartfield Road and Gladstone Road. Because of the difference in character between the properties in the Conservation Area and those immediately to the north, as indicated above, it would not be appropriate to extend the boundary in this direction.

THE SOUTHERN BOUNDARY

The southern boundary follows that of Nos. 69 Gladstone Road, 31 to 36 Bertram Cottages and 114 Hartfield Road. The inclusion of Nos. 112 and 114 Hartfield Road has been considered above, and the only other properties adjoining the southern boundary which do not form part of the original Bertram Cottages estate are Nos. 35 and 36, which comprise recent infill development. However, these two properties have been designed to blend with their older neighbours, and are so similar in scale and character that it would be inappropriate to exclude them from the Conservation Area.

To the south of the southern boundary lie the back gardens to the properties in Hartfield Road and Gladstone Road which, for reasons given above, are not suitable for inclusion in the Conservation Area. It would therefore be inappropriate to extend the boundary in this direction.

CONCLUSION

From the above analysis, it can be seen that the boundary to the Bertram Cottages should be retained in its present position.