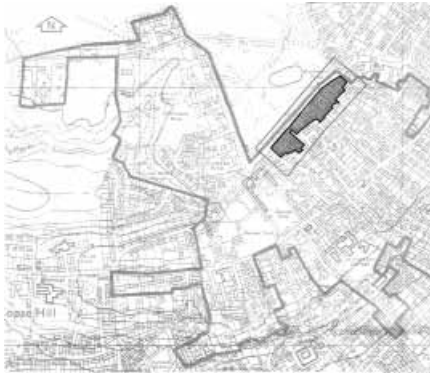


SUB AREA 7: SOUTHSIDE COMMON

Extent and Justification

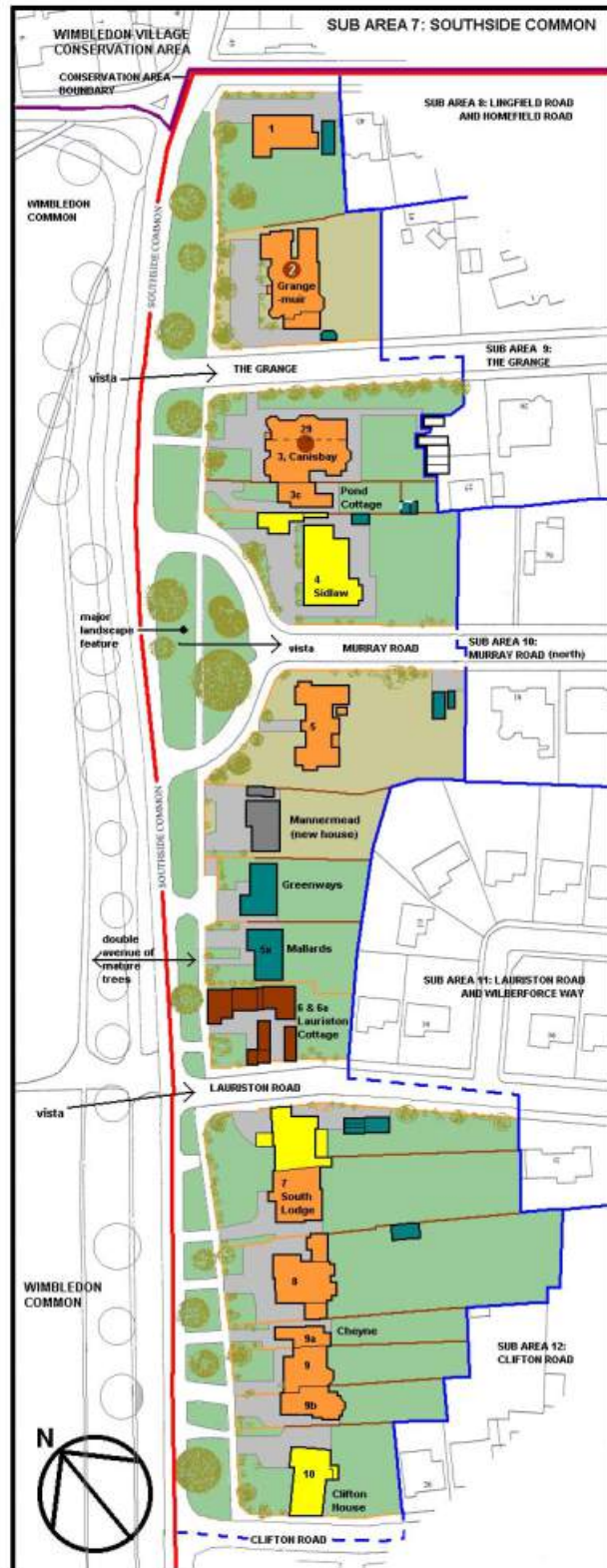
Sub Area 7 stretches along the southern side of the Common from No.1, at the eastern end, to No.12, Rushmere, at the western end. It does not extend along the whole of Southside because of the change in character west of Clifton Road. Nos.1 to 12 Southside form a comparatively narrow strip of development whose rear gardens adjoin the later development to the south along The Grange and Murray, Lauriston and Clifton Roads. While the part of Southside within Sub-Area 7 is occupied by residential property, the part further west is fronted mainly by Kings College School, whose grounds stretch southwards as far as the Ridgway, and which forms Sub Area 10.



History

The original mansions along Southside were described as *an assemblage of gentlemen's houses, most delightfully situated with good gardens from whence is a pleasant prospect over the luxuriant vale beneath*. The original houses were built by John Hopkins, who had purchased much of the land along Southside in the 1720s, [Milward & Maidment p.21] and until 1759 Southside was no more than a pathway. Hopkins' estate was inherited by Benjamin Bond (who changed his name to Bond-Hopkins) and thence to his daughter Caroline Phillips, whose children and grandchildren gradually sold off the land to developers after she died

Map and Location Map of Sub Area 7



in 1850. [Milward 1989 pp.50-1] Milward considers that Wimbledon Lodge was the only house on Southside of any architectural distinction, the rest being plain:

None of the old houses survive. Their estates were sold to developers between the late 1850s and the early years of the present century, and the mansions were pulled down. [Milward, 1989 p.142]

The extensive grounds to the houses along Southside, which stretched down to the Ridgway, were separated by the present parallel road system and many of the houses along Southside were redeveloped, the earliest being Lingfield Road, nearest The Village.

Character:

As with Southside, a generously wide double belt of trees separates the properties in Southside from the road and, because of their short front gardens, provides an attractive setting for the houses. Although the belt is interrupted regularly by the roads which run southwards from the Common, these roads provide attractive vistas southwards because of the high architectural quality of most of the houses and their Arcadian setting.

Buildings

Consecutive from north to south

There are about seventeen properties in the Sub Area, of which one is listed **grade II** and eleven **locally listed**. Three of the remainder make a positive contribution to the character of the Conservation Area, two have a neutral effect and one, the house which has recently replaced Mannermead, tends to make a negative contribution.

No. 1: A two-and-a-half storey detached dwelling dating from 1904 immediately west of Lingfield Road, on the site of **Lingfield House** (which is shown on 1745 map). The original house was built and occupied by Benjamin Hayes and purchased by Benjamin Bond Hopkins in 1787. It was vacated in 1878 after the development of its garden for building purposes and was presumably demolished soon after. The distinctive design of the present house, which was **locally listed** in June 1997, includes ornate timber brackets, leaded glass, a long dormer window, rounded headed windows and a prominent porch.

“The Grange”: Nos 2 and 3 Southside were built on the site of the house of the same name and date from 1889. Although now demolished, “The Grange” played a significant part in the history of this part of Wimbledon. The house, which was built in 1747 by Thomas Lewis, was three stories high and five bays wide, with a central doorway flanked by Ionic columns within a projecting bay. The estate, which reached as far as the Ridgway, comprised a garden, pleasure grounds and a meadow [Norman-Smith, p.1]. Benjamin Bond Hopkins and his descendants retained the freehold.

