

**Waltham Terrace
Architectural Conservation Area**

Character Appraisal and Recommendations



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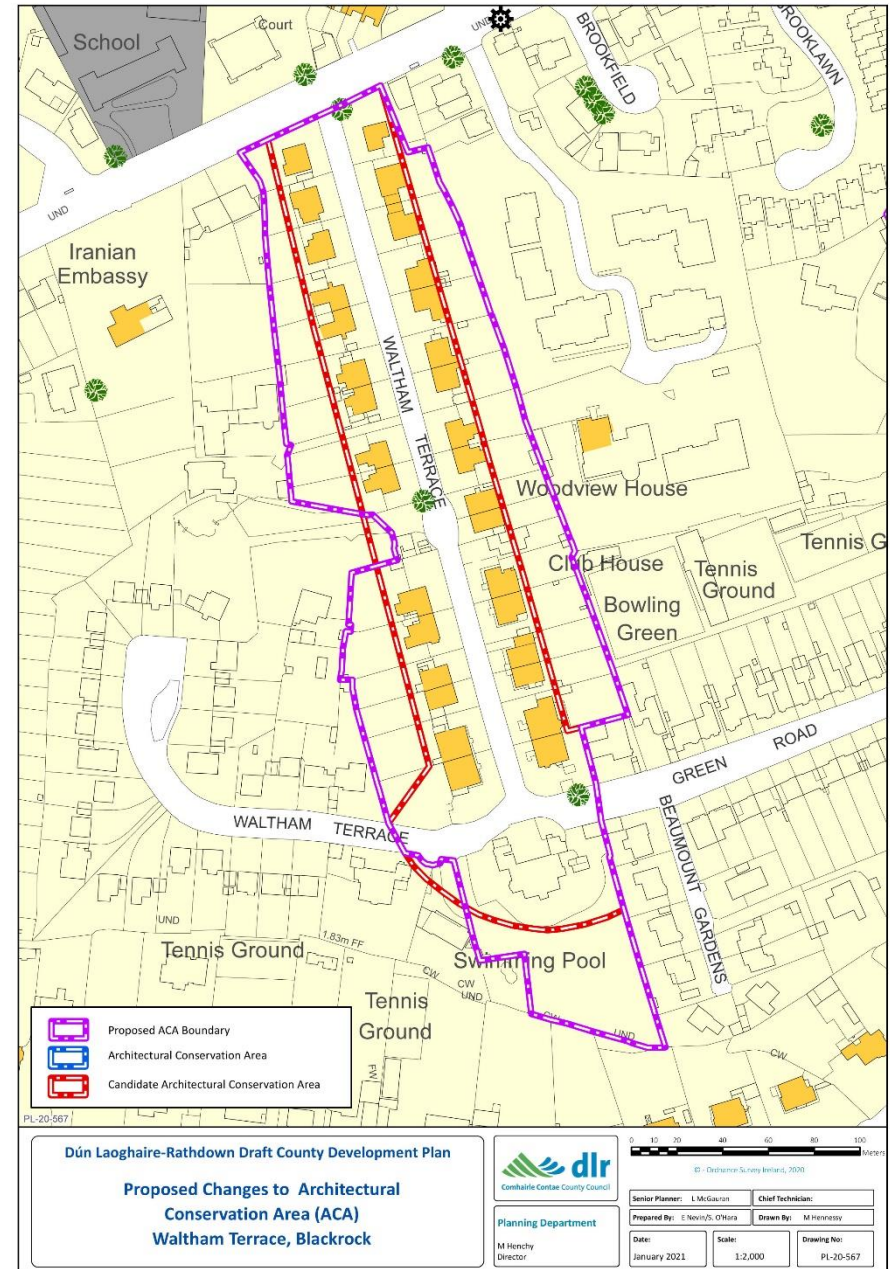
1.0 Location and boundary

Waltham Terrace is less than a kilometre west of the town of Blackrock. The road runs in a straight line slightly eastwards from its junction with Mount Merrion Avenue for a distance of 320 metres before turning through a right angle to run westwards for another 140 metres, beyond which it turns back to the north to end at a turning circle.

