

SUB AREA 25: THORNTON ROAD, HILLSIDE AND BERKELEY PLACE

Extent and Justification

Location Map of Sub Area 25

The eastern and western boundaries of Sub Area 25 complies with the normal arrangement of following the junction between the back gardens to the houses in adjoining roads – those of Denmark and Thornton Roads to the east, and Berkeley Place and Ridgway Gardens to the west. But in between (unlike any other part of the Conservation Area) Sub Area No. 25 encloses three separate parallel roads. This is because the front facades and gardens of each road faces on to the rear gardens of the one adjoining it, making them visually and socially inseparable from their neighbour.



History

The earliest roads to be developed south of the Ridgway - Hillside, Sunnyside and Berkeley Place - are all *cul-de-sacs* and date from the 1850s. Thornton Road may originally have formed the rear access to the stables and other outhouses to the rear of Hillside, and because of the modest scale of most of the houses in Thornton Road, they give the impression of having been converted from such early structures. But in fact Thornton Road (together with Denmark Road) were the first two roads to be laid out all the way from the Ridgway to what was then Worple Lane, Nos. 13 southwards dating from the 1870s and 1880s, and the northern section being built in the early twentieth century [Milward, 1998, p. 92]. Berkeley Place, also a *cul-de-sac*, was built at about the same time as Thornton Road, the houses dating from between 1879 and 1883. The 1848 title map shows the land now occupied by Hillside and Berkeley Place covered by allotment gardens [Milward 1989 p.150].

One reason why Hillside and Berkeley Place are *cul-de-sacs* is the varying steepness of the escarpment between the Ridgway and Worple Road as one moves from east to west. At the eastern end there is a dramatic drop between Sunnyside (Sub Area 17) and Raymond Road, restricting access down to Wimbledon town centre. The slope then becomes less severe, enabling three straight roads connecting the Ridgway with Worple Road (Sub Areas 20, 22 and 23). Immediately to the west, the southern end of Thornton Road has to take a double bend to cope with the increasing gradient before becoming Thornton Hill. The greater steepness further west inhibited the development of Hillside and Berkeley further south than the top of the escarpment.

Character

Because of the “one-sided” character of Thornton Road and Hillside, the rear gardens, extensions and sheds to the houses on the east side of Hillside impinge on the character of Thornton Road, and those on the east side of Berkeley Place have a similar impact on the character of Hillside. It is only with the double-sided housing layout of Berkeley Place that this sequence ends.

THORNTON ROAD

Thornton Road is named after Richard Thornton, who sold it for development in about 1860 [Milward 1989, p.175]. The VicSoc report describes the road as follows:

Seventeen cottages, larger and later than those in Denmark Road, and four semi-detached pairs at the lower end. In some of these one can trace the trademarks of the builders responsible for the more imposing houses in Spencer Hill.

Map of Sub Area 25, Thornton Road, Hillside and Berkeley Place.



Despite the shallow plots to the houses, further cottages have been built behind those fronting the east side of the road, along Corbier Court and Thornton Road East. According to Milward:

Then in the early 1820s William Croft, a timber merchant of West Place, bought a narrow piece of land from Richard Thornton of Cannon Hill and on it laid out South Place with twenty-one small cottages, one a Beer Shop known as "The Jolly Gardeners". [Milward 1989, p.150]

South Place has since been redeveloped. These later additions are described below at the positions where their narrow access lanes interrupt the sequence of those at the front.



The rear gardens of Nos. 6 to 8 Hillside, showing the variety of buildings and materials.

Buildings:

Consecutive numbers, east side, from north to south
(No.1 Thornton Road is included in Sub Area 15C.)

Although none of the properties in Thornton Road are listed, they all make a positive contribution to the character of the Conservation Area except No. 18 with its utilitarian shop front. However, the same cannot be said of the buildings on the west side.

Nos 5 to 12 Thornton Road

Entrance to Corbiere Court



Nos. 2, 3 and 4 Thornton Road: A terrace of three two-storey houses built in 1902, with triple windows to each floor. Nos. 2 and 4 have been rendered, No. 2 in pink and No. 2 in white. Like many of the houses on this side of the road, the small front gardens are bordered by white picket fences.

(Entrance to Corbiere Court)

Nos. 1 to 8 Corbiere Court: Two rows of two storey terrace houses built in 1965, to the north and south of a finely landscaped pedestrian courtyard, the upper floors being tile hung. The combination of extensive planting and carefully arranged white picket fences at the entrance make a particularly attractive contribution to this part of the Sub Area.

Nos. 5 to 12 Thornton Road: A terrace of eight houses, partly of two storeys and partly of two-and-a-half, built in 1910. Their brick detailing, curved roof slopes, semi-hipped roofs to the end houses, flat topped dormers and metal support brackets to the porches indicate a neo-vernacular influence. Despite being largely unaltered, they were rejected for local listing, although their group value is acknowledged.

(North entrance to Thornton Road East)



Thornton Road East, from the south; the landscaped entrance to Nos. 20 and 21

Thornton Road East, 4, 5, 6 and 13a: A terrace of four attractively landscaped two-storey cottages in stock brick which, because of their typically Georgian white rendered window reveals and pointed arches over the front doors, may have been built at the same time – or even earlier – than Nos. 13 to 17 Thornton Road, in front.



Thornton Road; Nos. 18 and 19 Thornton Road; and No. 21 Thornton Road at the rear.

Nos. 13 to 17 Thornton Road: A terrace of five two-storey houses built between 1877 and 1883: **Nos. 13 and 14** are of pale stock brick with rounded-headed arches to the entrance porches. **Nos. 15, 16 and 17** are of similar design but smaller in scale. They are of stock

brick, but Nos. 16 and 17 have been rendered white, and all three have fake shutters to the first floor windows.

Nos 18 to 21 Thornton Road: A group of five mainly commercial properties of various periods squeezed onto a small site. **No. 18** is single-storey, projecting forward of the general building line and fronted by an out scale picture window. **No. 18a**, behind No. 18 and facing north, is of two storeys and was built in 1887. **No. 18b, the Shrine Memorial Hall**, lies behind No. 18a, facing west, at the back of the site. It is also of two storeys and was also built in 1887. **No. 19** is an unusually designed two storey office building built in 1984 in stock brick: the round-headed windows are encased in two-storey recessed brick arches with red brick quoins, and the corners are surmounted by raised coping stones topped by stone roundels. **No. 20**, which sits behind No. 19, also dates from 1984, and is reached from an un-named access way to the south of No. 19. **No. 21** lies at the rear of Nos. 22 to 27 Thornton Road, dates from 1984, and is reached by the same access way as No. 20. It is one-and-a-half storeys with an attractively curved gable end surmounted by a roundel.

The complex of Nos. 19, 20 and 21 Thornton Road is a pleasing and imaginatively designed complex which enhances this part of the Sub Area, one of the best features being attractively designed paving in herringbone brick and granite setts.

Nos. 22 to 27 Thornton Road: A terrace of six two-storey houses built between 1882 and 1889 in pale stock brick with rounded arches to the paired entrance porches.

Nos. 28 to 35 Thornton Road: Four pairs of semi-detached four-and-a-half storey houses built in the 1870s. **Nos. 29 and 30** have a continuous canopy on iron columns over the upper ground floor, and **Nos 31 to 35** have entrances at *piano nobile* level approached up substantial flights of steps. All have canted bays to the principal floor and round-headed arches to the paired entrance porches. The floors of the eight houses were built without regard for slope of the escarpment, so that, although the principle floors to Nos. 29 and 30 are almost at ground level and have vehicular access on to paved forecourts, the houses at the southern end are elevated considerably above road level, with increasingly high brick walls to the front of the gardens.



Nos 30 to 34, and the typically carefully landscaped front gardens to Nos. 28 to 30.

Consecutive numbers, west side, south to north

As explained above, there are few properties on the west side which face on to Thornton Road, and several of these have been built so recently that, as with back gardens elsewhere in the Conservation Area, the layout of the buildings and landscaping to the back gardens of Hillside shown on the map of the Sub Area are merely indicative.

No. 38 Thornton Road: A modern detached two storey house in stock brick with a gable facing the road and a bow window to the ground floor, behind a high brick wall.

No. 17 Hillside: The eastern part of the large three-storey office block of No. 17 Hillside and its large characterless extension dominate the southern end of Thornton Road. Further details are given under the section on Hillside, below. North of its eastern entrance gates are further two storey outbuildings to No. 17 in stock brick.

No. 40 Thornton Road: No. 40 is hidden from view by a two storey high almost windowless wall which provides a distinctly negative anti-social element to this part of the Sub Area.

North of No. 40 are the series of extensions and freestanding buildings that form the east boundary of Hillside, as described above.

No. 17 Hillside from Thornton Road, and No. 40 Thornton Road behind its high wall.



Positive and Negative Features

The east side of Thornton Road contains some of the most carefully landscaped front gardens and boundaries in the Conservation Area, particularly Corbier Court and the entrance adjoining No. 19 Thornton Road, and the owners should be encouraged to maintain them. It is ironic, therefore, that their houses should face on to one of the most visually chaotic parts of the Conservation exposed to public view, and efforts need to be made to improve their outlook by ensuring the consistent use of appropriate materials and ensuring that new development is sympathetic in scale and character with the houses on the eastern side.

Preservation and Enhancement

The schizophrenic nature of Thornton Road would be more acceptable if the design and materials of the outbuildings and walls to the rear gardens of Nos. 1 to 10 Hillside was more carefully controlled. Although there is some mature planting, it only partly conceals the backs of the houses along Hillside, and the obscured townscape would be more acceptable if the variety of brickwork and fencing which forms the rear boundaries were more consistent. An **Article 4 Direction** is recommended to control all future boundary materials, as well as the application of more stringent control of the quality of new development.

Except at the southern end, many of the front gardens on the eastern side of the street are too narrow to accommodate car parking spaces. While this has helped to preserve the historic character of the street, it has resulted in severe congestion from parked cars. While there is obviously no room for off-street parking on the eastern side, the Council might encourage the owners of the houses in Thornton Road to discuss with those in Hillside the possibility of creating off-street parking in their back gardens on the western side by expressing a preference for garages for rent rather than further residential accommodation.

HILLSIDE

Character

Like Thornton Road, Hillside is “one-sided”, Because of their significance, details of the front boundaries are given below in the description of individual buildings. The VicSoc report describes the road as:

A quiet tree-lined enclave South of Ridgway. Its eighteen period houses are mainly smaller villas with ground and first floor only, in a plain, pure style and earlier (regency or early Victorian) than most of those in the area.

Like Thornton Road, none of the houses are statutorily listed, but five - Nos. 10 to 14 - are on the local list. The other three on the eastern side, as well as Far House, opposite, make a positive contribution, and the other three modern houses on the west side have a neutral effect. The only building which has a detrimental impact is the modern extension to No. 17, and that is mainly on to the southern end of Thornton Road.

Buildings

Consecutive numbers, east side, from north to south

Nos. 1 to 4: Four semi-detached two storey houses, described in the VicSoc report as early Victorian, but with a modern two storey link between Nos. 2 and 3 which spoils the *plain, pure style*. Nos. 1 and 2 are rendered white, No. 3 rendered pale pink, and No. 4 has its original stock brick. The high boundary consists of stock brick to No. 1 and stained close-board fencing to the others.

Nos. 8, 9 and 10 Hillside showing the car space to No.9 and the tower to No. 10



Nos. 5 and 6: A semi-detached pair of two storey double-fronted houses in a similarly unadorned style to Nos. 1 to 4. No. 5 is in stock brick with a high close-boarded boundary fence and No. 6 is in rendered white with a low white horizontal boarded fence.

No. 7: A detached two storey double-fronted house in stock brick with red rubber surrounds to the door and windows and a stained close-boarded boundary fence.

No. 8: A detached two storey double-fronted house in pink render with white rusticated quoins at the corners and painted window surrounds with blind boxes. The high stained timber fencing has been recessed around an exposed car parking space to enable security to the house to be maintained.

No. 9: A detached two-storey house with a two-storey canted bay and a two storey flat roofed extension to the south, all in pink render.

No. 10: A two-storey house described in the VicSoc report as breaking the prevailing restraint of the other houses: *a highly-ornamented Italianate villa with a small tower and a fine ilex and acacia tree*. Following the recommendation of the report, it has been **locally listed**. The high front boundary wall is decorated with diamond-patterned brickwork.

Nos. 11 and 12: A semi-detached pair of **locally listed** two-storey houses which date from before 1867 in stock brick with red brick detailing and margined glazing bars to the sash windows, behind a high brick boundary wall.

Nos. 13 and 14: A semi-detached pair of **locally listed** two-storey houses dating from before 1867 in stock brick behind a high boundary fence.

Nos. 15 and 16: A semi-detached pair of two-storey houses which may have undergone substantial later alterations. No. 15 is in stock brick, probably of mid to late nineteenth century, but its northern section appears to be a later addition, the gable of which is joined to the hip of the original by a large unsightly flat roofed tile hung dormer. No. 16 is in white render and the two storey canted bays may also be later additions. The high front boundary is of stock brick with stained timber boarded infill.



Nos. 15 and 16 Hillside, and No. 17 from the west showing the ramp to the car park

No. 17: A substantial late nineteenth century three storey villa in stock brick with two storey canted bays to the west and south elevations, whose character has been severely compromised by recent additions to the north and south. The three and four storey southern block dominates the setting of the southern end of Thornton Road, and the setting has also been spoilt by the construction of a large surface car park in the western part of the grounds.

Consecutive numbers, west side, south to north

The pleasantly informal group of houses at the southern end of this side of the road are set among mature trees and landscaping (see Sub Area 26 for details of the impact on this part of Hillside of recent developments to Wimbledon College).

Far House: A modern detached one/two storey house of unusual and ingenious design. The two storey northern wing projects forward, as does the single storey garage to the south, both being accommodated under the same south sloping mono-pitch roof, the roof fascia framing the line of the sloping northern wall and the first floor, which is clad in horizontal boarding, the ground floor being in dark render.



Nos. 18, 20 and Far House at the south end of Hillside, and a close-up of Far House

No. 18: A detached two-storey house in pink render built in 1932, whose original form has been compromised by sloping and flat roof extensions.

No. 20: A recently built detached two-storey house of traditional design in stock brick with a projecting pedimented canopy to the front door.

No. 21: A recently constructed detached two-storey house lying behind No. 20 and reached down a narrow lane, with alternate vertical panels of brick and glass.

No. 19: A one-and-half-storey cream-painted outbuilding of No. 11 Berkeley Place converted into a separate residence, the first floor accommodated under a tiled roof with dormers and tile hanging to the gable end.

No 19 Hillside, with No. 11 Berkeley Place beyond



The remaining, northern, part of the west side consists of various uncoordinated sections of fences and walls of various materials and heights with the occasional outbuildings to the houses on the eastern side of Berkeley Place.

Typical view of the rear of Berkeley Place



and planting, and the lack of on-street parking, make Hillside the most rural of the roads in the Conservation Area.

Positive and Negative Features

Although Hillside is “one-sided”, the outbuildings to the houses on the eastern side of Berkeley Place do not make such an impact on the character of Hillside as Nos. 1 to 17 make on Thornton Road. This is because back garden development is not so extensive or dominant, and the boundary materials are more consistent and concealed by foliage. Also, the houses are set well back behind high walls and fences, which give a strong sense of enclosure to the streetscape. These features, the large number of mature trees

Preservation and Enhancement

Since the houses on the east side of Hillside are set well back from the road behind high fences and walls, the main impact on public areas derives from the boundary treatment on each side of the road. That on the east side is generally of a high standard and well maintained, while the opposite boundary needs greater control. Development to the rear of Nos. 1 to 10 Berkeley Place is continuing, and needs to take place in the context of a general coordinated design advice in conjunction with an **Article 4 Direction** for this part of the Sub Area to reduce the amount of visual clutter and eventually form a consistent aesthetic within the wider townscape while preserving Hillside’s rural character.

BERKELEY PLACE*The rural character of Hillside***Character**

Like Hillside, Berkeley Place is a *cul-de-sac*, and is also well endowed with mature planting, but not only do the houses revert to the more common double-sided arrangement, they were built somewhat later and are architecturally far more distinctive, at least three of them being designed by “named” Victorian architects. Nos. 1 to 10, on the east side, were built between 1879 and 1882 and are all locally listed, while of the seven on the west side, Nos. 13 and 14 are listed grade II and Nos. 15 to 18 were considered but rejected for local listing. It is only with Nos. 11 and 12 at the southern end that this high standard diminishes slightly.

Buildings*Nos. 1 and 2 , and Nos 9 and 10 Berkeley Place*

Nos. 1 to 8: A terrace of eight **locally listed** three-storey houses dating from 1879, in stock brick with red dog-tooth brickwork to the first floor string course and eaves and flat red rubber window lintels. The plan form has been devised to accommodate substantial villas on the narrow plots by projecting the principle rooms forward to receive the south/western sun, terminating in two storey canted bays under gabled roofs, while the rest of the accommoda-

tion projects into the rear gardens, thereby enabling side windows to light the centre of the house and giving the impression of more prestigious semi-detached houses rather than terraces.

Nos. 9 and 10: A pair of **locally listed** semi-detached double-fronted two-storey houses, plus semi-basements and dormers, built in 1882 in stock brick with ornamental red brick detailing around the windows and doors, including the two storey canted end bays. The front entrance porches are approached up wide staircases and topped by broken pediments, and the slightly projecting triple light bays between the entrances are topped by pediments projecting above the ridge line.

No. 11: A detached two storey house built in 1880 designed by FC Penrose in an Arts and Crafts manner with classical details, in brown brick with render at the eaves. It was considered but rejected for local listing, the listing description stating that the main features of interest include *the bargeboard design and detail on the gables, the Queen Anne classical design of the front entrance building with its moulded brickwork and leaded glazing, the oriel windows, and the brick detail of the chimneys.*

The house is aligned south-east to take advantage of what were substantial grounds, but over the years not only do Nos. 18, 20, 21 and Far House, Hillside, appear to have been built in the grounds and the outbuilding along Hillside converted to No. 19, but recent development to the west comprises No. 11a and a recently completed house in the north-west corner.

No. 11a: A recently built two-storey house attached to No. 11 and carefully designed to respect the character of the main block by being constructed of red brick with ornamental detailing to piers, panels and gabled roofs. It forms an acceptable termination of the southern vista down Berkeley Place.

No. 11a, which has been carefully designed to blend with No.11, compared with No. 12, which fails to relate to its context.



No. ?: A very recently completed one and two storey house of traditional construction in red brick and tile with white painted windows and dormers (shown in the photo of Ridgway Gardens in Sub Area 26).

No. 12: A recently constructed one and two-storey house in stock brick with a flat roof whose footprint is oriented on the diagonal in relation to the road and adjoining buildings, behind a high stock brick wall. Although the house is carefully designed, it is divorced from its context by its orientation and largely hidden from view; it therefore contributes nothing to the local townscape and tends to have a negative impact on the character and appearance of this part of the Conservation Area.

Nos. 13 and 14: Two **grade II** semi-detached three-and-a-half storey houses in red brick described by Pevsner as *now sadly hemmed in, a nice freely detailed building with shaped gable to the road and a side elevation with a large archway* [Pevsner, p. 457-8], and reported in the VicSoc Report as:

“The End House” (13) is an important building....and merits statutory listing. It was built in 1894 by [James] Ransome in the neo-Dutch style, of which it is a delightful example, and was lived in until recently by a grand-daughter of William Thackeray. On her death the house was converted into flats in an insensitive manner, though it retains its distinctive porch.

The report recommended that No. 13 be statutorily listed and No. 14 be added to the local list. The list description to No. 13 refers to them as a contrasting pair, and mentions some of No. 13’s many distinctive features, including a *Scolly Dutch gable* to the front....*projecting dentil corniced porch with turned balusters and swept handrails to steps....left return of No. 13 also of architectural interest with large round headed entrance, now blocked.* This presumably relates to one of the insensitive conversions, which also includes a continuous row of dormer windows along the south side of the roof which destroy the profile of the Dutch gable. **No. 14** has a more traditional gable to the front, with an oriel window, tile hanging and half-timbering, with red brick to the ground floor and render at first floor level, a round-headed entrance porch, cantilevered canted bay to the first floor and leaded lights. According to the VicSoc report it was partly rebuilt in the 1920s following fire damage.

Nos. 13, 14 and 18 Berkeley Place



Nos. 15 to 18: Four **locally listed** detached two to three storey houses plus semi-basement dating from 1883 in stock brick and render with elaborate red brick detailing, ornate ridge tiles and terracotta finials. The main three storey south wing projects forward, has canted corners, a first floor oriel window and fake half-timbering to the rendered top floor. The classically detailed porches to the three storey entrance wings are at *piano nobile* level reached by flights of steps, with tall narrow staircase windows above.

Positive and Negative Features

Berkeley Place is obviously one of most distinguished parts of the Conservation Area, despite unsuitable alterations to some of the houses resulting from multi-occupation. The only negative environmental features are the wide variety of walls and fences to the front gardens.

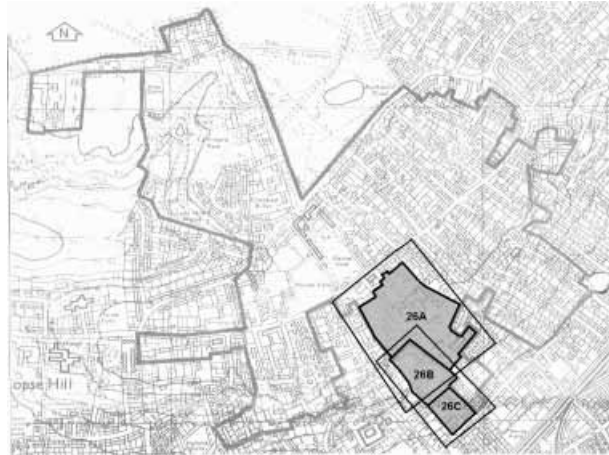
Preservation and Enhancement

Care should be taken to ensure that any further internal changes to the accommodation does not result in inappropriate external alterations to the statutorily or locally listed buildings.