The occupants included: Thomas Lewis and family (1747-1786); Henry, 2nd Duke of Newcastle (1791-1794); Elizabeth Countess of Bristol, wife of Frederick 4th Earl (1796-1800); Sir Francis Burdett (1801-c.1812); George Brown Esq. (1822-1825); Arthur Eden Esq., Assistant Controller, HM Exchequer (1826-c.1833); Mrs Caroline Phillips (1835-1841); Rev. Richard Leonard Adams (c.1843-1859); Richard Garth MP, Lord of the Manor of Morden and Chief Justice of Bengal (c.1861-1866); Howard Warburton Elphinstone and family (1867-1879); Captain Thomas Maud Roxby (1880-1882); Sir Richard Mansel Mansel (c.1882-1885).

Sir Francis Burdett, who was married to the daughter of the banker, Thomas Coutts, is perhaps best known for being imprisoned in the Tower of London for conducting a duel with James Paull on part of what was then Wimbledon Common in 1807. [Norman-Smith, pp.2-8]

Grangemuir, No.2 Southside: No.2, and its mirror image on the other side of The Grange (No.29 The Grange and No.3 Southside), form a pair of nearly matching **locally listed** detached houses of up to three storeys dating from 1889 flanking the northern end of The Grange. Pevsner refers to them as *two presumptuous turreted mansions*. Although the



“Grangemuir” (No.2 Southside), and “Canisbay” (Nos.3 Southside & 29 The Grange), built on the site of “The Grange” on each side of the northern end of The Grange

Norman-Smiths describe the style of No.2 as Pond Street Dutch, it might be regarded (as indicated by its name) as somewhat Scottish Baronial in style. It was designed by Wetherall & Green and built by Robert Thomson with a great wealth of interesting detail, including ornate gables, towers and moulded rendered, brick and terracotta panels. A servant’s sitting room was added in 1904, a billiard room and other additions in 1909, and a conservatory in 1910 [Norman-Smith pp.23-26]. Despite these alterations and the later division of the house into three units, the exterior retains much of its original character and the building was added to the **local list** in June 1997. Because of its outstanding interest, it is recommended for **statutory listing**.



Pond Cottage, No.3c Southside



House which has replaced Mannermead

West of No.2 lies the road named The Grange, which was built through the grounds of the house of the same name.

Canisbay, Nos. 29 The Grange and 3 Southside: Also designed by Wetherall & Green and built in 1889, the house was extended on the south side in 1909 and divided into three parts

in 1953 and re-numbered No.29 The Grange and Nos.3 and 3C Southside. At the same time No.29 was divided into flats, although the exterior has since been restored to its original appearance. The building was added to the **local list** in June 1997 and, because of its outstanding character, it is also recommended for the **statutory list**.

No.3C, Pond Cottage: A charming **locally listed** single storey building with a Dutch gable facing on to the road.

No. 4, Sidlaw: A two storey detached house in the classical style built by E.J. May in 1900 in the grounds of Wimbledon Lodge. Pevsner regards it as *too much altered to be enjoyable (window frames all replaced)* [p.457] and it was rejected for local listing.

Between Nos. 4 and 5 lies Murray Road, built on the line of **Margaret Hays** (shown on the 1776 map) and **Wimbledon Lodge** (shown on the 1865 map). It was built in 1792 (or 1797) by Gerard de Visme for his daughter, the wife of the distinguished General, Hon. Sir Henry Murray. Occupants included Lord Bathurst and the Rt. Hon. Ladies Ashburnham, and the Murrays lived there from 1824 until the house was demolished in 1904 and the land sold to The British Land Company [Norman-Smith, p.5]. According to Milward the house was designed in *the latest Greek Revival style*:

The entrance gates were flanked by lodges, looking like small temples. The two-storied house had round-headed windows on the ground floor and an elaborate pillared porch, flanked by coad-stone lions.....Above the porch were statues, with others on a large pedestal on the roof. The garden front was equally elaborate with a decorated balcony, supported by large Greek caryatids. [Milward 1989 p.142]

In 1904 the estate was sold to the British Land Company, the house demolished and the land divided into small plots. The original estate extended beyond the Ridgway, which is why Murray Road extends from Southside as far as the escarpment above Worple Road.



No.5 Southside

No. 5: A two storey white rendered detached house dating from 1910. Its plain facades, small paned windows, and particularly its interesting E-shaped plan form, with a projecting central

entrance porch, show the influence of the then popular the Tudor style, and it was added to the **local list** in October 1998.

Mannermead: Planning permission was granted in 2000 for the replacement of the modest 1958 detached house by a much larger detached dwelling of two storeys plus a basement and attic in red brick and tiled roof in a somewhat anonymous period style, comprising attached giant brick pilasters with stone capitals, a stone surround to the central entrance and lead covered semi-circular dormers.

Greenways: A modest 1950s detached two storey house typical of its period on the site of **Lauriston House** and **Laurel Grove** (shown on the 1745 map). William Wilberforce lived in Lauriston House in the 1780s, and allegorical paintings by Angelica Kaufmann later lined the walls of the staircase. It was demolished in 1957.

No. 5x, Mullards: A modest 1959 detached two storey house also on the site of Laurel Grove.



Nos. 6 & 6a, Lauriston Cottage: Lauriston Cottage, on the corner of Southside and Lauriston Road, is listed **grade II** and dates from the seventeenth century. It probably formed the stable block to the former **Lauriston House**, which was leased to wealthy families by the son of the third Duke of Marlborough in the early 1820s and survived at least until the First World War. This long low two storey block of stock brick with projecting wings sits at right angles to Southside and, together with its high wall surrounding a courtyard and outbuildings, provides charming counterpoint to the later more assertive architectural compositions to the east and west. The east elevation, which is rendered, contains a central pedimented feature which presumably originally linked it to Lauriston House.

Nos.6 Southside, Lauriston Cottage

West of Lauriston Cottage lies Lauriston Road, which was constructed on the alignment of South Lodge. The age of South Lodge is unclear, since it is shown on the 1865 map, but appears to pre-date the 1776 map, on which the site is labelled "site of South Lodge". According to the 1776 map, **Oliver's House** originally occupied the land to the west of Lauriston Road, and has been replaced by Nos. 7 to 10 Southside.

The house on the north-west corner of Southside and Lauriston Road consists of a complex of one and two storey buildings of Georgian proportions in stock brick.



No.7 Southside Lodge



"Cheyne", No. 9a Southside

No. 7, South Lodge: According to Milward the present South Lodge is the third house of that name on the site and dates from the 1840s [Milward, 1989 p.146]. The present two storey building, which was added to the **local list** in February 1991, is of stock brick with stone surrounds to the windows and projecting entrance porch. The driveway is reached through ornamental cast-iron gates between brick piers with pedimented stone cappings.

No. 8: No. 8 is a detached two and three storey house in yellow brick with stone window surrounds dating from 1883 in what has been described as a *Jacobean classical style*, and was added to the **local list** in October 1998. Both the eastern three storey section and the western two storey bay are pedimented, and the semi-circular arch to the porch is surmounted by an ornamental stone panel.