Thirty-two houses from the nineteenth century phase of construction face on to the straight stretch of Waltham Terrace, all of them residential. Opposite the southern end of the street there is Beaumont House and a second house known as Hilton Lodge, while there were originally other houses at the rear of the street, some of which are now gone.

The boundary of the ACA includes all of the houses in the older part of Waltham Terrace as well as Beaumont House.

Gracefield House is not visible from the street at Waltham Terrace and, therefore, it is not considered to be part of the essential character of the street. However, the gateway and the part of the property, that is visible from the road, is an integral part of the street, and should be included within the boundaries of the ACA.



2.0 Character Appraisal

There are thirty-four houses within the Architectural Conservation Area at Waltham Terrace. Thirty-two of these are the houses along the straight stretch of the street, one of which is the enlarged gate lodge to Gracefield. The other is Beaumont House, at the southern end of the street.

All of these houses date from the period 1836 to 1848, though the gate lodge to Gracefield has been enlarged and substantially rebuilt.

Amongst the houses on either side of the straight north-south section of Waltham Terrace there is a remarkable combination of variety and uniformity. This is examined in detail in the building typology section below, where it is shown that the assemblage of houses is a subtle blend of building heights, widths, and other combinations of features.

2.1 Building typology

Waltham Terrace was laid out in the mid-1830s and all of the buildings within the development, including those in Mount Merrion Avenue, were completed by 1847. The examination of the building types and materials given below looks at the houses and the various constituent elements that contribute to their essential character.

All of the houses share many of their features in common, while also varying in a number of aspects. The features that are common to some or all of these houses are considered below, following which the other houses in the development carried out by Arthur Ormsby are examined. This latter group includes Beaumont House, Hilton Lodge, Gracefield, the gate lodge at Gracefield

The thirty-four houses include fourteen pairs of semi-detached houses and six detached houses. These include some that are single storey, some single-storey over basement, some two-storey and others two-storey over basement. Most are three-bay, while ten are two-bay. The combination of these two factors leads to a wide variety of house types and sizes and this was reflected in Griffith's Valuation, which was carried out shortly after the houses were built and in which the rateable valuations of the buildings varied from £22-10s to £66.

Each element of the houses is examined in this report to note the variety of building styles and materials, and the features they have in common.

2.2 Building Materials and Finishes

Facades

In all cases the facades have a covering or roughcast render or harling. In some cases, the render has a coarser texture than is generally the case and this is probably due to the house being re-rendered using a larger aggregate. Generally, for this type of rendering the appropriate aggregate would be similar to a coarse sand, such as paving sand, rather than a pebble. There is also a significant variation in colour from one house to the next. In most, if not all, cases the houses would have been lime-washed originally and much of the variation is due to the varying lapse of time since the last application of lime. In other cases, the houses may have been painted with masonry paint, which is not an appropriate finish, as these paints are usually cement-based and hence tend to seal in moisture and prevent the facade from breathing. It is also possible that in some cases cement-based renders have been used where re-rendering has taken place, which is also not advisable. With these exceptions, however, the original general appearance of the facades has been maintained over the years.

Difference in aggregate size in the render on adjoining houses



Difference in colour in the render of adjoining houses

Roofs

The roofs of all the houses in Waltham Terrace were slated and while some have been re-slatted, they have retained their original character through the use of quarry slates. The roofs originally had large slates on the base course, over the eaves, and standard-sized slates above and the majority of the houses have retained this style, even when re-slating has taken place. In the example below one or other of the houses has been re-slatted, as seen by the upstand of lead at the party wall, though both have the wide slates at the eaves.



Detail of roof showing wider slates at eaves



Typical decorative barge and eaves boards

Eaves and barges

A notable feature amongst the houses in Waltham Terrace is the array of decorative barge boards and eaves boards. These all have the same pattern, with segmental scalloped mouldings separated by simple pendants. The style at the barge boards is the same, but with the pendants running vertically, rather than perpendicular to the boards. In some cases, the eaves and barges have been painted in a dark colour, though most are white. The eaves boards are retained in all thirty-four of the houses, though in two instances the barge boards have been replaced with simple parallel boards. Some of the decorative boards are replacements, though repeating the original style faithfully. In many cases, the same pattern of barge and eaves boards has been applied to garages and house extensions.

