

PART THREE: CONCLUSIONS

This character assessment concentrates on the architectural and historic importance of the buildings within the Conservation Area and devotes significantly less space to the importance of the flora and fauna of the Area. There are two reasons for this: one is because the definition of a conservation area is an area *of special **architectural** or historic interest the character or appearance of which it is desirable to preserve or enhance*; the other is that the part of Wimbledon covered by the West Wimbledon Conservation Area is mainly urban in character.

AREAS OF OPEN SPACE

There are only four significant areas of open space within the Conservation Area. The most important from the point of view of landscape and nature conservation is Cannizaro Park, and that is already protected by being a Registered Historic Park and Garden, and by other policies in Merton Council's UDP. The next two in importance are the playing fields to Kings College School and Wimbledon College, and these are designated for educational purposes. The fourth area is the green in front of The Crooked Billet, which is a major public asset and where any building encroachment would meet with the most widespread opposition.

The unbuilt areas under greatest threat are the remnants of the "Wild Land" which used to cover the escarpment between Wimbledon Village and Copse Hill and which have been absorbed into the back gardens of residential development. Proposals to protect what is left of this Wild Land towards the western end of the Conservation Area are set out in the details of Sub Areas 31, 32 and 33.

BUILT UP AREAS

The rest of the Conservation Area has been developed and mainly consists of residential property and its gardens and access roads. This property forms part of one of the most attractive and desirable areas of London and continues to be under considerable development pressure, so that the main reason for designating this part of Wimbledon was and continues to be the need to preserve the area's character against increasingly dense encroachment, with enhancement required to only a moderate extent in a few specific areas.

Although the general character of West Wimbledon Conservation Area is much as it was when it was designated, specific sites have undergone change, and not always for the better. In 1973 the VicSoc report summarised the situation as follows:

Many of [the area's] Victorian houses are divided into flats, but the whole area retains an atmosphere of solidity, diversity and spaciousness redolent of the period. The character of these streets is such that only their designation as a Conservation Area will adequately maintain their virtues in the face of the commercial pressures levelled against them. It is not simply a matter of preserving buildings of outstanding architectural merit: once the layout of houses in their own gardens is broken by the building of blocks of flats, the character of the streets changes from the personal to the impersonal – a process accentuated by the inevitable loss of mature trees: the process of degradation thus acquires its own momentum.

Ten or fifteen years from now the character of such an area will certainly be held in even higher esteem than now. To preserve such an intangible thing as character requires intensive care, which ordinary planning controls cannot give. Only Conservation Area status will ensure the condition necessary to preserve the harmonious unity of this attractive and historically important neighbourhood.

Thirty years after the report was written it may seem strange that the VicSoc needed to justify the need to continue to protect the character of the streets and the existence of the housing in West Wimbledon, whether "imposing" or not, from being replaced by blocks of flats, so much has the public attitude to the protection of buildings and areas of historic character and architectural merit become part of the mainstream of the planning process. However, this Assessment's detailed review of the development which has taken place in the Conservation

Area over the past fifty years or so, as set out in **Table One**, shows that considerable changes have occurred. And this does not include the large number of minor alterations and extensions which have gradually transformed – and in many cases eroded – the Area's original architectural and historic character.

Conservation Values of Buildings and Areas

Part Two of this assessment considers the status of each building within and, if appropriate, adjoining the Conservation Area: whether it is listed or if it makes a positive, neutral or negative contribution to the character of the Conservation Area. Table One groups these buildings according to their location (usually a Sub Area) and allocates a score to each, depending on the value of their contribution (for example, Locally Listed buildings score 2, buildings which make a positive contribution, each score 1, and buildings which make a negative contribution score minus 1). The architectural and historic value of each location is then determined by adding up the score and dividing this total by the number of buildings. A locality with a value of 2.00, for example, would mean that on average the value of each of the buildings in that location is equivalent to that of a Locally Listed building. The locations are listed according to their architectural and historic value, starting with those of greatest value.

The main purpose of this exercise is to identify those areas of greatest architectural and historic sensitivity, and where the greatest care needs to be taken in assessing proposals for redevelopment. These areas are also identified in the accompanying map of the Conservation Area, entitled *Conservation Values*. There are four parts to Table 1, **Table 1A** sets out the conservation value of all the locations within the original Conservation Area boundary, **Table 1B** gives the values of those Sub Areas which have been included within the Conservation Area as a result of this Assessment, **Table 1C** sets out the values for those areas which have been considered but rejected for inclusion, and **Table 1D** covers the four areas within the original boundary which have been excluded from the Conservation Area as a result of this Assessment.

TABLE 1A: LOCATIONS WITHIN THE ORIGINAL CONSERVATION AREA BOUNDARY

Number: Disregarding minor buildings, such as garages, sheds, etc, Table 1A shows that there are about 1220 buildings within the West Wimbledon Conservation Area, the great majority of which are domestic.

Statutorily Listed: There are 78 (6%) buildings which are listed as of special architectural and historic interest, one of which is grade II* (Southside House, on Woodhayes Road) and the rest are grade II. The greatest number in any particular location (27) comprise the houses in Denmark Road by SS Teulon, followed by Westside Common, with 21 larger and more distinguished listed houses and the terrace of six houses in Hanford Row. Otherwise the most significant group are the nine listed buildings on Copse Hill, followed by the seven small houses at the Crooked Billet and the six in Edge Hill.

Locally Listed: Over 250 (21%) of the properties are included on Merton Council listed of local architectural and historic importance. They are far more evenly spread, although they do tend to group towards the eastern end of the Ridgway, including 14 in Sub Area 15E, 25 in Lingfield Road and 16 in The Grange, to the north; and 22 along Sunnyside and Oldfield Road and 19 in Ridgway Place, to the south. Another 16 are gathered around the Crooked Billett, 13 in West Place, 11 on Southside Common and another 10 each in Berkeley Place, Edge Hill and towards the western end of the Ridgway (Sub Area 15B). Lower numbers exist in the northern part of Murray Road (nine), and eight each in Lauriston Road, Denmark Road and Spencer Hill, seven in Lansdowne Road, with six in the southern part of Murray Road and in Ridgway Gardens and five each in Camp View and Hillside.

Positive Impact: A total of about 435 (34%) further buildings tend to have a positive impact on the character of the Conservation Area, the great majority of which were built before 1900. Thornton Road has more than any other Sub Area with 47, Denmark Road having 39, the Crooked Billet 33, Homefield Road 30, Thornton Hill 24, Denmark Avenue and the northern part of Murray Road 21 each, Spencer Hill 19, the central part of the Ridgway (Sub Area 15C)

16, Lingfield Road 15, Hillside 14, Crescent Road 12, and The Drive 11. Nowhere else does the number reach double figures.

The total number of listed and other buildings which make a positive contribution to the character and appearance of the Conservation Area is therefore about 770, or just over 60%.

Neutral Impact: About 420 (26%) of the buildings have neither a positive nor a negative effect on the character of the Conservation Area, and would not in themselves justify its designation. By far the largest number (73) are on the post-war estate along Chester Road, etc, and the estate does no harm to the setting Cannizaro Park which surrounds it on three sides. The following roads (in alphabetical order) contain the majority the remainder: Crescent Road, The Durrington Park Avenue area, Edge Hill, Lansdowne Road, the Peregrin Way area, Ridgway Place, The Drive, Westside Common and the southern Part of Murray Road. The number has not been analysed further since they include minor structures such as garages and rear garden sheds, etc.

Negative Impact: Nearly 120 (10%) of properties tend to have a negative impact on the Conservation Area, 20 of which are in the Peregrin Way Sub Area, 12 in Lansdowne Road, and nine in the Drive

Value: The architectural and historic value of each location tends to confirm one's subjective view (if it didn't, there would be something wrong with the Table!), placing Cannizaro Park as having the greatest value and the Peregrin Way area as having the least. The average for the whole Conservation Area is 0.89, or slightly less than that of a building which makes a positive contribution to the Conservation Area. (If the total score had been 0.00, it would mean that, on average the buildings made a neutral contribution and the viability of designation would be in doubt. (If the total score was a minus value, the Conservation Area's viability would be even more doubtful.)

