

## Case Name: Butcher's Shop, 157 Arthur Road

Case Number: 1422861

### Background

English Heritage received an application to list the Butcher's Shop, 157 Arthur Road, Wimbledon Park.

### Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1422887	Butcher's Shop, 157 Arthur Road	Listing	Add to List

### Visits

Date	Visit Type
08 October 2014	Full inspection

### Context

English Heritage received an application to list the butcher's shop, 157 Arthur Road, Wimbledon Park, following its closure in the summer of 2014.

Planning permission was granted in 2013 for the conversion of the upper two storeys into two flats, with an addition of an attic storey in a mansard roof. Work has begun. There is a second planning application for alterations to the shop front and extension to the rear, due for determination in November 2014.

The building does not lie within a Conservation Area.

### Assessment

#### CONSULTATION

The consultation report was sent to the owners and their representative, the applicant, the local authority, the Greater London Historic Environment Record (GLHER) and a number of interested parties.

A response was received from the owner's representative opposing the listing and making the following claims:

**CLAIM 1:** that the shop is one of a row of 24 similar properties built to a standardised set of designs as part of the Wimbledon Park development, and that there are better surviving examples.

**RESPONSE:** the assessment is specific to the butcher's shop, and not to the rest of the shopping parade. The butcher's shop has, by far, the best surviving shop front, though it is acknowledged that the upper floors have undergone alteration.

**CLAIM 2:** that the shop front has suffered some damage and that it is an example of a common aesthetic.

**RESPONSE:** the butcher's shop aesthetic was established in the Victorian period and these traditional characteristics may constitute special interest. The state of repair of a building is not a relevant consideration in assessing special interest.

**CLAIM 3:** that the parade is not a conservation area.

RESPONSE: the designation of conservation areas and listed building is very different and uses a different set of criteria.

A representative from the local authority responded in support of the listing proposal, but without specific comment.

The GLHER responded but made no comment.

A response was received from an interested party in support of the listing.

A response was received from the Victorian Society in support of the listing and noting the rarity of unaltered shop fronts of the period.

No other responses were received.

#### DISCUSSION

The Principles of Selection for Listing Buildings (Department for Culture Media and Sport, 2010) states that buildings post-dating 1840 should be subject to careful selection for listing. The English Heritage Listing Selection Guide for Commerce and Exchange Buildings (2011) expands on this, and states that due to the great numbers that were built and that subsequently survive, and the high degree of standardisation, the selection of commercial buildings for designation must be very discriminating. Relevant considerations for listing include rarity, alterations, interiors and authenticity.

Commercial buildings are particularly subject to alteration to meet changing trends, standards, technologies and tastes. Rates of attrition are high, and to find a butcher's shop front, and particularly an interior, dating from the early C20 in a relatively complete form is increasingly rare. Externally the shop front is very little altered. Internally, while counters and most meat preparation fixtures have been removed, as might be expected, the decorative tiling remains, as do the matchboarded ceiling and terrazzo flooring, the latter of which has been relaid. The wrought-iron brackets and hanging rail used for suspending carcasses are uncommon survivals.

The two rooms of the ground floor have been opened up to provide more space. However, the hatch and ladder stair to the basement and cold storage locker, long since disused, remain in place and illustrate how the business would have originally operated; the recessed frontage and the wide sash window and marble cill, previously opening onto a display and service counter, show how it was designed to accommodate customers. The loss of certain internal features and the alteration to the layout are not so great that they have compromised the legibility of the function of the building.

The shop compares favourably with other listed butchers, of which there are relatively few. The former butcher's shop on Hornsey Road, Islington, for instance, listed at Grade II in 1996, has similar Art Nouveau tiling and interior features, though far less architectural distinction to its shop front. Like the listed butcher's shops at Norton on Derwent (NHLE ref 1173605), Grimsby (NHLE ref 1379374) and Kingston upon Hull (NHLE ref 1392402), the Wimbledon Park butcher's retains the principal distinguishing characteristics of the type of shop, despite the alterations to the interior.

The butcher's shop should be listed at Grade II in recognition of its increasing rarity as a building type, its largely complete and distinct shop front, and the retention of the good-quality decorative tiling and other interior fixtures.

In recommending the extent of designation, we have considered whether powers of exclusion under s.1 (5A) of the 1990 Act are appropriate, and consider that they are, which is clear in the proposed List entry. The residential accommodation in the upper floors does not form part of the special interest of the building and is excluded from the listing.

#### CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing fulfilled. The Former Butcher's Shop, 157 Arthur Road, is recommended for listing at Grade II.