Chimneys

The chimney stacks are all rendered, even where the stacks have been rebuilt, though in two or three cases there are brick courses at the top of rebuilt stacks. The original chimney pots survive on most stacks, this being a buff-coloured pot in a truncated cone with an expanded section near the top. Some pots have been replaced when stacks have been rebuilt. Pots similar to the originals, but with a redder colour are now available and have been used in some instances. In a few cases, simple cylindrical pots have been used.



Brick chimney stacks



Typical chimney stacks and pots

In the photograph above, the stacks are of brick. These may be the original stacks, with the render stripped off, though it is also possible that they have been rebuilt.

The chimney pots are not original and are the cylindrical terracotta pots that are similar to the clay liners used in flues. Few of the houses have modified or rebuilt chimney stacks, or have replacement pots.

Windows

None of the original windows survive and it is not certain what the original form would have been, but given that the houses were built between 1836 and 1847, they would probably have been small paned timber sliding sashes, most likely with six panes over six, and with quadrant horns on the sashes. Larger paned windows, such as two-over-two sashes, only tended to come into use after the abolition of glass tax in 1845.

Although they are replacements, the overwhelming majority are timber sliding sashes. Only two houses have been refitted with uPVC sliding sashes, in the same style, as many of the others in the street.

About half of the houses have one-over-one sashes, slightly less than half have two-over-two sashes, while one has six-over-six. The latter stands out as being different to the others, though this was probably the original style. Most sashes have some variation of curled horns, while two or three have simpler straight horns with quadrant ends. One house, No. 10, has a Wyatt window in its front elevation at ground floor level.



Typical window



Oriel window at No. 30

Oriel windows: Four of the houses have oriel or bay windows. Three of these are at the sides of house at the ends of the street, at Nos. 1, 30 and 33. The window at No. 30, is most likely an original feature, and may be seen on the Ordnance Survey maps of 1864 and 1868. This has a convex hipped roof and the mullions are faced with pilasters with recessed panels to the front. The windows are divided horizontally and some are opening sashes.



Bay window at No. 33 Waltham Terrace

At the end of No. 33, at the southern end of the eastern side of the street, there is a two-storey bay window. This was originally an oriel window on the upper floor and has been modified to light both floors. The upper section is similar to the oriel window at No. 33, with a concave hipped roof and pilasters on the mullions. The windows are one-over-one sliding sashes with quadrant horns.

There is an oriel window on the northern side of No. 1 Waltham Terrace. This was added in the mid-1990s.



Oriel window at No. 1 Waltham Terrace



Oriel veranda at No. 8 Waltham Terrace

No. 8 Waltham Terrace has a veranda on the front elevation, projecting as if it were an oriel window. This is not original, and probably dates from the nineteenth century. It was not depicted on the large-scale Ordnance Survey map of 1868.

Front doors, porches, and fanlights

The majority of houses have four-panelled front doors of similar style, while one or two have similar doors, but not identical, with different mouldings and these doors are probably replacements. In two other cases the doors have been replaced with five- or six-panelled doors.

Above the front door is a projecting porch canopy. This is supported on decorative brackets on each side. The canopies have dentil mouldings projecting downward and a moulding of pierced triangular uprights above. As this arrangement results in a sunken tray, there is a drainage hole and a projecting pipe to take rainwater away.



Typical front doorway



Replacement canopy

In some cases, the porches have been repaired, with the brackets and/or the canopy replaced. In the adjacent photograph the canopy is a replacement, though the fretwork brackets are original.



Canopy, brackets and fanlight

In the example at No.6, the canopy is either original or a faithful copy, while the brackets are a simplified form, without the serrated edge to the round moulding at the base, and these may be replacements.