Nos. 9a, 9 & 9b: A house in a mixture of vernacular and classical styles which was probably built by E.J.May in 1884 and named Oliver's House, and has since been divided into three houses, all of which were added to the **local list** in October 1998. **No.9a, "Cheyne":** The two storey eastern wing, which appears to be significantly older than the other parts, is of brick with stone surrounds to the some of the windows and a brick gable and tall chimney facing the road. It appears to have undergone many alterations and at present suffers from a garage inserted into the projecting gabled section. **No.9:** The three storey central section is dominated by a pastiche ornamental timber-framed gable accommodating the top floor, the remainder being of red brick. **No.9b:** A miniature version of the central section, with the first floor within a similar gable, fronted by a single storey extension with an over-large box dormer. The front boundary wall is of stock brick with modern security gates to Nos. 9 and 9b, contrasting with a much earlier charming timber braced gate to No.9a.

No. 10, Clifton House: Clifton House is a detached two storey building plus basement and attic, of yellow brick with red rubber brick string course and window surrounds. The entrance door is approach through a classical portico and the front basement area is surrounded by a classical balustrade. It apparently dates from 1883, but its conversion into four flats in 1956 appears to have involved considerable restoration if not rebuilding.

To the west of Clifton House lies Clifton Road, which was constructed on the alignment of Oliver's House, and to the west of Clifton Road are Nos. 1 to 48 South View, four blocks of modern flats facing on to Clifton Road, in Sub Area 12.



Positive and Negative Features

Nos. 9 and 9b Southside Common

The greatest townscape asset of Southside is the view of the row of imposing houses seen from the Common through the mature trees. Not only does this vista make a major contribution to the Conservation Area but it is an important feature in the setting of the Common and of this part of Wimbledon. Any erosion through the demolition of the more significant houses and their replacement with architecturally inferior examples in pastiche period styles should be strongly resisted.

Preservation and Enhancement:

Southside should be considered in conjunction with West Side, since they both face out on to the Common along its south and west boundaries and are separated from it by bands of mature trees. The quality of any infill development therefore needs to be considered here just as much as on West Side. The opportunities for redevelopment are less than along West Side because a greater proportion of the buildings are of obvious architectural and historic distinction and none of the three most recent buildings, between Nos. 5 and 6, have substantial rear gardens. The style and density of the recent redevelopment of Mannermead with a "safe" pseudo period design should not form the basis for any possible replacement of its neighbours, Greenways and Mullards.

The possibility of development of the rear of the historic houses via The Grange, Murray Road or Lauriston Road poses a greater potential threat and should be discouraged because the present arrangement reflects the long-standing pattern of historic development in this part of Wimbledon, as outlined above, and because of the maturity of the natural features within these backland areas. As with Westside, stringent controls should continue to be exercised to ensure that the wild and informal character of the generous margin between the Common and the properties along Southside is preserved. The **landscape review** suggested for Sub Area 2 should be extended to include this part of the Conservation Area.

SUB AREA 8: LINGFIELD ROAD & HOMEFIELD ROAD

To the west of Clifton House lies Clifton Road, which was constructed on the alignment of Oliver's House, and to the west of Clifton Road are Nos. 1 to 48 South View, four blocks of modern flats facing on to Clifton Road, in Sub Area 12.



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SUB AREA 8: LINGFIELD ROAD & HOMEFIELD ROAD

Extent and Justification

Map and Location Map to Sub Area 8



Sub Area 8 extends from the rear boundaries of the properties facing on to the High Street westwards as far as the rear boundaries of the houses on the west side of Lingfield Road. This was the first part of the land between Southside and the Ridgway to be comprehensively developed, and the difference in character between these roads and their later neighbours further west reflects their earlier development.

History

As the series of maps in Milward & Maidment indicate, the houses between The Grange and the backs of the properties facing on to the High Street were built in stages during the latter half of the nineteenth century. The 1865 map shows that the first stage involved laying out Lingfield Road across the grounds of Lingfield House and constructing the houses along its east side. By 1890 Homefield Road had been fully developed, together with most of the rest of Lingfield Road. The 1890 map shows that Lingfield House and the remnants of its grounds survived, although it had lain empty since 1878 [Milward, 1989 p.142]. Nos.39 to 43 Lingfield Road, which date from the late 1890s, were presumably not developed until the demolition of Lingfield House prior to the erection of No.1 Southside in 1904.

LINGFIELD ROAD

Character

The difference periods of construction are reflected in the character of the properties on each side of the road, those on the east side generally being more modest in scale, particularly towards the northern end, than those on the west. Their front gardens are also shallower than those opposite, with Nos. 27 to 31 and Lingfield Court being the deepest. Lingfield Road's very attractive sense of enclosure results from these narrow frontages and from mature trees along the front boundaries of the houses on the western side, and is accentuated by the road's subtle changes of direction midway and towards the northern end. Many of the houses on the western side are of similar design, with a multitude of projecting and recessed sections topped by tall narrow gables facing the street, which has resulted in an attractive rhythm of ridges of varying height when viewed from the northern or southern ends.

However, the size of the houses and the depth of their front gardens on the western side has resulted in a significant number of the properties being converted to flats, and their front areas being devoted to car parking, which has had an adverse on their setting.

The WimSoc's environmental assessment notes that the granite and other stone kerbing, with their drive-in quadrants, are mostly intact, as are the red splayed footings and the four courses of red granite setts which form the gutters, although the latter are partially obscured by asphalt. It regards the design of the concrete lamp columns as inappropriate, and notes an original octagonal drain cover between Nos. 1A and 27.

Buildings

There are about 45 properties in Lingfield Road, of which 25 are locally listed. Three of remainder tend to make a negative contribution to the character of the Conservation Area, one has a neutral effect, and the remainder make a positive contribution.

East side, consecutive, from north

According to the Vic. Soc. report, Nos. 1a to 14 were originally included in the Wimbledon Village conservation area, and it recommended that they should all be statutorily listed, with Nos. 15 to 25 added to the local list. It describes them as *homogeneous villas* in similar styles to those in such streets as Denmark Avenue, Thornton Hill and Thornton Road. In fact they show a wide variety of characteristics which considerably enlivens the street scene. Because of the shallow front gardens and the narrowness of the street, Lingfield Road has a pleasantly semi-urban character.

The consecutive numbering of the east side of Lingfield Road supports the time difference between the construction of the east and west sides of the road, during which period the residents of Nos. 1 to 24 enjoyed a largely uninterrupted view west towards Kingston. The north-eastern corner of Lingfield Road lies within The Village Conservation Area and is bordered by the high brick wall of No.45 High Street.

No. 1A: A two storey detached house built in 1920, with a brick ground floor and white rendered first floor attractively covered in wisteria which blends well with the earlier houses on each side, and which was added to the **local list** in February 1991.