TABLE 1B: AREAS INCLUDED AS A RESULT OF THIS ASSESSMENT

There are two grade II listed and five Locally Listed buildings within the eight Sub Areas recommended for inclusion in the Conservation Area. Table 1B shows that almost half of the 124 buildings have a neutral impact, 29 (23%) have a positive impact, and 21 (17%) have a negative impact. On balance, therefore, the recommendation to include these Areas appears justified. The average architectural and historic value of these Sub Areas is 0.35, nearer to that for a building which makes a neutral impact than one whose contribution is positive.

TABLE 1C: AREAS CONSIDERED FOR INCLUSION BUT REJECTED

There are no statutorily or locally listed buildings in the eight Sub Areas rejected for inclusion, Table 1C shows that 104 (54%) would have made a neutral contribution, 78 (40%) a negative impact, and only 10 (5%) a positive impact. The average value at 0.16 is almost that of a building of negative impact, thereby tending to justify the exclusion of these areas.

TABLE 1D: AREAS REMOVED FROM THE CONSERVATION AREA

Of the 45 properties listed in the four locations listed in Table 4, 19 (42%) have a neutral effect, 16 (35%) have a negative impact, and 10 (22%) have a seriously detrimental effect. The average value for these locations is -1.13, or just below that of a building with a negative impact, again tending to justify their removal from the Conservation Area.

The average values of the four tables therefore reflect the architectural and historic value of the individual buildings within the Conservation Area (0.89), the Sub Areas adjoining the Conservation recommended for inclusion (0.35), those considered but rejected for inclusion (0.16) and those areas recommended for exclusion from the Conservation Area (-1.13).

Major Development since 1950

The VicSoc report included a warning against redevelopment with blocks of flats:

It should not be assumed that "economic forces" make it inevitable that older and larger houses should be superseded by modern flats and "town houses". Many of even the most imposing houses remain saleable in their present form to private purchasers aware of their merits, and there is also a market in them for institutional or diplomatic use. The less imposing ones are readily bought by, for example, professional men with families and dependents: alternatively they can be successfully converted to provide attractive accommodation within reach of people of more modest means. There is a market, in other words, for houses such as these, which for many potential purchasers are notably more attractive than what is replacing them.

This assessment therefore includes details of those examples of major development within the Conservation Area erected since the 1950s. They are set out in **Table Two**, and the illustrations accompanying this section show examples of the twelve types of architectural character set out in the table.

CONTENTS OF TABLE TWO

The Table is set out in alphabetical order of the roads in which the new developments are located, the relevant Sub Area, the decade in which it was probably built, and the impact they have on the Conservation Area.

Decade: Table Two indicates in which decade the properties were built (although some of the developments of the 1950s and 1960s may not be included because they may have mellowed too much for the date of their construction to be apparent, particularly if they were designed in a period style, or they may themselves have been replaced). If the date is uncertain, it is followed by a question mark.

Character: The table also gives a subjective judgment of the architectural character of each development, ranging from examples of first class design (A and B), through "safe" buildings which were designed not to disrupt their setting (C to E), "safe" designs which are inappropriate for their context (F and G), designs of little or any architectural distinction (H and I), to buildings which are inherently dishonest by attempting to imitate historical styles or apply period details, sometimes in an illiterate way (J, K and L). Comments are given to briefly explain the choice of category.

Impact: The table then sets out the impact which each development has had on the Conservation Area – positive, neutral, negative or – on the case of five developments – seriously detrimental, as indicated by the colours of the buildings on the maps for each Sub Area. None of the buildings have been added to the statutory list of buildings of special architectural or historic interest, but one – No.21 The Grange, is on the Local List.

FINDINGS

Number: The table shows that there have been about 153 major schemes since the 1950s, of which about 114 - or over 70% - date from the early 1970s, when the VicSoc survey was conducted. The least new development occurred in the 1950s, with the construction of only about a dozen new developments, and the period of greatest activity was the 1980s, when about 50 were built, or a third of all the new developments of the past 50 years or so.

Impact: Only about 18 developments (11.5%) have had a positive impact on the character of the Conservation Area, compared with about 63 (40%) having a negative effect, and only slightly more (69 or 44%) whose effect has been neutral. The dates of the five developments judged to have had a seriously detrimental effect on their surroundings are evenly spaced between the 1960s and the 2000s. An alarming number of the modern buildings are either out of scale with their surroundings or pretend to be something they are not by applying superficial period features, but the reason these five stand out is because of they tend to combine both a serious conflict of scale and/or character with architectural pretentiousness or dishonesty.

The following table summarises the number of buildings of different architectural character in each decade:

TYPE OF CHARACTER	1950s	1960s	1970s	1980s	1990s	2000s	TOTAL	FLATS
A: Well integrated modern	-	1	-	3	1	-	05	1
B: Honest modern	2	8	3	6	5	-	24	3
Total of first class designs:	2	9	3	9	6	-	29	4
C: Innovative trad. modern	1	-	-	3	5	-	09	2
D: Picturesque modern	-	1	2	7	-	1	11	1
E: Traditional modern	2	5	2	10	7	4	30	6
F: Low tech modern	-	-	-	1	1	-	02	-
G: Suburban traditional	5	2	12	2	2	-	23	-
Total of "safe" designs:	8	8	16	23	15	5	75	9
H: Utilitarian	1	-	2	2	-	1	06	-
I: Bland modern	-	9	9	13	5	-	36	21
Total of undistinguished designs	1	9	11	15	5	-	42	21
J: Bland pastiche	-	-	1	2	2	-	05	2
K: pseudo classical	-	-	1	1	5	3	10	-
L: Fake domestic	1	1	1	1	1	-	05	6
Total of fake period designs	1	1	3	4	8	3	20	8
TOTAL	12	27	33	51	34	9	166	
FLATS	1	11	7	15	8	-		42

The table shows that by far the largest number are the "safe" designs (75 or 45%), with the suburban variety the largest of these (23 or nearly 14%). Next are the utilitarian/bland designs, with 42 (25%). Encouragingly, there are 29 (17.5%) straightforward modern designs, compared with 20 (12%) of attempts at historic pastiche. There appears to be a general tendency from straightforward modern in the 1950s towards more "safe" and undistinguished designs in the 1970s, and pastiche in the 1990s – a most unfortunate tendency.

Flat development: A total of 42 (25%) of the developments are purpose-built flats, usually of about four storeys. After a rush in the 1960s, when 11 were built, there was a lull in the 1970s (7) and another spasm in the 1980s (15) and another decline (8). This may reflect the economic cycle of boom and bust during the latter part of the twentieth century. Sadly, half of them are of the bland/utilitarian variety, with half a dozen fake domestic designs and another six of more interesting if "safe" design.

Many other conclusions can be drawn from this table, and it is intended that it should form the basis for the West Wimbledon Conservation Area Design Guide.

TABLE ONE: CONSERVATION VALUES

The following tables attempt to give a value for each part of the Conservation Area by numerical value to each of the properties and calculating the average value for all the properties within each clearly defined location. Each location normally consists of a Sub Area, but if there is more than one street or road within the Sub Area (such as Lauriston Road and Wilberforce Way in Sub Area 11), each of them is considered separately. Each property is given the following value:

		Positive quality/impact:	1
Grade II* listed building:	4	Neutral quality/impact:	0
Grade II listed building:	3	Negative quality/impact:	-1
Locally Listed building:	2	Detrimental impact:	-2

The total value for each location is then divided by the number of properties in that location to give the overall value. The locations are arranged with the highest value at the top of the table and the lowest at the bottom.