**SUB AREAS: 26A, RIDGWAY GARDENS, EDGE HILL (NORTH)
26B, EDGE HILL COURT AND OAKHILL COURT, AND
26C, WORPLE AVENUE**

Extent and Justification

Sub Area 26 is divided into 26A, within the Conservation Area; 26B, the part of the western side of Edge Hill outside the Conservation Area; and 26C, Worple Avenue, to the south-west of 26A and also outside the Conservation Area. Sub Areas 26B and 26C were included in this assessment to determine if the architectural and historic qualities of areas adjoining this part of the Conservation Area made them worthy of inclusion



Location Map of Sub Areas 26A, 26B and 26C

SUB AREA 26A:

RIDGWAY GARDENS AND EDGE HILL (NORTH), within the Conservation Area

Extent and Justification

Sub Area 26A extends from Sub Area 15, Ridgway, in the north, to the northern arm of Darlaston Road, in the south. In the north it includes Nos. 1 to 9 Ridgway Gardens, and on the western side it takes in the Nos. 33 to 43 Edge Hill, the west and south borders of these properties forming the boundary of the Conservation Area. On the east side of Edge Hill it includes Wimbledon College, the four houses to the north and the Sacred Heart Church and Parish Hall to the south, the eastern border to Area 26A not only following the natural boundary to Berkeley Place and Hillside in Sub Area 25, within the Conservation Area, but also Thackery Close and Savana Close (Sub Area 23) and the northern arm of Darlaston Road (Sub Area 27), beyond the Conservation Area.

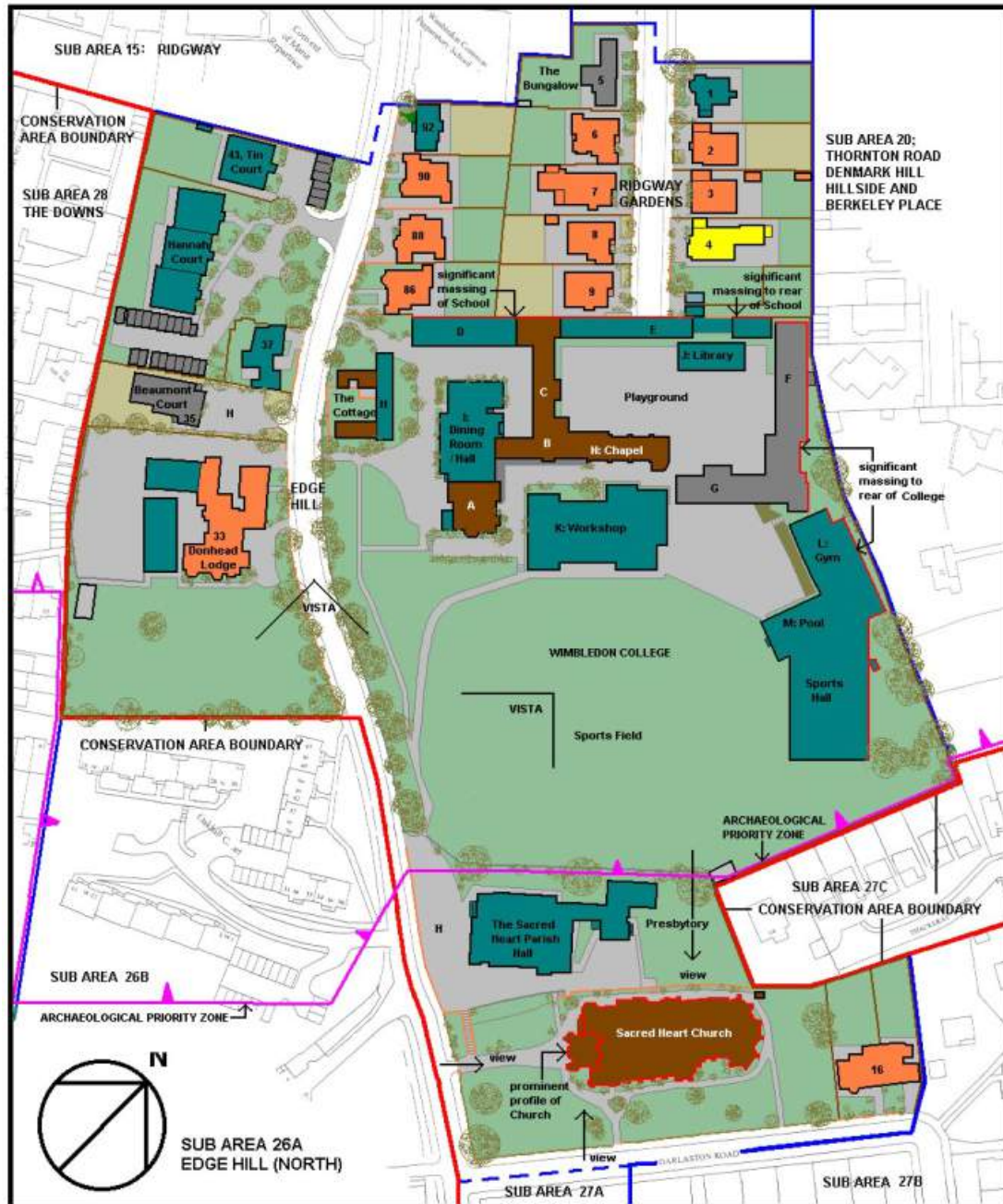
The Sub Area does not include Nos. 1 to 15 Edge Hill, to the south, even though these properties were added to the Conservation Area in June 1987, because they have a greater affinity with those in Darlaston Road than the ones in the northern part of Edge Hill, and are therefore included in Sub Area 27.

History

Much of the information on the history of this part of the Conservation Area is taken from *Two Wimbledon Roads: The Story of Edge Hill and Darlaston Road* by Richard Milward, who explains how the present arrangement of roads still reflects the medieval field pattern. In 1848 the meadows below the Ridgway were owned by Edward Berkeley Phillips. He leased the upper ones to a local butcher, James Oakham and the lower ones to a farmer, Thomas Watney, but in the mid nineteenth century he sold the land to various developers, including John Brackenbury, resulting in the erection of Wimbledon College on the east side of Edge Hill, several large detached houses to the west and, later, Darlaston Road. The top half of Edge Hill first appeared on a map in 1869 [Milward 1991, pp. 5-8]. Ridgway Gardens is included in this Sub Area because of its historical associations with Wimbledon College, having been built on the site of the cricket field to the College.

Character

Ridgway Gardens is different in character from the rest of the Sub Area, consisting of a short *cul-de-sac* off the Ridgway containing imposing detached early twentieth century houses along both sides. It is a pleasantly landscaped street, although the blank rear wall to Block E of Wimbledon College compromises the view south from the Ridgway.



Map of Sub Area 26A: Ridgway Gardens and Edge Hill (North)

The upper part of Edge Hill is one of the most attractive roads in west Wimbledon because of its setting on the top of the escarpment between the Ridgway and Worple Road, its broad views to the south, the way in which this vista opens out as it descends from the fairly narrow defile at its northern end to the unobstructed panorama of Wimbledon College sports fields to the east and the grounds of Donhead Lodge, Oakhill Court and Edge Hill Court to the west, and finally because of the dramatically designed Sacred Heart Church at the culmination of this sequence. The descent is further enhanced by the subtle curve in the road and the mature trees and attractive landscaping on each side. Even though the estates of Oakhill Court and Edge Hill Court are not regarded as of sufficient architectural or historic merit to justify their inclusion in the Conservation Area, their grounds are sufficiently well laid out not to diminish the high quality of the adjoining landscape.

Buildings

Of the forty or so buildings (or parts of groups of buildings) in Sub Area 26A, six are grade II, twelve are locally listed, the effect of nineteen of them on the character of the Conservation Area tends to be neither positive nor negative, and four tend to have a negative impact. Of the ones which form parts of Wimbledon College, five are grade II, nine are neutral and two tend to have a negative impact.

The view from Edge Hill RIDGWAY GARDENS



Consecutive numbers, east side, north to south

No. 1: A two storey detached early twentieth century house of white render with red brick quoins and window surrounds, with a large red brick bay to the front, ornamental eaves and a central chimney to the hipped roof.

Nos. 2, 3 and 4: Three similar detached double fronted two-and-a-half storey houses of red brick with ornamentally detailed central entrance

porches, and large front gables accommodating the top floor. They were built between 1900 and 1910, and vary in their materials and detailing. **No. 2** is **locally listed** and has a rendered first floor and gable, a ground floor bay window, a pitched roof to the porch and a curved roof the front; the roof to the bay window to **No. 3**, which is also **locally listed**, extends to enclose the front porch; and the gabled wing to **No. 4** projects, the upper floors being supported on brackets.

Nos 6 to 8 Ridgway Gardens

Consecutive numbers, west side, north to south



No. 5: A single storey traditionally constructed detached house built in 1953 whose low profile is inappropriate in this context.

No. 6: A **locally listed** detached double fronted two-and-a-half storey house built at about the same time and to a similar design as Nos. 2, 3 and 4. Individual features include a projecting gabled wing with "half timbering" to the gable, a similar porch to No. 2, and first floor oriel windows

Nos. 7 and 8: Two **locally listed** detached two-and-a-half storey houses built at about the same time as Nos. 2, 3 and 4. They are also similar in design and detailing except that they present two gables to the street, one of the gables to **No. 8** being hipped.

No. 9: A **locally listed** detached two-and-a-half storey house built at about the same time as Nos. 2, 3 and 4 and very similar in design and detailing to No. 2.

EDGE HILL**Odd numbers, west side. north to south**

Nos. 39-41, Hannah Court, and No. 43, Tina Court: Hannah Court is a modern brick-built three storey three bay block of 18 flats in attractive landscaped grounds, constructed on the southern part of the original grounds of the Convent of Marie Reparatrice, on the Ridgway (in Sub Area 15A). Tina Court is a single block of identical design between Hannah Court and the Convent.

No. 37: A modern courtyard house in red brick with mono pitch roofs, behind a high wall.

No. 35, Beaumont Court: A recently completed three and four storey block of flats in pale brick with a rendered ground floor. It is set well back from the road, with the front area devoted to car parking.

No. 33, Donhead Lodge: The **locally listed** Lodge was built by the same developer and probably designed by the same architect as Charlton House (now redeveloped as Oakhill Court), immediately to the south and outside the Conservation Area, and Ridglands (now Marie Reparatrice Convent) in Sub Area 15A. Its owners included Freeman Oliver Haynes, a Fellow of Caius College from 1867 to 1880, and from 1880 Mary Arnold, a granddaughter of the Headmaster of Rugby. Until 1902 she used the Lodge as a "School of Ladies", when it was bought by Henry Small, a prominent Jesuit. When his wife died in 1932 he left it to the Jesuits, who opened it in the following year as a Preparatory School for Wimbledon College. [Milward, 1991, pp.7, 15 & 18]

The main block is of red brick with a slate roof, the principle façade facing south over lawns, with two canted bays and ornamental brickwork over the ground floor windows. An elaborate chimneystack, further ornamental brickwork and a classical stone portico to the main entrance dominate the street elevation. It is surrounded on the north, east and west sides by somewhat utilitarian extensions.



Donhead Lodge from the south



Nos. 92, 90 and 88 Edge Hill

Even numbers, east side, north to south

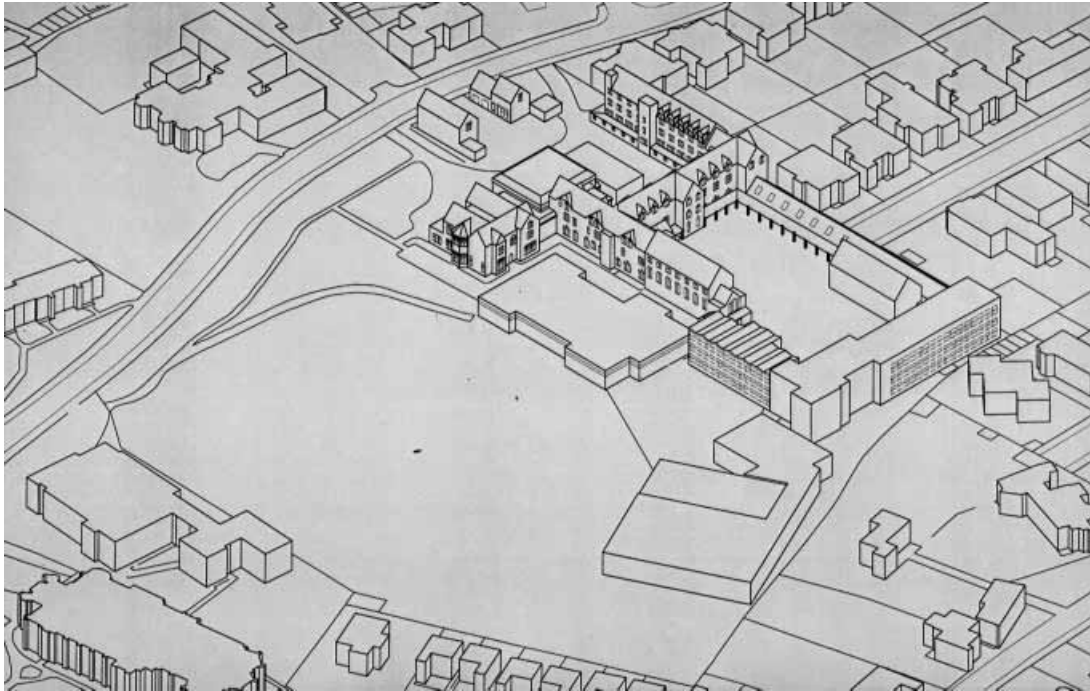
No. 92: A recently constructed two storey detached house in brick and render designed to match the character of Nos. 86 to 90.

Nos. 90, 88 and 86: Three detached two-and-a-half storey neo-vernacular houses built in 1897 on the site of the entrance drive to Wimbledon College, which were originally named "Tarifa", "Edge Mount" and "Falconhurst". [Milward, 1991, p.12] They are **locally listed** for their group value, the list description stating:

The building materials include red brick pebbledash, with details in render, stone and applied timber, and roof tiles.....The most notable features of interest include decorative render panels below the eaves, leaded glass in some of the windows, ornate ridge tiles, the brick detail to the chimneys, the ornate bargeboard at the gables, the classical design of the dormers, and the stone detailing at the porches.

Wimbledon College:

Aerial isometric of Sub Area 25A from the south-east showing the relationship of Wimbledon College and the surrounding houses and an earlier arrangement of the Sports Hall (from "Conservation Plan for the Buildings and Curtilage of Wimbledon College, Edge Hill, London SE19 4NS", 1998)



Development: The original 1860 Anglican Preparatory Military Academy was originally known as "Brackenbury's" because it was established by John Brackenbury, who purchased two large meadows below the Ridgway known as Tree and Boggy Fields. He had originally helped to run the College's predecessor, Nelson House School, in Eagle House, Wimbledon High Street, and had been so successful that in 1859 he took out a mortgage on the present, larger, site.

The original buildings, including the school hall and family rooms overlooking the valley, were designed by SS Teulon. The area between the College and the Ridgway, now occupied by Ridgway Gardens, was originally the cricket field, and the original formal gardens near the south front and exotic trees and shrubs around the grounds were so attractive that the College used to be opened to the public once a week. [Milward 1991, p.7]

Although initially very successful, "Brackenbury's" declined under the control of the Revd Charles Wynn, and closed down in 1887. It was purchased in 1892 by the Jesuits and re-opened as Wimbledon College. It became a grammar school in 1944 and a comprehensive school from 1969. *The original buildings have been swamped by later additions* [Milward 1989 pp.154-6]. To quote Pevsner:

The original ones of 1860 by Teulon consist of the schoolhouse, a picturesque brick Gothic mansion to the rear of the hall, and behind this and to the north, a long, rather gaunt three-storey gabled range with projecting wings, built as dormitories. The hall itself was burnt down in 1977. Its replacement of 1980 by W. Evans makes quite a handsome show, with its splayed plinth and its red brick walls in sympathy with the older buildings, although the abrupt horizontal roof-line is at odds with the rest of the skyline. The wings of the dormitory buildings were extended north west in 1865-7 by Teulon, north east (in a less spiky Gothic) in 1898-8. The Perpendicular Chapel to the south west was added by F.A. Walters in 1910. The courtyard behind completed by utilitarian classrooms and laboratories of 1951 by Hudson & Hammond and by further additions of 1965 by H. Cullerne Pratt. In the north east corner of the courtyard the old gymnasium of 1883, converted to a library in 1980; to the south technical and arts building of 1968-72 by W. Evans [p.453]

The School grounds from Hillside before and after the erection of the Sports Hall



A timber clad flat-roofed sports hall has recently been added as an extension to the gymnasium and pool along the eastern boundary, and is the subject of continuing controversy, particularly from the occupants of the houses in Hillside, to the east.

Context: Although there are many smaller schools, Wimbledon College and King's College School comprise the two main educational institutions within the Conservation Area, and their sports fields provide the two largest areas of open space within its boundaries. However, their setting provides an interesting contrast: Wimbledon College has perhaps the finer vista, since (with the noble exception of the Sacred Heart Church) it has a virtually uninterrupted view south-west, whereas the view from King's College School terminates at the tree-lined southern boundary along the Ridgway. However, King's College School also has a view north across Wimbledon Common and the Crooked Billet, whereas the buildings along the northern and eastern boundaries to Wimbledon College turn their backs on their neighbours in Ridgway Gardens, Berkeley Place and Hillside.

The Sacred Heart Church from the north, and Wimbledon College from Berkeley Place



The original buildings to Wimbledon College, built in 1860, were arranged so as to gain maximum benefit from their elevated position, and the houses in Ridgway Gardens were not erected until the late nineteenth century. Although the houses in Berkeley Place and Hillside generally pre-date those in Ridgway Place, they were built after the original College buildings, so that the latter presented a *fait accompli*. The consequent expansion of the College has since been largely dictated by its initial siting and the continuing desire to maintain the vista over the escarpment. However, this expansion has proved un-neighbourly in townscape terms and continues to cause conflict with the residents to the north and east. Because the Conservation Area contains comparatively few buildings of more than residential scale, and because the rear gardens of most houses in the Conservation Area tend to adjoin one another, there are few conflicting relationships of the kind encountered between the College and its neighbours, this being perhaps the most prominent. If the College needs to expand further it may have to sacrifice some of its outlook by building along its south or west boundaries.

The Cottage: An outbuilding of Wimbledon College adjoining Edge Hill, **grade II listed** for its group value and described in the list as *Cottage and cartshed below*. It was built in 1860, probably to the design of SS Teulon.

The Sacred Heart Parish Hall: The Parish Hall was designed by W. Evans, dates from 1981-2 and lies on the steep escarpment immediately below the sports fields to Wimbledon College an area originally known as Boggy Field. In contrast to the Church it is a typically modern plain rectangular building in pale brick with a flat roof and is surrounded by an asphalt car park. Its mention in Pevsner [p. 453] indicates his predilection for modern buildings of the period which may now be considered as less than outstanding.

DARLASTON ROAD

north side

The Sacred Heart Church: A late nineteenth century **grade II listed** church on the corner of Edge Hill and Darlaston Road. The VicSoc report acknowledged that views about the *architectural merits of the Sacred Heart Church vary, but it is impressively sited and rich in careful detail*, while Milward stated that the Sacred Heart *is thought by many good judges to be the finest of the four churches on or near the Ridgway*. It was built on land purchased from John Brackenbury by Edith Arendrop, a member of the Courtauld family and a dedicated Jesuit, and it was designed by Frederick Walters *in the late Decorated Gothic style*. When the church was opened in 1887 only the nave had been built, and the rest of the building was not completed until 1901. [Milward 1989 pp.157-160]. Pevsner describes it as

Large, tall, and long, without any special vertical accent. Flint and stone. Nave and isles and polygonal apse. Dec, with pinnacles on the buttresses. Flying buttresses for the apse. Interior with much figural decoration. [p. 453]

The strong vertical emphasis of its highly decorated facades is accentuated by its steep roof and projecting buttresses to both the nave and lower surrounding isles. Its pale grey knapped flint is decorated by stone crenulations, dressings, checkerboard panels, and particularly ornate window tracery containing stained glass.

The Sacred Heart Church from the western entrance gate, and No. 16 Darlaston Road



The Church is perched dramatically on the steep escarpment within pleasantly landscaped grounds and makes a strong impact when seen from the west through the ornamental arched entrance from Edge Hill, from below along Darlaston Road to the south, and from the north across the sports fields to Wimbledon College. The only other building in the Conservation Area to provide a comparable impact is the Great Hall to King's College School.

The wall and three gateways to the churchyard are also separately **grade II listed** for their group value. They are built in a similar style to the Church, of knapped flint and stone dressings.

No. 16 (Nerys or Neri House): A substantial **locally listed** detached house on the north side of Darlaston Road, with a double fronted three storey central section and single storey side wings, plus basement, ornamental bay windows and porch to the upper ground floor and a weathervane on the gable to the projecting bay to the central block. It was built by Alfred Crocker in 1885 and named Neri House after the Italian saint, Philip Neri, by the first owner, Archibald Donaldson, a Jesuit. It has since been divided into flats. [Milward, 1991, pp. 10, 17 and 20]

Positive and Negative Features

The attractive nature of the upper part of Edge Hill is set out under “Character”, above. The area is largely unspoilt, although the large expanse of tarmac provides a somewhat bleak setting to the Sacred Heart Parish Hall. The development of the southern part of the grounds to Convent of Marie Repartrice has also somewhat eroded the rural nature of the Sub Area.

Preservation and Enhancement

Any further encroachment into the open areas, such as the lawn to Donhead Lodge, should be strongly resisted, as should any more intense development of Oakhill Court and Edge Hill Court, outside the Conservation Area.. For the reasons set out above, serious consideration should also be given before contemplating further development along the boundaries to Wimbledon College.

Possible Extension or Reduction

The possibility of extending the Conservation Area westwards was carefully considered. To the west Oak Hill Court and Edgehill Court, in Sub Area 26B, are visually continuous with the part of Edge Hill within the Conservation Area, and beyond that is Worple Avenue, forming Sub Area 26C. To the south-east are the houses in Thackery Close, in Sub Area 27C, where the Conservation Area boundary is clearly defined because of the lack of historic interest of these houses and the change in level along the boundary. The most likely extension was therefore into Sub Area 26B and possibly 26C.

SUB AREAS 26B: EDGE HILL COURT AND OAKHILL COURT; AND
26C, WORPLE AVENUE



Extent and Justification

Edge Hill Court and Oakhill Court

Sub Area 26B covers the area west of Edge Hill, and is occupied by two modern housing estates, Oakhill Court and Edge Hill Court. It is included in Sub Area 26 because it is visually continuous with Sub Area 26A.