Nos. 1 & 2: Although Nos.1 and 2 are now attached, No. 1 dates from 1879 and No. 2 from 1892. Both houses were **locally listed** in February 1991 and were most likely originally two storeys. However, No.1, which is cloaked in wisteria, has had a second floor added on the northern side. Despite attempts to blend it with the rest of the property by continuing the white render and rusticated quoins of the lower storeys, it should not be regarded as a precedent for other extensions in this part of the street.



The northern end of Lingfield Road, looking south, and Nos.4 and 5 Lingfield Road

No. 3: A detached double fronted two storey house in red brick with dominant white rendered rusticated quoins at the corners and each side of the central porch which was added to the **local list** in February 1991. Faceted ground floor bay windows cut a projecting string course at first floor level and a central pediment is broken by a pair of round headed first floor windows. The narrow front garden is devoted to car parking.

No. 4 & 5: Although Nos.4 and 5 are semi-detached, they are quite different in character. No.4 is a later mildly gothic two storey insertion into the street, possibly built in the first years of the twentieth century. It has a side entry and its second floor gable, red brick ground floor and ornamental red tile hung upper floors which contrast with the more reticent facades of the earlier houses adjoining it. **No. 5** is a two storey double fronted house with an ornamental canopy over the entrance, is typical of the houses in this part of the street, and was **locally listed** in February 1991, and is adorned with wisteria.

Nos. 6 & 7: A semi-detached pair of two storey houses plus basement which were **locally listed** in February 1991. They have slightly recessed wings, round-headed ground floor windows and porches, rendered quoins and surrounds to the windows and porches, and more wisteria.



Nos.10 & 11, showing the unfortunate alterations to No.11: white render and unsuitable windows and the recessed car parking space surrounded by a high wall

Nos. 8 & 9: A semi-detached pair of two storey houses with rendered surrounds to the windows and the rusticated quoins. No.8 has a square bay window to the ground floor, and No.9 a curved bay.

Nos. 10 & 11: A semi-detached pair of two storey houses of stock brick. No.11 has undergone a radical transmogrification: the original projecting ground floor front window has been replaced by a flat roofed lightweight square bay; the plain first floor windows have been replaced by "oriel" windows; a round-headed window now replaces the front door, which has been repositioned at the side; and the woodwork has been black against a white rendered façade. Such DIY alterations should be

strongly discouraged since they seriously diminish the area's historic integrity, the building's architectural and historic character, and possibly its resale value.

Nos. 12 & 13: A two storey semi-detached pair, plus semi-basements dating from about 1860 in a classical design with stone quoins, paired eaves brackets, projecting porches to the *piano nobile* and ornate ironwork to the ground floor window cills. Despite later additions, including small pitched roof dormers and the removal of some of the margined glazing bars, the houses were added to the **local list** in October 1998.

No. 14: A substantial three and a half storey detached house built in about 1860 in a Classical design in stock brick with red brick quoins and ornamental brick detailing. It has canted bay windows to the principle and lower ground floors, and a two storey wing to the south which faces on to Homefield Road. Despite being converted into three flats in 1977 it was added to the **local list** in October 1998.



Nos 12, 13 and 14 Lingfield Road

(entrance to Homefield Road)

Nos. 15, 16 and 17 are typical of the houses in this part of Lingfield Road

No. 15: A substantial four storey detached house of about 1860 of classical design which was added to the **local list** in October 1998. It has a rendered façade with rusticated quoins, and canted bays to the principle and lower ground floors.

Nos. 16 & 17: A semi-detached pair of three storey houses in stock brick with rusticated quoins, canted bays to the principle and lower ground floors and arched entrances, which were added to the **local list** in February 1991. The spacing and proportions of the single and paired first floor windows give the houses a somewhat Venetian character.

Nos. 18 & 19: A semi-detached pair of four storey houses in stock brick with rusticated quoins, canted bays to the principle and lower ground floors, and rounded-headed windows to the first floor. In view of the high first floor to Nos. 16 and 17 and the cramped top floor to Nos. 18 and 19, the latter may originally have been identical to Nos. 16 and 17, and a top floor inserted at a later date. The houses were added to the **local list** in February 1991.

Nos. 20, 21 & 22: A terrace of four stories built in 1867 with a stock brick façade, canted bays and round headed entrances to the recessed porches to the principle floor. No. 20 has been converted into a house and two flats. They were rejected for local listing.

Nos. 23 & 24: A semi-detached pair of three storey houses in stock brick with canted bays to the principle and lower ground floors. They have arched entrance doors to the recessed wings, and a dominant central chimney in the front roof slope.

Nos. 25a to 25d and 26, The Village Club, at the southern end of Lingfield Road, are included in the Wimbledon Village Conservation Area.

No.31, typical of this part of Lingfield Road

plus semi-basement built in 1872 with moulded brick detailing and ornamental barge boards to the gables facing the road. It was added to the **local list** in October 1998 and is now used as a surgery.

Nos. 1 to 12 Lingfield Court: Two recently constructed three storey blocks of flats whose rather bland front facades, although relieved by full height canted bays topped by mock half timbered gables, has a detrimental effect on the character of the Conservation Area. Each of the blocks contain six flats, and the garaging is situated at the rear.

No. 33: A typically suburban detached house built in 1936 with a two storey bay window, a tiled porch over the front door and fake half timbering in the gable, whose effect on the Conservation Area tends to be neutral.



Nos. 35 and 37 Lingfield Road

No. 38: A two storey detached house built in 1880 and added to the **local list** in October 1998. Features include a three storey projecting gable with a half-timbered apex to the bargeboards and moulded brick panels below the windows.

Buildings

West side, consecutive, from south to north

Nos. 27, 28, 29 & 29A: Four matching detached **locally listed** properties built in 1872 in a Victorian gothic style with three storeys plus a semi-basement. They are double fronted, with double gables and a projecting three-storey bay on one side and projecting two-storey porches with ornate gothic pediments to the principal floor. The VicSoc report described the design of No. 27, with its later Tudor-style porch as having *Suffolk-type joinery spikes on gables*. No. 28 may be intended to mirror that of Nos. 29. Although Nos. 27, 28, 29 and 29A were divided into flats in 1963, 1952, 1965 and 1949, they were all added to the **local list** in April 1998.

No.30: A detached house built in 1874 and now divided into six flats.

No.31: A partly two and partly three storey double fronted detached house

Nos. 34, 35, 36 & 37: Four broadly similar detached houses of three storeys plus basements built between 1872 and 1876 in a gothic style of red brick with blue and stock brick and stone detailing, polychromatic brick banding and round headed porches. Nos. 36 and 37 have ornate timber porches and No. 37 also has a band of moulded terracotta at first floor level. All four have been converted to flats, No. 34 in 1932, and 35 in 1925 and 1964 (and named Kingsley Court).

Nos. 39 & 40: A pair of semi-detached three storey houses dating from 1898 with first and second storey bay windows, gables forming large dormers, ornate plasterwork over a first floor above the side entrance porch. They were added to the **local list** in February 1991.

