Sub Area 31B: The Southern Part of Arterberry Road

Character

Sub Area 31B extends from the southern boundary of Sub Area 31A as far south as Worple Road on the east side and the south side of Dunmore Road to the west. The whole of the Sub Area was originally situated outside the Conservation Area, but the boundary now reaches as far south as No. 12b Arterberry Road on the east side and Montana Road on the western side. The eastern boundary is co-terminus with the rear gardens of Crescent Road (Sub Area 30A) and the western boundary follows the end of the back gardens to the houses in Conway Road.

The northern part of the Sub Area takes in the steepest section of the south-facing escarpment, which Arterberry Road navigates by means of zigzag curves lined with mature trees, providing particularly attractive views from both the north and south. Because of the changes in direction, there is considerable "backland" to the west, and some of the houses on this side of the road have been built on secluded deeply sloping and heavily treed plots with access off narrow lanes.

Below the escarpment the road straightens out and takes on a more suburban character before reaching Worple Road, outside the Conservation Area.

Buildings

Western side, Nos. 15 to 31a odd, south to north:

No. 15: A detached two-storey rendered house built in 1924 which has a neutral impact on the Conservation Area.

No. 17: A detached one-and-a-half storey house built in 1924, in dark brick and tiles with flat roofed dormers, which has a neutral impact on the Conservation Area.
No. 19: A detached two storey rendered house built in 1924 and converted into a nursing home in 1924. It was extended in 1999 and now has substantial pitched-roof dormers/gables. Despite this possible erosion of its original character, the house still makes a positive contribution to the Conservation Area.

No. 19 Arterberry Road, with later extensions which do not seriously erode its character, and No. 31, with extensions which have a detrimental effect

No. 21: A detached two storey rendered house built in 1924, with a pyramidal roof and a single storey pitched roof front extension in red brick containing the front entrance and a canted bay, which has a neutral impact on the Conservation Area.

No. 23: A detached two storey house built in the grounds of No. 23 in 1952, in stock brick with a single-storey section at the front with a lean-to roof, which has a neutral effect.

No. 25: A detached house in white render originally built as a bungalow to which a first floor was added in 1964, which has a neutral impact on the Conservation Area.

No. 27: A detached two storey timber-framed cottage built in 1924, end-on to and largely obscured from the road, in white render, which has a positive effect.

No. 27a: A detached two storey house built in 1927, in red brick and white render, with castellated corner quoins in red brick and half timbering applied to the front dormer, which has a neutral impact if included in the Conservation Area.

No. 29: A detached single-storey rendered house dating from 1885, which has a neutral effect on the Conservation Area.

No. 31c: A detached two storey plain double-fronted house in stock brick built in 1961 in the grounds of No. 31, which has a neutral effect on the Conservation Area.
No. 31: A detached two storey rendered house built in 1903, which was converted into four flats and to which four garages were added in 1960, and which now has a substantial box dormer and flat roofed garages to the south side which have a detrimental effect on its character and a negative impact on the Conservation Area.

No. 31a: A single storey detached house built in 1939 in white render and vertical timber boarding, with large flat roofed dormers, located at the western end of a narrow lane, whose impact on the Conservation Area. A recent application for two larger houses on the site would tend to have a detrimental effect on the Conservation Area and on the nearby woodland.

No. 31b: A detached two storey rendered house built in 1960, situated to the rear of No. 31 off a narrow lane, which has a neutral impact on the Conservation Area.

Nos. 33 and 33a: Two detached two storey houses built in 1938 in dark brick, No. 33 having a projecting gabled south wing, and No. 33a dormer windows projecting from a mansard roof to the first floor. Both houses have a neutral effect on the Conservation Area.

East side, numbers 12b to 26d even, south to north

Of the 18 properties on the east side of Arterberry Road which now lie within the Conservation Area, four have a positive impact on the character of the Conservation Area, and the effect of the rest is neutral.

Nos. 12b to 12e: A terrace of four modern two-storey houses built in 1967, in white horizontal boarding with built-in garages. The simple straightforward treatment and modest scale, these four houses tend to have a neutral effect on the extended Conservation Area.

The upper part of this side of Sub Area 31B contains three substantial three-storey double-fronted houses of similar design built in 1887 - Nos. 14, 16 and 18 - all of which make a positive contribution to the character of the Conservation Area, and which are interspersed with smaller houses which have presumably been built in the grounds.

Right: the simple modest character of Nos. 12b to 12e Arterberry Road. Below: two of the three similar houses on the east side of Arterberry Road, Nos. 18 and 14
No. 14: The north wing of No. 14, the southernmost of the three houses, has a hipped gable fronted by a two-storey canted bay with ornamental panels under the windows, and the south wing has a single-storey square bay and an ornamental top to a second floor dormer window. No. 14 was converted into six flats in 1971.

No. 14a: A simple modern detached two-storey house built in 1954, of red brick with a rendered upper floor, which has a neutral effect on the Conservation Area.

No. 16a: Another simple mid twentieth century detached two-storey house, of dark stained horizontal timber boarding and white painted surrounds, which also has a neutral effect.

No. 16: The second of the 1887 houses, of very similar design to No. 14 but mirrored on plan, and was converted into five flats in 1960.

No. 18: The third of the 1887 houses, but wider, with a mirrored plan to No. 16, and a plain gable and two plain gabled dormers to the front, which has also been converted into flats.