“Properties” comprise individual houses, whether detached, semi-detached or terraced, but not outbuildings unless they make a significant impact. A block of flats is regarded as a single property unless in several sections. Recommendations for upgrading or downgrading are disregarded.

Table 1A, overleaf, covers all the locations within the present Conservation Area boundaries, Table 1B lists those locations included as a result of this Assessment, Table 1C lists those that were considered but rejected for inclusion, and Table 1D lists those removed from the Conservation Area.

LOCATION VALUE	SUB AREA	GRADE II*	GRADE II	LOCAL LISTED	POSITIVE +1	NEUTRAL 0	NEGATIVE -1	DETRI- -2	TOTAL BLGS	VALUE
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TABLE 1B: LOCATIONS RECOMMENDED FOR INCLUSION WITHIN THE CONSERVATION AREA

Arterberry Road (S)	31B	-	-	-	06	25	01	-	32	0.16
Conway Road	32	-	1	-	01	-	-	-	02	2.00
Copse Hill	33B	-	-	1	-	01	04	-	-	0.60
Grosvenor Hill	16B	-	-	-	-	07	-	-	07	0.00
Ridgway, part F	15F	-	-	-	01	-	01	-	02	0.00
Southdown Drive	30C	-	-	-	15	10	-	-	25	0.40
Sunnyside etc	17B	-	-	2	01	02	11	-	16	-0.38
The Downs (S)	28B	-	-	3	04	18	09	-	34	0.03
TOTAL		-	2	5	29	66	21	-	124	0.35
			(1.61%)	(4.03%)	(23.39%)	(53.23%)	(16.94%)		(100%)	

TABLE 1C: LOCATIONS CONSIDERED FOR INCLUSION IN THE CONSERVATION AREA BUT REJECTED

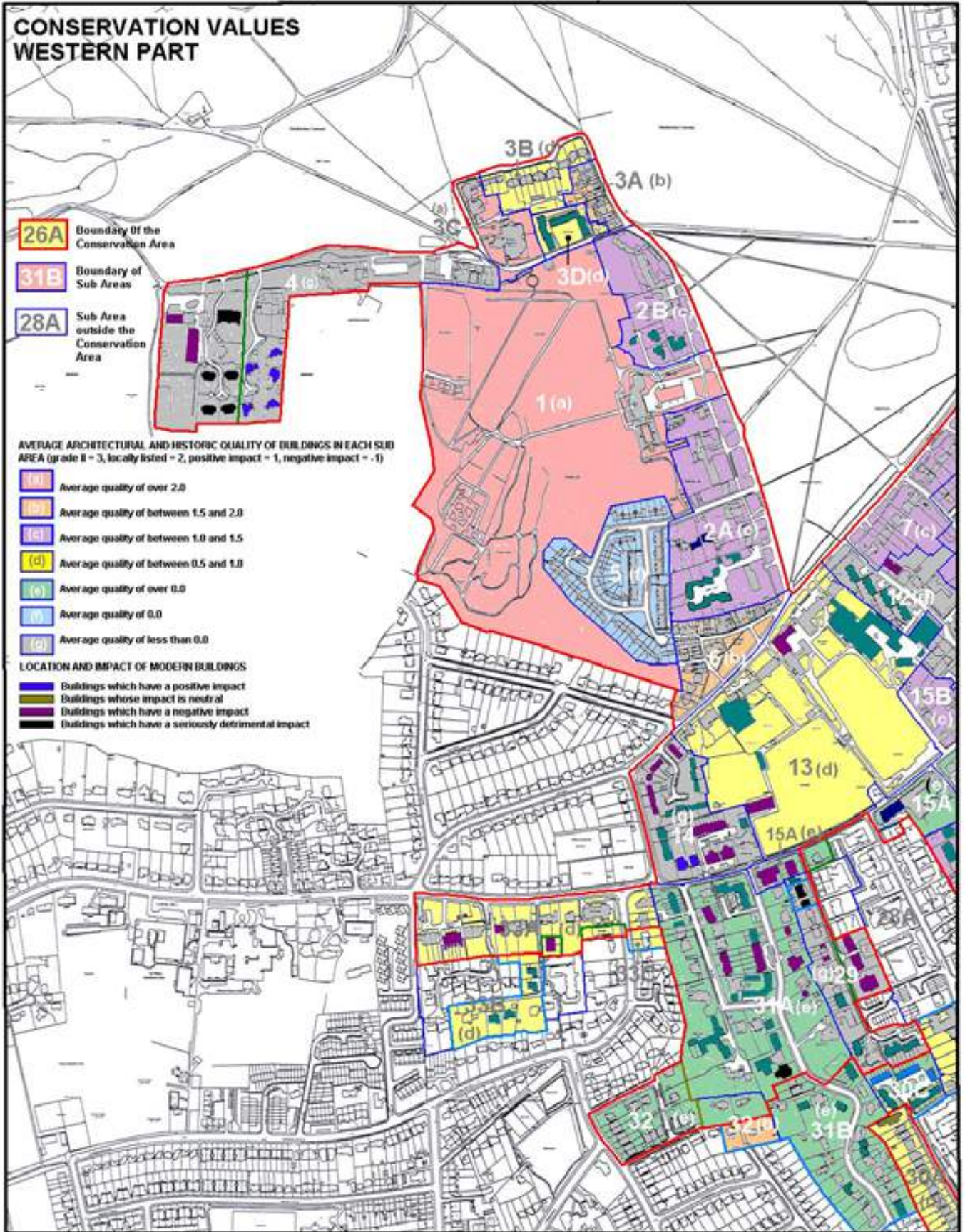
Edge Hill (W)	26B	-	-	-	01	24	-	-	25	1.00
Crescent Road (E)	30B	-	-	-	-	01	07	-	08	0.13
High Cedar Drive	33B	-	-	-	-	10	03	-	13	0.76
Ridgway Place	18B	-	-	-	02	37	-	-	39	0.05
Savona & Thackery	27A	-	-	-	-	08	14	1	23	-0.70
The Downs (N)	28A	-	-	-	01	-	50	-	51	0.02
Worple Avenue	26C	-	-	-	-	18	-	-	18	0.00
TOTAL		-	-	-	4	98	74	1	177	0.18
					(5.18%)	(53.89%)	(40.41%)	(0.52%)	(100%)	