Nos. 41 & 42: A matching pair of detached two-and-a-half storey houses dating from 1899 with an exposed brick ground floor and rendered first floor, which were **locally listed** in June 1997. The features include two prominent bay windows at ground floor level and a dominant dormer with rounded top.

No. 43: An unlisted house of similar design to Nos. 41 and 42 with an unsuitable mock mansard top floor and dormers added which results in the house have a detrimental effect on the character of the Conservation Area.

Positive & Negative Features

This attractive variety of well maintained houses of significant architectural interest have retained most of their original features and are set off by a variety of trees, bushes and hedges. Such alterations as the second storey addition to No.1 and the removal of original features to No.11 on the eastern side of the road, and the paving of front gardens to provide car parking, should be resisted.



HOMEFIELD ROAD

The north-south arm of Homefield Road, from the Ridgway

Extent and Justification

This part of the Sub Area extends from the rear boundary of Nos. 14 to 24 Lingfield Road as far as the properties on the east side of the Village. Homefield Road is L-shaped, the longer part, which runs parallel with Lingfield Road, containing a unified sequence of nineteenth century semi-detached houses.

History and Character

Most of the houses were built between 1865 and 1890, Nos. 14 to 17 dating from 1878. Unlike other parts of the Conservation Area further west, Homefield Road appears to have been a more speculative development whose primary purpose was to squeeze as much

accommodation into the space between Lingfield Road and the Village as possible. The houses are of three stories plus basement with minimal front and back gardens, so that the street has a far more urban feel than the other roads in the Conservation Area.

Buildings:

Of the 33 properties in Homefield Road, three have a neutral effect and the rest make a positive contribution, despite the excessively large box dormers to some of them.

West Side, consecutive, south to north

Nos. 1 to 4: Two pairs of semi-detached houses of three storeys plus basements in stock brick with canted bays to the principle and basement floors and round-headed arches to the side entrances. The first floor has single and paired arched windows similar in character to the houses at the southern end of Lingfield Road. Nos. 1, 2 and 4 were converted into flats in 1988, 1968 and 1980.

Nos. 5 to 12: Four pairs of semi-detached three storey houses plus basement in stock brick with canted bays to the principle and basement floors. They were probably built at the same time as Nos. 18 to 27. Nos. 8, 9 and 11 were converted into flats in 1978, 1915 and 1981.



The two sides of the east-west arm of Homefield Road from the west



No.13: A detached three storey house plus basement similar in character to its semi-detached neighbours and converted into flats in 1963.

East Side, consecutive, north to south

No. 13a Homefield Road

Nos. 18 to 27: Five pairs of semi-detached houses of three floors plus basement built in 1878 and similar in character to Nos. 6 to 12. Nos. 24, 25 and 26 were converted into flats in 1970, 1974 and 1972.

Nos. 28 & 29: A pair of semi-detached houses similar in character to Nos. 1 to 4.

(Nos. 30 and 31 are included in the Wimbledon Village Conservation Area)

North Side, consecutive, west to east

Nos. 14 to 17: A terrace of four three storey houses built in stock brick in 1869 with paired ornamental arched doorways, dominant chimneys and very small areas to the front. No. 17 was converted into flats in 1978. No.14 was owned by John Townsend, one of the developers of The Grange [Norman-Lewis p.19].

No. 14a: An early twentieth century house which appears to have been built in the rear garden of No. 14 Lingfield Road. It has rendered front facades with canted bays to both storeys and a curved porch over the central entrance door.

Nos.14c and 14d: A pair of post-war semi-detached houses in stock brick with projecting bays and first floor balconies.

South Side

No.13a, Pear Tree Cottage: A recently built two storey detached house with a single storey extension at the rear around a courtyard, in yellow brick with red quoins, lintels, roundels and a central arch to the front elevation.

Positive & Negative Features

The unified character of Homefield Road has been undermined by the addition of unsuitable full-width dormers to some of the houses. The extensive conversion to multiple occupation has increased the demand for car parking space, and the initial desire to provide as much accommodation as possible has resulted in minimal rear access, so that the only space for off-street parking is in the small front gardens. The resultant extensive street parking further erodes the area's character. Despite the erosion of the character of this part of the Sub Area, it retains sufficient architectural integrity to justify its retention within the Conservation Area.

Preservation and Enhancement

This Sub Area should be retained in its present state, and further roof extensions to the houses in Homefield Road and the provision of hardstanding to front gardens in both Lingfield Road and Homefield Road should be resisted by means of **Article 4 Directions** controlling these features.

Nos. 35 and 37 Lingfield Road The attractive articulation of the massing to the houses in Lingfield Road compared to the oversize box dormers to some of the houses in Homefield Road. SUB AREA 9: THE GRANGE



SUB AREA 9: THE GRANGE

Map of Sub Area No. 9, The Grange

Character



The houses consisted of one pair of semi-detached and 21 detached houses, five of which had stables and coach houses.

Because the original house and its grounds was hardly wide enough to accommodate the large villas which now make up The Grange, several of them were provided with gardens to the side as well as the rear, so that the plots vary considerably in width.

The wall which forms the northern part of the boundary between The Grange and Lingfield Road dates from the eighteenth century and formed the original boundary wall to the garden and pleasure grounds to Lingfield House. Further south, a sheep walk ran along the western side of the rest of the Lingfield estate as far as the Ridgway, and when this part of the Lingfield estate was developed in 1871-2, it became a private road. It was adopted by the Wimbledon Local Board in two stages, in 1892 and 1897, and most of it survives as Sheep Walk Mews [Norman-Smith, p.15 and the WimSoc map].

The VicSoc. Report described The

Grange as *A road of substantial Victorian and Edwardian houses, their proportions softened by the many fine trees and shrubs of their gardens....The overall impression is of red tiles and brick, and steeply pitched roofs....Many of its twenty period houses are of considerable*

interest [p.12] and Pevsner states that one enters South Side between two presumptuous turreted mansions of the 1890s [Nos. 2 and 3 Southside, in Sub Area 7] but afterwards smaller houses again predominate [p.457].

In fact, The Grange contains some of the most substantial, distinguished and individual houses in the conservation area, many of which are either statutorily or locally listed. Taken as a whole, The Grange may be regarded as the most consistent street, historically and architecturally within the Conservation Area, since virtually every building and its generously landscaped garden makes a valuable contribution and has not been replaced by later buildings of lesser character. Nos. 8, 9, 10 and 15 are placed at right angles to the road frontage and the substantial gaps between these houses provide long-range views to the east and west.

Trees in the highway adjoining Nos. 25 and 26 The Grange



When the Wimbledon Local Board adopted the road it stipulated that three of the existing trees in the carriageway were to remain, presumably the plane outside No. 25, the giant holly outside no. 26 and the elm outside No. 7 (which unfortunately appears to have died) [Norman-Smith, p.34]. The WimSoc's environment assessment of The Grange points out that most of the original granite kerbing and drive-in quadrants are intact, as are the four courses of red granite setts to the gutters, and an original octagonal drain cover survives in the road between Nos. 1A and 27, but criticises the suitability of the concrete lampposts.