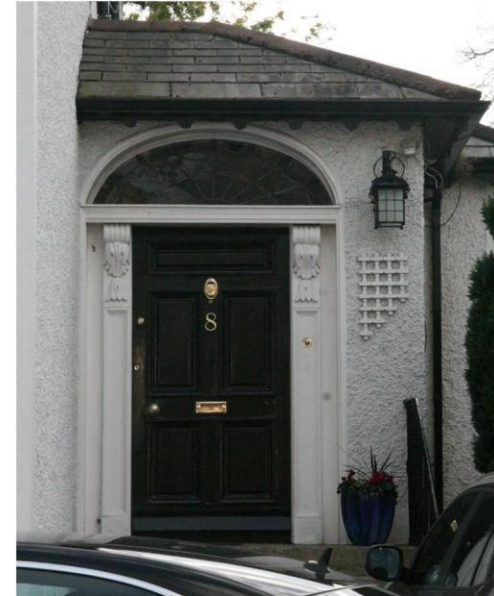
The houses that have the canopy porches also have a low rectangular fanlight over the porch canopy. In the majority of cases these are divided by rectilinear divisions, though in a small number of instances there is a tripartite division and in a few cases the fanlight is an amalgamation of the two, with an opening central section.

The front doors are generally placed centrally in a symmetrical façade and are approached by granite steps in most cases. Though the steps vary from one or two up, to a substantial flight of steps as seen in the photograph below. In a few instances, the doors are at or near ground level, and there is no significant flight of steps.

In four of the houses the main entrance is at the side. These are the northernmost semi-detached houses at Nos. 7 and 9, and Nos. 8 and 10. These are large houses, being two-storey and two-storey over basement respectively, though they are two-bay rather than three. With this arrangement the plan form of the house demands side entry, and this is done via a porch extension at the side. In the case of Nos. 7 and 9 the front doors are in the general style found along the street, while No. 10 has a similar doorway, but without the porch canopy. No. 8 has a more traditional Georgian-style doorway with a four-centred fanlight



Steps to front door



Side door to No. 7



Side door to No. 8

3. Streetscape Character and Appraisal

The principal public realm within the Waltham Terrace ACA is comprised of the footways and the carriageway of the public road. However, nothing survives of the original paving of either the footways or the carriageway, nor of any nineteenth century re-paving. The footways are both of mass concrete along the length of the street, with no separate kerbing, while the carriageway is also of mass concrete.

The two elements associated with and incidental to the public realm that formed part of the original design concept were the vistas and the granite piers and these are considered below. Four of the piers are directly related to the two original vistas, and while these vistas are both degraded now, the piers survive.

There is a pair of gate piers at the Mount Merrion entrance to Waltham Terrace. The street was originally gated at this end, with a curved sweep of railing running on either side to a central gateway, and the street was enclosed by gates hung on the granite piers. When the gateway was removed in the later nineteenth century the piers were moved to the sides and



Beaumont House, terminating vista at southern end of Waltham Terrace



Waltham Terrace, viewed from Mount Merrion Avenue

embedded in the corners of the adjacent properties. These piers are examined further below in considering the detailing along the street frontage.

When Waltham Terrace was first built, there were two significant vistas incorporated into the designed layout. The first was the more public of the two, being the view of the street when seen from Mount Merrion Avenue. This encompassed the two lines of houses, leading up a gentle slope, with the symmetry of the layout and the unity in the detailing plainly visible. The enclosure of the street behind gates, flanked by curved railings rather than a solid wall, gave a sense of enclosure and importance to the view.

Progressing towards the southern end of the street the imposing magnificence of Beaumont House closed the vista, deliberately sited to terminate the view, to the point of having a stretch of railings flanked by granite piers in place of the stone wall that bounded the grounds of the house along the rest of the frontage. This vista is now blocked by dense planting in the grounds of Beaumont House.