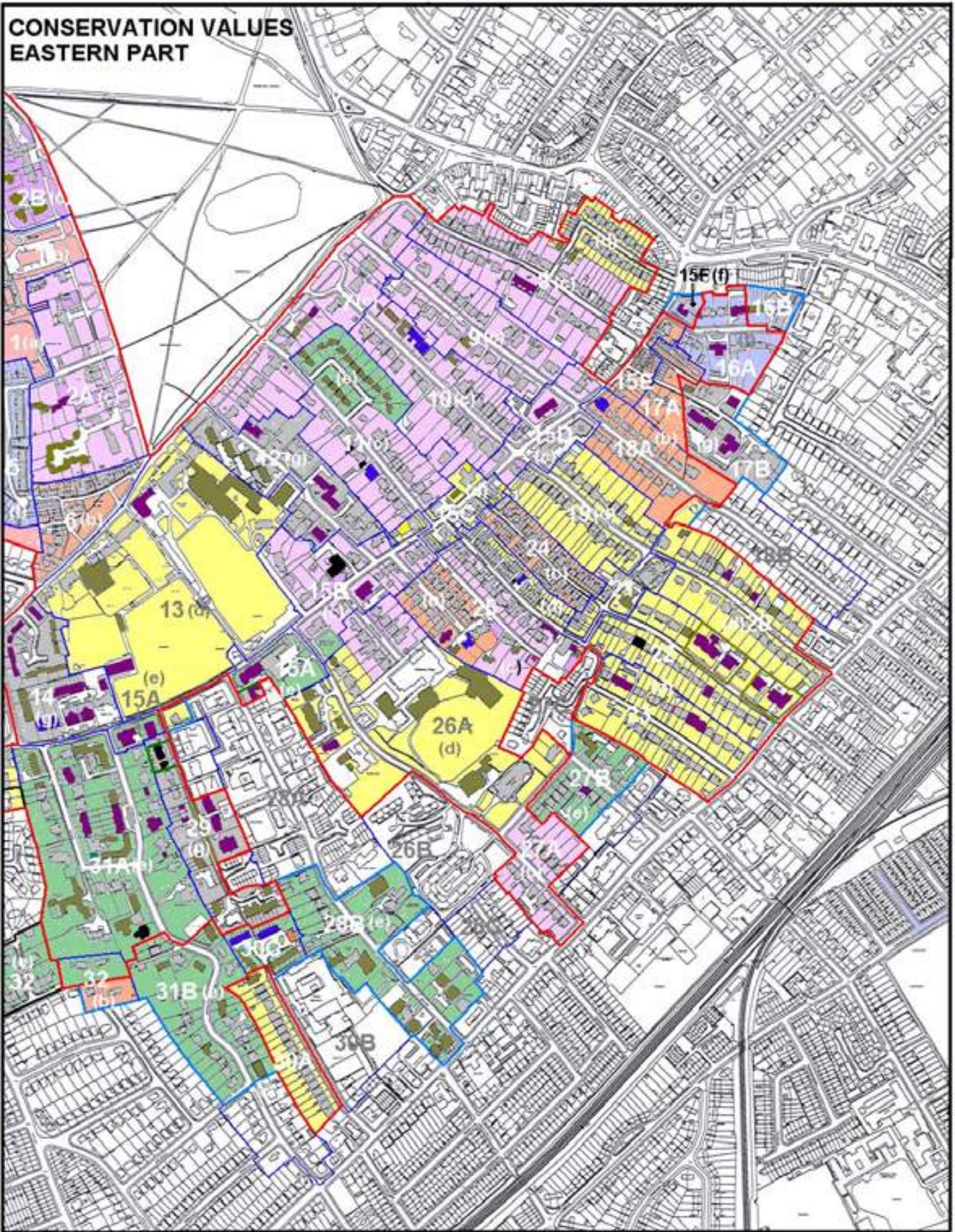
TABLE 1D: LOCATIONS RECOMMENDED FOR EXCLUSION FROM THE CONSERVATION AREA

Durrington PK.Av.	32	-	-	-	-	18	-	-	18	0.00
Ridgway, part A	15A	-	-	-	-	-	1	-	01	-1.00
Camp Road (W)	4	-	-	-	-	1	03	8	12	-1.63
Lansdowne Road	29	-	-	-	-	-	12	2	14	-1.88
TOTAL		-	-	-	-	19	16	10	45	-1.13
						(20.00%)	(35.56%)	(22.22%)	(100%)	

TABLE 1A: LOCATIONS WITHIN THE PRESENT CONSERVATION AREA BOUNDARY

LOCATION	SUB AREA	GRADE II* (+4)	GRADE II (+3)	LOCAL LISTED (+2)	POSITIVE (+1)	NEUTRAL (0)	NEGATIVE (-1)	DETRIMENTAL (-2)	TOTAL BLGs.	AVERAGE BUILDING QUALITY
Values over 2.00: (coloured pink on the map of Conservation Values)										
Cannizaro Park	1	-	1	1	-	-	-	-	02	2.50
Camp View	3C	-	1	5	-	-	-	-	06	2.16
TOTAL:		-	2	6	-	-	-	-	08	2.33
Values of to 2.00 to 1.5 (coloured pale orange) (0.65%)										
Sunnyside etc	17A	-	-	22	01	1	-	-	24	1.88
Ridgway Place	18A	-	-	19	03	-	-	-	22	1.86
Ridgway, part E	15E	-	-	14	01	1	-	-	16	1.81
West Place	3A	-	-	13	02	1	-	-	16	1.75
Denmark Road	24	-	27	08	39	5	-	-	79	1.72
Berkeley Place	25	-	02	10	06	1	1	-	20	1.55
Crooked Billet	6	-	07	16	33	-	-	-	56	1.54
TOTAL:		-	36	102	85	9	1	-	233	1.73
Values of 1.5 to 1.0: (coloured lilac) (19.07%)										
The Grange	9	-	01	16	05	03	-	-	25	1.48
Southside Common	7	-	-	11	03	03	1	-	17	1.41
Lingfield Road	8	-	-	25	15	01	3	-	44	1.41
Ridgway, part B	15B	-	01	10	07	-	1	1	20	1.35
Ridgway Gardens	26A	-	-	06	01	01	1	-	09	1.33
Westside Common	2	-	14	03	01	18	2	-	38	1.24
Edge Hill (S)	27A	-	-	05	09	-	1	-	15	1.20
Lauriston Road	11	-	03	08	08	06	3	-	28	1.17
Murray Road (N)	10	-	-	09	21	04	-	-	34	1.15
Ridgway, part D	15D	-	-	03	04	-	1	-	08	1.13
Hillside	25	-	-	05	14	03	2	-	24	1.13
TOTAL:		-	19	101	88	39	15	1	262	1.29
Values of 1.00 to 0.5: (coloured yellow) (21.44%)										
Ridgway, part C	15C	-	1	-	16	02	-	-	19	1.00
Spencer Hill	20	-	-	8	19	03	03	-	33	0.96
Thornton Road	25	-	-	-	47	01	01	-	49	0.94
Homefield Road	8	-	-	-	30	03	-	-	33	0.91
Kings College Sch.	13	1	3	2	10	10	02	-	28	0.89
Edge Hill (N)	25A	-	6	5	-	18	03	-	32	0.86
Copse Hill		33A	-	9	2	03	02	11	-	27
	0.85									
St John's Road	21	-	1	-	08	02	01	-	12	0.83
Thornton Hill	23	-	-	3	24	03	03	-	33	0.82
North View	3B	-	-	2	09	03	-	-	14	0.79
Murray Road (S)	19	-	-	6	09	16	-	-	31	0.68
Camp Road (E)	3D	-	-	-	08	04	-	-	12	0.67
Denmark Avenue	22	-	-	4	21	02	05	1	33	0.67
Crescent Road (W)	30A	-	-	-	12	10	-	-	22	0.55
TOTAL		1	20	32	216	79	29	1	378	0.82
Values of 0.5 to 0.0: (coloured pale green) (30.93%)										
Arterberry Road (N)	31A	-	-	-	05	10	09	1	25	0.36
Darlaston Road	27B	-	-	-	07	09	02	-	18	0.27
The Drive	31A	-	-	4	11	24	09	-	48	0.21
Ridgway, part A	15A	-	-	-	01	02	06	-	09	0.17
Durrington PK.Av.	32	-	-	-	01	18	-	-	19	0.05
TOTAL:		-	-	4	25	63	26	1	128	0.21
Value of 0.00: (coloured pale blue) (9.74%)										
Chester Road etc	5	-	-	-	-	73	-	-	73	0.00
Wilberforce Way	11	-	-	-	-	10	-	-	10	0.00
Grosvenor Hill	16A	-	-	-	6	02	6	-	14	0.00
TOTAL:		-	-	-	6	85	6	-	97	0.00
Value less than 0.00: (coloured grey) (8.13%)										
Lansdowne Road	29	-	-	7	1	20	12	2	42	-0.02
Clifton Road	12	-	-	-	6	06	07	-	19	-0.05
Camp Road (W)	4	-	-	3	8	06	03	8	28	-0.17
Peregrin Way area	14	-	-	1	2	12	20	-	35	-0.46
TOTAL		-	-	11	17	44	42	10	124	-0.18
										(10.15 %)
GRAND TOTAL		GRADE II*	GRADE II	LOCAL LISTED	POSITIVE	NEUTRAL	NEGATIVE	DETRIMENTAL	TOTAL	
:		1	77	256	437	319	119	13	1231	0.89
		(0.08%)	(6.30%)	(20.95%)	(33.76%)	(26.10%)	(9.74%)	1.06%	(100%)	





**EXAMPLES OF
THE TWELVE
CATEGORIES OF
ARCHITECTURAL
CHARACTER**

Right: Category C, innovative traditional: No. 99 Worple Road (Sub Area 28B), which is recommended for inclusion in the Conservation Area because it displays imaginative design and crisp detailing to break up the massing of four storey flats.