Buildings

Of the two dozen properties in The Grange, one is grade II, 13 are locally listed and the other ten all make a positive contribution to the character of the Conservation Area. In the following description the original and subsequent names of the houses (where applicable) are indicated in brackets to help historical identification [Norman-Smith, pp.130-131].

Consecutive numbers, east side, from north to south

No. 1A: A detached two storey house built in 1889 as the coach-house to No.2 Southside, converted into a single dwelling in 1978.

No. 1: A substantial detached **grade II** listed two-storey house built in 1889 on land bought from Sir Henry Peek by Sir John Franklin Adams of Lloyds to the design of Sir Aston Webb, and formally known as Grange Cottage. The elevations remain unaltered except for a billiard room added at the rear. [Norman-Smith p.28] The house is constructed of red brick with stone banding, a canted central bay surmounted by a balcony and gable, and dominant ornamental chimneys at the ends with unusual triangular windows inserted at the canted returns to the front facade,. The list description refers to it as *free early Georgian revival*, Pevsner considers it has *Dutch features* [p.457] and the VicSoc report regards it as *a very individual composition in brick and stone, beautifully built*. The shutters appear to be a recent addition. It is largely concealed from the road by a high close-boarded fence, a hedge and pollarded trees

Nos. 1 and 2 The Grange



No. 2: A detached two-and-a-half storey house built in 1889 of plum coloured brick with red brick dressings by the architect Edward J May for himself and formally named Lyneham and then Parham. May constructed a rear bay in 1893, a three storey rear wing was built in 1894-6, and further extensions were added in 1924 and 1930 [Norman-Smith p.29]. The dominant roof to the arched entrance porch balances the right hand canted bay to the ground floor. The house is **recommended for local listing**, the VicSoc report describing it as having a *Queen Ann feeling* and Pevsner as:

another very attractive, not quite regular composition. Ground floor with mullion-and-transom windows, but upper floor with sashes; a big hipped roof with swept-up eaves and little twin-gabled dormers, an early example of the tentative move towards neo-Georgian motifs. [p.457]

No. 3: A detached two-and-a-half storey red brick and tile hung house built in 1889 to the design of EJ May for William Joseph Cundell, a stockbroker and added to the **local list** in February 1991. The composition includes two storey square and corner bays, varied sized dormers, ornamental eaves, and hipped end gables. No substantial alterations have been made except for a rear extension built in 1923 [Norman-Smith pp 29-30].

No. 4: A detached two-storey house of red brick, roughcast render and tile hanging. A land agent, George Brown, bought the plot from Sir Henry Peel to preserve the western view from his house, No. 35 Lingfield Road. It wasn't until 1908 that John Archibald Hughes acquired the land and had the house constructed to the design of George Hubbard and AW Moore in what Pevsner describes as *their characteristic two large gables with egg and dart frieze, and two-storey bay windows with tile hanging* [p.457] The house, which was previously named The Little House, remains substantially unaltered and was **locally listed** in February 1991 [Norman-Smith pp.31-32].

Nos. 5 & 6: A semi-detached pair of houses designed and built by Harmer in 1889, of three stories plus basement with recessed entrance wings of yellow brick with stone and red brick banding. The stone mullioned square bays to the principle floor and basement are surmounted by curved lead roofs, and the top floor windows cut through the eaves to act as semi-dormers. The elevations remain unaltered and the houses were added to the **local list** in February 1991 [Norman-Smith pp.32-33].

No. 7: A detached house built in 1889 to the design of Ernest Newton for Charles de l'Hoste Holland, a stockbroker, and named at various times Silvertown and Fralunor. The Norman-Smiths describe it thus:

Nos. 7 and 9 The Grange



The house is in red and brindled brick with Broseley red tiles on its pitched roofs, and tile hung to the first floor. The front porch with tile roof and Ionic half pillars on brick walls shelters the front door with brass handles and letterbox. It has many detailed features including the round swing window on the attic floor, the remainder being dormer. The front and side elevations remain as originally designed; and the back as altered in 1903.

The VicSoc report considers that it is *best described as a large cottage* [p.12] and Pevsner refers to it as *a picturesque asymmetrical tile hung composition with large staircase window, bow window, and gable* [p.457]. There appears to have been no structural change to the house until the interior was converted into three flats in 1945. But the original internal features have been preserved, including moulded balusters, decorative plaster friezes and wooden moulded mantle pieces. Recommended for **local listing**.

No. 10 The Grange

No. 7A: A two-storey dwelling at the bottom of the garden to No.7 built of the same brick with tile hanging to the first floor. It was originally the coach house to No.7 and was converted into a separate "cottage" in 1979-81 to the design of Norman Plastow.

No. 8: A detached red brick house of two storeys plus mansard built by Townsend in 1899 in red brick with scalloped hung tiles to the first floor, and earlier named Whyteleafe. It has a substantial garden to the north providing views from The Grange towards Lingfield Road. Features include ornate ridge tiles and patterned red brick surrounds to the ground floor windows. The house was converted into four flats in 1948 but later reverted to single family occupation, and was added to the **local list** in February 1991 [Norman-Smith pp.34-35].

No. 9: A detached red brick and scallop tile hung house built by Townsend in 1899 and originally named "Eversley", of two stories plus mansard built in 1889 with a substantial garden to the south. It is dominated by ornamental gables on the south-west and south-east corners and adorned with various bays, projecting chimney stacks and other features. The elevations remain much as originally built. Although it was converted into three flats in 1945, in 1957 an application to build a house to the south was refused, and the ground floor was further divided in 1962. It was added to the **local list** in February 1991.



No. 10: A detached house of two stories and mansard designed and built by Townsend in 1891 with a canted bay to the ground and first floors, dormers, and dominated by a gable on the north-west corner with ornamental stone banding. The front elevation remains as originally built, but in 1912 a study was built on the south side and a conservatory to the east. Although the house was partitioned internally in 1950 it was restored much to its original character in 1960 and was added to the **local list** in February 1991 [Norman-Smith, pp.36-37].

Nos. 11 and 12 The Grange



No. 11: A substantial detached four-storey double-fronted red brick and stone house designed and built by Townsend in 1891, extended in 1989, and added to the **local list** in February 1991. The central projecting entrance with its steeply pitched roof is echoed by a roofed entrance gate, while to each side are gables fronted by three storey canted bays. There is a smaller gabled wing to the north and a four storey extension to the south. The original side entrance was moved to the front, possibly when the house was converted into two maisonettes in 1939. It has since been converted into eight flats and the front garden given over to hard-standing.

Nos. 12 The Grange ("Laughton") and **38 Ridgway** ("Grangeside"): Two three-storey houses plus semi-basements built by Townsend in 1889 as a pair, with red brick and ornamental tile hanging. The elevations are unaltered except for garage and greenhouse extensions. No.38 has been divided into flats but No.12, with its large west-facing dormer, turret, bays and other features that dominate this part of the Ridgway, is still in single occupation. They were **locally listed** in February 1991 and **are** included in Sub Area 15D [Norman-Smith, p.38].



