

## ***Model Cottages Conservation Area 34***

### **Designation**

Conservation Area designated:  
*07.09.1982*

### **Location**

*OS Sheets: 2075*

The conservation area runs north and south from St. Leonard's Road, and includes Model Cottages, houses on St. Leonard's Road and its northern extension Little St. Leonard's Road. It adjoins Sheen Lane (Mortlake) (70) conservation area to the East.

### **History and Development**

The first cottages were built in 1853 by the Labourers' Friendly Society, which may have been associated with the Metropolitan Associations for Improving the Dwellings of the Poor (1842). The east side was the first to be built. By 1862 ownership was in the hands of Major Penrhyn. By 1870 twenty-six cottages had been built, the last ten having been built by the Major.

### **Character**

Model Cottages is an attractive backwater of quaint mid 19<sup>th</sup> century two storey villas set back from an informal, almost rural path, with large well tended front gardens. In contrast the streets to the north contain some imposing Victorian terraces of 3 and 4 storeys in stucco or stock brick.

The character of this group derives partly from the layout, the path access and long gardens, and partly from the distinctive design of the houses. The access is dominated by front garden planting, and its seclusion, narrowness and lack of kerbs give it the feeling of a pedestrian route, although cars have access to the front gardens from the southern end. The planting is mature, plentiful and varied. There are no rear gardens.

The houses, a few of which remain relatively unaltered, are paired under a shallow hipped slate roof, are of two storeys and symmetrically designed with a set-back side wing containing the entrance door. There is a massive central stack to each pair of houses. Windows are paired with round-headed arches and shutters and an unusual horizontal glazing bar pattern. There are stone quoins and string courses. The original form appears to have an open wooden slate-roofed porch, and a blind window over the front door. Those at the north end of the group have brick quoins.

Many of the houses have had their frontages extended by infilling in front of the side wing, with varying degrees of appropriateness, but because of the generous spacing between houses the overall character has not suffered significantly. The rooflines have remained intact too, which are important. The front boundary, mainly low wooden paling fences, also contributes to the character.

The houses of St. Leonard's Road are brick or render, of 2-3 storeys with a low hipped slate roof; some windows have brick arches and there is some rendered detail window architraves and porches. These buildings form a well mannered group at the junction of these roads and whose urban forms complement the rural character of Model Cottages. Little St. Leonard's Road is important to the view northwards which are terminated by Rosemary Cottages of brick construction, the three storey group has projecting bays through two storeys. An unsightly garage court at the southern end spoils this group. The long gardens to the rear of the properties in St. Leonard's Road are an important element in the street.

**Problems and Pressures**

- Development pressure which may harm the balance of the landscape-dominated setting
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination, clutter and poor quality of street furniture and flooring

**Opportunity for Enhancement**

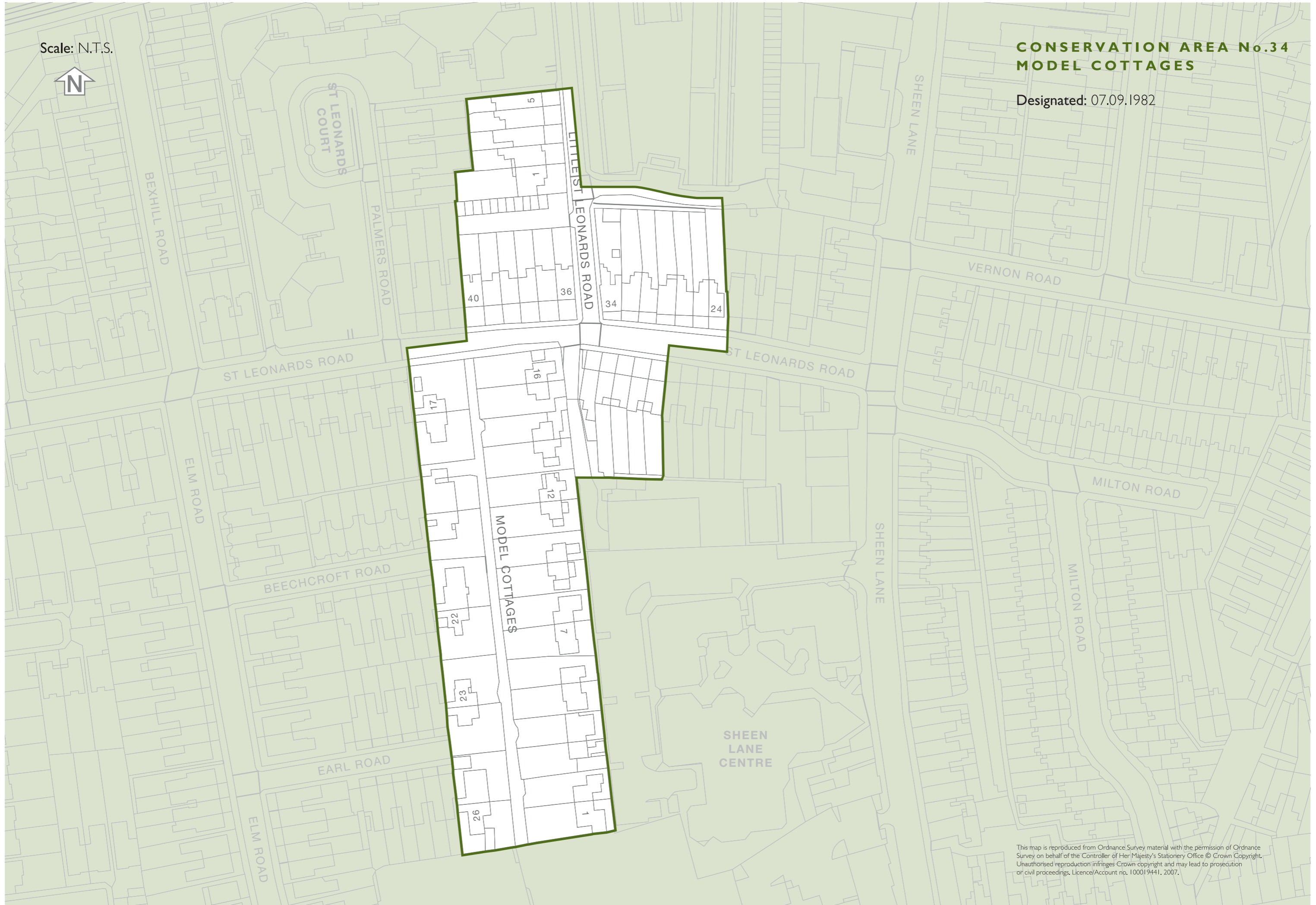
- Improvement and protection of landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design, rationalisation and improvement in quality of street furniture and flooring

Scale: N.T.S.



**CONSERVATION AREA No.34  
MODEL COTTAGES**

Designated: 07.09.1982



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