3.1 Analysis of houses

The extent of the area studied has included all of the buildings that were developed by Arthur Ormsby between 1836 and 1847 and this included thirty-two houses along the straight road at Waltham Terrace, three more substantial houses at Beaumont House, Hilton Lodge and Gracefield, the gate lodge to Gracefield, The houses share much of their external detailing in common, as has been seen above. They also have been laid out with a symmetry that is not evident from the descriptions above, but which is noted below. Another of the houses, Beaumont House, was built on the axis of the street as a deliberate eye-catcher at the end of the vista and this links it directly to the overall layout.

The descriptions above show that the houses are all faced in roughcast render, though with subtle differences in colour. All have slate roofs, some gabled and some hipped, and in every case they fretted eaves boards, while all but two of the gabled houses have fretted eaves boards. Thirty-two of the houses have canopy porches with fretwork above and below, a simple moulded timber door surround and a low rectangular light above. One other has these elements, but with the canopy porch missing. Only one of the houses has a different style of door surround, this being a more traditional Georgian-style doorway with a three-centred fanlight.

It was noted above that none of the houses have the original windows in the front elevation. About fifty per cent of the houses have one-over-one sliding sashes, most of the rest having two-over-two sashes, while one has six-over-six. Three of the houses, all at the ends of the row, have oriel windows to the side, one of which was installed about fifteen years ago, the other two being original. One house has a Wyatt window on the front elevation, while its attached neighbour has a veranda attached to the front.

Beaumont House is a recognisable part of the same group due to its position as part of the layout of the street. Two houses, Hilton Lodge and Gracefield House are not visible from the public road however their entrance gates address Waltham Terrace and as such are included in the boundary of the ACA. The gate lodge to Gracefield House is of a different design and massing to the other houses, but has the same roughcast render finish and fretted eaves and barge boards, while also standing in a line with the other houses on the west side of the street.

3.2 Symmetry in the street

In passing along the street at Waltham Terrace it is evident that the houses are built to a similar design and that this brings a significant unity to the street. There are other elements of the design that are less obvious, and this includes the curved feature in the roadside boundaries on either side of the road at the gates to Gracefield House. It also includes the railing at the southern end of the street, in the boundary to Beaumont House, that would have emphasised that house as the termination of the vista up the street. The change in the front boundaries from railings to masonry walls at this point has also been mentioned above, as have the dressed granite facing stones at the ends of the side boundary walls on either side.

Other, more subtle, features of the design only become evident if they are expressed in map form, and these are the symmetries across the street.



Numbers of storeys in houses along Waltham Terrace

In the first example, shown above, the four shades of blue denote the number of storeys progressively from single-storey to single-storey over basement, then to two-storey and finally two-storey over basement. The map shows that with the single exception of the one pair of two-storey over basement houses on the left-hand side all of the building heights are the same on either side of the street. The map also shows that the detached houses are all together at the northern end, with three on each side of the road. The gap on the left-hand side represents the gates and gate lodge at Gracefield House.



Number of bays

In the second example the orange colour denotes two-bay houses, while the brown represents three-bay.



Roof type

In the third example, blue shows the houses with hipped roofs, while the green depicts gabled roofs. It will be seen that the distribution in each of the three examples is different, but in each case, there is symmetry across the street.

It is notable that all of the detached houses are at the northern end, next to Mount Merrion Avenue, and that the two-storey and two-storey over basement houses are also in that area. There are three possible explanations

for this. Firstly, this is the most public view of the street, which was a gated development originally, and hence the larger houses might be expected in this area to give it a greater impression of prestige. Secondly, there is a significant gradient along the street, with its steepest rise in the vicinity of Mount Merrion Avenue, so the taller buildings in this area help to increase the uniformity in appearance along the street, with the ridge heights of the roofs not rising up as rapidly as the road. It is noted that although the two houses closest to Mount Merrion Avenue are single-storey over basement, the basements are entirely above ground level and the upper floor is high above the street. Thirdly, there may be an element of supply and demand, and that the success or otherwise of the first houses built, which were at the northern end, may have influenced Arthur Ormsby, to change to a more consistent single-storey over basement house, with gabled roofs in the later part of the development

3.3 Gate Piers

The gate piers at the Mount Merrion Avenue junction represent the most significant public face of Waltham Terrace, through their prominence on a busy road and their attraction as an unusual feature.