Sub Area 26C covers all except the southern end of Worple Avenue, adjoining Worple Road, and is included in this Sub Area because of its visual link with Sub Area 26B, Edge Hill Court dominating the culmination of the view north from Worple Road.

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The possibility of extending the Conservation Area westwards was carefully considered. To the west Oak Hill Court and Edgehill Court, in Sub Area 26B, are visually continuous with the part of Edge Hill within the Conservation Area, and beyond that is Worple Avenue, forming Sub Area 26C. To the south-east are the houses in Thackery Close, in Sub Area 27C, where the Conservation Area boundary is clearly defined because of the lack of historic interest of these houses and the change in level along the boundary. The most likely extension was therefore into Sub Area 26B and possibly 26C.

SUB AREAS 26B: EDGE HILL COURT AND OAKHILL COURT; AND
26C, WORPLE AVENUE

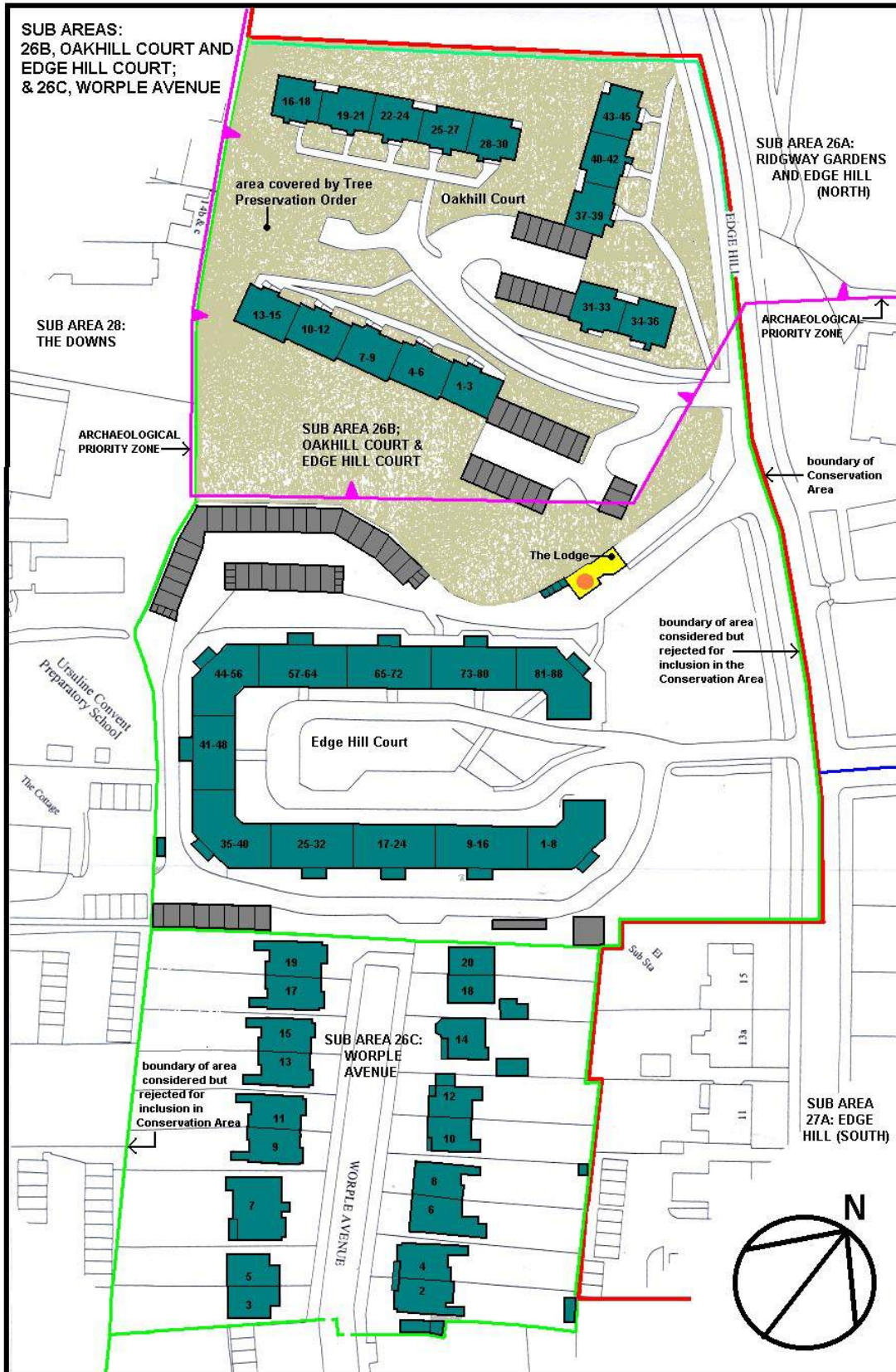


Extent and Justification

Edge Hill Court and Oakhill Court

Sub Area 26B covers the area west of Edge Hill, and is occupied by two modern housing estates, Oakhill Court and Edge Hill Court. It is included in Sub Area 26 because it is visually continuous with Sub Area 26A.

Sub Area 26C covers all except the southern end of Worple Avenue, adjoining Worple Road, and is included in this Sub Area because of its visual link with Sub Area 26B, Edge Hill Court dominating the culmination of the view north from Worple Road.



SUB AREA 26B

Map of Sub Areas 26B and 26C

Sub Area 26B consists of terraces of attractively landscaped modern flats set into the slope of the escarpment leading down to Worple Road, reducing their impact on the nearby historic buildings and landscaped spaces within the Conservation Area.

Buildings

Edge Hill Court: A three and four storey “U”-shaped block of 88 flats with alternating bands of grey brickwork and white render and typical 1930s “Crittall” windows. The strong horizontal emphasis is relieved slightly by occasional full height bay windows.

The site of Edge Hill Court was originally called Coppins Shaw Wood, and in the late 1860s became the site of Ivyhurst, a large detached house which was pulled down in 1935. The only surviving remnant is The Lodge, adjoining the northern boundary, and now the care-taker’s house. [Milward, 1991, pp. 7 & 19] The VicSoc report called it *intriguing: It is in a warm red brick with a tile hung turret, characteristic roof tiles, and stable at one end, and details like a cruciform door knocker. It certainly merits listing, and is proposed for the statutory rather than the local list.* It is not statutorily listed, but is recommended for **local listing**.



The Lodge, Edge Hill Court, and Worples Avenue, looking towards Edge Hill Court

Oakhill Court: Three blocks of typical three storey 1950s flat fronted housing set in landscaped grounds. The site of Oakhill Court was originally known as Upper Coppins Field. Its predecessor, Charlton House, was built in 1866 by the same developer, and probably designed by the same architect as Donhead Lodge and Ridglands (now Marie Repartrice Convent), to the north. It was renamed Ingarsby and in 1930 it opened as a school for girls under the name Oakhill (pupils included Dorothy Tutin and Pat Smythe). It closed after the Second World War and was used for a time as a boarding house for Wimbledon College, and then re-opened as the Ridgway Co-Educational School, in conjunction with No. 113 Ridgway. However, the School closed in the late 1950’s and was pulled down ten years later to make way for 39 town houses and maisonettes arranged in four blocks. [Milward, 1991, pp.7, 19, 22 & 23]

Possible Inclusion

When the Conservation Area was designated the area covered by Sub Section 26B was excluded because much of its historic interest had been lost when the two mid nineteenth century villas, Charlton House and Ivyhurst, were replaced a hundred years later by Edge Hill Court and Oakhill Court.

Although Oakhill Court and Edge Hill Court are pleasant examples of their kind, blocks of flats of the 1930s and ‘50’s are not as yet regarded of sufficient historic interest to merit conservation area protection unless they are of particular architectural interest. It may be appropriate in a few years time to reconsider if the earlier estate, Edge Hill Court, merits inclusion as attitudes to buildings of this period change. Although The Lodge is situated fairly close to the boundary of the Conservation Area, it forms an integral part of the landscaping to Edge Hill Court and would be better protected by local listing than extending the Conservation Area to include it.

SUB AREA 26C: WORPLE AVENUE

Odd numbers, west side, south to north

Character

Worple Avenue is a *cul-de-sac* off Worple Road lined with rows of architecturally undistinguished early twentieth century detached and semi-detached houses with mature landscaping to the front gardens. Environmentally it forms a continuation of Worple Road, its only visual link with the area to the north being the view of the flats in Oak Hill Court from the south.

Buildings

Map of Sub Areas 27A, 27B and 27C

Nos. 3 to 19: Four pairs of c.1930s semi-detached houses and one detached house (No.7), of two storeys with large two storey square bay windows and first floor bays over the entrances, and gabled roofs with tall chimneys to which large dormers have been inserted. The finishes are a mixture of red brick and white render with tiling to the bay windows.

Even numbers, east side, south to north

Nos. 2 to 14: Three pairs of c.1930 houses of similar design to Nos. 3 to 19, opposite.

Nos. 18 and 20: A pair of white rendered two storey houses with their gables facing the street, probably of a later date.

Possible Inclusion

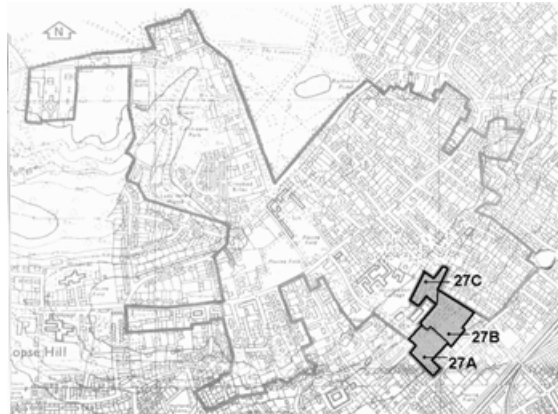
Sub Area 26C was originally excluded from the Conservation Area because the early twentieth century houses along each side of Worple Avenue were not considered to be of sufficient architectural distinction to make them worthy of inclusion. They are typical of the detached and semi-detached estates built in great numbers in London in the early twentieth century, and it is unlikely that they will be regarded as of sufficient interest to merit protection in the foreseeable future.

SUB AREAS: 27A, EDGE HILL (SOUTH); 27B, DARLINGTON ROAD; AND 27C, THACKERY CLOSE AND SAVONA CLOSE

Extent and Justification

Location map of Sub Areas 27A, 27B and 27C

Sub Area 27 is in three parts: 27A consists of the southern end of Edge Hill within the Conservation Area as far south as Worple Road; 27B covers the northern and eastern arms of Darlington Road, originally outside the Conservation Area, and almost as far south as Worple Road; and 27C encloses the recent developments further north in Savona Close and Thackery Close, outside the Conservation Area.



Sub Area 27B is placed in the same Sub Area as 27A because of their similar character and close proximity, and areas 27B and C were considered to assess if they compared sufficiently well to be included within the Conservation Area.

Worple Avenue is a *cul-de-sac* off Worple Road lined with rows of architecturally undistinguished early twentieth century detached and semi-detached houses with mature landscaping to the front gardens. Environmentally it forms a continuation of Worple Road, its only visual link with the area to the north being the view of the flats in Oak Hill Court from the south.

Buildings

Map of Sub Areas 27A, 27B and 27C

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Even numbers, east side, south to north

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Nos. 18 and 20: A pair of white rendered two storey houses with their gables facing the street, probably of a later date.

Possible Inclusion

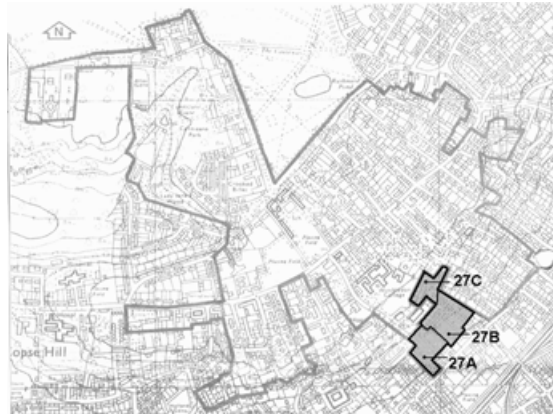
Sub Area 26C was originally excluded from the Conservation Area because the early twentieth century houses along each side of Worple Avenue were not considered to be of sufficient architectural distinction to make them worthy of inclusion. They are typical of the detached and semi-detached estates built in great numbers in London in the early twentieth century, and it is unlikely that they will be regarded as of sufficient interest to merit protection in the foreseeable future.

SUB AREAS: 27A, EDGE HILL (SOUTH); 27B, DARLINGTON ROAD; AND 27C, THACKERY CLOSE AND SAVONA CLOSE

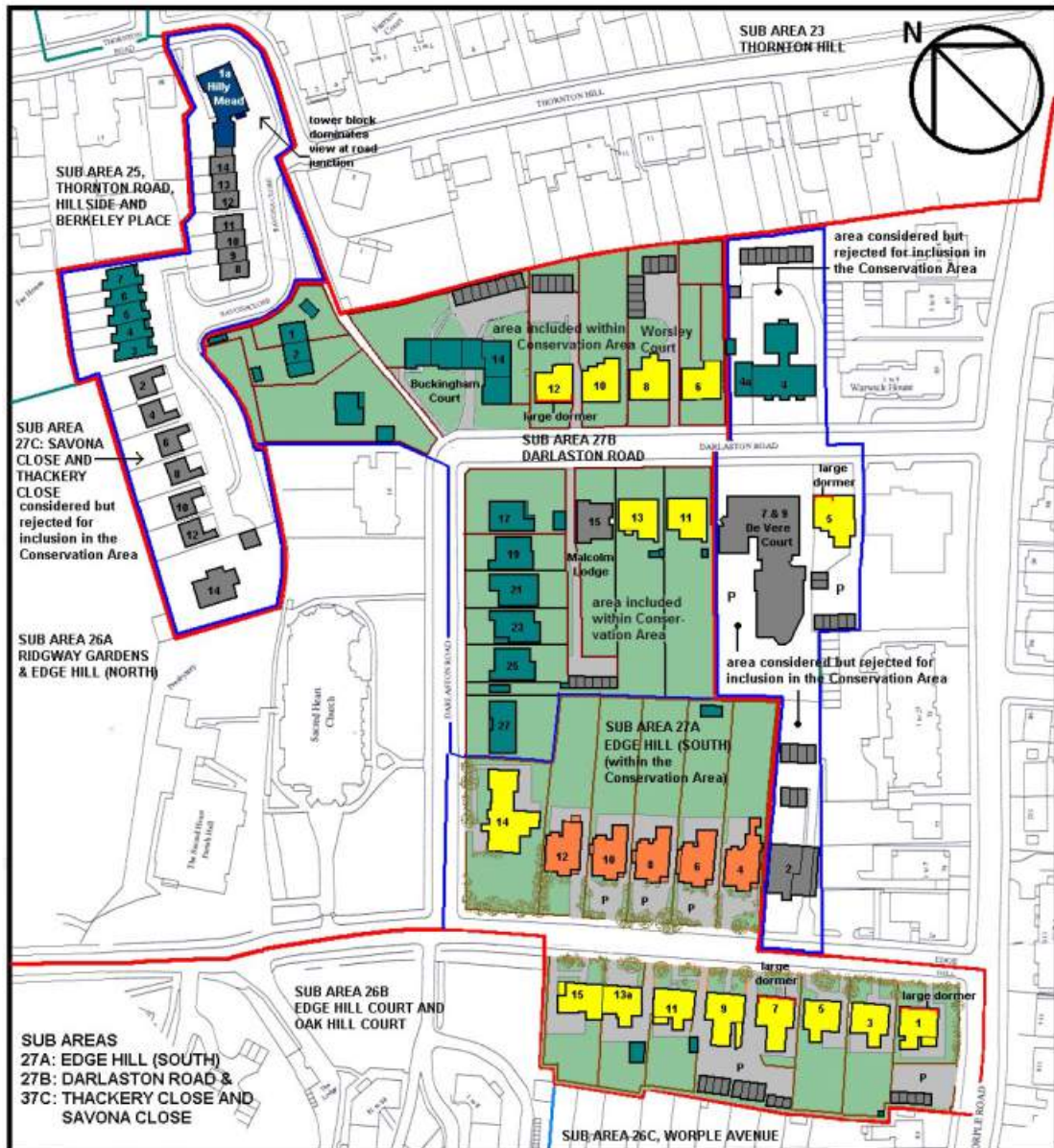
Extent and Justification

Location map of Sub Areas 27A, 27B and 27C

Sub Area 27 is in three parts: 27A consists of the southern end of Edge Hill within the Conservation Area as far south as Worple Road; 27B covers the northern and eastern arms of Darlington Road, originally outside the Conservation Area, and almost as far south as Worple Road; and 27C encloses the recent developments further north in Savona Close and Thackery Close, outside the Conservation Area.



Sub Area 27B is placed in the same Sub Area as 27A because of their similar character and close proximity, and areas 27B and C were considered to assess if they compared sufficiently well to be included within the Conservation Area.



History

Map of Sub Areas 27A, 27B and 27C

As with Sub Area 26A, areas 27A and 27B are considered in Richard Milward's *Two Wimbledon Roads: The Storey of Edge Hill*. Before they were developed, the area now covered by Darlaston Road and the south end of Edge Hill was divided into three fields, area 27A by Little Ladies Close and 27B by Great Ladies Close to the west and Five Acre Field to the east. In 1848 Thomas Watney, whose family had farmed in Wimbledon for over a hundred years, leased these three fields, and in the 1850s the owner, Edward Berkeley Phillips, sold them to the Reverend John Brackenbury, the headmaster of Wimbledon College. Although the upper part of Edge Hill was laid out in 1869, Lower Edge Hill, as it was known, was not developed until 1884. The plots on the east side of Edge Hill were purchased by Horace Cooper, a builder of Euston Road, and another builder, Alfred Crocker, purchased those on the west side as well as eight plots in Darlaston Road. Darlaston Road is named after Darlaston Hall, in Staffordshire [Milward 1989, p.175] and, to ensure that the area remained desirable, Brackenbury imposed a covenant on the houses to prevent future occupants carrying out *any manufacture of an obnoxious kind, nor any noisome or dangerous trade, business or occupation, or commit any nuisance thereon, but will use the premises as a private or professional dwelling house, and will not do or permit to be done thereon anything which shall be a nuisance to the owner or occupier of any adjoining land.*

According to Milward, by a process of accretion shortly after their construction, Edge Hill and Darlaston Road began to attract Jesuit families until at least five families lived there and rumours spread that Wimbledon had become *a hotbed of Popery* [pp.16-18]. Most of the original residents continued to live there until the First World War, but in the 1920s and '30s moves were far more frequent, and after the Second World War many of the houses were converted into flats because of the shortage of staff to run them. Redevelopment followed and now twelve of the original fifteen houses on Lower Edge Hill remain, and only eight of the fourteen in Darlaston Road.

Sub Area 27A, Edge Hill (South)

Character

Typically for a street of its period there is a profusion of mature trees and attractive landscaping. The WimSoc's environmental assessment for the part of Edge Hill south of Wimbledon College explains that the roadway retains several original manhole covers and a postbox, but the original granite sett gutters have been replaced. It continues:

The principal merit of this street lies in the homogeneous grouping of houses on each side of the street. Each row registers as a coherent group, with the pleasing proportions and features of the individual houses contributing to the overall effect. Although various alterations have been made to the houses, the group effect bears a fair resemblance to the original Victorian character.

Buildings

The VicSoc report called Darlaston Road *an architectural lucky dip* and all fourteen properties in Sub Area 27A make a positive contribution to the character of the Conservation Area, with five of them locally listed.

Odd numbers, west side, south to north

Nos. 1 to 11: Alfred Crocker completed Nos. 1 and 3 Edge Hill before the end of 1883 and the remainder in the late 1880s, and sold them for between £1,200 and £1,400. They consist of six detached double-fronted houses of two storeys plus a semi-basement, in stock brick with red banding, and canted bays to the ground and lower ground floors, each side of the round arched ornamented entrance porch, which is approached up a substantial flight of steps. According to the Wim Soc environmental assessment, they are all divided into flats, and Nos. 7, 9 and 11 have been combined to form a Jesuit Mission. Unfortunately, the roof line, with its ornamental soffit, has been spoilt on Nos. 1 and 7 by the addition of full width dormers, and the back gardens to Nos. 1, 7 and 9 are dedicated to car parking.

The overlarge dormer on No. 1 Edge Hill and Nos. 13a and 14



Nos. 13a and 15: A semi-detached pair of two storey houses in pale stock brick with fenestration to match those to the south, including the red banding, canted ground floor bays and ornamental eaves. No. 13 was named Padley by the most distinguished of the Jesuit

families, Lewis and Margaret Eyre, who built a private chapel in the house, including a large stained glass window [Milward, p.17]. The two houses have undergone so much alteration that they look like mid twentieth century copies, possibly with features salvaged from the originals, but according to the Wim Soc assessment, traces of the original No. 13 are visible. A modern extension has been added to the end of No. 15 to form a separate dwelling.

Even numbers, east side, south to north (No. 1 is in Sub Area 27B)

No. 12 Edge Hill

Nos. 4 to 12: Five **locally listed** detached two storey houses built in what Milward refers to as *decorated red brick* by Horace Cooper in 1884 (some have the date inscribed over a first floor window) and sold at the time for about £2,000. Each of them has a main entrance in the south wing, with a porch topped by an arch in alternate brick and stone quoins and further decoration above, a projecting central section with ornamental brick panels between the windows and in the gable end, a ground floor canted bay to the north wing, and a secondary entrance at the north end. According to the Wim Soc report, Nos. 6 and 8 are divided into flats, but since each of the houses span the whole width of its plot, the long back gardens have not been exploited for car parking; instead the front gardens to Nos. 4, 6, 8 and 10 mainly consist of hard paving.



No. 14: A detached two storey house plus a third storey in the roof space, similar in design to Nos. 4 to 12 and built at the same time, but with an additional east wing. Details include rendered eaves and ornamental tile hanging to the "half-timbered gable ends. It was the last of the houses to be built and dates from 1894. The owner constructed a private chapel and sold it to the Jesuits, who used it for parish meetings until World War II, when it was converted into flats [Milward, pp. 17-18].