Right: Category A, well integrated modern: Eversley Park Camp Road (sub Area 4): The estate is so well integrated with the landscaping that the houses are almost completely hidden from view.



Below: Category D, picturesque modern: No. 11a Berkeley and, beyond, its recently constructed neighbour (Sub Area 25). Both houses are well designed to fit their surroundings, the gable and projecting window to No. 11a forming a focal point of the south from the Ridgway



Above: Category B, honest modern: Nos. 7 to 9 Southdown Drive (Sun Area 30C), which are a fine example of straightforward modern design of excellent proportions and particularly crisp detailing.

Right: Category E, “traditional”: Lordell Place (Sub Area 2A) A good example of a well landscaped “safe” traditional development which has been designed to integrate with the Georgian style houses along Westside Common, and whose impact is neutral.



Below: Category F, low tech: The gymnasium at King’s College School (Sub Area 13). Its pre-fabricated appearance, and metal roof finish and staircase appears cheaply constructed against the Reeve School, on the left, with its more traditional materials



Below: Category G, suburban traditional: Nos. 2 and 3 Wilberforce Way (Sub Area 11). A suburban estate of modest sized houses of similar design within an historic area of larger houses, which are being altered and extended to meet the needs of new owners.



Below: Category H, utilitarian: King’s College School swimming pool. Although this is not the sort of building which should normally be encouraged in a conservation area, its isolation in the middle of the School playing fields makes it just about acceptable.



Right: Category I, bland modern: The eastern side of the north end of The Downs showing King's View Court, on the corner of the Ridgway. Beyond is the single storey No. 2, the "traditional" Nos. 4a and 4b and the 1930s flats of Wimbledon Close (Sub Area 28A). None of the buildings would be appropriate in the Conservation Area, which is why the north end of The Downs has been excluded.



Left: Category J, bland pastiche: Lingfield Court (Sub Area 8). An anaemic design and the only modern insertion into Lingfield Road, which seriously fails to live up to the robust character of its historic neighbours.

Right, category L, fake domestic: 33b Arterberry Road (Sub Area 31A). This three storey block of flats not only tries to adopt a two storey domestic scale by means of a fake Mansard roof with out-of-scale box dormers, but also exhibits a wealth of pseudo historic features, from the theme park style entrance porch and gable with its mini thermal window to the fake top opening sashes.



Left: Category K, pseudo classical: Nos 2, 3 and 4 Kinsella Gardens, Camp Road (Sub Area 4). An attempt at grandness of scale by making three terrace houses look like a single large villa, while adding fake "period" features and skimping on the detailing.

TABLE TWO: MAJOR DEVELOPMENT, 1950s TO 2003

The following table lists most of the properties which have been constructed over the past fifty years or so, indicating their basic character and the impact they have had on the Conservation Area.

Order: The properties are arranged according to their address, in alphabetical order, the Sub Area in which they are located, and the approximate decade in which they were constructed.

Character: An attempt has been made to categorise the architectural character of modern buildings under twelve headings, listed from A to L. Examples of each category are illustrated on the previous pages, and the following is a very brief description of them. They are arranged in the Table roughly from the most to least acceptable:

- A, Well integrated modern: A modern design which fits well with its setting.
- B, "Honest" modern: A design of its time but which may not be sympathetic to its setting.
- C, "Innovative traditional": A "safe" design with individual features reflecting its setting.
- D, "Picturesque" modern: A "safe" design which is appropriate in style and scale.
- E, "Traditional": A "safe" building designed not to cause harm to its setting.
- F, "Low tech": A design which uses modern industrial materials for economy.
- G, Suburban "traditional": A "safe" design which would be more appropriate in the suburbs.
- H, Utilitarian: A significantly large building of minimal architectural interest.
- I, Bland modern: A mundane modern design with no individuality, often out of scale.
- J, Bland pastiche: A mundane design with artificial "period" details added.
- K, Pseudo classical: An attempt at a period design without the correct vocabulary.
- L, "Fake domestic": An attempt to reduce the scale of development by "domestic" features.

Impact: The type of impact (negative, neutral, positive, etc) is explained in Part 2.1 of this assessment, under "Buildings". An additional category, "neg.feature", is included to indicate a particularly dominant extension or addition. All the different category of impact are highlighted except for those buildings which have a neutral impact: where buildings have a negative impact, the word is underlined; buildings which have a **positive** impact are indicated in bold, and where buildings are seriously **detrimental** the impact is shown shaded. The one modern building on the **Local List** is also highlighted.

ADDRESS	SUB AREA	DATE	CHARACTER	IMPACT
Arterberry Road, Arterberry Court	31B	1960s	E	neutral
Arterberry Road, 12	31B	1950s	G	<u>negative</u>
Arterberry Road, 23	31B	1950s	B	neutral
Arterberry Road, 30a	31A	1950s	E	<u>negative</u>
Arterberry Road, 36a	31A	1950s (?)	E	<u>negative</u>
Arterberry Road, 12b-12e	31B	1960s	B	neutral
Arterberry Road, 14a	31B	1960s	G	neutral
Arterberry Road, 16a	31B	1960s	D	neutral
Arterberry Road, 26a-26d	31B	1960s	B	neutral
Arterberry Road, 31b	31B	1952	E	neutral
Arterberry Road, 31c	31B	1960s	E	neutral
Arterberry Road, 10, extension	31B	1970s	J	<u>negative</u>
Arterberry Road, Roskeen Court, flats	31A	1980s	B	neutral
Arterberry Road, 40, Chimneys Court, flats	15A	1980s	E	<u>negative</u>
Arterberry Road, 3, extension	31B	1990s	C	positive
Arterberry Road, 8a, extension	31B	1990s	I	<u>negative</u>
Arterberry Road, 33B, Beech Court, flats	31A	1990s	L	detrimental
Arterberry Road, 34, Victoria Lodge, flats	31A	1990s	J	<u>negative</u>
Arterberry Road, 35, Beaumont Hosp. side extn.	31A	1990s	E	neutral
Arterberry Road, 35b-35f (?)	31A	1990s	K	<u>negative</u>
Arterberry Road, Carlton Mews	31A	1990s (?)	G	neutral
ADDRESS	SUB AREA	DATE	CHARACTER	IMPACT