#### REASONS FOR DESIGNATION DECISION



The Former Butcher's Shop, 157 Arthur Road, 1904, is recommended for listing at Grade II, for the following principal reasons:

- \* Rarity: once a common high-street shop, butchers are becoming increasingly rare survivals of a traditional commercial building type;
- \* Architectural interest: a good-quality shop front and interior typical of the building type, and which retains the principal characteristic features of a butcher's shop;
- \* Decorative scheme: the tiling to the exterior and interior of the shop, geometric paving and scrolled wrought-iron brackets are attractive and good-quality remnants of a comprehensive decorative scheme;
- \* Intactness: a shop dating from the early C20 that retains an original frontage and much of its decorative scheme is an unusual survival, and despite changes to the interior the function of the business remains legible.

#### **Countersigning comments:**

Agreed. This is a remarkable survival of both shop front and interior, which compares favourably to examples already listed. It fully meets the criteria for listing at Grade II. DK 30/10/14.

#### **Second Countersigning comments:**

Agreed also. This former butcher's shop is an unusual and relatively intact survival which should be listed at Grade II.

V. Fiorato, 10th November 2014

**Annex 1****List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** Butcher's Shop, 157 Arthur Road

**List Entry Number:** 1422887

**Location**

157 Arthur Road, London, SW19 8AD

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Merton	London Borough	Non Civil Parish

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:**

**Date of most recent amendment:**

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**Legacy System Information**

The contents of this record have been generated from a legacy data system.

**Legacy System:** Not applicable to this List entry.

**Legacy Number:** Not applicable to this List entry.

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**Asset Groupings**

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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**List Entry Description****Summary of Building**

Former butcher's shop, 1904.

### Reasons for Designation

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- \* Architectural interest: a good-quality shop front and interior typical of the building type, and which retains the principal characteristic features of a butcher's shop;
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### History

The Wimbledon Park Estate was a speculative development for Ryan and Penfold in the early C20. The provision of amenities was part of the plan, and the parade of nine shops was built in 1904. The butcher's decorative scheme and fittings date from the early C20, and was almost certainly installed at the time the shopping parade was built.

The shop ceased trading in 2014 and many fixtures related to the business have been removed.

### Details

Former butcher's shop, 1904.

PLAN: Orientated roughly north to south with the front facing south onto Arthur Road, the mid-terrace building has a rectangular plan with the shop occupying the ground floor and associated storage facilities in the basement. It is two rooms deep with a stair along the west party wall and a projection to the rear. The residential accommodation on the upper two floors is excluded from the listing\*.

EXTERIOR: Like the other buildings on the parade, the shop front is framed by pilasters with light and dark green ceramic tiles decorated with an Art Nouveau pattern; these terminate in heavy consoles, with a fascia in between. The façade is stepped back from the building line, and black and white geometric tiles pave the front. The return walls and the plinth have green and white ceramic tiles with a sinuous, Art Nouveau style tree motif, and narrow brown tiles form the borders to panels of chequered tiles. There is a large one-over-one pane sliding sash window in the centre of the facade between the doorways to either side; it has brass handles and a marble cill. Across the top of the window is a solid strip bearing the former butcher's name 'W A Gardner & Son'. The entrance into the shop has two narrow, half-glazed doors with a tall single light and a fielded panel below; there is a plain rectangular overlight. On the left is a modern timber door with a plain overlight.

The upper floors have two bays separated by giant pilasters. Each bay of the first floor has a pair of windows with moulded stone architraves beneath a moulded segmental pediment. Windows are uPVC replacements that follow the pattern of the original eight-over-one pane sliding sashes. There are stone storey courses and a cornice, all of which are painted. The elevation rises to a straight parapet with stone copings.

The rear is exposed brown stock brick, openings have red brick arches. The original sashes remain on the ground floor. The basement openings have been modified to house air conditioning facilities.

INTERIOR: The original shop was in the front room of the ground floor; it has been enlarged by opening up the wall to the rear room. Notable historic features are limited to the front, which is covered from floor to ceiling in the same green, white and brown tiles as on the façade, laid in decorative chequered panels with a brown dado rail and a tiled frieze with swags and green borders. Tiles are missing in some places and there are some replacements. The ceiling is matchboarded, and there are scrolled, wrought iron brackets carrying a rail for hanging meat; two brackets at the rear have been truncated to accommodate the enlarged opening in the wall. The floor is covered in large green terrazzo tiles set on plywood boarding. All counters, benches and fixtures related to the business of butchery have been removed. The rear room is covered in modern white tiles. The under-stair of the ground floor has fielded panelling and the stair itself has been boarded up, but the plain square newel and shaped handrail are left exposed.

In the basement there is a cold storage room with matchboarded walls and a large, thick insulated door with iron lever handles and thick strap hinges. A steep, open-riser timber stair with tubular handrails provides



access between the front rooms of the shop and the basement. The main stair has a turned shaped newel post; the banister is boarded over.

The residential accommodation on the upper floors is not of special interest\*.

\* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), it is declared that these aforementioned features are not of special architectural or historic interest.

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### **Selected Sources**

#### **Books and journals**

Rondeau, B., Wimbledon Park from private park to residential suburb, (1995)

Map

National Grid Reference: TQ2529872196



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1422887\_1.pdf

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