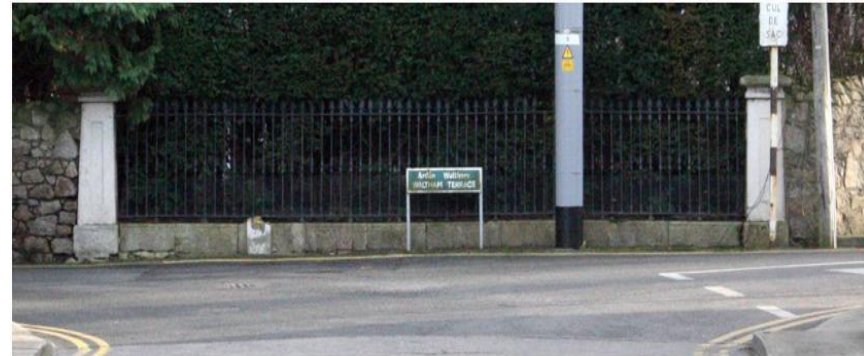


Eastern gate pier

The piers are of cut granite, in the classical form with pedestal, shaft and entablature, the latter having a fascia and a cornice. The pedestal of the western pier is shorter than that to the east to allow for the gradient. The style of the piers is reflected in the piers at the opposite end of the street, along the frontage of Beaumont House. These piers differ in that their shafts are tapered and the capping's are not the same, and the unifying feature is the sunken rectangular panel in the front face of the piers.



Western gate pier and Railings and piers on boundary of Beaumont House (below)





The two instances where the capping is not pedimented occur on the boundaries between Nos. 29 and 31 and between Nos. 26 and 28. In these cases the feature has an entablature with fascia and cornice, as seen in the adjacent photograph. It is notable that the two piers with this capping are directly opposite one another.

This same feature is repeated in various locations along the length of Waltham Terrace in those places where the stone walls that mark the side boundaries of many of the houses meet the road. While the walls themselves are of rubble granite, the ends of the walls facing the street are finished with cut granite with the recessed panel.

These are not full piers, as the granite facing is relatively thin and hence serves only as a facing to the end of the wall.

These faux piers have pedimented cap stones, with two exceptions, and the capstones run back from the front onto the top of the rubble wall to give the impression that the feature is a solid pier.



There are nine dressed granite facings to the ends of boundary walls on the eastern side of Waltham Terrace. While the distribution is symmetrical the number on the western side is not identical, due to the presence of gateways leading off on that side, with fewer houses facing the street, but the number is approximately the same. Between Nos. 14 and 16 Waltham Terrace, there is an access that leads to modern houses at the rear. This was originally the access to the stables associated with the houses, and there are gate piers on either side that are in the same style as the boundary wall facings.



Gateway to Gracefield

Near the mid-point of the street, the gateway to Gracefield, leads off to the west. This has four gate piers, as seen in the photograph above, and each is in cut granite with the recessed panel cut into the front. The cap stones are similar to those on the railings at the front of Beaumont House, Hilton Lodge also has cut granite gate piers with the recessed panel at the front, and the cap stones are similar to those at Gracefield and Beaumont House.

There are two gateways to Beaumont House, and each has modern gate piers that are reproductions in granite of the original style, complete with the recessed panels at the front.



Gateway to Hilton Lodge



Recessed gateway to Gracefield

The gateway to Gracefield is set back from the carriageway with curved railings describing segments of a circle. This feature is mirrored on the opposite side of the road, with the front boundaries of Nos. 19 and 21 Waltham Terrace, set back on a curve. In both cases the footpath now continues in a straight line.



Curved feature on eastern side of road



Curved features on opposite sides of road

3.4 Plots and Private spaces

With the exception of the former gate lodge at Gracefield, all of the houses have gardens to the front. The larger houses, Beaumont House, Hilton Lodge and Gracefield, are set back from the road and do not face the street, the former having its back to the road and is partly obscured by planting, while the other two are entirely hidden from the road.