No.4 Edge Hill and the flats at No.2, outside the Conservation Area

Positive and Negative Features

Despite the insertion of overlarge dormers and garages sited in the back gardens of several of the houses on the west side of Edge Hill, Sub Area 27A retains most of its traditional architectural and historic character.

Preservation and Enhancement

Further erosion of the character of the Sub Area should be strongly discouraged by refusing permission for the erection of dormer windows or other alien features to the front of the properties and the construction of garages or hardstanding in the rear gardens.

Sub Area 27B, Darlaston Road

Character

Darlaston Road forms a dog-leg. The eastern part, aligned north-south, originally comprised all but one of the sixteen houses built in the late 1880s, partly by Horace Cooper, of which ten survive. The northern section, running east west, is bordered to the north by No. 16, built in 1883, and the Sacred Heart Church, both in Sub Area 26A, and on the south by No. 14 Edge Hill and – untypically – six bungalows. The VicSoc report refers to the road as *an architectural luck dip*, and it may have been omitted from the Conservation Area partly because of its lack of cohesion, the rows of original villas being interrupted by modern infill development of varying architectural quality.

Buildings

Of the eighteen properties in Sub Area 27B, seven make a positive contribution to the area, another seven have a neutral impact, and the other four have a negative effect.

EDGE HILL

No. 2: A four storey block of 1970s flats in red brick with projecting balconies and a flat roof which has been excluded from the Conservation Area because its character conflicts with the other properties in edge Hill.

DARLASTON ROAD

Most of the fourteen villas built in Darlaston Road in the 1880s were of similar design, and seven of them survive: Nos. 5, 11 and 13 on the west side, and Nos. 6 to 12 on the east. They consist of detached, double-fronted two storey houses plus semi-basements in red brick with semi-circular arches over the front porches springing from ornamental capitals, approached up flights of steps. Each villa has a three storey canted bay with ornamental capitals to the mullions and to the right of the entrance topped by a gable accommodating an additional floor.

Odd numbers, west side, south to north

No. 5: The architectural integrity of the villa has been eroded by the addition of a large box dormer, and the rear garden is largely devoted to car parking.



The aggressive De Vere Court (Nos. 7 & 9) and the mundane Malcolm Lodge (No. 15)

Nos. 7 and 9, De Vere Court: A mid twentieth century four storey block of flats designed in a series of horizontal stripes, the ground and first floor being of red brick with the first floor cantilevered forward, white glazed tiles between the second floor windows, and the top floor and recessed windows encased in blue slates, the whole topped by a monopitch roof. The

designer may have considered his creation to be a fine example of its period, but it now seems an aggressive composition which conflicts in scale and character with the 1880s villas.

Nos. 11 and 13: These two villas appear to be unaltered.

No. 15, Malcolm Lodge: A three-storey block of modern flats in stock brick of extremely mundane design which has a negative effect on the character of the area.

Even numbers, east side, south to north

Nos. 4 and 4a: A rather mundane three storey block of mid 20th C. flats in stock brick with projecting balconies and white panels beneath of windows, to which a three storey extension has been added at the northern end in a similar style but with a pair of semi-dormers breaking the eaves line.

Nos. 6 to 12: Four of the original 1880 villas, which appear to be basically unchanged except for an oversize box dormer to No. 12.



Nos. 6 to 12 Darlaston Rd, top, and No. 14, above

No. 14, Buckingham Court: A two storey L-shaped block of mid twentieth century flats in brown brick and red tile hanging, the ground floor to the central bay being open to provide access to garages at the rear. Its impact on the area is neutral since it has been simply but carefully designed to be subservient to the adjoining villas, and appears to have been influenced by the developments at Blackheath, Ham Common and Cambridge by Eric Lyons.

Odd numbers, south side, east to west

Nos. 17 to 27: Six detached mid twentieth century bungalows in brown brick, Nos. 25 and 27 having roof extensions. The buildings appear incongruous in an area of otherwise fairly high density, particularly since their position at a lower level than the road exposes their extensive areas of brown tiled roofs. They are not objectionable and tend to make a neutral impact on their surroundings. However, their low density may make them attractive to developers, and care should be taken to ensure that any future proposals enhance the setting of the grade II listed Sacred Heart Church, in Sub Area 26A, on the other side of Darlaston Road. The original No. 17 was the home of the Mann family from 1931 until they turned it into a guest house at about the time of the Second World War. According to Milward:

For £1,200 they got a sixteen-roomed house with parquet floors, panelling in the main rooms, a suite of bathrooms (hot air room, steam room, bath and shower room) and a large garden, complete with tennis court and orchard. To look after the house and family, they had four living-in servants (who had to change from morning and afternoon uniform), a nanny, three dailies, a gardener and a chauffeur [p.20]

Nos. 19 to 27 presumably occupy the Mann's tennis court and orchard and although the original house is no more, traces of the type of internal features it contained may survive in the other 1880 houses in Darlaston Road.

Nos.4 and 4a, and Nos. 17 to 27, which tend to have a neutral impact on the areaOdd numbers, north side, east to west

No. 16 and the grade II Sacred Heart Church, on the north side of Darlington Road, lie within Sub Area 26A.

SAVONA CLOSEConsecutive numbers, southern side

Nos. 1 and 2: A semi-detached pair of two storey houses of stock brick with panels of white painted horizontal boarding to the first floor, No. 2 having been extended in a similar style to the west. They are of unassuming modern design and have a neutral impact on the character of the area.

Positive and Negative Features

Despite the addition of box dormers to two of the seven remaining 1880s villas, they are of sufficient architectural and historic interest to be incorporated into the Conservation Area. However, the integrity of the Sub Area has been seriously eroded by the replacement of the rest by modern development:

- Nos. 4 and 4a are at best of neutral impact, and are not in themselves worthy of inclusion in a conservation area;
- De Vere Court (Nos. 7 and 9) conflicts seriously in scale and character with its neighbours and its inclusion within a conservation would be inappropriate.
- Buckingham Court (No. 14) is by far the most sympathetic development in the Sub Area and suitable for inclusion within the Conservation Area.
- Malcolm Lodge (No. 15) is seriously lacking in architectural character and pays no regard to its historic neighbours.
- Although the bungalows at Nos. 17 to 27 are incongruous within the context of this part of West Wimbledon, they have mellowed over the past half century or so, so that their impact on the area tends to be neutral rather than negative.
- No. 2 Edge Hill also has a negative impact on the adjoining villas and has been excluded from the Conservation Area.

Possible inclusion within the Conservation Area

The part of Sub Area 27B most worthy of inclusion lies at its centre, with highly inappropriate development to the south, adjoining Worple Road, and rather less so to the north.

The most appropriate southern boundary is therefore between Nos. 4a and 6 on the east side of Darlaston Road, and between De Vere Court and No. 11 on the west side. Although this excludes No. 6 from the Conservation Area, the house suffers from an over-large dormer and the inclusion of a single isolated building beyond the Conservation Area would not be practical. A northern boundary which excluded the properties north of the 1880 villas would

create a “hole” in the Conservation Area and expose buildings which generally have a neutral impact to possible redevelopment, and this could detrimentally effect the setting of the Sacred Heart Church. On balance, therefore, it has been decided to include this area within the Conservation Area.

Sub Area 27C, Thackery Close and Savona Close



Character

Nos. 1-2 and 8-14 Savona Close

Sub Area 27C is situated on a steep escarpment which was presumably created when the flat playing fields to Wimbledon College, immediately to the north, were laid out. Because of its steeply rising ground, this part of the Conservation Area was one of the last to be developed, and the collection of somewhat suburban detached, semi-detached and terrace properties contrast unfavourably with the areas of historic buildings which surround them.

Buildings

Of the twenty-two properties in the Sub Area, seven have a neutral effect on its character (Nos. 1 to 7 Savona Close), 14 have a negative effect (Nos. 8 to 14 Savona Close and Nos. 2 to 12 Thackery Close), and one has a seriously negative impact (No.1a, Hilly Mead).

SAVONA CLOSE

Because of the steepness of the site and the need to gain access to the rear of this area of backland, Savona Close rises and curves sharply from the northern end of Thornton Hill before joining Thackery Close.

Consecutive numbers, north and east sides, west to east

Nos. 3 to 7: A terrace of five two-storey houses with integral garages, in stock brick with painted brickwork and white painted horizontal boarding to the first floor. They are also of unassuming modern design and have a similarly neutral impact on the character of the area.

Nos. 8 to 11 and 12 to 14: Two terraces of four and three 3-storey houses with recessed porches, and projecting integral garages and first floor bays, in stock brick and white painted horizontal boarding at first and second floor levels. The assertiveness resulting from their greater height and more articulated elevations exposes their contrast to their historic surroundings, so that they tend to have a negative impact on the character of the area.

No. 1a, Hilly Mead: A flat roofed four and five storey block of flats with projecting balconies in stock brick and white painted timber boarding, with garages below accessed off Savona Close. The block, which is an integral part of the development of Nos. 3 to 14, was presumably designed to form a focal point at the junction of Savona Close, Thornton Road and Thornton Hill, and its position on a steeply sloping site gives it great prominence. Unfortunately, it does not have sufficient architectural distinction to fulfil this important role, and is merely a prominent eyesore, particularly when viewed from the south and west. It

therefore has a seriously negative impact over a wide area, detrimentally affecting the setting of houses to the south in Thornton Hill and in St. John's Road, to the east.



THACKERY CLOSE



Hilly Mead and Thackery Close

Even numbers, north side, east to west

Nos. 2 to 12: A row of six three storey detached houses with integral garages, in stock brick and horizontal timber boarding to the second floor painted in various colours, with full width balconies to the first floor. They are arranged in pairs, the roofs forming asymmetrical gables, with one side of shallow pitch and the other almost vertical, as though they had slipped sideways. The result is of an extremely assertive and eccentric profile along the length of the row which might be regarded as "architectural bad manners". They were no doubt conceived as architecturally very special and, while they may now be regarded as positively negative (!) in time they could be regarded as an eccentricity of their period worth conserving.

No. 14: A detached three storey house of similar design to Nos. 2 to 12, but larger and within its own grounds.

Positive and Negative Features

The most positive feature of the Sub Area is the extent of mature landscaping, particularly since this helps to obscure much of the more aggressively designed housing from their surroundings. Except for Hilly Mead, which is seriously negative because of its dominance, the housing in Savona Close varies from neutral to mildly negative, while those in Savona Close are certainly positive, although not normal conservation area material.

Exclusion from the Conservation Area

The order in which the Sub Areas in this part of the Assessment have been considered partly reflects their architectural and historic importance, the quality of those within the Conservation Area having been examined first to establish a standard against which to compare the Sub Areas outside, and this has resulted in the recommendation to include the majority of Darlaston Road. Sub Area 27C is the last to be considered because it is the most problematical. If part of 27B is included, the exclusion of Sub Area 27C will create a "hole" in the Conservation Area, thereby weakening control over the setting of the adjoining areas. Although Nos. 2 to 14 Savona Close might one day be regarded as an architectural curiosity, they cannot at present be considered as conservation area material, so that, despite creating a "hole", Sub Area 27C does not justify inclusion in the Conservation Area.

SUB AREAS 28A and 28B, THE DOWNS

Location Map of Sub Areas 28A and 28B

Extent and Justification

Sub Area 28 covers The Downs, which lies between Edge Hill (Sub Area 26) to the east, and Lansdowne Road and The Crescent (Sub Areas 29 and 30) to the west. However, unlike these roads, The Downs was not included in the the Conservation Area when it was designated. But, since it stretches from the Ridgway south to Worple Road, its character has a significant impact on the setting of the parts of the Conservation on each side, and it was therefore appropriate as part of this Assessment to review its character and check if the changes in attitude towards the type of buildings it contains since the Conservation Area was designated are great enough to justify its inclusion.



Because of the length of The Downs, this Assessment divides it into two sections to enable the maps of the Sub Area to be shown at a reasonable scale. The northern part, Sub Area 28A, is bordered by Sub Areas within the Conservation Area: Lansdowne Road (Sub Area 29), to the west, and the northern part of Edge Hill (Sub Areas 26A and 26B), to the east. The southern part, Sub Area 28B, is bordered by Sub Area 33B, the east side of Crescent Road, within the Conservation Area, to the west, and Sub Area 26C, Worple Avenue, outside the CA, to the east. As a result of this analysis, most of the southern part has been included in the Conservation Area, for the reasons set out below.

History

According to Milward, in Tudor times The Downs was a more important right of way than Worple Way (now Worple Road) because it connected Wimbledon and Merton Commons [Milward, 1998, p. 82], and on the Tithe Map of 1838 it is still labelled "Path for Merton". However, the 1865 OS map shows it lined with houses with substantial gardens, particularly on the west side. In fact, the depth of the plots on each side may have been the road's undoing as far as the preservation of its historic character was concerned. Because they are significantly deeper than many of those on adjoining roads, they may well have appeared more attractive to developers, and the original houses appear to have been steadily replaced by substantial blocks of flats from the 1930s onwards, so that there are few historic buildings left and the road has therefore been omitted from the Conservation Area. In 1973 the Vic Soc report described The Downs as

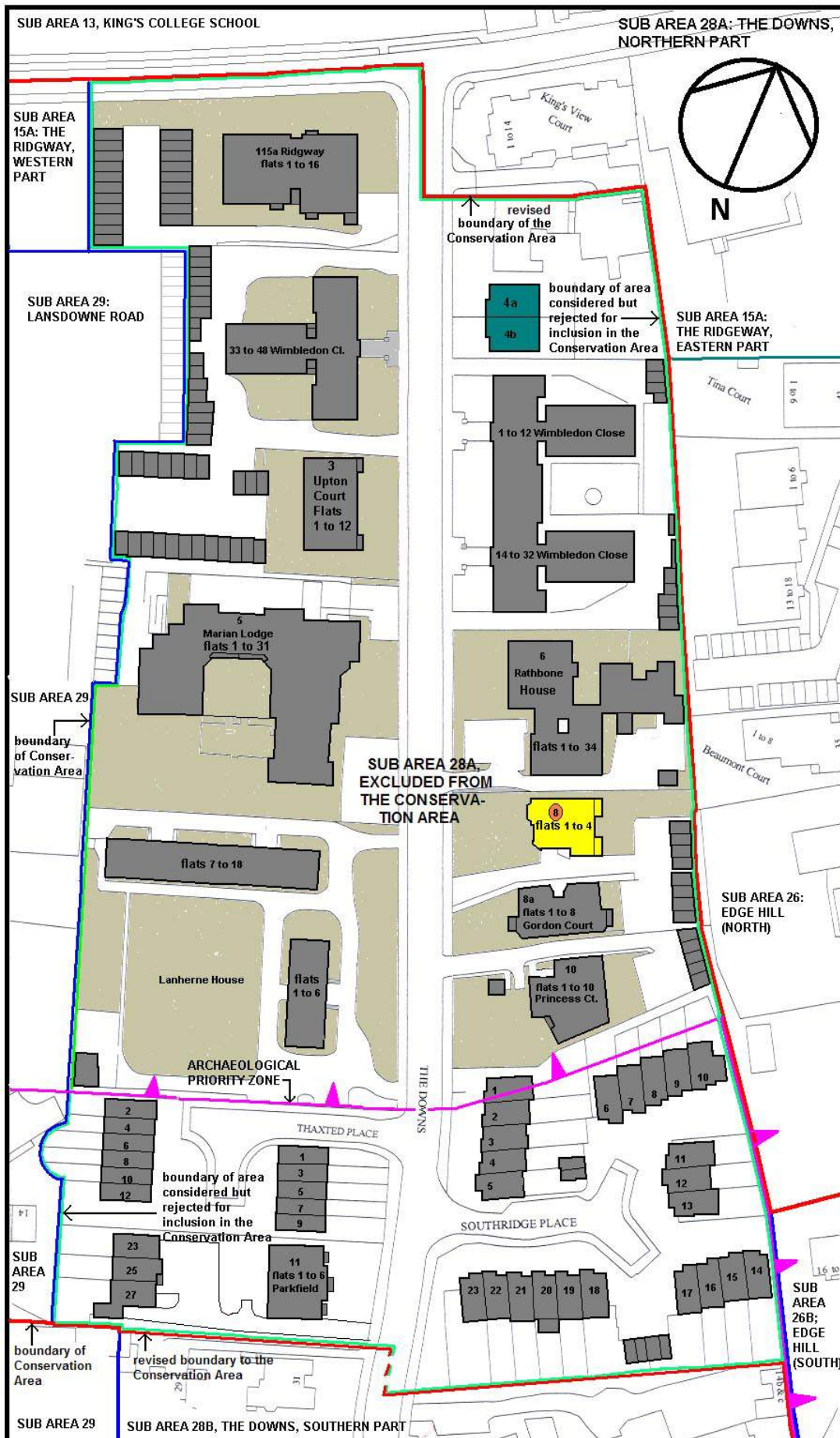
Well filled with institutions, of which two are of architectural interest – the Adult Education and Teachers' Centre and the Ursuline Convent. Five Victorian houses also remain, including a tall, highly-mannered pair at 6 & 8, and a villa with crenellations, first class barge-boarding and a veranda at 30.

No. 8 survives, but No. 6 has been replaced by Rathbone House, and No. 30 by Wrenshaw Place. Since the report does not locate the other two, it is difficult to identify them.

Sub Area 28A, The Downs, northern section

Extent

Sub Area 28A extends from just south of the Ridgway as far south as No. 11, Parkfield, on the west side, and Southridge Place, to the east. As the latter name indicates, it is here that the road dips down the escarpment towards Worple Road and takes on a rather different character.



Map of Sub Area 28A, the northern part of The Downs

Character

The northern part of The Downs is essentially a straight road lined by substantial blocks of flats, almost all of them four storeys high, so that the townscape is somewhat monotonous, with only the mature trees within the grounds and along the back of pavement to relieve their impact. The scale of the blocks encroaches on the character of the Ridgway, to the north and, because the rear of the blocks on the west side are mainly devoted to car parking instead of greenery, they also have a detrimental impact on the character of Lansdowne Road, to the west.

The north part of The Downs from the south



Buildings

East Side, even numbers, north to south (No. 2 The Downs lies within Sub Area 15A)

The Sub Area contains one building which would make a positive contribution to the Conservation Area if Sub Area 28A were to be included in it – No. 8 – and two properties which would have a neutral impact, Nos. 4a and 4b. All the rest would have a negative impact.



Nos. 4a and 4b (with Kings View Court beyond) and Nos. 1 to 32 Wimbledon Close

Nos. 4a and 4b: A semi-detached pair of pitched roofed three storey houses which replaced a house named “Tinker’s Green” in 1998, in red brick with a pair of gables facing the road and porches over the front entrances and garages. Their design would have a neutral effect if located within the Conservation Area.



Nos. 8a and 8, and Nos. 8a and 10 (with Southridge Place beyond), both from the back

Wimbledon Close (east side): Two linked blocks of four storey flats with rear wings dating from the 1930s, flats 1 to 12 being accommodated in the northern block, and 14 to 32 in the southern one. They are each T-shaped on plan, with a rear wing, and extend over a considerable frontage, in stock brick with white rendered string courses, bay windows and glazed staircase panels over the rusticated entrances porches. Although they are reasonable examples of their kind, they are entirely out of scale with most of the buildings in the Conservation Area.

No. 6, Rathbone House: Three linked blocks of 34 flats, the two at the front being of three and four storeys, built in 1996. Both the scale and bland design of the building would make it unsuitable for inclusion in the Conservation Area.

Southridge Place, on the east side of The Downs, and No.5, Marion lodge, to the west



No. 8: All that remains of the pair of four storey Victorian houses which the Vic Soc report described as *highly mannered*. It is of stock brick with tall ornate chimneys and gables, including canted corner gables clad in red and grey ornamental tiles. It was converted to flats in 1957 and its setting is seriously compromised by the bland blocks of flats on each side. It would certainly enhance the Conservation Area if included within it. It has many attractive features and, being the sole survivor of the nineteenth century villas in this part of The Downs, and therefore in danger of suffering the same fate as its neighbours, it is recommended for **local listing**.

No. 8a, Gordon Court: A four storey block of eight flats built in 1988 of red brick with yellow brick string courses and projecting balconies. Again, the scale and bland design would make it inappropriate for inclusion in the Conservation Area.

No. 10, Princess Court: A four storey block of ten flats built in 1980 in red brick with a fake mansard top storey. No. 10 is, if possible, even more bland than Nos, 6 and 8a, and entirely unsuitable for inclusion in the Conservation Area.

Nos. 1 to 23 Southridge Place: An estate of 23 three-storey terrace houses built in 1987 in five groups on the site of No. 12, St Teresa's Hospital. They are of red brick with shallow slate roofs behind parapets and first floor balconies. Although the houses are more sympathetic in scale with the houses in the adjoining Sub Areas than the nearby blocks of flats, they are somewhat bland and would tend to be detrimental to the character of the Conservation Area.

West side, odd numbers, north to south

Wimbledon Close (west side): A four-storey block of flats of similar design to the blocks on the eastern side, containing flat Nos. 33 to 48 and with 17 garages at the rear.

No. 3, Upton Court: A four-storey block of flats of box-like proportions with 22 garages at the rear, which because of its design would be unsuitable for inclusion in the Conservation Area.

No. 5, Marion Lodge: A three and four storey block of flats, U-shaped in plan, with a white rendered ground floor and red brick above, pitched roofs, projecting balconies and octagonal

stair towers. Although the design is less bland than the blocks of flats on the east side, No. 5 is of far too large a scale to be included in the Conservation Area.

Lanherne House: Two three-storey blocks of flats, in multi-stock bricks and red rubber surrounds to the windows, Nos. 1 to 6 being on the east side of a large green, and Nos. 7 to 18 on the north side. They were built in 1951, replacing a three-storey Victorian detached house, and planning permission was recently granted for the replacement of the two blocks by a three and four storey block of 51 flats arranged in an H-shaped plan (with one leg missing) with 36 parking spaces in the basement and 15 at ground level. The scale of the proposal is daunting, even in the context of the adjoining blocks of flats and would be entirely inappropriate within the Conservation Area.



The proposed redevelopment at Lanherne House, on the west side of The Downs

Thaxted Place: An estate of 11 three-storey terrace houses in two blocks, five at the front of the site and six at the rear, in red brick with false mansard roofs to the second storey. As with Southridge Place, they are of more suitable scale for inclusion in the Conservation Area, but somewhat bland and would tend to be detrimental to its character.



