

# Rosendale Road

## Conservation Area

### Appraisal

The character appraisal below is reproduced from the Council's original designation report of 15 June 1995. It is reproduced here to provide guidance on what the Council believes makes the area worthy of its conservation area status and should be consulted by anyone wishing to undertake development affecting the conservation area.

#### 2. Justification

2.1 The proposed conservation area covers those properties identified in the UDP and proposed changes document: Nos. 117-159(odd) and 116-170(even) Rosendale Road, Corfe Lodge and oak Lodge in Carson Road and Nos. 1-51(odd) and 2-72(even) Carson Road, plus other properties considered to be worthy of inclusion: Nos. 1-31(odd) and 2-16(even) Eastmearn Road and Nos. 1-37 (odd) and 2-56(even) Dalmore Road.

2.2 The properties within the boundary of the proposed conservation area are predominantly in residential use. Research of records held by the Minet Library Archives has revealed that the majority of properties within the proposed conservation area were built between 1885 and 1911, with the exception of Nos. 21-31 Eastmearn Road which first appear in Kelly's Registry (Streatham and Norwood) in 1925.

2.3 The four streets combine to give a feeling of an entity and provide a good example of a late Victorian development. Many of the properties were built using red and yellow stock bricks with slate roofs. There is a mixture of single and double fronted properties and the majority are two-storey.

2.4 Some properties have retained attractive decorative details and features of the period. The brickwork of some of the houses contains decorative band courses. Some roofs have decorative ridge tiles and there are some particularly attractive decorative bargeboards. A prominent feature of many of the houses is the decorative plasterwork to doors and windows, with particularly attractive floral capitals to pillars and decorative keystones. A detailed architectural study of Lancaster Road conservation Area and the wider area, produced by Lancaster Avenue Residents, points out that:

*"This decorative work is of particular interest as it illustrates the Victorians developing tastes for foliage decoration over porches and on doors and on capitals.*

*The influence of Gothic architecture and decoration was strong at this time and a large number of books were written to encourage architects, stonemasons, and other artisans to respect the rules governing the design of pillars, mouldings, capitals and other decorations. Other books were written and comprehensively illustrated on the subject of architectural foliage. These contained a wealth of designs which, while respecting the natural form, were adopted to the shape of the decorated arch and capital,"*

2.5 Many of the properties within the proposed conservation area provide excellent examples of well-preserved foliage decoration. Much of the character of the area derives from the quality of this decoration, which has survived substantially intact, and the relationship of the houses to their mature gardens, and the trees in the streets.

2.6 The purpose of designating the Rosendale Road conservation Area would be twofold. Firstly it would enable the council to bring greater development control powers to bear on insensitive and inappropriate development in the area, in an effort to preserve, or enhance, its character or appearance as an area of special architectural or historical interest, secondly it would enable the council to take positive steps towards preserving and enhancing the character and appearance of the area.