In all of the other cases, the houses are set back at a consistent distance from the public road. In all cases they also have larger gardens at the rear and a space at the side which varies from a narrow passageway up to a substantial width. The setback of the houses from the street varies very slightly, consistent with each being laid out separately on the ground. The average setback is approximately 8.5 metres and the differences, while varying up to about half a metre, are not perceptible on site.

The treatment of the front gardens varies, ranging from carefully tended parterres taking up the space to the front of the house to others that have large trees and shrubs partially obscuring the view of the house. All houses have vehicular accesses and many also have pedestrian accesses; in a significant number of instances the area to the front of the house is given over to parking, mostly under gravel, though some with hard paving such as setts or paviers. While many have their gardens open to view



Typical plinth wall and railing

from the street, more than half have hedges growing along the front boundary.

The front gardens along the frontage from Mount Merrion Avenue, to the curved feature at the gates of Gracefield, are bounded by iron railings rising from plinth walls of cut granite. This runs along almost two-thirds of the length of the street, over a distance of about 200 metres. For the remaining 115 metres or so the front boundaries on either side of the road are marked by rubble granite walls.

3.5 Boundaries and entrances:

The front boundaries of the houses follow a regular pattern, with iron railings rising from cut granite plinth walls along the northern stretch of the street for the first 200 metres to the south of Mount Merrion Avenue. This runs to the curved feature on either side of the street at the entrance to Gracefield.

Beyond that point the boundaries on both sides are masonry walls, some with rubble granite and some with render. These walls run for a distance of about 115 metres, from the curved feature, to the junction with Green Road to the south.

The layout of accesses to the houses was symmetrical along the street. In most cases where there was a plinth wall and railing on the boundary there was a pedestrian gate of iron, directly opposite the front door in the centre of the facade. The exceptions were the first, and largest, semi-detached houses at Nos. 7 and 9, and Nos. 8 and 10, where the entrances were near the side boundaries.

Where there were masonry walls along the front boundaries none of the houses had pedestrian gates opposite the front doors and in all cases the entrances were to the side, facing the gap to the side of the house.

It is difficult to be certain how many of the houses had gateways large enough to admit vehicles when the houses were first built. The only evidence comes from maps and the first Ordnance Survey maps produced after the houses were built were the 1:2500 maps of 1864, and the larger scale maps produced in 1868, more than twenty years after the houses were built. Analysis of the 1868 map suggests that few of the earlier houses had vehicular entrances. It is notable that none of the houses appear to have had coach houses or stables within their grounds.



Streetscape at Waltham

It will be recalled that Arthur Ormsby provided a separate stable block at the rear of Nos. 14 to 18 on the western side of the road, though not all residents availed of these. The only houses that had outbuildings in 1868, other than privies at the rear of the gardens, were Nos. 1 and 2, which each had a greenhouse and a structure adjoining, which was probably a potting shed.

Amongst the few that had vehicular entrances were Nos. 7 and 9, which had gateways shown on the 1868 map, and which still have cast iron gate piers of the mid-19th century, with iron gates attached.

At the southern end of the street, the openings in the wall appear to have had granite linings rather than true piers, as seen in the adjacent photograph. This is a common feature at the period. In the example shown the opening has been altered, but the granite facing is probably original. Few of these now survive and they have generally been replaced by concrete piers.



Iron gates and piers at No. 9 Waltham Terrace

In a few cases, there are granite gate piers that reflect the style of the granite facings at the ends of the boundary walls, as discussed above. In some instances, these are the boundary wall facings that have been moved or have been utilised where the gateway is adjacent to the boundary. In some cases, these may be later additions. In the instance shown in the photograph above, no gateway was shown at that location on the 1868 map and this house had only a pedestrian gateway opposite the front door, and which is still in place today. No. 1, across the street, has one similar gate pier, the other pier being the facing at the boundary wall.



Concrete Piers

3.6 Alterations, extensions, and other significant features

There have been many extensions to the houses over the years, though for the most part these are not visible from the public road.

In some instances, rear and side extensions are visible from the street, however these respect the character, and detailing of the original houses.