No. 18a: A detached two-storey house built in 1934, with a built-in garage, a pyramidal roof and a continuous pitched roof over the entrance and ground floor window, which has a neutral effect. It was converted into flats in 1969 and back to a single dwelling in 1983.

No. 20: A detached two-storey house built in 1933, in red brick and red first floor tile hanging, with a two storey canted bay to the north, which has a neutral effect.

No. 20a: A heavily restored detached two-storey house built in 1933, in red brick and white render to the first floor, which has a neutral effect on the Conservation Area.

No. 22 Arterberry Road, and No. 24, which may date from different periods

No. 22: A substantial detached three-storey double-fronted house built in 1892, in red brick, each wing having single storey canted bays and ornamental tile hanging to the second floor gables. Despite being converted into flats in 1934, it makes a positive contribution.

No. 24: A substantial detached two-storey triple-bay house in red brick, originally built in 1892 and possibly extended later: the southern bay appears to be the earliest and is dominated by a wide two-storey canted bay; the northern bay may have been the next to be built, and includes a ground floor canted bay and a gable with ornamental tile hanging; the central section may have been built last to connect two separate houses, and has a similar gable to its northern neighbour, but with decorated brickwork panels in the gable and under the first floor windows. No. 24 was converted into flats in 1964 and, despite its historic interest, it has only a neutral effect because of its inconsistent architectural character.

Nos. 26 a to 26d: A modern terrace of four houses stepped downwards and forwards to cater for the steeply sloping ground, with monopitch roofs, set well back from the road, and whose effect on the Conservation Area is neutral.
Inclusion in the Conservation Area

To determine if and how much of the Sub Area merits inclusion in the Conservation Area, it has been necessary to analyse its character and the architectural and historic quality of the buildings within it.

Architectural and Historic Interest: There are no statutory or locally listed buildings in the Sub Area, but there are also no buildings which would have a seriously detrimental impact. Of the 49 buildings (counting the two parts of No. 10 as two properties), 11 were found to make a positive contribution if included in an extended Conservation Area, 5 would have a negative impact, and the effect of the other 33 would be neutral. The contribution which the buildings in Sub Area 31B would make if it was all was included in the Conservation Area does not appear sufficient to justify its total inclusion.

The comparatively small proportion of buildings which would make a positive contribution (21%) are distributed fairly evenly throughout the Sub Area: the two dozen properties in the northern half include 5 of positive quality, 18 neutral and 1 negative, and the 25 in the lower half contains 5 positive, 15 neutral and 4 negative buildings. It was therefore not possible to use the quality of the buildings as a way of determining which parts of the Sub Area might be incorporated into the Conservation Area.

Arterberry Road, looking south from the point where it changes character from a steep winding road to a flat straight road of more suburban character.

Environmental Quality: The character of the Sub Area varies considerably from north to south. The southern part of Arterberry Road is straight and almost flat, and lined by houses of a predominantly suburban character whose impact is only marginally softened by landscaping and a few mature trees. It therefore appears as a continuation of the pleasant residential areas to the west, where Montana Road, Dunmore Road and Conway Road are lined with similar houses. If this part of Arterberry Road were included in the Conservation Area, it would be advisable to consider if the areas further west should also be included. Therefore, despite the comparatively high proportion of buildings which would make a positive contribution (26%), it was considered that the southern part of Sub Area 31B was not worthy of inclusion.
The character of the northern part of the Sub Area is quite different. The road begins to climb suddenly at about its mid-point and at the same time to curve to the left to begin to allow for the change in gradient. At this point the open character of Arterberry Road changes to one of picturesque enclosure, particularly since the view ahead is blocked by mature trees and dense undergrowth as the road ahead bends sharply to the right, so that the houses (Nos. 17 to 25 to the west and 14 to 18 to the east) are largely concealed from view.

As the roads climbs more steeply it bends sharply to the right, revealing more mature planting and thick undergrowth, so that Nos. 27 to 31c to the west are entirely obscured and No. 22 to the east partly so. The focal point of this part of the accent is No. 24, which adjoins the road and is more exposed to view.

The road then bends even more sharply to the left, partially revealing No. 31c to the west and the terrace of Nos. 26a to 26d to the east, before curving more gently to the right again as it reaches the top of the escarpment and enters Sub Area 31A, where Nos. 33 and 33a and the buildings on the western side within the Conservation Area can be clearly seen.

Because of the steepness of the escarpment and the subsequent need to realign the road to the east, a considerable area to the west of Arterberry Road is almost inaccessible, and has only been developed by modest cottages reached by long pathways cut through the undergrowth. This is almost all that remains of the “Wild Land” which originally stretched from Wimbledon Hill to Copse Hill. It does however extend further west as far as Durrington Park Road and can be reached by narrow access ways off The Drive to the north and Conway Road to the south.

Although buildings are protected under conservation area designation, especially if they are of special architectural or historic interest, paragraph 4.2 of PPG15 explains that it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. It therefore appears appropriate to extend the Conservation Area to include not only the buildings in the northern part of Sub Area 31B, but also its landscape and other natural features.

The change from the steep enclosed character of the northern part of the Sub Area and the level open southern character is not clear-cut. It has therefore been necessary to reach a compromise, based on the architectural and historic quality of the buildings in the central part of the Sub Area. The division chosen is on the line of Montana Road to the west, which forms a natural break, and between Nos. 12 and 12b on the eastern side of Arterberry Road.