No. 11, Parkfield, and Thaxted Place, with Nos. 23 to 27, at the rear of Parkfield, beyond

Parkfield; No. 11, a three storey block of flats in brown brick with a rusticated white rendered ground floor, a semi-circular gable to the front projecting wing, and projecting balconies to the side wings; and **Nos. 23 to 27,** 3 three-storey houses of similar design at the rear. No. 11 is

partly classical in proportion, with classical columns to the central entrance porch. However, such details tend to give it a somewhat pastiche character which would be out of place in a Conservation Area containing mainly genuine historic buildings.

Inclusion or Exclusion from the Conservation Area

Since all but one of the buildings in Sub Area 28A would have a detrimental effect on the character of the Conservation Area, it is clear that, despite changes in attitude since the its designation, the northern part of The Downs is entirely unsuitable for inclusion.



Above: The south part of The Downs, and Nos. 14 and 14a, St Anne's Convent.

Below: An outbuilding and the villa to No. 16, the Ursuline Convent preparatory School.



Sub Area 28B, The Downs, southern section

Extent

Sub Area 28B covers the southern part of The Downs and extends from the top of the escarpment to Worple Road, taking in Nos. 31 to Lantern Court (no. 99 Worple Road) on the west side and from Nos. 14 to 32 on the east side. Most of Sub Area 28B is now included in the Conservation Area.

Character

This sloping part of The Downs is separated from the northern section by the ridge at the top of the escarpment and by a subtle but significant curve in the road, obscuring from view the large blocks of flats in Sub Area 28A. It is far more densely covered in mature trees than the area to the north, and provides an attractive setting for the buildings, which vary in size, scale and architectural and historic interest.

SUB AREAS 28A and 28B, THE DOWNS

Location Map of Sub Areas 28A and 28B

Extent and Justification

Sub Area 28 covers The Downs, which lies between Edge Hill (Sub Area 26) to the east, and Lansdowne Road and The Crescent (Sub Areas 29 and 30) to the west. However, unlike these roads, The Downs was not included in the the Conservation Area when it was designated. But, since it stretches from the Ridgway south to Worple Road, its character has a significant impact on the setting of the parts of the Conservation on each side, and it was therefore appropriate as part of this Assessment to review its character and check if the changes in attitude towards the type of buildings it contains since the Conservation Area was designated are great enough to justify its inclusion.



Because of the length of The Downs, this Assessment divides it into two sections to enable the maps of the Sub Area to be shown at a reasonable scale. The northern part, Sub Area 28A, is bordered by Sub Areas within the Conservation Area: Lansdowne Road (Sub Area 29), to the west, and the northern part of Edge Hill (Sub Areas 26A and 26B), to the east. The southern part, Sub Area 28B, is bordered by Sub Area 33B, the east side of Crescent Road, within the Conservation Area, to the west, and Sub Area 26C, Worple Avenue, outside the CA, to the east. As a result of this analysis, most of the southern part has been included in the Conservation Area, for the reasons set out below.

History

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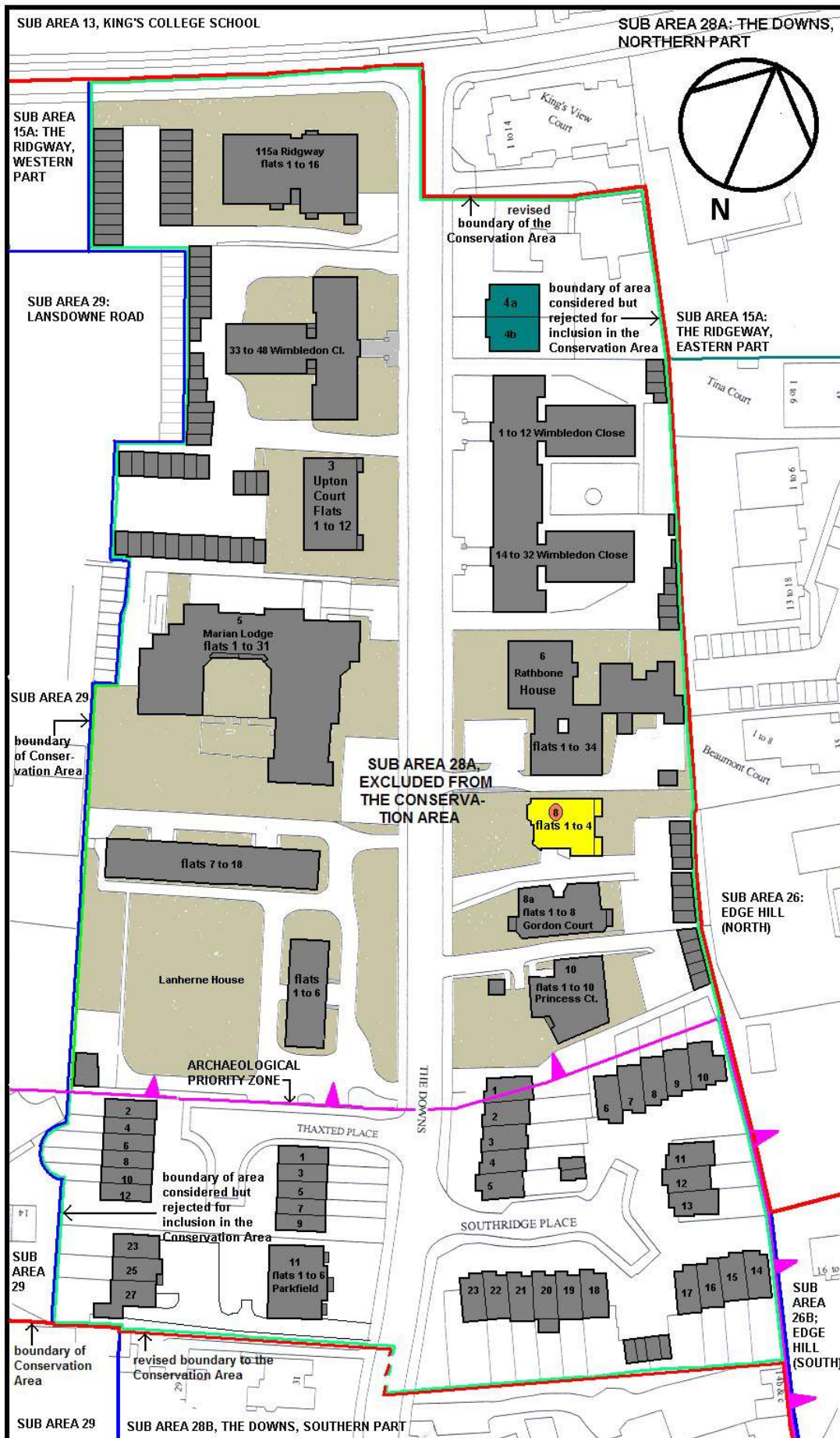
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No. 8 survives, but No. 6 has been replaced by Rathbone House, and No. 30 by Wrenshaw Place. Since the report does not locate the other two, it is difficult to identify them.

Sub Area 28A, The Downs, northern section

Extent

Sub Area 28A extends from just south of the Ridgway as far south as No. 11, Parkfield, on the west side, and Southridge Place, to the east. As the latter name indicates, it is here that the road dips down the escarpment towards Worple Road and takes on a rather different character.



Map of Sub Area 28A, the northern part of The Downs

Character

The northern part of The Downs is essentially a straight road lined by substantial blocks of flats, almost all of them four storeys high, so that the townscape is somewhat monotonous, with only the mature trees within the grounds and along the back of pavement to relieve their impact. The scale of the blocks encroaches on the character of the Ridgway, to the north and, because the rear of the blocks on the west side are mainly devoted to car parking instead of greenery, they also have a detrimental impact on the character of Lansdowne Road, to the west.

The north part of The Downs from the south



Buildings

East Side, even numbers, north to south (No. 2 The Downs lies within Sub Area 15A)

The Sub Area contains one building which would make a positive contribution to the Conservation Area if Sub Area 28A were to be included in it – No. 8 – and two properties which would have a neutral impact, Nos. 4a and 4b. All the rest would have a negative impact.



Nos. 4a and 4b (with Kings View Court beyond) and Nos. 1 to 32 Wimbledon Close

Nos. 4a and 4b: A semi-detached pair of pitched roofed three storey houses which replaced a house named “Tinker’s Green” in 1998, in red brick with a pair of gables facing the road and porches over the front entrances and garages. Their design would have a neutral effect if located within the Conservation Area.



Nos. 8a and 8, and Nos. 8a and 10 (with Southridge Place beyond), both from the back

Wimbledon Close (east side): Two linked blocks of four storey flats with rear wings dating from the 1930s, flats 1 to 12 being accommodated in the northern block, and 14 to 32 in the southern one. They are each T-shaped on plan, with a rear wing, and extend over a considerable frontage, in stock brick with white rendered string courses, bay windows and glazed staircase panels over the rusticated entrances porches. Although they are reasonable examples of their kind, they are entirely out of scale with most of the buildings in the Conservation Area.

No. 6, Rathbone House: Three linked blocks of 34 flats, the two at the front being of three and four storeys, built in 1996. Both the scale and bland design of the building would make it unsuitable for inclusion in the Conservation Area.

Southridge Place, on the east side of The Downs, and No.5, Marion lodge, to the west



No. 8: All that remains of the pair of four storey Victorian houses which the Vic Soc report described as *highly mannered*. It is of stock brick with tall ornate chimneys and gables, including canted corner gables clad in red and grey ornamental tiles. It was converted to flats in 1957 and its setting is seriously compromised by the bland blocks of flats on each side. It would certainly enhance the Conservation Area if included within it. It has many attractive features and, being the sole survivor of the nineteenth century villas in this part of The Downs, and therefore in danger of suffering the same fate as its neighbours, it is recommended for **local listing**.

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West side, odd numbers, north to south

Wimbledon Close (west side): A four-storey block of flats of similar design to the blocks on the eastern side, containing flat Nos. 33 to 48 and with 17 garages at the rear.

No. 3, Upton Court: A four-storey block of flats of box-like proportions with 22 garages at the rear, which because of its design would be unsuitable for inclusion in the Conservation Area.

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stair towers. Although the design is less bland than the blocks of flats on the east side, No. 5 is of far too large a scale to be included in the Conservation Area.

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The proposed redevelopment at Lanherne House, on the west side of The Downs

Thaxted Place: An estate of 11 three-storey terrace houses in two blocks, five at the front of the site and six at the rear, in red brick with false mansard roofs to the second storey. As with Southridge Place, they are of more suitable scale for inclusion in the Conservation Area, but somewhat bland and would tend to be detrimental to its character.



No. 11, Parkfield, and Thaxted Place, with Nos. 23 to 27, at the rear of Parkfield, beyond

Parkfield; No. 11, a three storey block of flats in brown brick with a rusticated white rendered ground floor, a semi-circular gable to the front projecting wing, and projecting balconies to the side wings; and **Nos. 23 to 27,** 3 three-storey houses of similar design at the rear. No. 11 is

partly classical in proportion, with classical columns to the central entrance porch. However, such details tend to give it a somewhat pastiche character which would be out of place in a Conservation Area containing mainly genuine historic buildings.

Inclusion or Exclusion from the Conservation Area

Since all but one of the buildings in Sub Area 28A would have a detrimental effect on the character of the Conservation Area, it is clear that, despite changes in attitude since the its designation, the northern part of The Downs is entirely unsuitable for inclusion.



Above: The south part of The Downs, and Nos. 14 and 14a, St Anne's Convent.

Below: An outbuilding and the villa to No. 16, the Ursuline Convent preparatory School.



Sub Area 28B, The Downs, southern section

Extent

Sub Area 28B covers the southern part of The Downs and extends from the top of the escarpment to Worple Road, taking in Nos. 31 to Lantern Court (no. 99 Worple Road) on the west side and from Nos. 14 to 32 on the east side. Most of Sub Area 28B is now included in the Conservation Area.

Character

This sloping part of The Downs is separated from the northern section by the ridge at the top of the escarpment and by a subtle but significant curve in the road, obscuring from view the large blocks of flats in Sub Area 28A. It is far more densely covered in mature trees than the area to the north, and provides an attractive setting for the buildings, which vary in size, scale and architectural and historic interest.



Map of Sub Area 28B, the southern section of The Downs

Buildings

East side, even numbers, north to south (there is no No. 18)

Of the thirty or so properties in the Sub Area, three are locally listed, four would positively enhance the area if the Sub Area were included in the Conservation Area, seven would have a negative impact, and the effect of the remainder would be neutral.

Nos. 14 and 14a, St Anne's Convent: A group of buildings erected from the 1950s onwards centred around a late nineteenth century two storey villa of grey brick with red brick string courses. The villa has an ornate roof line with projecting dormers and ornamental chimneys, and the canted bays and tall arched windows give it a strong vertical emphasis, so that it makes a positive contribution to the character of the Conservation Area. However, the later two storey flat roofed box-like additions detract significantly from the villa's setting.

No. 16, Ursuline Convent Preparatory School: Another late nineteenth century villa surrounded by later buildings, of similar character and materials to No. 14. To the rear of the villa is a two storey outhouse of similar date and several modern single storey utilitarian structures, and between the villa and the road several more single storey timber structures housing teaching accommodation. To the north of the villa is a more permanent two and three storey building in red brick. Although No. 16 also makes a positive contribution to the Conservation Area, the contribution of the various buildings surrounding it varies from neutral to negative. However, their impact on the setting of the villa is softened by the extensive, heavily landscaped, grounds to the Convent.



The front of No. 20, Downs Court, and the rear, showing The Cottage

No. 20: Downs Court: A block of four storey flats in red brick with canted bays, a rusticated stonework central entrance and pseudo mansard roofs to the end sections, which was built in 1934 and echoes the design of the flats which make up Wimbledon Close, at the north end of the Downs. It contains 12 flats and the rear part of the block is in white render and includes a two-storey block with a pseudo mansard named The Cottage. Downs Court has been excluded from the Conservation Area because its unsuitable scale and character.

No. 22: Ravenscar Lodge: Another four storey block of 16 flats in stock brick built in 1961 with a pseudo mansard, which would also have a negative impact if included in the Conservation Area.

No. 22 The Downs from the rear, and No. 24 from the front



No. 24: A two storey late nineteenth century house in stock brick with red brick string courses and a glazed entrance porch which makes a positive contribution to the Conservation Area.

Nos. 26 and 28, Rydal Court and Savona Court: Two more blocks of four storey flats with shared entrance and rear garages. **Rydal Court** was built in 1961 and consists of eight flats. Although the front elevation consists merely of strips of glazing and white coloured panels framed by stock brick side walls, with a central entrance and recessed top storey, it shows how a simple straightforward design can be enhanced by its carefully balanced proportions. **Savona Court**, which was built in 1963 and has eleven flats, is a variation on No. 26 with a partly stock brick façade projecting balconies faced with white horizontal boarding. Its balanced proportions, subtle articulation and crisp detailing combine to form a high quality piece of modern architecture. They are of greater architectural distinction than most of the other post-war buildings in The Downs and, despite their obviously greater scale than the historic buildings in the Conservation Area, their impact is sufficiently offset by their architectural quality for their overall effect to be neutral. They have therefore been included.



Above: Nos. 26, Rydal Court, and 28, Savona Court.

Below: No. 30, Wrenshaw Place, and No. 32, Swinburn Court.



No. 30, Wrenshaw Place: A block of eight flats in stock brick built in 1994, the front garden of which is gravelled to provide eight parking spaces. It is in a pseudo traditional style, with a wavy barge board to the left hand three storey gable which is fronted by a two storey canted bay in rusticated render topped by ornamental balusters; the two storey right wing has a single storey bay topped by a pair of dormers with wavy barge-boards; and the central entrance porch is also in rusticated render topped by an ornamental balustrade. Security is provided by ornamental railings and gates in black and gold. Its pastiche design would tend to detract from the more genuine character of the other buildings included in the Conservation Area, and it has therefore been excluded.

No. 32, Swinburn Court: A two storey block of six flats built in 1960 fronting on to Worple Road, in red brick and white render, with garaging for six cars, whose utilitarian character would have tend to have a negative impact if included in the Conservation Area.

West side, odd numbers, north to south (there is no No. 33)

Nos. 29: A mid twentieth century two storey cottage in red brick and grey tile hanging, located at the rear of No. 31, which has a neutral effect on the character of the Conservation Area.

Nos. 31, 35, 37, 39 and 41: Four two storey detached residences dating from the first half to the middle of the twentieth century set in generous well landscaped gardens. No. 31 is in white render; the first floor of No. 35 is a cottage with tiled mansard and projecting dormers to the first floor; No. 37 is a double fronted house in red brick and white render; No. 39 is post-war in brick with fake timber framing to a dominant gable over the garage; and No. 41 is also of more recent construction in white render with ornamental arches over the ground floor bay windows and recessed porch, pitched dormers and fake louvers to the first floor windows. The first four houses make a neutral contribution to the character of the Conservation Area and No.1 makes a positive contribution.

No. 41a: A two storey late twentieth century two storey cottage built at the rear of No. 43 which has a neutral impact on the Conservation Area.



Above and top right: No. 15, Claremont Lodge, showing the north-east corner of the original Villa, and the south end of the southern wing, with the new extension to the Ursuline Convent School in Crescent Road beyond.

Above right: No.43, at the entrance to the picturesque lane leading to The Crescent.

No. 43: A picturesque two storey cottage with single storey extensions in white render which makes a positive contribution to the Conservation Area.

(Entrance to a lane leading to the Ursuline High School and the Crescent, in Sub Area 30B.)

No. 15, Claremont Lodge: A substantial late nineteenth or early twentieth century villa used as a convent which the VicSoc report described as being *in a romantic Italianate style with remarkable chimneys*. In 1997 it was converted to five flats and considerably extended to the north and south to provide a total of 25 flats and basement car parking. The original two and three storey building is **locally listed** and has tremendous character, with facades of its red brick broken by stone string courses which pick up the semi-circular arches over the double

and triple windows the bases of ornamental projecting and recessed balconies. The riot of ornament is topped by deeply overhung roofs supported on ornate brackets below tall ornamental chimneys.

The extensions are sympathetically designed in similar brickwork and string courses, other features being echoed in the detailing of the window heads and ironwork to the projecting balconies, so that the whole ensemble does not detract from the character of the Conservation Area.

(Entrance to Ursuline High School, which is located in Sub Area 30B).

No. 17, Hall School: A **locally listed** group of educational buildings the central section of which was built in 1879. It is the former premises of Rokeby School, and between 1967 and 1986 it was used as an adult education centre, during which time it was described by Pevsner as *large and eclectic, with some Gothic detail and a polygonal turret over the entrance*. The VicSoc report was particularly enthusiastic:

The Downs Adult Education and Teachers' Centre at 17 is in a ripe Gothic style. Presumably it began life as a large private villa. It remains a most pleasing piece of Victoriana (with tactful later additions) – every trick, turret and pinnacle in the trade, but adding up to a harmonious and self-assured building.

The present Hall School now has three storey extensions to the north and south in similar coloured red brickwork and stone string courses, so that their rather bland design does not seriously diminish the setting of the central block. The planted forecourt is mainly used as a play area.

Hall School, 17 The Downs and Lantern Court, 99 Worple Road



No. 99 Worple Road, Lantern Court: Although Lantern Court fronts on to Worple Road, two of its three blocks face on to The Downs and therefore make an impact on its southern end. These recently constructed blocks of flats are highly articulated and imaginatively designed in dark red brick with a variety of stepped, oriel and tall rounded-headed windows. Although they are of significantly greater scale than most of the properties in the West Wimbledon Conservation Area, they do not conflict with the scale of Hall School, and are of sufficient architectural quality to merit inclusion.

Inclusion or Exclusion

Most of the spaces in the Sub Area are either attractively landscaped or heavily wooded, so that its suitability for inclusion in the Conservation Area depended on the architectural and historic interest of the buildings. Their quality varies considerably, with the western part retaining something of its historic character, while a majority of the properties on the opposite side have been replaced by modern blocks of flats.

The western side contains two locally listed buildings, two other buildings that make a positive contribution to the Conservation Area, and the rest have a neutral impact, including the three blocks which make up Lantern Court, on Worple Road. Therefore, on balance, the western

side merits inclusion to protect the existing buildings and prevent their replacement with more four storey blocks of flats.

By contrast, the eastern section contains one locally listed building, the Ursuline Convent Preparatory School, two – Nos. 14 and 24 - that make a positive contribution to the Conservation Area, five that have a neutral effect (including Rydal Court and Savona Court), and another seven or so which detract from the Conservation Area's character. Identifying those parts of the west side of The Downs worthy of inclusion required fine judgement, and differences of opinion were expressed by local organisation:

- Although St Anne's Convent (No. 14) is well worth including, the adjoining modern buildings to the east and west compromise its setting. Overall, its inclusion is marginally justified because of its setting.
- The setting of the Ursuline Convent (No. 16), on the other hand, is so dominated by mature woodland that the impact of the undistinguished modern buildings within its grounds is considerably reduced, and it merits inclusion to protect both the locally listed building and its woodland character.
- Downs Court and Ravenscar Lodge (Nos. 20 and 22) are typical of the bland modern buildings which have been excluded elsewhere, and their inclusion cannot be justified.
- No. 24 is the type of nineteenth century villa which should obviously be included.
- Although Rydal Court and Savona Court (Nos. 26 and 28) are similar in scale to Nos. 20 and 22 they are of considerably greater architectural quality and such straightforward examples of well proportioned and detailed architecture should be encouraged. Although buildings of this scale would not normally be appropriate within the Conservation Area their architectural quality justifies their inclusion.
- Wrenshaw Place (No. 30) is an example of the type of pseudo-traditional pastiche which is tending to erode the genuine historic character of the Conservation Area and should therefore be excluded.
- The inclusion of Swinburn Court (No. 32) cannot be justified because of its lack of historic interest or architectural distinction.

The boundary line resulting from these decisions is therefore be as follows: starting at the northern boundary of the Sub Area, Nos. 14, 14a, 16 and the Ursuline Convent are included; Downs Court (No. 20) and Ravenscar Lodge are excluded; No. 24, Rydal Court and Savona Court are included; and Wrenshaw Place (No. 30) and Swinburn Court (No. 32) are excluded. This arrangement, although something of a zigzag, is logical and avoids any "holes" or "islands" in the Conservation Area, since the areas included would link across to the Conservation Area extension on the western side of The Downs, and those excluded would connect with Sub Areas 26B and 26C, outside the Conservation Area.