Berkeley Place, 11a	25	1990s	A	positive
Berkeley Place, 12	25	1990s	B	<u>negative</u>
Berkeley Place, adjoining 11a	25	2000s	E	neutral
Camp Road, Almshouses	3D	1970s (?)	B	neutral
Camp Road, Eversley Park	4	1980s	A	positive
Camp Road, 37	4	1980s	I	<u>negative</u>
Camp Road, Kinsella Gardens	4	2000s	K	<u>detrimental</u>
Camp Road, 35, extension	4	2000s	H	<u>negative</u>
Chester Road, 2a	2A	1990s	K	<u>negative</u>
Chester Road, 2	2A	1990s	K	<u>negative</u>
Clifton Road, 24 & 26	12	1950s	G	<u>negative</u>
Clifton Road, Rutland Lodge, flats	12	1960s	I	<u>negative</u>
Clifton Road, South View, flats	12	1960s	I	neutral
Clifton Road, Nutborn House, flats	12	1970s	I	<u>negative</u>
Clifton Road, 5	12	1980s (?)	D	positive
Copse Hill, 17a	33A	1970s	I	<u>negative</u>
Copse Hill, 21a, Cedarland Terrace	33A	1980s	J	<u>negative</u>
Copse Hill, 7b-7c	32A	1990s	J	<u>negative</u>
Copse Hill, 11b-11c	33B	1990s	E	neutral
Copse Hill, 15d-15e	33B	1990s	E	neutral
Crescent Road, 20, Southbank Cottage	30A	1970s (?)	D	neutral
Cumberland Close, 1-14	29	1980s (?)	I	<u>negative</u>
Darlaston Road, 14, Buckingham Court, flats	27B	1980s	D	neutral
Darlaston Road, 15, Malcolm Loge, flats	27B	1980s (?)	1	<u>negative</u>
Denmark Avenue, 23 & 24, Parker Court, flats	22	1970s	I	<u>negative</u>
Denmark Avenue, Lumley Court, 25, flats	22	1970s	I	<u>negative</u>
Denmark Avenue, Wellesley Court, 27, flats	22	1970s	I	<u>negative</u>
Denmark Avenue, 6, Denmark House, flats	22	1980s	L	<u>detrimental</u>
Denmark Avenue, 16, flats	22	1980s (?)	I	<u>negative</u>
Denmark Avenue, 19, extension	22	1980s (?)	I	<u>neg.feature</u>
Denmark Avenue, 28-29, Naomi Watts Hs, flats	22	1980s	I	<u>negative</u>
Denmark Avenue, 30 & 31	22	1980s	G	neutral
Edge Hill, Wimbledon College, blocks F & G	26A	1950s (?)	B	<u>negative</u>
Edge Hill, 37	26A	1970s (?)	B	neutral
Edge Hill, 33, Donhead Lodge, outbuildings	26A	1980s	H	neutral
Edge Hill, 39-41, Hannah Court, flats	26A	1980s (?)	D	neutral
Edge Hill, 43, Tina Court, flats	26A	1980s (?)	D	neutral
Edge Hill, 92	26A	1980s (?)	E	neutral
Edge Hill, Wimbledon College, block K	26A	1980s	B	neutral
Edge Hill, Wimbledon College, blocks L & M	26A	1980s (?)	B	neutral
Edge Hill, Sacred Heart Parish Hall	26A	1980s	B	neutral
Edge Hill, 35, Beaumont Court, flats	26A	1990s	I	<u>negative</u>
Edge Hill, Wimbledon College, block I	26A	1990s (?)	I	neutral
Edge Hill, Wimbledon College, sports hall	26A	1990s	B	neutral
Grosvenor Hill, 7, flats	16A	1950s	L	<u>negative</u>
Grosvenor Hill, Clare Court, flats	16A	1960s	E	<u>negative</u>
Grosvenor Hill, 6a to 6e	16B	1970s	E	neutral
Grosvenor Hill, Regent Court, flats	15F	1970s	I	<u>negative</u>
ADDRESS	SUB AREA	DATE	CHARACTER	IMPACT
Hillside, Far House	25	1960s (?)	A.	positive

Hillside, 18	25	1970s	G	neutral
Hillside, 17, flats	25	1980s (?)	I	<u>negative</u>
Homefield Road, 13a	8	2000s	E	neutral
Kings College Senior, Senior School	13	1960s	B	<u>negative</u>
Kings College School, Junior School	13	1980s (?)	E	neutral
Kings College School, Music School	13	1980s (?)	E	neutral
Kings College School, The Priory	13	1980s (?)	E	positive
Kings College School, sports hall	13	1980s	F	neutral
Kings College School, swimming pool	13	1980s	H	<u>negative</u>
Kings College School, gymnasium	13	1990s (?)	F	neutral
Kings College School, Reeve School	12/13	2000s	E	positive
Lansdowne Road, 11a-11c	29	1960s	B	neutral
Lansdowne Road, 19, Aston Court, flats 1-3	29	1960s	I	detrimental
Lansdowne Road, 19, Aston Court, flats 4-8	29	1960s	L	detrimental
Lansdowne Road, 19c-19d	29	1960s	G	neutral
Lansdowne Road, 6-7, Beryl Harding Hs. flats	29	1970s	I	<u>negative</u>
Lansdowne Road, 12a-12c	29	1970s	D	neutral
Lansdowne Close, 1-10 neutral		29 1980s (?)	B	
Lansdowne Road, 10	29	1980s (?)	I	<u>negative</u>
Lansdowne Road, 15 & 15c, extensions	29	1980s	E	neutral
Lansdowne Road, 21 & 22	15A	1980s	I	<u>negative</u>
Lansdowne Road, 8, The Terraces, flats	29	1990s	I	<u>negative</u>
Lauriston Road, 11	11	1950s	C	positive
Lauriston Road, 30 to 40	11	1950s	G	neutral
Lauriston Road, 13, extensions (?)	11	1970s	H	<u>negative</u>
Lingfield Road, Lingfield Court, flats	8	1980s (?)	J	<u>negative</u>
Murray Road, 6	19	1960s	B	neutral
Murray Road, 68	10	1960s (?)	B	neutral
Murray Road, 66	10	1970s (?)	B	positive
Murray Road, 64	10	1980s	B	positive
Murray Road, 54	10	1990s	C	positive
Murray Road, 70	10	1990s	E	neutral
Murray Road, 72	10	1990s	E	neutral
Oldfield Road, 20	17B	1960s (?)	E	neutral
Peregrin Way, 1-3, 8a-8c, 10 & 12	14	1980s (?)	K	<u>negative</u>
Peregrin Way, 5-9, 14-20	14	1980s (?)	E	neutral
Ridgway, Grange Lodge, flats	15D	1960s	I	<u>negative</u>
Ridgway, 62, Jimmy Savile House, flats	15B	1970s	L	detrimental
Ridgway, 109, Ridgway Court, flats	15B	1980s	I	<u>negative</u>
Ridgway, 115B, King's View Court, flats	15A	1980s	I	<u>negative</u>
Ridgway, 117	15A	1980s	I	<u>negative</u>
Ridgway, 54a (conversion)	15C	1990s	C	neutral
Ridgway, Rydon Mews, 1-7	14	1990s	K	<u>negative</u>
Ridgway, Rydon Mews, 2 to 16	14	1990s	K	<u>negative</u>
Ridgway, Rydon Mews, 18-22	14	1990s	K	neutral
Ridgway, 110 & neighbour	14	2000s	D	positive
Ridgway Place, 70 & 72	18A	1980s	C	positive
ADDRESS	SUB AREA	DATE	CHARACTER	IMPACT
St. John's Road, Vincent Court, flats	21	1980s	I	neutral