No.15 The Grange, from the south-east, and No.16 The Grange from the north-east

Consecutive numbers, west side, south to north

(there are no Nos. 20 or 28)

No. 15: A two-and-a-half storey detached house of brick and render designed by Richard Creed in a Tudor style with projecting gables, bay windows, dormers and unusually large chimney stacks, built by Harmer in 1899, and named Oakley. The substantial garden to the south may have been an enlightened requirement of Wimbledon Urban District Council to

ensure that the character of the eastern side of The Grange was continued on the western side, since Creed wrote to the Council in February 1899 to say:

the land at the side (south) of the proposed House is required for a lawn tennis Court and the principal rooms of the house front onto this. I do not see how another could be built upon this land without spoiling the proposed one, and I undertake not to build a second house on this land.

Although the roof space was brought into use in the 1920s and the house was converted in to four flats in 1954, it was **locally listed** in October 1998. Much of the frontage has now been given over to hardstanding [Norman-Smith pp.39-40].

No. 16: A detached double-fronted two-and-a-half storey house named Ingleside, designed and built by Harmer in 1897 with gabled wings projecting each side of the central entrance and substantial chimneys. The house is described by the Norman-Smiths as having scalloped hung tiles and its elevations remaining largely unchanged, but it now has a rough-cast finish with white painted stone window surrounds and mullions. From 1939 to 1946 the house was used as offices and then converted by Wimbledon Corporation into the present arrangement of three flats.

No. 17: A detached house of two stories plus mansard designed by Richard Creed and built by Harmer in 1893 in yellow brick and first floor tile hanging, and known at various times as Pendreath and Abingdon. Wimbledon Corporation adapted it for multiple occupation during the 1939-45 War and sold it in about 1960 to General Freeholds Ltd, who converted it into three flats [Norman-Smith, pp.41-42] It has subsequently been divided into five flats.

No. 18: A detached three storey house plus basement in brick, render and tile hanging with two levels of dormers in a particularly dominant roof, designed by Arthur Cawston for his own use and built by Harmer in 1893. It was added to the **local list** in February 1991 and Pevsner describes it as a “rum” house with *an enormous half-hipped roof with two levels of dormers, quite un-English in feeling* [p.457]. It was partly used as offices by the Constructional Engineering Union during the Second World War and it is now divided into five flats. Although the elevations are mainly unchanged, the front garden has been given over to hard standing and the original front boundary wall has been removed [Norman-Smith, pp.42-43].



Nos. 18 and 21 The Grange

No. 19: A detached two-storey house in red and yellow brick built by Harmer in 1892 and named Wolstan. It is dominated by a faceted two storey bay under a turreted roof and particularly tall chimneys to the south, and was added to the **local list** in February 1991.



No. 21: No. 21 was built in 1987 in the rear garden of No. 54 Murray Road, which then extended as far as The Grange:

Regrettable, No.20, a completely incongruous house was built on a tree-lined garden in 1988, in spite of the opposition of all the residents in the road, represented by The Grange Preservation Association (founded in 1966). [Norman Smith]

Despite this local opposition, No. 21 was included on the **local list** in February 1991, possibly because of the very individual modern design: The three storey house has a V-shaped bay under a projecting gable at the northern end which is echoed in the small roof dormers. But the dominant feature is the extensive use of small squared panes to the second floor in the manner of Charles Rennie Mackintosh. The front has been given over to hardstanding.

No. 22: A detached two-storey house of yellow stock brick with red banding built by Harmer in 1890 and named Hawkhurst. It is the only house in The Grange which does not retain most of its original character, front bays and dormer windows being inserted in 1924, the bay over the front door added in 1931, and an extension placed on the south side in 1981. It was used as a school from 1953 to 1965, when the owners applied to extend it for use as a school for German children throughout London. But local residents created The Grange Preservation Association and ordered an injunction in the High Court to combat the proposal. The scheme did not go ahead, despite permission being granted, and the Association survives as the means of coordinating threats to the character of The Grange. Despite this chequered history, No. 22 was added to the **local list** in October 1998 [Norman-Smith pp.32 & 66-69].

No. 23: A detached house of two stories plus a semi-basement built in 1889 to the design of Charles Henry Mileham in a neo-vernacular style and named St Kevin's. The front, in stock brick and pebbledash with a double pile red tiled roof, is little changed, and the house was added to the **local list** in October 1998. At one time a "Motor House" was added and later removed, and a conservatory added to the rear. The rear garden was extended westwards in 1905 and sold off in the 1960s [Norman-Smith p.31].

No. 24: A detached house of two stories plus a semi-basement built in 1890 to the design of EJ May for a ship insurance broker and named at various times as Flintona, Colebrook and Cedar Lodge. It is in brown and red brick with a grey slate roof and an adjoining two-storey coach house. A rear addition was built in 1927 and the rooms over the coach house converted into a "granny flat" in about 1970. The front elevation is unchanged except for a conservatory on the south side. The rear garden was extended in 1905 and then reduced to its original size in 1969 [Norman-Smith pp 30-31]. The front garden has been given over to hardstanding and the original front wall has been removed. It was added to the **local list** in October 1998.



The southern end of The Grange

No. 25: A detached two-storey house of red brick, tile hanging and half timbering erected in 1961 in the grounds of No.26 The Grange.

No. 26: A detached **locally listed** two-storey house of yellow and red brick originally named Oriel Lodge because of its prominent oriel window. It was probably built in 1889, but since the Norman-Smith's were unable to trace any details of its construction, they conclude that it was erected without permission [p.27]. When the Murray Estate, to the west, was broken up in

1905, the rear garden to No.26 was extended, but in 1958 it was sold off and now accommodates No.70 Murray Road [Norman-Smith pp.27-8].

No. 27: A detached house built in 1958 on the site of the original coach house to No.3 Southside.

No. 29: Half of a two-storey semi-detached pair, the other half comprising No. 3 Southside. Since No. 29 faces on to Southside, it is described in Sub Area 7.

Positive and Negative Features

The most positive feature of The Grange is the quality and completeness of the original houses, and their setting. The gardens to the south of Nos. 1, 7, 9, 10, 12, 15 and 26 are part of the original layout of The Grange, and now include mature landscaping which considerably enhance the townscape of this part of the Conservation Area. Another attractive and unusual asset are the trees preserved in the public highway.

The most significant negative feature is Grange Lodge, the modern replacement on the corner of the Ridgway. Also, although the streetscape is generally attractive and well maintained, there has been a tendency to turn the front gardens into hardstanding and/or provide garages in the back gardens, particularly at Nos. 5-7, 11, 15-18, 22 and 24. Any further loss of traditional front gardens should be discouraged as far as possible.



Preservation and Enhancement

A typical view of the Grange, looking north

The above analysis suggests that two of the houses – Nos. 2 and 7 – should be added to the local list and the tendency to pave over the front gardens should be controlled by means of an **Article 4 Direction**. Any attempt to replace any of the existing buildings should be strongly resisted, as should any proposals to erect infill development on the areas of land between the houses. Also, every effort should be made to protect and preserve the existing d landscaping, particularly the two remaining trees in the highway.