Positive and Negative Features

The rural character of The Downs – its landscaping and wealth of mature trees – is similar to other roads in this part of Wimbledon, and on superficial inspection the reasons for the original exclusion of the southern part from the Conservation Area are not obvious, particularly in summer when the trees obscure many of the buildings. However, the replacement of a large proportion of its original villas by four storey flats has been sufficient to justify the exclusion of the northern half. The inclusion of most of the southern half is justified because it has managed to retain a significant proportion of its attractive historic character and because of differences in attitudes to conservation since the Area's designation.

Preservation and Enhancement

To prevent further erosion of its original character, replacement of any more of The Down's historic or domestic scale property with larger buildings or those designed in pseudo-historic styles should be strongly discouraged, and further development within the plots and between buildings should be resisted, particularly if this would involve the destruction of mature trees or landscaped areas.



Map and Location Map of Sub Area 29

SUB AREA 29, LANSDOWNE ROAD

Extent and Justification

Sub Area 29 covers the whole of Lansdowne Road, which lies between Arterberry Road (Sub Area 31) to the west, and The Downs (Sub Area 28A) to the east, the latter being outside the Conservation Area. Most of the western side and the southern end are included within the Conservation Area, but the remainder has now been excluded from it, for the reasons set out below. The north-ern end is included within Sub Area 15. the Ridgway.

As with most parts of the Conservation Area, the eastern and western boundaries west are defined by the boundaries to the back gardens between this and adjoining roads, and the top of the escarpment creates a physical and visual break between the southern end of the Lansdowne Road and Southdown Drive.

History

Lansdowne Road is one of the series of roads built south of the Ridgway to house the commuters who were moving to Wimbledon in the 1850s onwards following the develop-



ment of railway links to central and south London. However, like the northern part of The Downs, the villas on the east side have since been replaced by blocks of flats and terrace housing, so that the VicSoc report dismissed Lansdowne Road as merely *a narrow cul-de-sac, extensively redeveloped. Ten Victorian houses survive (July 1973), of which 16 is perhaps the best.*

Character

The VicSoc's implied assumption that the number of period houses would rapidly diminish has proved largely unfounded, since seven still survive on the western side, giving the road a decidedly lop-sided character. This is reflected in the line of the Conservation Area boundary which, although following the boundaries of the back gardens to the houses to the west, originally zigzagged back and forth on the east side taking in those blocks of flats considered to be of some architectural merit while excluding others. This part of the assessment includes a review of the alignment of the eastern boundary in the light of changing attitudes to the merits or otherwise of these modern buildings.

Lansdowne road does not share the benefit enjoyed by The Downs of deep plots fronted by mature trees which conceal many of the buildings, since the plots are shallower and the buildings nearer the road, making the contrast between the east and west sides more pronounced. Although the settings of the villas on the west side benefit from some greenery, most trees that may have matured on the east side have been removed so as not to hinder redevelopment. On balance, therefore, Lansdowne Road is less attractive than the southern part of The Downs, all of which originally lay outside the Conservation Area.

Buildings

Nos. 2 & 3 (High Range) and 4 Lansdowne Road



Sub Area 29 originally contained seven locally listed properties, one other building which makes a positive contribution to the character of the Conservation Area, twenty others whose impact is neutral, six blocks of flats and nine houses which have a negative impact, and two blocks whose impact is seriously detrimental.

East side, consecutive numbers, north to south

No. 1: No. 1 adjoins the Ridgway and is recommended for inclusion in Sub Area 15 of the Conservation Area.

Nos. 2 and 3, High Range: A symmetrical block of 20 four storey flats plus basement built in 1974, with garages at the rear, which lies outside the Conservation Area. Its pale brick and white rendered projecting balconies provide a strong if aggressive rhythm which relieves it of the monotony of other building on this side of Lansdowne Road, but its scale makes it inappropriate for inclusion.

No. 4: A block of 12 four storey flats built in 1974 with a fifth floor penthouse added in 2002, in yellow brick and pale red boarding, the balconies and top storey of which are recessed. It lies outside the Conservation Area and its scale and monotonous character not only make it

unsuitable for inclusion but it also detracts from the setting of the historic buildings on the opposite side of the road.

No. 5: A five storey block of ten flats built in 1974 in yellow brick with rendered string courses and rear garages, whose scale and character also detracts from the setting of the buildings opposite and make it unsuitable for inclusion in the Conservation Area.



(Conservation Area boundary)

No. 6, Beryl Harding House, and No. 8, The Terraces

Nos. 6 and 7, Beryl Harding House: Two symmetrical pitched roofed blocks of eighteen flats with rear garages, built in 1973 in stock brick whose mundane design is slightly relieved by white infill panels above the central entrances and by pleasant landscaping to the front. They originally lay within the Conservation Area and, because they are only three stories high, they do not have such an impact on the buildings opposite, but they are of no better design than other blocks which were originally excluded from the Conservation Area, and since they continue the character of the adjoining buildings in The Downs, their continued inclusion seems hard to justify.

No. 8, The Terraces: A pitched roof four storey block of fifteen flats end-on to the road, in stock brick with a white rendered rusticated ground floor, a projecting central section and adjoining balconies, and dormer windows. The articulation of No. 8 relieves it of the monotony of other buildings on this side of Lansdowne Road, but its scale, which is also similar to that of the adjoining buildings in The Downs. It was also included within the Conservation Area, but because of its severely detrimental impact on the buildings opposite its continued inclusion does not seem appropriate.



(Conservation Area Boundary) 2 to 14 Cumberland Close, and 1 to 10 Lansdowne Close

No. 10 Lansdowne Road and Nos. 1 to 14 (even) Cumberland Close: A semi-detached pair of three storey houses facing on to Lansdowne Road and a terrace of three storey houses on the south side of a short *cul-de-sac*. All the houses are in red brick, with pitched roofs and nominal balconies to the first floor. Nos. 2 to 14 have ground floor garages and the semi-detached pair have ground floor bay windows and garages at the rear. The houses are situated outside the Conservation Area and their minimal mundane design makes them unsuitable for inclusion.

(Conservation Area boundary)

Nos. 11 and 12 Lansdowne Road



Nos. 1 to 10 Lansdowne Close: Nos. 1 to 8 are a terrace of two storey pitched roofed houses on the south side of this short *cul-de-sac*, with built-in garages and projecting first floors which white painted boarding beneath the windows, while Nos. 9 and 10 form a semi-detached pair of three storey flat roofed houses with built-in garages and first floor picture windows, situated at the north-eastern end of the close. The scale of these houses are more sympathetic to the historic buildings in Lansdowne Road than the blocks of flats and Cumberland Close to the north, and their layout, articulation, proportions and landscaping make them architecturally superior to most of the other modern buildings in the road, so that their inclusion in the Conservation Areas seems appropriate.

A path connects the southern end of Lansdowne Road with the modern development of Southdown Drive, in Sub Area 30, further down the escarpment.

West side, consecutive numbers, south to north (All the buildings are inside the CA)

No. 11: A double fronted detached house of three storeys plus basement in a plain classical design dating from about 1860, in off-white render with white rendered string courses, and an enclosed projecting porch of elaborate classical design including semi-circular arched door and window openings. The house, which has been converted into eight flats, was considered but rejected for local listing.

Nos. 11a, b and c, and Nos. 12a, b and c Lansdowne Road



Nos. 11a, 11b and 11c: A stepped terrace of three two storey flat roofed houses built in 1966 in the grounds of No. 11, in stock brick and dark stained infill panels, projecting garages and deep fascias. Their crisp modern design and modest scale respects and contrasts reasonably with No. 11 and No. 12, a locally listed villa to the north.

No. 12, St. Teresa's: A **locally listed** double fronted detached house of three stories plus basement dating from about 1860 in stock brick and rendered string courses, with a projecting roof across the main frontage over the central entrance and canted bays to the principal floor.

Nos. 12a, 12b and 12c: Three three-storey houses dating from 1979, in red brick with steeply pitched gables facing on to the road and first floor projecting balconies over garage entrances

and recessed front porches. Despite the height resulting from the pitched roofs and the insertion of neo-Georgian glazing to the first and second floor windows, the houses do not conflict seriously in scale or character with the adjoining historic buildings.

No. 13: A **locally listed** double fronted detached house of two stories plus basement dating from about 1860, similar in design to No. 12, with a projecting roof over the central entrance and canted bay windows supported on timber brackets, and dormer windows to the mansard roof.

Nos. 15, 15a, 15b and 15c, and No. 17 viewed from the steps to No. 4, opposite



No. 14: A **locally listed** double-fronted detached house of three stories plus basement, similar in design to No. 12, in stock brick with rendered string courses and a prominent projecting entrance porch at principal floor level supported on Tuscan columns.

Nos. 15, 15a, 15b and 15c: The central block, **No. 15a** and **15b** is a **locally listed** double-fronted detached house of three storeys plus basement very similar to No. 14, but divided into two houses, and with modern extensions in stock brick to the north and south. Although the north extension, No. **15**, is of two storeys and No. **15c**, to the south, is of three, they have been designed to appear largely symmetrical in an effort to relate sympathetically to the main building by being faced with false timber framing to the upper floors under gabled roofs. However, these pseudo-historic features are far from convincing, and the extensions conflict in character with the main house and adversely effect its setting. The front area is entirely devoted to hard paving without any front boundary, emphasising the institutional impression of the group.



No. 19 Lansdowne Road, flats 1 to 3 on the right and flats 4 to 8 on the left

Nos. 16 and 16a, The Coach House: No. **16** is a **locally listed** double-fronted house of three storeys plus basement similar in design to No. 14, but with a converted nineteenth century two storey wash house, No. **16a**, immediately to the north in white painted brickwork with a gabled roof facing the road and neo-Georgian windows. The juxtaposition of the two houses is unfortunate, and a bright red pair of entrance gates to No. 16a mars their setting.

No. 17: A **locally listed** double fronted house of three stories plus basement very similar to No. 14 but with a projecting chimney stack to the south of the entrance porch. The front area is largely devoted to hard standing, and to the south there is an attractive wall and arched entrance to the rear garden.

No. 19, Aston Court: Two blocks of flats built in 1962-4. The southern one (flats 1 to 3) is a three-storey block of stock brick and central rendered panels between the windows, under a gabled roof, which both mundane and starkly aggressive in its proportions. The northern block (flats 4 to 8) is of two three storey wings with gabled roofs separated by a two storey link, mainly in white render. It appears to be an unfortunate conversion of a pair of semi-detached nineteenth century houses and, although it attempts to acknowledge its historic setting by such details as deep eaves to the gables and a continuous projecting roof over the central entrances, it fails because of its starkness and the lack of any cohesion resulting from later alterations to the central section. Both these buildings not only detract seriously from the setting of the historic buildings to the south, they are considerably inferior architecturally than the modern blocks of flats on the opposite side of Lansdowne Road, and should be excluded from the Conservation Area.

Nos. 19c and d: A two storey detached house built in 1964 in stock brick and stained timber boarding with projecting gabled wing and a projecting single storey entrance and garage, which has a neutral impact on the character of the Conservation Area.

Positive and Negative Features

The positive character of the west side of Lansdowne Road, with its six locally listed buildings, contrasts with the negative impact of the seven substantial blocks of modern flats on the eastern side, plus the two blocks in the north-west corner and the houses along Cleveland Close towards the south-eastern end. The setting of two of the locally listed villas, Nos. 15 and 16, have also been eroded by modern extensions, particularly No. 15, so that their local listing appears justified only because of their group value and the unity they give to the street scene. The inclusion of any of Lansdowne Road is finely balanced, and any further encroachment of poorly designed or inappropriately scaled modern development would be liable to justify excluding Lansdowne Road entirely from the Conservation Area.

Reduction of the Conservation Area

As a result of this Assessment, all the buildings on the east side, except Lansdowne Close, have been excluded so that, instead of the boundary cutting backwards and forwards to include or exclude blocks of flats which vary slightly in architectural quality, the boundary now follows the junction of the back gardens between Lansdowne Road and the Downs. The blocks at No. 19 are also excluded because their attempt at historicism has result in buildings of significantly lower architectural quality than those on the east side.

Preservation and Enhancement

Any further encroachment of modern development in Lansdowne Road should be most strongly resisted, and any proposals to replace the existing blocks of flats should be taken as an opportunity to provide development which is of good modern design as well as being more sympathetic with the scale and character with the historic buildings on the western side. The wide frontages to four of the seven villas on the west side have been exploited with infill development, and there are still gaps in the street frontage wide enough to accommodate minor development or even to provide rear access to plots in Arterberry Road; such proposals should be resisted or at most considered only if they are extremely modest and of exceptionally high architectural quality, to prevent the further erosion of the historic buildings.

SUB AREAS 30A, B AND C: CRESCENT ROAD AND SOUTHDOWN DRIVE



Map of Sub Areas 30A, 30B and 30C

Extent and Justification

Sub Area 30 is divided into three parts: Sub Area 30A covers the western part of Crescent Road, which was originally included in the Conservation Area, although separated from it; Sub Area 30B covers the eastern side of Crescent Road, which lies outside the Conservation Area; and Sub Area 30C covers Southdown Drive, which is situated between Crescent Road and Lansdowne Road (Sub Area 29), to the north, and was also outside the Conservation Area but has now been included within it. The eastern half of Crescent Road was included in this Assessment in case any of it was found to be worthy of including in the Conservation Area, and Southdown Drive was considered because it links Crescent Road with the Conservation Area boundary.

Location Map of Sub Area 30



History

The west side of Crescent Road

Crescent Road is one of the most recently developed parts of the Conservation Area, all the houses having been built since 1885. Except for Nos. 24 to 26, they are all located along the western side of the road, and until recently they all enjoyed unobstructed views eastwards towards The Downs. Nos. 1 to 7 date from 1885, Nos. 8 to 11 were built in 1893, and Nos. 12 to 17 two years later. No. 20 and the three houses on the eastern side, near Worple Road, appear to be more recent, and Southdown Drive and the various buildings which form the Ursuline Convent - covering the rest of the eastern side and still being developed - date from the latter part of the twentieth century.

Sub Area 30A: Crescent Road, West Side

Character

Sub Area 30A follows the boundary line of the Conservation Area and is limited to the 19 houses on the west side of Crescent Road. Although on superficial inspection these houses appear to be similar to many other late 19th C rows of houses in south London, some are distinguished by ornamental brickwork and other features which justify their protection.

The need to protect their architectural quality was not fully recognised until several years after the boundaries of the Conservation Area were agreed, so that when this part of the road was designated in May 1990 it effectively formed a separate conservation area, the houses in Southdown Drive isolating it from the main CA. However, since it is so closely linked to West Wimbledon CA it has been given the same name.

Buildings West side, consecutive numbers, south to north (there is no No. 16)

Nos. 1 to 7: Seven detached two storey houses dating from 1885 in red brick, with two storey canted bays and side entrances, distinguished by double swags in carved brick panels under the first floor windows. The houses appear to be largely unaltered, although the brickwork to No. 4 has been painted white, and the front gardens of most of the houses are largely devoted to car parking.

Nos. 8 to 11: two pairs of semi-detached two storey houses dating from 1893 in red brick, with side entrances and projecting side wings containing stone banding to the gables and crenulated parapet walls to the ground floor canted bays. The ground floor of the recessed central section to Nos. 8 and 9 has been converted to garages and the front gardens are largely devoted to car parking.

No. 12 to 15: Four detached two storey houses built in 1895 in red brick. They are similar to Nos. 1 to 7 but lack the attractive ornamental brick panels, having rusticated quoins at the corners and stone banding to the sills and window heads. Nos. 12 and 13 have been painted white, although the rusticated quoins to No. 13 have been left exposed. Again the front gardens are mostly devoted to car parking.

No. 17: A more substantial two storey detached house built in 1895 in red brick and rusticated corner quoins in stone, with a side entrance and square ground floor bay.

Nos. 18 and 19: Two detached two storey houses of similar design to Nos. 12 to 15.

No. 20, Southbank Cottage: A modern detached two storey house end on to the road red brick with decorated chimneys, behind a high brick wall.

Inclusion or Exclusion: The houses on the western side of Crescent Road vary in architectural quality, the decorative details of Nos. 1 to 7 being the main justification for the inclusion of the road in the Conservation Area. However, its unified character justifies the inclusion of the whole of this side of Crescent Rd.

Sub Area 30B: Crescent Road, East Side

Character

Because of the generous distance between Crescent Road and The Downs, the houses on the east side of the road presumably enjoyed extensive views eastwards over open countryside or playing fields, but this substantial area has been steadily developed for educational purposes.

Buildings

Ursuline High School: The east side of Crescent Road is mainly occupied by the buildings and playing fields of the Ursuline High School. This side of Crescent Road has been omitted from the Conservation Area presumably because the modern buildings that occupy the northern part of the school grounds were considered to be unsuitable in scale and not sufficiently architecturally distinguished to merit their inclusion. This review of their character supports that decision and is reinforced by the additional buildings which are at present under construction, particularly the barrel-vaulted sports hall which is sited towards the south end of the grounds and impinges on the views east from the houses at this end of Crescent Road.

Nos. 24 to 26: Three detached mid twentieth century houses of suburban design, Nos. 24 and 25 being of two storeys and having applied timber framing to first floor projecting gables, and No. 26 being of one-and-a-half storeys with large dormers in the sloping front roof. They are not sufficiently distinguished architecturally to be included in the Conservation Area.

Nos. 10 and 11 Crescent Road

Sub Area 30C: Southdown Drive
Character

Southdown Drive is a small modern estate of houses around an attractively landscaped green that has been inserted into the steeply sloping escarpment at the north end of Crescent Road.

Buildings

Numbered consecutively, anti-clockwise



Nos. 1 to 6: Six two storey houses linked by single storey garages on the south side of the estate, with their gable ends facing the road. The cross walls are of red brick and the gable ends are of white render to the ground floor and blue/grey tile hanging above. The small front gardens are attractively landscaped.

Nos. 7 to 9: Three three-storey terrace houses on the eastern side of the estate with red brick cross walls and white boarding to the projecting first and second floors.

Nos. 10 to 15: Six three-storey terrace houses on the northeastern side of the estate of similar design to Nos. 7 to 9.

Nos. 16 to 21: Six more three-storey terrace houses on the northwestern side of the estate of similar design to Nos. 7 to 9.

Nos. 22 to 25: Four two-storey houses of similar linked design to Nos. 1 to 6 but with projecting porches and first floor gable ends in white boarding.

Inclusion in the Conservation Area

Southdown Drive is an attractively landscaped modern estate surrounded by modern buildings whose architectural quality varies from pleasant to outstanding. The linked houses are well articulated and provide a satisfactory rhythm to the south and west sides of the estate, while the three terraces of three-storey town houses are particularly well proportioned and crisply detailed. Overall, the houses compare well with those in Lansdowne Close, immediately to the north in Sub Area 29, inside the Conservation Area. Therefore, because of their architectural quality and their attractive setting, Southdown Drive merits inclusion in the Conservation Area. The inclusion of Sub Area 30C also links Sub Area 30A with the rest of West Wimbledon Conservation Area.

16-21 Southdown Drive and, above, the main buildings of the Ursuline High School



Addendum

P.249 - 20 Southbank Cottage, Crescent Road

Original stables, groom quarters and coach house for the mansion house in Landsdowne Road. Built about 1895, many original features retained in conversion to residential; original high coach drive walls, dormers, chimneys and hay loft hoist beam.

SUB AREAS 31A AND 31B: ARTERBERRY ROAD AND THE DRIVE

Extent and Justification

Area 31 is in two parts: 31A encompasses the whole of The Drive and the northern part of Arterberry Road, and 31B covers the southern part of Arterberry Road, much of which now included in the Conservation Area. Sub Area 31B was originally outside the Area, and this Assessment includes an analysis to consider how much, if any, is worthy of inclusion 27 years after the boundary of the Conservation Area was determined.

Like the other Sub Areas that run from the Ridgway to Worple Road, Sub Area 31 is self-contained, with the boundaries along the junctions of the back gardens on each side. The Drive is forms part of the Sub Area because the southern leg is linked to Arterberry Road. The north-eastern corner of Arterberry Road lies in Sub Area 15A.

Location Map of Sub Areas 31A and 31B



Sub Area 31A: The Drive and the Northern Part of Arterberry Road

Character

Sub Area 31A lies on flat land, immediately above the steep escarpment of which No. 31B forms a part, the boundary between 21A and 31B lying near the top of the escarpment. The Vic Soc report described The Drive briefly as Fine trees and nine Victorian houses of merit, and some more recent buildings, and Arterberry Road as

A hilly winding road in which sixteen Victorian houses at present survive. Towards the upper end on the East side (a part currently of close interest to developers) there are fine oaks and other trees.

Sub Area 31A continues the attractive Arcadian nature of the roads further east, such as the western side of Lansdowne Road and the top part of Edge Hill, with large late nineteenth and early twentieth century properties, a significant number of which have now been replaced or converted into blocks of flats, old people's homes and educational institutions, etc.