Spencer Hill, 2a	20	1960s	B	neutral
Spencer Hill, 12, flats	20	1960s	I	<u>negative</u>
Spencer Hill, 16a	20	1960s	B	neutral
Spencer Hill, 18, Grant Court, flats	20	1970s	I	<u>negative</u>
Spencer Hill, 22, flats	20	1980s	A	neutral
Southdown Drive, 1-6 & 22-25	30C	1980s (?)	D	neutral
Southdown Drive, 7-21	20C	1980s (?)	A	positive
Southside Common, Mannermead	7	2000s	K	<u>negative</u>
Sunnyside, Florence Court, flats , outside CA	17B	1960s (?)	I	<u>negative</u>
Sunnyside, Hayes Court, flats , outside CA	17B	1960s (?)	I	<u>negative</u>
Sunnyside, Sunnyside Place, outside CA	17B	1960s (?)	I	<u>negative</u>
The Downs, 16, Ursuline Convent, extension	28B	1980s	E	<u>negative</u>
The Downs, 2	15A	1990s (?)	G	<u>negative</u>
The Downs, 15, Claremont Lodge ext., flats	28B	1990s	C	neutral
The Downs, 17, Hall School extensions	28B	1990s	I	neutral
The Downs, 26, Rydal Court, flats	28B	1990s	B	neutral
The Downs, 28, Savona Court, flats	28B	1990s	B	neutral
The Drive, 20	31A	1950s	G	neutral
The Drive, 5, 5a, 7, 7a	31A	1970s	K	<u>negative</u>
The Drive, Rosemary Lodge, extension, flats	31A	1970s (?)	E	neutral
The Drive, Emma Terrace	31A	1980s	D	neutral
The Drive, 2, extension	31A	1980s (?)	D	neutral
The Drive, Mark Terrace	31A	1980s	E	<u>negative</u>
The Drive, Rosemary Cottages, flats	31A	1980s (?)	E	neutral
The Drive, 8, extension off The Lane	31A	1990s (?)	B	neutral
The Grange, 21	9	1980s	C	<u>Local List</u>
Thornton Hill, 18/20 infill	23	1950s	H	<u>neg.feature</u>
Thornton Hill, 6, Farriers Court, flats	23	1960s	I	<u>negative</u>
Thornton Hill, 24-6, Thornton Lodge, flats	23	1970s (?)	I	<u>negative</u>
Thornton Road, 40	25	1970s	H	<u>negative</u>
Thornton Road, 19 (?)		25	1980s (?)	C
positive				
Thornton Road, 38 (?)		25	1980s (?)	G
neutral				
Westside Common, Lordell Place	2A	1990s	E	neutral
West Side Common, 10a to 20d	2B	1990s	E	neutral
Wilberforce Way, 1 to 10	11	1950s	G	neutral
Woodhayes Road, 8d	14	2000s	E	neutral
Worple Road, 99, Lantern Court, flats	28B	1990s	C	neutral

PART FOUR: REVISIONS TO AND WITHIN THE CONSERVATION AREA

Having considered the general character of the West Wimbledon Conservation Area in Part One of this Assessment, carried out a detailed investigation of each Sub Area in Part Two, and drawn conclusions about the comparative architectural and historic value of the various parts of the Conservation Area in Part Three, Part Four sets out the revisions resulting from to Assessment which have been approved by Merton Borough Council. The revisions are set out in the following Tables, and involve:

- issuing Article 4 Directions to assist in preserving the character of 15 areas within the Conservation Area.
- excluding six areas from the Conservation Area;
- adding 25 properties to the Local List of buildings of special architectural and historic interest;
- removing one building from the Local List of buildings of special architectural and historic interest;
- Including 15 additional areas into the Conservation Area; and
- Recommending upgrading 12 building from the Local List to the statutory list of buildings of special architectural and historic interest;

PROPOSED LOCATION AND FORM OF ARTICLE 4 DIRECTIONS

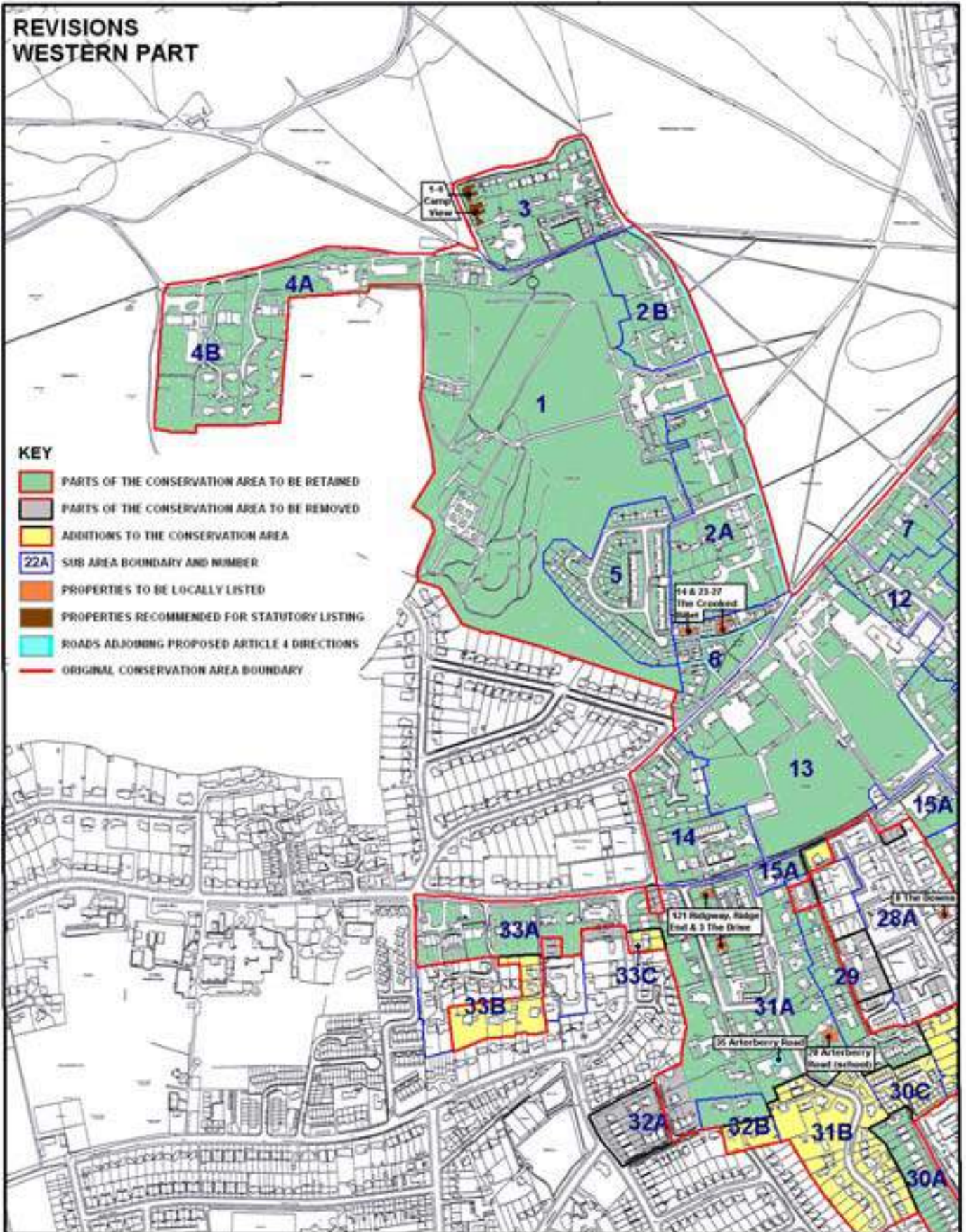
Location	Properties	Area	Features Subject to A4d
Berkeley Place	Nos. 1-10 (rear)	25	rear boundary treatment
Cinque Cottages	Nos. 1-8	6	fenestration
Crooked Billet	Nos. 1-3,8-13,23-37	6	fenestration
Denmark Avenue	Nos. 1-22,26,30-35	22	back and front garden parking
Denmark Road	Nos. 1-30,33-76	24	boundary treatment, fenestration
Hillside	Nos. 1-15 (rear)	25	rear boundary treatment
Homefield Road	Nos. 1-29	8	box dormers
Lingfield Road	Nos. 1a-24	8	fenestration
Lingfield Road	Nos. 27-43	8	fenestration & forecourt parking
Ridgway Place	Nos. 50-72	18A	forecourt parking
Spencer Hill	Nos. 2-28	20	front and back garden parking
Strachen Place	Nos. 1-8	6	fenestration
The Grange	Nos. 1a-11, 15-26	9	forecourt parking
Thornton Hill	Nos. 1-34	23	front and back garden parking, security walls and gates
Westside Common	Nos. 3-26	2	boundary wall