Beaumont House

Hilton Lodge is a detached house in substantial grounds and was built for Arthur Ormsby in about 1836. The gate piers are similar to those found elsewhere in the Waltham Terrace development, though not identical. The house itself is entirely hidden from the street and hence cannot be assessed.

Beaumont House is the substantial house that was built for Arthur Ormsby in about 1840. As has been noted above, it occupies the prime position directly in line with the straight street of Waltham Terrace and has an area of railings on that alignment so as to close the vista along the street. However, dense planting alongside those railings now obscures the view.

The rear of the house faces the street and is partially visible from outside the boundary. In common with the houses already examined, Beaumont House has a roughcast rendered facade and has the decorative eaves boards that are found on all of the thirty-four houses. The front door is not visible from the street and it is not known what type of door, fanlight or porch may be present. The boundary is marked by a high granite wall and there are gateways to the east and west of the house which have reproduction granite piers in the style of others that have been noted in the survey.



Gates to Hilton Lodge

Prior to the start of the development of Waltham Terrace, there was a house called Gracefield House at the western edge of the land, at the rear of the original house called Waltham. During the development of the lands, a second detached house was erected adjacent to Gracefield House. Now the original house is gone, and its successor is also called Gracefield House. This house is at the end of a long driveway, and is entirely hidden from the street, and hence cannot be assessed.



Gates to Gracefield House



Gracefield Lodge

Gracefield Lodge is a part single-storey and part two-storey house adjacent to the gates to Gracefield House. This is on the site of the gate lodge to Gracefield House that was built in the mid-1830s, though it is not certain whether any of the original lodge remains as part of the present house. The house respects the style of the overall development using roughcast render on the facade, slate roofs, decorative eaves and barge boards and a rendered chimney stack with traditional chimney pot. The gable presented to the front differs from the style of other houses in the street, and the overall appearance is of a modern house.

4. Threats and opportunities

In general, Waltham Terrace is a high quality and well-kept street. The houses themselves have for the most part been maintained well, and repaired as, and when necessary. Wherever extensions and alterations have taken place they have usually been at the rear, or set back at the side, and they do not generally impinge on the street scene.

4.1 Negative elements

The loss of the original character of houses has happened in only a few instances, and in all cases the loss is relatively slight. Extensions to the side, where they have occurred have generally been low key and do not dominate, while extensions to the rear do not generally impact on the street scene. Loss of elements of the essential character of houses is also not great. Only two houses visible from the street have replaced their sash windows with uPVC.

The provision of or widening of vehicular accesses to houses has been carried out in a variety of ways. In many cases either original gate piers have been reused or retained, while in others there are concrete gate piers, while some have no piers at all, merely steel stanchions. A few have cast iron piers. Some have steel gates that are not in keeping with the style of the original railings, though not to the degree that they are incongruent. Some houses have no gates to their vehicular entrances.

Some of the parking areas in the grounds of houses are large in scale, but they are generally not in serious conflict with the character of the area as the hedges or walls to the front help to tone down the extent of the parking areas. While in some cases stone setts or paviers have been used, gravelled parking areas tend to blend with the character of the houses to a greater degree.

4.2 Positive elements

Waltham Terrace has managed to retain a well-tended appearance and there are few serious issues that affect its overall character. Alterations to the houses, such as they are have tended to respect the character of the original houses.

Some of the houses have had garages added at the side, and all the houses have vehicular gateways, most of which are not original. This has resulted in a variety of gates and gate piers. Many of the piers are of concrete and have considered the traditional slender granite piers or wall facings.

Where the road has been opened for the purposes of laying services, these worked areas have been reinstated to a high standard and blend with the original concrete surface. In addition, the footways are in good condition and have also been reinstated to a high standard when they have been opened for services.

5. Assessment of Special Interest

5.1 Architectural interest

Waltham Terrace is considered to be of special architectural interest through the evidence for an overall design scheme that pervades the entire property developed by Arthur Ormsby. The special interest also arises from the high quality of the buildings, and the high degree of survival of their original character.