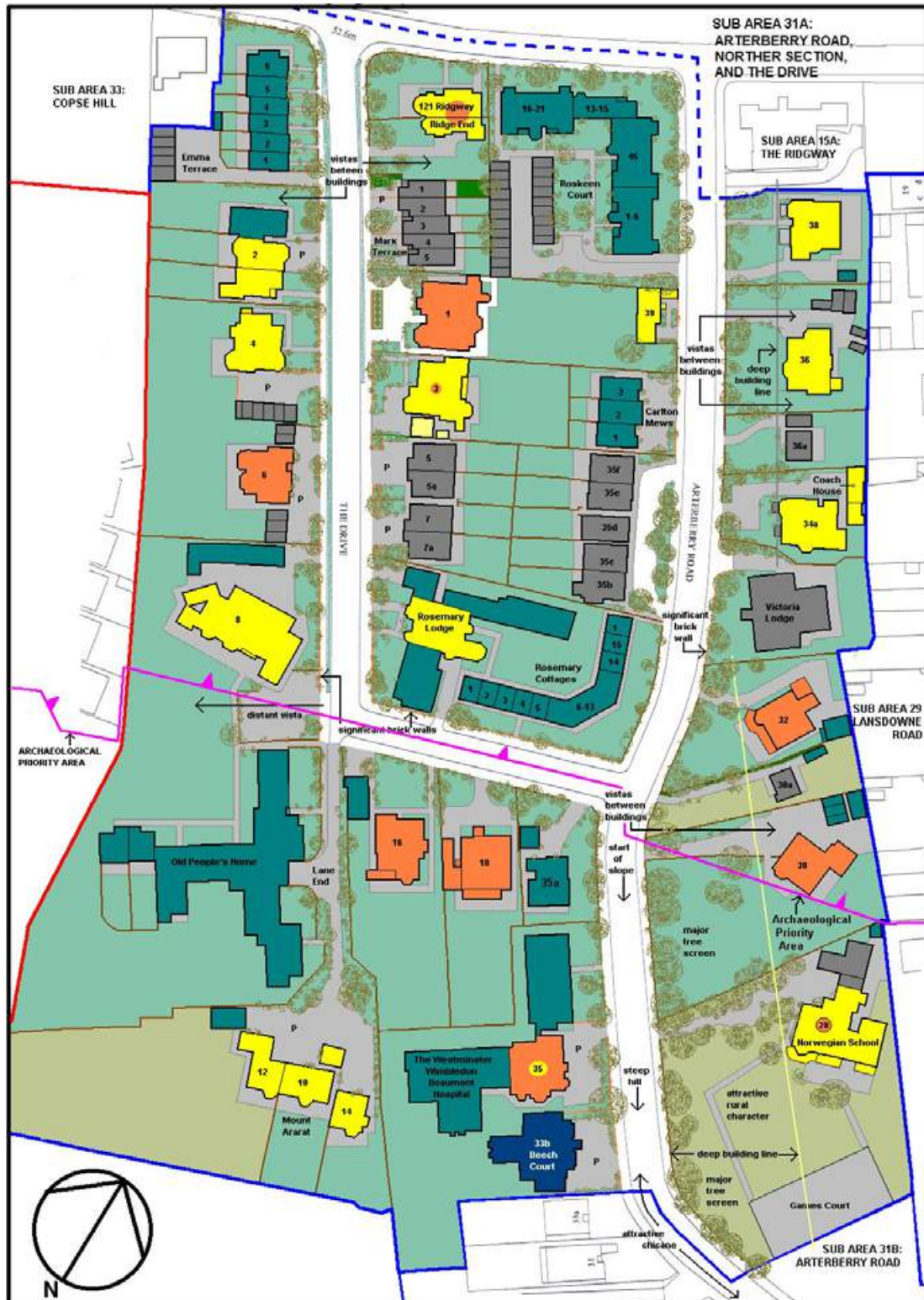
WimSoc's environmental assessment of Arterberry Road and the Drive notes that both roads are characterised generally by well set-back building lines, wide gaps between buildings, and dense greenery along roads, although the character of the street has suffered by some of the modern development infringing the building line. Moving from north to south, the buildings along the south eastern part of Arterberry Road divert increasingly from the road alignment, presumably to exploit the original views to the south west.

Road detailing consists of 6" wide granite kerbs throughout, the gutter comprising four courses of granite setts, some of which appear to be covered by the bituminous road surface. The Drive has paved footways and grass verges, and some of the street lights are of an unsuitable design in concrete.

History

The top of the escarpment mid-way down Arterberry Road was the site of Mount Ararat, the home of Thomas Devas, one of the leading Wimbledonians of the late nineteenth century, its grounds stretching as far as the railway line. He laid out The Drive on the line of the driveway to his house, and he arranged the bends in Arterberry Road to help his horses ascend the

steep gradient to that part of his estate. The houses on the east side of Arterberry Road were laid out by Devas between 1873 and 1878. [Milward 1989, p.175]



Map of Sub Area 31A: Arterberry Road, northern section, and The Drive

Buildings

There are no statutorily listed buildings among the sixty or so in Sub Area 31A, although seven of them are locally listed (one of which is recommended for down-grading), fifteen more

make a positive contribution to this part of the Conservation Area (three of which are recommended for local listing), about sixteen have a negative impact, one – 33b Beech Court - has a seriously detrimental impact, and the rest of the buildings have a neutral effect.

THE DRIVE:

Even numbers, west and south sides, north to south

No. 2: A substantial neo vernacular detached double fronted house of three storeys plus basement built in 1888 on a wide plot in red brick. Features include a ground floor bay and grey tile hanging to a projecting second floor gable on the north wing, a pitched roofed semi-dormer to the south wing, ornate ridge tiles, gable finials, moulded brickwork and terracotta panels. The house was until recently used as a nurses' home and a detached three storey wing has recently been built to the north of similar proportions and materials. Most of the front area is devoted to car parking. It was considered but rejected for local listing.



Emma Terrace and No. 2 The Drive

No. 4: A detached house whose design mirrors that of No. 2 and was also rejected for local listing. It was converted to seven flats in 1955, and the grounds to the south of the house are occupied with garages and hardstanding.

No. 6: A substantial neo vernacular **locally listed** detached double fronted house of three storeys built in 1888 on a wide plot and converted to flats in 1954, with a recently built two storey lean-to wing, all in red brick with ornamental tile hanging to the two projecting gables. It incorporates Victorian gothic detailing and other features including a two storey canted bay to the north wing, a gothic arched entrance porch with a pitch dormer above, curved eaves, ornate ridge tiles, gable finials, ornate wooden bargeboarding, moulded bricks and coloured glass to the front door. The frontages to the north and south are occupied by garages and the front area is devoted to hardstanding.

No. 8 The Drive, now a school, and a modern old people's home to the south



No. 8: No. 8 is a particularly large detached double fronted late nineteenth century house built at an angle to The Drive to exploit its extensive grounds to the south and the view southwest towards the North Downs. The main block is three-storey with two storey canted bays to the garden front and a later two storey wing to the east, the whole being of red brick with white brick and stone details and bracketed eaves. The house's was until recently used as a school which involved alterations, including the insertion of a lift overrun to the roof. The road frontage is designed as the "rear" elevation and is partly obscured by a later two storey block plus mansard which lies end-on to the road. The grounds are now occupied by an extensive modern one and two storey old people's home of plain inconspicuous design. No. 8 was considered but rejected for local listing. Enquiries were recently made about the conversion to No. 8 into flats and the old peoples' home into a school, with houses built into the grounds to the south and west.

Mount Ararat, Nos. 10, 12 and 14: This two storey terrace of three twentieth century properties in white colour wash is located at the southern end of a narrow tree lined access way called "Lane End". No. 12 to the west and No. 14 to the east are later additions. They form a pleasant unified group of simple classical proportions, but are somewhat compromised by extensive hardstanding to the front.

Nos 10, 12 and 14 The Drive, and No. 16 The Drive



No. 16: A detached **locally listed** two storey double fronted house built in 1902 of classical proportions in brown brick with red brick, stone and terracotta detailing, including moulded brickwork to the windows, corners and chimneys, and terracotta panels below the first floor windows to the two storey canted bay to the east wing. A flat topped dormer detracts from the general character.

Nos. 18 and 20 The Drive



No. 18: A detached **locally listed** two storey attractively landscaped house in white pebbledash built in 1906, with a second floor lit by dominant gables to the front elevation. Features include ornate eaves with modillions, a classical and ornate window surround and moulded detailing at first floor level

No. 20: A detached two storey house end-on to The Drive built in 1956 in stock brick, the first floor being lit by three large flat-roofed dormers in red tile hanging. Extensive creeper and rustic landscaping softens this rather ungainly late addition to the Conservation Area.

Odd numbers, east and north sides, north to south

No. 121 Ridgway and Ridge End: When built in 1885, this was a detached two-and-a-half storey neo-vernacular house with a red brick ground floor and a mixture of tile hanging and white render to the upper floor and to the numerous gables, but in 1982 it was separated into a pair of semi-detached properties, the northern part, No. 121, facing on to the Ridgway, and the southern half, Ridge End, forming part of The Drive. It is double piled, the elevation on to The Drive being topped by a pair of gables and No. 121 having a semi-circular brick bay to the ground floor of the west elevation. Each half is roughly symmetrical, having similar projecting square bays to the north and south elevations and a cross-gabled bay at the eastern end. Despite its subdivision, most of its many decorative features survive, and it is recommended for **local listing**.

Mark Terrace, Nos. 1 to 5: A terrace of five three storey houses built in 1982, the two lower floors of brick and the top pseudo mansards tile hung. Despite each pair being slightly stepped back from its neighbour, the overall effect is of bland monotony, with identical pairs of over-large windows to each floor. The terrace tends to detract from the character of this part of the Conservation Area, although the effect is softened by the mature pine trees along the front

No. 121 Ridgway from the north and Ridge End from the south-west



No. 1 The Drive: A **locally listed** detached double-fronted two-and-a-half storey neo vernacular house built in 1885, the ground floor being of red brick and the first floor and gables of ornate tile hanging. Features include a two storey sandstone mullioned bay window, Venetian windows to the second floor, ornate ridge tiles and finials, gothic detailing to the porch, moulded brickwork and leaded glass. An ornamental brick wall and elaborately clipped hedges and trees line the front garden, which is largely devoted to car parking.

No. 3: A detached double fronted two-and-a-half storey neo vernacular house built in 1882, the ground floor and tall chimneys being of gauged red brick and the first floor and gables of ornate tile hanging and ornamental brick detailing. It was rejected for local listing, despite good detailing and materials and no apparent alterations. In view of its similar quality to No. 1, which is locally listed, **its suitability for local listing should be reconsidered**.

Nos. 5, 5a, 7 and 7a: Two pairs of two storey semi-detached houses built in 1971 of red brick and white painted windows with fake shutters. The houses are bland, monotonous and badly proportioned, their horizontal emphasis conflicting with the elaborate subtlety of No. 3, next door, so that they have a negative influence on this part of the Conservation Area.

No. 9, Rosemary Lodge and Rosemary Cottages: An old people's home in a complex of period and modern buildings on the east and south sides of The Drive and the west side of Arterberry Road. The original building, a two-storey house in red brick and tile hanging with

box dormers and tall chimneys, faces westwards on to The Drive. A modern three-storey block to the south echoes the massing of the original, but with a less subtle rhythm of full height canted bay windows. Rosemary Cottages, to the east, consists of an L-shaped building on the corner of The Drive and Arterberry Road, the two storey central section (units 6 to 13) having tile hanging to the first floor, with single storey wings to the west (units 1 to 5) and north (units 14 to 16). Although somewhat bland, the modern extensions have a neutral effect on the general character of this part of the Conservation Area.



Nos 3, 5 and 5A showing the conflict of scale and proportion



Rosemary Lodge and Rosemary Cottages from the south-east

ARTERBERRY ROAD:

Odd numbers, western side, south to north

No. 33B, Beech Court: A detached double-fronted two-and-a-half storey block of modern flats built in about 1990 in dark brown brick with a heavily overhanging tiled roof containing larger box dormers. The building contains features which are presumably intended to reflect those of No. 35, next door, but it is an illiterate design of pseudo classical architecture, from its solid central “pediment” containing a tiny “thermal” window on top of its canted central turret fronted by the semi-circular roof of its projecting entrance porch, to its fake “mansard” roof and its top hung pseudo sash windows. Beech Court therefore detracts significantly from the character of this part of the Conservation Area and, in retrospect, permission appears to have been an error. The paved forecourt is entirely devoted to car parking.

No. 35, the Westminster Wimbledon Beaumont Hospital: A substantial **locally listed** two-storey house dating from 1910 in red and brown brick and brown render with tall box dormers echoing the proportions of the windows below. Features include a round-headed top to the projecting entrance porch, moulded brick detailing and quoins, terracotta spandrels and ornate wrought ironwork to the ridge. It was originally designed as a single dwelling but was divided into five flats in 1971, and has recently been converted into a nursing home by being considerably enlarged at the rear and extended to the north. The northern extension is a single storey block with box dormers in a fake mansard roof. In view of these alterations the buildings should be **reconsidered as eligible for local listing**.

(No. 20 The Drive, entrance to The Drive and Rosemary Cottages)

No. 35a: A detached one-and-a-half storey house largely covered in creeper and surrounded by mature trees, which give it a particularly rural air. It was built in 1952, but its original character appears to have been seriously impaired by the addition of three large flat roofed box dormers.

Nos. 35b to 35f: A row of modern two storey pseudo classical houses similar in design and probably built at the same time as Nos. 5, 5a, 7 and 7a The Drive, on to which they back. Nos. 35b and 35c are semi-detached, 35d is detached, and 35e-f are semi-detached. Although approached from a separate driveway and screened from Arterberry Road by a row of mature trees, these properties suffer from the bland monotony and ill proportions of those in The Drive and also detract from the character of this part of the Conservation Area..

Nos. 1, 2 and 3 Carlton Mews: A terrace of two storey houses dating from 1990 in stock brick. They form a symmetrical group, with No. 2 comprising a dominating central gable which is reflected in smaller gables at the ends of Nos. 1 and 3. Although undistinguished, the group is reasonably proportioned and has a neutral effect on the character of this part of the Conservation Area.

No. 39: A charming two-storey cream painted brick cottage built in 1927 with a central projecting porch, three pitched roof gables forming semi-dormers and a single storey wing to the south with a box dormer. Features include ornamental tiles to the main ridges, dormers and porch. The small forecourt is concealed behind a high cream painted brick wall.



No. 39 Arterberry Road and the central landscaped courtyard to Roskeen Court

Roskeen Court: An L-shaped group of modern three storey flats in four sections, Nos. 1-5 and 45 facing on to Arterberry Road, and 13 to 15 and 16 to 21 facing on to the Ridgway. Although they are of simple uncompromisingly modern rectangular design in red brick with large picture windows, they are carefully detailed and proportioned, and have a neutral effect on the character of this part of the Conservation Area. The landscaping, particularly to the inner court, is well designed, although somewhat compromised by the need to provide two rows of garages.

Even numbers, east side, south to north

Nos 28, 30 and 30a Arterberry Road



No. 28, the Norwegian School: A substantial detached two-and-a-half storey house built in 1874 and converted to educational use, first as an American Community School and now as a school for the children of Norwegian residents. Designed in Victorian Gothick with German or Swiss chalet overtones, features include a rustic style verandah along the southern side, steeply pitched tiled roofs, canted bays topped by pitched dormers with finials, and variegated stock brick with red brick banding and arched windows. The extensive grounds are attractively landscaped, with children's play equipment etc adding to the charm, although its setting is marred by a recently built two storey flat roofed extension to the north. Since it is similar in design and as architecturally distinguished as No. 32, which is locally listed, No. 28 is **recommended for local listing**.

No. 30: A substantial **locally listed** detached three-storey house built in 1875 in extensive grounds similar in style to No. 32, of pale stock brick with rusticated stone quoins at the corners and windows. The heavily projecting eaves on ornamental brackets fail to counteract the strong vertical emphasis which gives the house a somewhat stark appearance. It was divided into four flats in 1947, and in September 1996 planning permission was refused on appeal to erect an octagonal two-storey four bedroom house in the south-eastern part of the grounds. This case is considered further under Preservation and Enhancement, below.

No. 30a: A small two-storey house of simple design built in 1959 in the grounds of No. 30, which appears somewhat incongruous between the tall stately Victorian villas on each side. In August 2002 an application was submitted to replace the house.

No. 32: A substantial detached **locally listed** three-storey house dating from 1875 and since converted into six flats, similar in design to No. 30. However, the vertical emphasis of No. 30 is counteracted in No. 32 by prominent red brick quoins to the corners and window surrounds, and an attractive verandah with a curved lead roof on rustic style wooden supports.

No. 34, Victoria Lodge, and No. 36a Arterberry Road



No. 34, Victoria Lodge: A three-storey block of ten apartments built in 1990. The planning permission, which was granted on appeal in 1988, is considered under Preservation and Enhancement, below. Although the design attempts to reflect the character and massing of Nos. 30 and 32 by being built of stock brick with red rubber quoins and window surrounds, ground floor canopies along the west elevation, canted bays, a pitch roof and a pedimented central projecting bay, these features tend to emphasise the artificiality of the design, and the building tends to detract from the character of this part of the Conservation Area.

No. 34a: A substantial three-and-a-half storey double fronted house built in 1878 in red brick with ornamental brick and stone banding. The full height bays projecting each side of the gothic style entrance porch project above eaves level. The house and a coach house at the rear were converted into six flats in 1973. No. 34a was considered for local listing but fell slightly short of the standard required.

No. 36a: A small modern detached one-and-a-half storey house built in what presumably were the grounds of No. 36, with a steeply pitched tiled roof and heavily projecting eaves supported on unusual brackets which pass in front of a small box dormer. Like No. 30a, the house appears incongruous between the bulk of Nos. 34a and 36. In 2001 an application was refused for a pair of semi-detached three storey houses on the site, and in 2002 and 2003 applications were submitted for the demolition of the house and its replacement with a detached two storey five bedroomed house.

No. 36: A substantial three-storey detached house built in 1878 and since converted into seven flats, in pale stock brick with a slightly projecting front bay and second floor windows projecting above the eaves line. It is distinguished by particularly elaborate tall brick chimneys.

No. 38: A substantial three-and-a-half storey late nineteenth century detached double fronted house of pale stock brick with a projecting south wing and a large canted bay to the north.

No. 40, Chimneys Court, is included in Sub Area 15A.

Positive and Negative Features

Originally these two roads appear to have consisted of large nineteenth century villas in spacious well landscaped grounds with wide frontages, of which sixteen were extant when the Vic Soc carried out its survey. They all appear to have survived, although most have been converted into flats or some institutional use, many extended, and the spaces between them filled by more modest and often discordant modern development.

Sub Area 31A therefore consists of a hotchpotch of buildings of varying styles and contrasting scales. The inclusion of this part of West Wimbledon in the Conservation Area is therefore far from automatic. The quality of the area stems partly from the merits of its buildings, but more so from the retention of many of its mature trees and the survival of other traces of original landscaping, particularly along the eastern side of Arterberry Road, plus other attractive features such as grass verges, dense greenery along the street frontages, and areas of granite setts and other remnants of historic streetscape.

No. 35, Westminster Beaumont Hospital

Preservation and Enhancement

The Drive and west side of Arterberry Rd.

The buildings within Sub Area 31A have long suffered from development pressure. This has led to the severe erosion of its historic character, although designation in 1976 has played a part in preserving those villas which survive, and to a lesser extent their setting:

- Nos. 5 to 7a The Drive were erected in 1971;
- presumably Nos. 35b to 35f Arterberry Road were built at about the same time;
- Emma Terrace dates from 1981;
- and Mark Terrace from the following year;
- the listed building at No. 40 Arterberry Road (within Sub Area 15A) was replaced by Chimneys Court in 1988;
- Carlton Mews and the extensions to No. 35 Arterberry Road were built in about 1990
- and the adjoining No. 33a not long after.

Recent infill development includes the old people's home south of No. 8 The Drive, Ruskeen Court, Rosemary Cottages and the extensions to No. 9 The Drive to form Rosemary Lodge, and numerous garages alongside or at the rear of historic buildings. Most of the original properties that remain have been preserved by being converted into flats etc.

There now appear to be few open spaces left for possible development, the land in the south west corner of the Sub Area perhaps having the greatest potential. Future applications may also involve the replacement of the recent infill housing of modest density with more intense development. While replacement in principle may be acceptable, great care should be taken to ensure that it is not of significantly greater density and that it enhances the character of this part of the Conservation Area by being of as high or higher architectural standard than the existing dwellings.

Because the landscaping makes such a crucial contribution to Sub Area 31A, every care should be taken to ensure that it is preserved in its entirety. Also, streetscape features such as the continuous high brick walls and the grass verges and other details such as granite setts and timber bollards, should be retained and maintained.

The east side of Arterberry Road

The eastern side of Arterberry Road has been particularly under threat from redevelopment. No. 34, Victoria Lodge was granted consent in 1989 partly because the original 1930s house



was considered to make little contribution to the Conservation Area, and because the inspector considered that the proposed building would both preserve and enhance the appearance and character of the Conservation Area. However, five years later attitudes appear to have changed, since the more modest house proposed for the grounds of No. 30 was refused consent in 1996 because the inspector considered that

the cumulative effect of the impact of the new house on the setting of the existing one and the serious risk to important trees, coupled with a less than satisfactory outlook, loss of privacy and noise and disturbance from existing and potential residents, to be sufficient to outweigh any benefits the scheme may have [Council ref. 9453, para. 13].

Since then there has been an application to demolish No. 30a in August 2002, and applications in July 2002 and February 2003 to replace No. 36a with a larger detached house. The character of this side of Arterberry Road was summarised by the Council in its report on the application relating to No. 34 as follows:

The special character of the stretch of Arterberry Road that includes the appeal site derives largely from the Victorian pattern of development that remains essentially intact on its eastern side. This original pattern comprised large detached dwellings set well back from the road frontage in spacious grounds. While all of these attractive Victorian properties remain, separate dwellings have over the years been erected within their original grounds, involving the creation of some new plots.....This building and other later development along this stretch of the road have all been set back behind the building lines of their Victorian neighbours and in no case exceed two storeys in height. In consequence the attractive character that derives from the Victorian pattern of development has been largely preserved.



The escarpment at the junction of Sub Areas 31A and 31B, looking north

As well as the architectural and historic interest that these Victorian buildings provide, their spacing and set back from the road frontage, augmented by the presence of many and varied mature trees, give rise to a sense of openness along this part of Arterberry Road that is considered an essential ingredient to the character of the area. [Rule 7 Statement, paras. 5.3 and 5.4]

The historic integrity of this part of Arterberry Road has therefore been preserved, despite its erosion by modern infill, but any further change would be likely to tip the balance by seriously undermining its character, making further development and redevelopment increasingly hard to resist. The process of erosion must therefore be strenuously resisted

Sub Area 31B: The Southern Part of Arterberry Road

Character

Sub Area 31B extends from the southern boundary of Sub Area 31A as far south as Worple Road on the east side and the south side of Dunmore Road to the west. The whole of the Sub Area was originally situated outside the Conservation Area, but the boundary now reaches as far south as No. 12b Arterberry Road on the east side and Montana Road on the western side. The eastern boundary is co-terminus with the rear gardens of Crescent Road (Sub Area 30A) and the western boundary follows the end of the back gardens to the houses in Conway Road.

The northern part of the Sub Area takes in the steepest section of the south-facing escarpment, which Arterberry Road navigates by means of zigzag curves lined with mature trees, providing particularly attractive views from both the north and south. Because of the changes in direction, there is considerable "backland" to the west, and some of the houses on this side of the road have been built on secluded deeply sloping and heavily treed plots with access off narrow lanes.