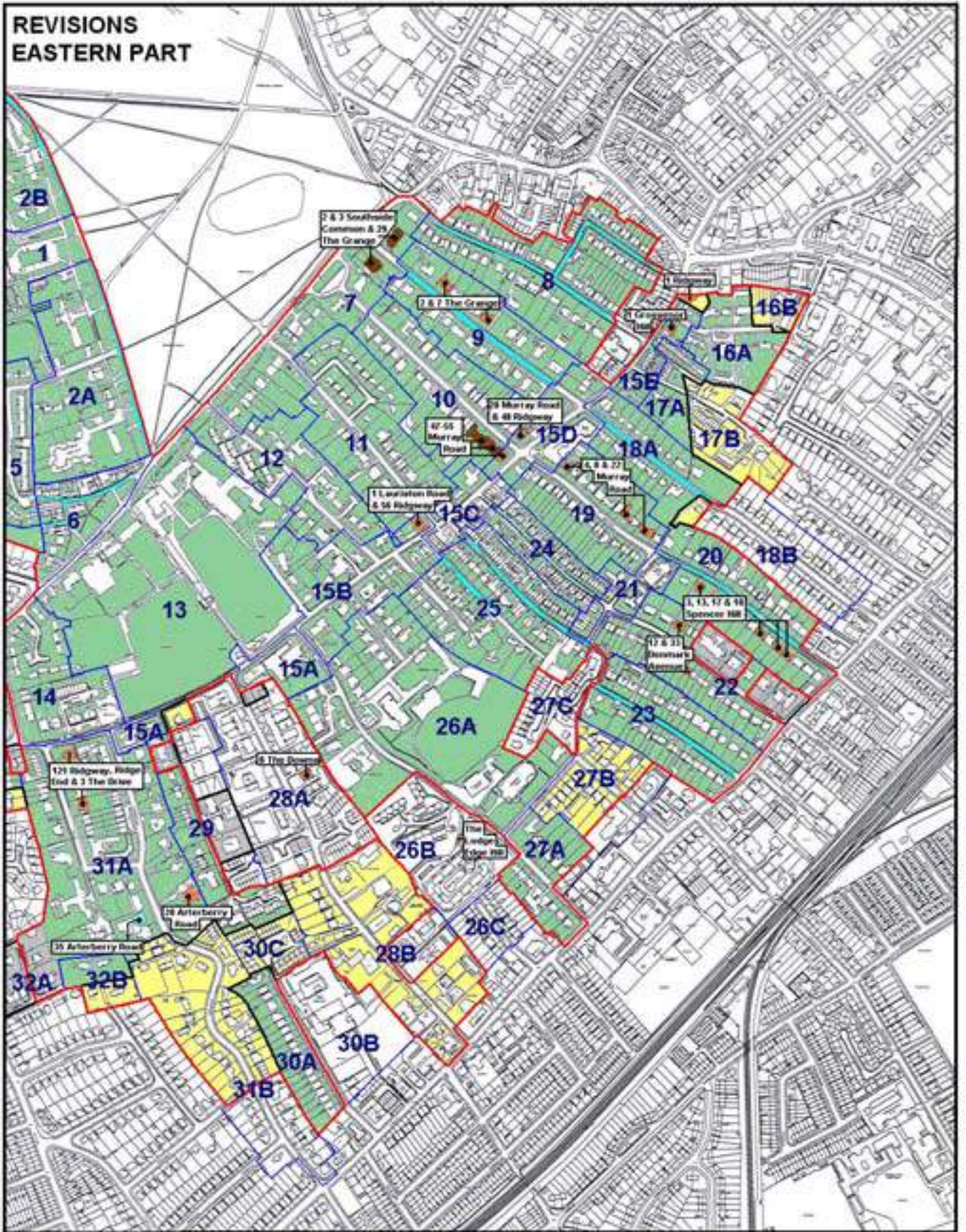
PROPERTIES REMOVED FROM THE CONSERVATION AREA

Address	Properties	Total Number of Properties	Area
Denmark Avenue	Nos. 23 to 24 (Parker Ct), 25 (Lumley Ct), 27 (Wellesley Hs) and 28 to 29 (Naomi Watts Hs)	6	22
Durrington Avenue	Nos. 1 and 3	2	32
Durrington Park Road	<u>south</u> : Nos. 1, 3, and 5	3	32
Lansdowne Road	Nos. 6 & 7 (Beryl Harding House), 8 (The Terrace) and 19	4	29
Pepys Road	Nos. 128, 130, 132, 134, 136, 138 and 140	7	32
The Downs	2	1	15A
TOTAL		37	

PROPERTIES REMOVED FROM THE LOCAL LIST

Location	Properties	Total Number Of Properties	Area
Arterberry Road	No. 35	1	31A





PROPERTIES ADDED TO THE CONSERVATION AREA

<u>Location</u>	<u>Properties</u>	<u>Total Number of Properties</u>	<u>Area</u>
Arterberry Road	<u>east</u> : Nos. 12b-12e, 14, 14a, 16, 16a 18, 18a, 20, 20a, 22, 24 and 26a-26d.	18	31B
	<u>west</u> : Nos.1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, 27a, 29, 31, 31a, 31b, 31c, 33 and 33a	21	31B
Conway Road	No. 24 and Cote Cottage	2	32
Copse Hill	Nos. 11, 11b, 11c, 13, 15d, and 15e	6	33B
Cottingham Park Road	Nos. 3 and 5	2	33C
Darlaston Road	<u>east</u> : Nos. 6, 8, 10, 12 and 14 <u>south</u> : Nos. 17, 19, 21, 23, 25 and 27 <u>west</u> : Nos. 11, 13, and 15	5 6 3	27B 27B 27B
Grosvenor Hill	Regent Court	1	15E
Grosvenor Hill	Nos. 6a-6e and Grosvenor Court	7	16B
Lansdowne Road	No. 1	1	15A
Oldfield Road	No. 20, Oldfield House	1	17B
Ridgway	No. 1	1	15F
Ridgway Place	No. 47	1	18B
Southdown Drive	<u>east</u> : Nos. 7, 8 and 9 <u>north</u> : Nos. 10, 11, 12, 13, 14, 15, 16, 17, 18,19, 20 and 21 <u>south</u> : Nos. 1, 2, 3, 4, 5 and 6 <u>west</u> : Nos. 22, 23, 24 and 25	3 12 6 4	30C 30C 30C 30C
Sunnyside	Sunnyside Place, 1, 2, 3, 4, 5, 6, 7, 8 and 9, Florence Ct., Hayes Ct., and Nos. 7, 9 and 10	14	17B
The Downs	<u>east</u> : Nos.16, 24, Rydal Court and Savona Court <u>west</u> : Nos. 15 (Claremont Lodge), 17 (Hall School), 29, 31, 35, 37, 39, 41 and 43	4 9	28B 28B
TOTAL		127	.

PROPERTIES RECOMMENDED FOR INCLUSION IN THE LOCAL LIST

<u>Location</u>	<u>Properties</u>	<u>Total Number of Properties</u>	<u>Area</u>
Arterberry Road	No. 28	1	31A
Crooked Billet	Nos. 14,23, 24, 25, 26 & 27	6	6
Denmark Avenue	Nos. 12 & 33	2	22
Edge Hill	The Lodge (outside the CA)	1	26B
Grosvenor Hill	No. 1	1	15E
Lauriston Road	No. 8 and 56, 56a & 56c Ridgway	1	15B
Murray Road	Nos. 4, 8, 22, 22a & 22b, 47 and 48/28 Ridgway	5	15D &19
Ridgway	No. 1	1	15F
Ridgway	No. 121	1	31A
Spencer Hill	Nos. 3, 13, 17 and 19	4	20
The Downs	No. 8	1	28A
The Drive	No. 3, Ridge End & 121 Ridgway	1	31A
The Grange	Nos. 2 and 7	2	9
TOTAL		27	.

PROPERTIES RECOMMENDED FOR UPGRADING TO THE STATUTORY LIST

<u>Location</u>	<u>Properties</u>	<u>Total Number of Properties</u>	<u>Area</u>
Camp View	Nos. 1, 2, 3, 4 and Caesar's House	5	3C
Murray Road	Nos. 49, 51, 53 and 55	4	10
Southside Common	Nos. 2, 3 & 29 The Grange, and No. 3c	3	7
TOTAL		12	.

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