Below the escarpment the road straightens out and takes on a more suburban character before reaching Worple Road, outside the Conservation Area.

Buildings

Western side, Nos. 15 to 31a odd, south to north:

No. 15: A detached two-storey rendered house built in 1924 which has a neutral impact on the Conservation Area.

No. 17: A detached one-and-a-half storey house built in 1924, in dark brick and tiles with flat roofed dormers, which has a neutral impact on the Conservation Area.

Map of Sub Area 31B



Below: the open nature of the south End of Arterberry Road, with No. 3 to the right, compared with the view of No. 25, concealed from the road



No. 19: A detached two storey rendered house built in 1924 and converted into a nursing home in 1924. It was extended in 1999 and now has substantial pitched-roof dormers/gables. Despite this possible erosion of its original character, the house still makes a positive contribution to the Conservation Area.



No. 19 Arterberry Road, with later extensions which do not seriously erode its character, and No. 31, with extensions which have a detrimental effect

No. 21: A detached two storey rendered house built in 1924, with a pyramidal roof and a single storey pitched roof front extension in red brick containing the front entrance and a canted bay, which has a neutral impact on the Conservation Area.

No. 23: A detached two storey house built in the grounds of No. 23 in 1952, in stock brick with a single-storey section at the front with a lean-to roof, which has a neutral effect.

No. 25: A detached house in white render originally built as a bungalow to which a first floor was added in 1964, which has a neutral impact on the Conservation Area.

No. 27: A detached two storey timber-framed cottage built in 1924, end-on to and largely obscured from the road, in white render, which has a positive effect.

No. 27a: A detached two storey house built in 1927, in red brick and white render, with castellated corner quoins in red brick and half timbering applied to the front dormer, which has a neutral impact if included in the Conservation Area.

No. 29: A detached single-storey rendered house dating from 1885, which has a neutral effect on the Conservation Area.

No. 31c: A detached two storey plain double-fronted house in stock brick built in 1961 in the grounds of No. 31, which has a neutral effect on the Conservation Area.

No. 31: A detached two storey rendered house built in 1903, which was converted into four flats and to which four garages were added in 1960, and which now has a substantial box dormer and flat roofed garages to the south side which have a detrimental effect on its character and a negative impact on the Conservation Area.

No. 31a: A single storey detached house built in 1939 in white render and vertical timber boarding, with large flat roofed dormers, located at the western end of a narrow lane, whose impact on the Conservation Area. A recent application for two larger houses on the site would tend to have a detrimental effect on the Conservation Area and on the nearby woodland.

No. 31b: A detached two storey rendered house built in 1960, situated to the rear of No. 31 off a narrow lane, which has a neutral impact on the Conservation Area.

Nos. 33 and 33a: Two detached two storey houses built in 1938 in dark brick, No. 33 having a projecting gabled south wing, and No. 33a dormer windows projecting from a mansard roof to the first floor. Both houses have a neutral effect on the Conservation Area.

East side, numbers 12b to 26d even, south to north

Of the 18 properties on the east side of Arterberry Road which now lie within the Conservation Area, four have a positive impact on the character of the Conservation Area, and the effect of the rest is neutral.

Nos. 12b to 12e: A terrace of four modern two-storey houses built in 1967, in white horizontal boarding with built-in garages. The simple straightforward treatment and modest scale, these four houses tend to have a neutral effect on the extended Conservation Area.

The upper part of this side of Sub Area 31B contains three substantial three-storey double-fronted houses of similar design built in 1887 - Nos. 14, 16 and 18 - all of which make a positive contribution to the character of the Conservation Area, and which are interspersed with smaller houses which have presumably been built in the grounds.

Right: the simple modest character of Nos. 12b to 12e Arterberry Road. Below: two of the three similar houses on the east side of Arterberry Road, Nos. 18 and 14



No. 14: The north wing of No. 14, the southernmost of the three houses, has a hipped gable fronted by a two-storey canted bay with ornamental panels under the windows, and the south wing has a single-storey square bay and an ornamental top to a second floor dormer window. No. 14 was converted into six flats in 1971.

No. 14a: A simple modern detached two-storey house built in 1954, of red brick with a rendered upper floor, which has a neutral effect on the Conservation Area.

No. 16a: Another simple mid twentieth century detached two-storey house, of dark stained horizontal timber boarding and white painted surrounds, which also has a neutral effect.

No. 16: The second of the 1887 houses, of very similar design to No. 14 but mirrored on plan, and was converted into five flats in 1960.

No. 18: The third of the 1887 houses, but wider, with a mirrored plan to No. 16, and a plain gable and two plain gabled dormers to the front, which has also been converted into flats.

No. 18a: A detached two-storey house built in 1934, with a built-in garage, a pyramidal roof and a continuous pitched roof over the entrance and ground floor window, which has a neutral effect. It was converted into flats in 1969 and back to a single dwelling in 1983.

No. 20: A detached two-storey house built in 1933, in red brick and red first floor tile hanging, with a two storey canted bay to the north, which has a neutral effect.

No. 20a: A heavily restored detached two-storey house built in 1933, in red brick and white render to the first floor, which has a neutral effect on the Conservation Area.



No. 22 Arterberry Road, and No. 24, which may date from different periods

No. 22: A substantial detached three-storey double-fronted house built in 1892, in red brick, each wing having single storey canted bays and ornamental tile hanging to the second floor gables. Despite being converted into flats in 1934, it makes a positive contribution.

No. 24: A substantial detached two-storey triple-bay house in red brick, originally built in 1892 and possibly extended later: the southern bay appears to be the earliest and is dominated by a wide two-storey canted bay; the northern bay may have been the next to be built, and includes a ground floor canted bay and a gable with ornamental tile hanging; the central section may have been built last to connect two separate houses, and has a similar gable to its northern neighbour, but with decorated brickwork panels in the gable and under the first floor windows. No. 24 was converted into flats in 1964 and, despite its historic interest, it has only a neutral effect because of its inconsistent architectural character.

Nos. 26 a to 26d: A modern terrace of four houses stepped downwards and forwards to cater for the steeply sloping ground, with monopitch roofs, set well back from the road, and whose effect on the Conservation Area is neutral.

Inclusion in the Conservation Area

To determine if and how much of the Sub Area merits inclusion in the Conservation Area, it has been necessary to analyse its character and the architectural and historic quality of the buildings within it.

Architectural and Historic Interest: There are no statutory or locally listed buildings in the Sub Area, but there are also no buildings which would have a seriously detrimental impact. Of the 49 buildings (counting the two parts of No. 10 as two properties), 11 were found to make a positive contribution if included in an extended Conservation Area, 5 would have a negative impact, and the effect of the other 33 would be neutral. The contribution which the buildings in Sub Area 31B would make if it was all was included in the Conservation Area does not appear sufficient to justify its total inclusion.

The comparatively small proportion of buildings which would make a positive contribution (21%) are distributed fairly evenly throughout the Sub Area: the two dozen properties in the northern half include 5 of positive quality, 18 neutral and 1 negative, and the 25 in the lower half contains 5 positive, 15 neutral and 4 negative buildings. It was therefore not possible to use the quality of the buildings as a way of determining which parts of the Sub Area might be incorporated into the Conservation Area.



Arterberry Road, looking south from the point where it changes character from a steep winding road to a flat straight road of more suburban character.

Environmental Quality: The character of the Sub Area varies considerably from north to south. The southern part of Arterberry Road is straight and almost flat, and lined by houses of a predominantly suburban character whose impact is only marginally softened by landscaping and a few mature trees. It therefore appears as a continuation of the pleasant residential areas to the west, where Montana Road, Dunmore Road and Conway Road are lined with similar houses. If this part of Arterberry Road were included in the Conservation Area, it would be advisable to consider if the areas further west should also be included. Therefore, despite the comparatively high proportion of buildings which would make a positive contribution (26%), it was considered that the southern part of Sub Area 31B was not worthy of inclusion.

The character of the northern part of the Sub Area is quite different. The road begins to climb suddenly at about its mid-point and at the same time to curve to the left to begin to allow for the change in gradient. At this point the open character of Arterberry Road changes to one of picturesque enclosure, particularly since the view ahead is blocked by mature trees and dense undergrowth as the road ahead bends sharply to the right, so that the houses (Nos. 17 to 25 to the west and 14 to 18 to the east) are largely concealed from view.

As the roads climbs more steeply it bends sharply to the right, revealing more mature planting and thick undergrowth, so that Nos. 27 to 31c to the west are entirely obscured and No. 22 to the east partly so. The focal point of this part of the accent is No. 24, which adjoins the road and is more exposed to view.

The road then bends even more sharply to the left, partially revealing No. 31c to the west and the terrace of Nos. 26a to 26d to the east, before curving more gently to the right again as it reaches the top of the escarpment and enters Sub Area 31A, where Nos. 33 and 33a and the buildings on the western side within the Conservation Area can be clearly seen.

Because of the steepness of the escarpment and the subsequent need to realign the road to the east, a considerable area to the west of Arterberry Road is almost inaccessible, and has only been developed by modest cottages reached by long pathways cut through the undergrowth. This is almost all that remains of the "Wild Land" which originally stretched from Wimbledon Hill to Copse Hill. It does however extend further west as far as Durrington Park Road and can be reached by narrow access ways off The Drive to the north and Conway Road to the south.



Left: a view of No. 24, which forms a focal point on the east side near the top of the escarpment, and Nos. 26a to 26d beyond. Right: No. 27, surrounded by woodland off the road to the west



Although buildings are protected under conservation area designation, especially if they are of special architectural or historic interest, paragraph 4.2 of PPG15 explains that It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. It therefore appears appropriate to extend the Conservation Area to include not only the buildings in the northern part of Sub Area 31B, but also its landscape and other natural features.

The change from the steep enclosed character of the northern part of the Sub Area and the level open southern character is not clear-cut. It has therefore been necessary to reach a compromise, based on the architectural and historic quality of the buildings in the central part of the Sub Area. The division chosen is on the line of Montana Road to the west, which forms a natural break, and between Nos. 12 and 12b on the eastern side of Arterberry Road.

SUB AREA 32: THE DURRINGTON PARK ROAD AREA



Extent and Justification

Sub Area 32 covers an area on the east side of Pepys Road. It includes Nos. 120 to 140 Pepys Road, Nos. 11 to 13, 16 and 18 Durrington Park Road, Nos. 1 and 3 Durrington Avenue, and Nos. 24 to 28 Conway Road. While the original Conservation Area boundary included all but Nos. 24 and 28 Conway Road, they have now been included, while Nos. 120 to 140, 1, 3 and 5 Durrington Park Road, and Nos. 1 and 3 Durrington Avenue are now excluded. The reasons for these changes are set out below.

The houses to the north of Conway Road are included because they form part of the area of "Wild Land" which extends into Sub Areas 31A and 31B, The Drive and Arterberry Road, and considered worthy of inclusion within the Conservation Area in the analysis of Sub Area 31B.

History

Nos. 24 to 28 form part of the early twentieth century development along Conway Road and its environs, and those along Pepys Road, Durrington Avenue and Durrington Park Road form part of the later 1930s development towards Raynes Park. All the properties except Nos. 24 and 28 Conway Road were added to the Conservation Area in February 1988.

Character

Durrington Park Road and Durrington Avenue form a loop of residential development off Pepys Road which is suburban in character, arranged in detached and semi-detached rows along broad pleasant tree-lined roads with well maintained front gardens. By contrast, the three detached houses at the northern end of Conway Road are situated in more extensive grounds on the steeply sloping escarpment below The Downs.

Map and location map of Sub Area 32



Buildings**Nos. 128 to 140 Pepys Road, showing the rhythm created by the bay windows****PEPYS ROAD**

East side, even numbers, South to north

Nos. 128 to 138: Three pairs of inter-war semi-detached two storey houses in a mixture of red brick, render and pebble-dash with wide two storey canted and curved bay windows, oriel windows over roofed porches and small flat-roofed dormers. They are similar in age and character to the houses in the parts of Pepys Road to the north and south and, together with Nos. 120 to 126, they contribute to a regular rhythm of bay windows stretching down the hill when viewed from the north.

No. 140: An inter-war detached two storey house with two storey canted bays under a steeply pitched "half-timbered" gable.

DURRINGTON AVENUE South side, odd numbers, west to east

Nos. 1 and 3: Two detached two-storey houses in red brick and render with pleasantly landscaped gardens, typical of their period.

DURRINGTON PARK ROAD North side, odd numbers, west to east

Nos. 1 and 3: A pair of semi-detached two storey houses dating from 1926 in red brick and white render with two-storey rounded bay windows and oriel windows over the entrances and built-in garages, similar to the houses in Pepys Road.

No. 5: A detached two storey house in cream render with two two-storey rounded bay windows, one at the south-east corner, and large dormers clad in lead.

No. 7: A detached two-storey house similar to those in Pepys Road.

Nos. 9 and 11; A similar pair of semi-detached two storey houses similar to Nos. 1 and 3.

No. 13: An inter-war detached two storey white rendered house similar to the others in Durrington Park Road, set in extensive gardens.

East side, even numbers, south to north

No. 16: A detached two storey house in red brick and cream render, with a ground floor canted bay to the projecting south wing and a red brick panel surround to the window above.

No. 18: A detached two-storey house in red brick with a two-storey square bay under a cream rendered gable.

CONWAY ROAD (northern end)

No. 24: A large detached two storey early twentieth century house in pale brick with tile hanging and fake timber framing, set in attractive extensive wooded steeply sloping grounds.

No. 26: Another large detached two storey house of modern 1920s design, in pale brick and a white rendered first floor, with a flat roofed two storey semi-circular central bay, and also set in extensively landscaped steeply sloping grounds.

No. 28, Cote Cottage: A **grade II listed** detached two storey house built in 1926 by John Sydney Brockelsby in a late example of Vernacular Gothic style in flint, with a loggia on timber piers to the front. The front elevation has a relief depicting waves, sunrays and a flash of lightning. The interior is of particular interest, containing Persian and Turkish antiques, including oriental ceramic tiles, posts shaped in imitation of Moorish columns and beams reported to have been salvaged from the keels of Norfolk wherries [list description].

Left, Nos. 128 to 138 Pepys Road, originally inside the Conservation Area, and right, similar houses at Nos. 120 to 126 Pepys Road, outside



Durrington Park Road from the eastern end

Exclusion or Inclusion

Durrington Park Road, Durrington Avenue and Pepys Road

As mentioned above, except for the houses off Conway Road, this part of the Conservation Area contains tree-lined roads of suburban early twentieth century housing which, although pleasant in character, are of little architectural or historic interest.

In considering the possible extension or reduction of this Sub Area, this Assessment needed to consider of the reasons for the original decision in 1988 to extend the Conservation Area. It resulted from a petition by the Durrington Avenue and Durrington Park Road Residents' Association and a large number of letters from individual residents, with the support of the Wimbledon Society. Three of the reasons given concerned the architectural and historic merits of the houses:

- The area comprises a pleasant group of buildings, open spaces and trees (including an avenue of five ancient oaks), as described in the 1971 Act.
- The north side of Durrington Park comprises an attractive row of substantial (Edwardian c.1905) detached and semi-detached houses.
- The remaining houses in the proposed area, most built just after the Great War by the well-known Wimbledon architects, Mr. AJT Able and Mr. L Wendon, form a balanced and harmonious whole.

The degree of architectural and historic interest of the houses, as described above, does not appear sufficient to justify designation. The houses in the extension to the Conservation Area are not of significantly greater architectural or historic interest than the ones in those parts of Pepys Road, Durrington Avenue and Durrington Park Road which were not included in the Conservation Area. For example, Nos. 120 to 126 Pepys Road, immediately to the south of the designated extension, are virtually identical to Nos. 128 to 138 as well as all but one of those along the north side of Durrington Park Road. Also, the post-war houses along the north side of Durrington Avenue, beyond the boundary, are similar in character, period and setting to Nos. 1 and 3, while those along the south side of Durrington Park Road are also similar in period, if not of such consistent character, as those along the north side. The houses further south, along Hunter Road, Devas Road, Dunmore Road and the rest of Conway Road, are also of similar or greater architectural or historic interest as those in the extended Conservation Area, and the streetscape along these roads is at least as attractive, while roads of roughly similar quality can also be found further west.

Typical views of Conway Road and Devas Road, to the south of the Sub Area



Another two reasons for requesting designation were concerned with the nature conservation value of the Conservation Area extension and adjoining areas:

- The area comprises the last remnants of an ancient wood which originally stretched from what is now Worple Road to the Ridgway and which, according to local historians, dates back to before the Black Death.
- It is one of the few pieces of truly wild land in the Borough. It is a valuable sanctuary for the local wildlife (including foxes and badgers). Its tall trees provide shelter for

woodland and migrating birds (eg turtle and ring necked doves, blue winged jays, woodpeckers, gold finches and the Scandinavian redwing).

This description does not appear to refer so much to the area covered by the houses in the western part of the extension, as to the eastern part covered by the back gardens of No. 26 Conway Road and Nos. 11, 13, 16 and 18 Durrington Park Road. These gardens – particularly the first two - form part of the woodland that does indeed appear to be all that remains of the “Wild Land” which originally covered the escarpment as far as Wimbledon Village, the eastern section of which falls within Sub Areas 31A and 31B and which are now included in the Conservation Area.

The sixth reason for requesting inclusion in the Conservation Area was:

- Since the area adjoins the boundary of the existing conservation area, extension is a logical and obvious step.

Location adjoining a conservation area is not normally sufficient justification for inclusion unless the area itself is of sufficient architectural or historic interest to merit designation, and the above analysis indicated that only the part at the eastern end of the 1988 extension to the Conservation Area is of sufficient historic interest to be considered for inclusion, together with the adjoining areas of woodland in Sub Areas 31A and 31B.

Because of the lack of architectural or historic interest of the buildings within this part of the Sub Area, the retention of that part of the extension to the Conservation Area west of that which forms part of the historically important “Wild Land” appears hard to justify and this assessment therefore recommends that all the properties to the east of the eastern section of Durrington Park Road (Nos. 7, 9, 11, 13, 16 and 18) as well as No. 26 Conway Road, should be retained within the Conservation Area. Retention of the remainder would also tend to justify including substantial areas of similar housing to the south and west, which, if worthy of designation, might more appropriately form part of a separate conservation area which could also include Pepys Road, Durrington Avenue as well as Durrington Avenue and Park Road.



Conway Road



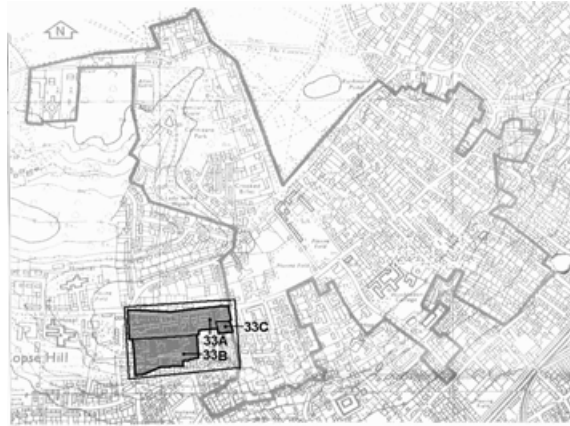
Nos. 24 and 26 Conway Road

The historic importance of this part of the historic “Wild Land” has already been mentioned, and much of its original character has been preserved within the extensive plots occupied by these houses. In contrast to those further west, the houses themselves have been individually designed and are of greater architectural interest.

The architectural and historic interest of Nos. 24 and 28 Conway Road, and the woodland surrounding them, appear to justify the inclusion of this part of the Sub Area within the West Wimbledon Conservation Area.

Part 2.6: COPSE HILL:***Location Map of Sub Areas 33A, 33B & 33C*****SUB AREAS 33A and 33B: COPSE HILL****Extent**

Sub Area 33 forms an extension to the west of the main bulk of the Conservation Area along the southern side of Copse Hill, and extends from the western boundary of Sub Area 31, The Drive and Arterberry Road, as west as Cottenham Drive. Sub Area 31A encompasses those buildings originally within the Conservation Area, and 31B those parts of the backland to the south which have access off Copse Hill and were not included in the Conservation Area. Sub Area 33C consists of a pair of houses in Cotton-ham Park Road.

**History**

West of the Conservation Area the southern escarpment which stretches from Wimbledon Village gradually dies away to form an easily navigable route, and Copse Hill is a continuation of the Ridgway, following this route down towards the western end of the area now known as Cottenham Park and linking up with Coombe Lane and the road to Kingston. The escarpment is also a continuation of the “Wild Land” which from “ancient times” had been arable but, as a result of deaths from the bubonic plague, became overgrown from the mid 1300s onwards [Milward 1998, p.15].

Until 1891, while development took place elsewhere, the area had largely been by-passed. Situated between the two ancient highways to Kingston – the one from Merton, the other from Wimbledon village – it had for centuries been covered by ‘bramble, thorn and furze’. Only after 1757, when the owners of Prospect Place began to tame the northern part of the future Park, and after 1871, when trains began to stop at Raynes Park station in the south, did the district begin to attract attention. Until then it seemed an intimidating area which travellers had to pass through on their way to market in Kingston. [Milward 1998, p.90]

This is reflected in the 1838 map, which shows a farm to the west of the junction of Copse Hill and Cottenham Park Road, replaced on the 1865 map by Christ Church and housing stretching westwards. Prospect Place, which in the early nineteenth century became notable for its gardens by Humphrey Repton, lies to the west of Cottenham drive, within the Copse Hill Conservation Area [Milward 1998, p. 37]. The Church and many of the houses in Sub Area 33A date from the mid nineteenth century while those to the south, in Sub Area 33B, are mostly modern.

Character

The importance of Copse Hill as an historic thoroughfare is reflected in the scale and architectural quality of the villas lining the south side, whose well landscaped gardens would originally have stretched down the south-facing escarpment at least as far as Cottenham Park Road. The VicSoc report reflects this character:

There is a short section on the South side of Copse Hill, ie, to the junction with Cottenham Drive, which is an integral part of Victorian Wimbledon and should form part of the proposed Conservation Area. It consists of six substantial Victorian houses on the main road, immediately west of Christ Church by Teulon, of which the three most westerly (nos 15 – 23) are large semi-detached pairs.