SUB AREA 10: MURRAY ROAD (NORTH)

Map and Location Map of Sub Area 10, Murray Road (north)



Extent and Justification

Murray Road is in two parts: the northern half, between South-side and the Ridgway, comprises Nos. 28 to 70 and 47 to 81, and the southern section, in Sub Area 19, contains the remainder. The road forms part of the sequence of development resulting from the demolition of the estates along Southside, and the northern section was inserted after the construction of most of the houses along The Grange, to the east and Lauriston Road, to the west.

Although several of these houses are sit-uated in the section of Murray Road south of the Ridgway, and were built at about the same time, it is more appropriate to consider the southern part of Murray Road in relation to the sequence of roads between the Ridgway and Worple Road.

History

Murray Road was developed after the sale and demolition of Wimbledon Lodge, on Southside, and its estate in 1905. Wimbledon Lodge was also known as Murray House after the name of the owners, hence the name of the present Road. It was designed by Aaron Henry Hurst and built in 1797 and its grounds stretched beyond The Ridgway as far as what



is now St. John's Road. The house was demolished in 1904 following its purchase by the British Land Company. Most of the houses were built between 1908 and 1911 [Milward 1989 p.146], their development depriving those living in The Grange, to the east, of their fine vistas westward over open country, and there were attempts by the owners of Nos. 23, 24 and 26 The Grange to preserve their views by purchasing the adjoining plots in Murray Road. However, these were later sold off for development. All the houses on the east side and those on the west southwards towards The Ridgway were originally intended to have 50 ft frontages, but compromises were subsequently made during and after the sale of the plots [Norman-Smith, pp.55 & 111-112].

The northern end of Murray Road

Character

According to the VicSoc report: *The majority of its houses are late Victorian and Edwardian, reddish brick predominating. They exhibit great variety, from sensible, unexciting houses (e.g. 35 – 41) to much showier specimens with elaborate brickwork (e.g. 16 and 53). Its many Queen Ann, Neo-Dutch and Georgian variations make Murray Road a notable showcase of Edwardian architectural fashion.*



Murray Road is similar in character to The Grange, but the buildings are not of quite the high level of distinction as its neighbour, nine of the 36 houses being locally listed (several of which are recommended for statutory status), compared with 13 of the 24 in The Grange (plus one grade II listed building). Overall, however, the northern section of Murray Road continues the attractive Arcadian character of its easterly neighbours.

Buildings

Nos. 30 to 40 Murray Road

Of the thirty-four properties in the northern section of Murray Road, nine are locally listed, twenty-one make a positive contribution to the character of the Conservation Area, and the effect of the other four is neutral.

Even numbers, east side, south to north (there are no Nos. 52, 56, 58 or 60 and Rockwell Court - Nos. 28 Murray Road and 48 Ridgway - is included in Sub Area 15D):



Nos. 30 and 32: A pair of semi-detached two storey houses with wide projecting bay windows and hipped roofs dating from 1907 whose general proportions and features anticipate the suburban ribbon development of the 1920s and '30s. They were considered as not quite of sufficient quality for local listing.

Nos. 34 and 36: A pair of two storey semi-detached houses built in 1908 with large canted bay windows, projecting porches and substantial dormers in the hipped roof, which were considered as not quite of sufficient quality for local listing.

Nos. 38 and 40: A pair of two storey semi-detached houses built in 1908 with large canted bay windows, projecting porches and substantial dormers in the hipped roof, which were also considered of not quite of sufficient quality for local listing.

No. 42: A detached double fronted house of two storeys plus basement, built in about 1905 and added to the **local list** in October 1998. The gable to the projecting north wing is decorated with an attractive arched truss.

Nos. 44 and 46: A pair of semi-detached two storey brick and render houses built in 1907-8 with canted bays and substantial dormers in the hipped roof which were not quite up to local listing standard.

No. 48: A detached two storey double fronted house of 1909, with a substantial dormer in the hipped roof. The canted bay to the north and the square bay to the south are both topped by parapet walls.

No. 50: A modern detached house.

Nos. 54 and 66 Murray Road



No. 54: A carefully articulated modern two storey detached house in red brick with a hipped roof and projecting canted bays of dark stained timber set to the back of the plot with a brick forecourt behind a high wall and a screen of mature trees.

No. 62: A detached house built in 1912.

No. 64: A crisply detailed two storey detached house built in about 1983 in red brick with sliding metal windows and a continuous first floor balcony across the front facade.

No. 66: A detached single storey flat roofed patio house which was considered but rejected for inclusion on the local list because of its Miesian influence. While a good example of its type, it appears somewhat incongruous among its more traditionally designed neighbours. Its low profile provides views eastwards towards the houses on the west side of The Grange.

No. 68: A detached patio house built in 1963.

No. 70, Holly Tree House: A traditionally designed modern two storey detached house in red brick with a hipped roof and a central arched entrance porch. A detached double garage is located in the paved forecourt.

Nos. 49, 51 and 53 Murray Road

No.72: A recently built traditionally designed two storey detached house with a hipped roof and a projecting central entrance bay topped by a circular window in the gable.



Odd numbers, west side, south to north (There is no No. 7 and No. 47 is in Sub Area 15D)

Nos. 49 and 51: A semi-detached pair of three storey houses built in 1909 in what the VicSoc report refers to as *Queen Anne or Neo-Dutch* with distinctive prominent Dutch gables on the projecting side wings and tall chimneys to the end elevations. They were added to the **local list** in October 1998 and, despite a

projecting garage to No.51 which has marred the attractively articulated symmetrical composition, the houses are recommended for **statutory listing**.

No. 53: A detached two storey house built in 1907 which the VicSoc also regarded as being in the *Queen Anne or Neo Dutch* style. The elaborate composition includes two gables to the front façade in striped brickwork. The main central one is of three storeys, and the other two storey projecting one is stepped and is surmounted by a chimney; there are also two hipped projecting wings, of one and two storeys. The semi-circular arches to the first floor windows above the central single storey projecting entrance are decorated in carved brickwork. The house was added to the **local list** in October 1998 is also **recommended for statutory listing**.

No.55: A detached two storey house with similar detailing and features to No. 53 and built at the same time, although slightly less elaborate, and added to the **local list** at the same time. Since the two houses appear to have been designed as a pair, No. 55 is also **recommended for statutory listing**.

Nos. 57 and 59: A semi-detached pair of two storey houses built in 1907-8 which matched Nos. 44 and 46 opposite and, like them, were considered of not quite good enough for local listing, possibly because of the various alterations which appear to have been made, including plastic windows without reveals and the rusticated ground floor in white and off-white stripes.

No. 61: A detached two-storey house built in 1909 with neo vernacular influences in red brick and pebbledash with a curved pitch to the roof slope and a tile arch to the side porch. It was considered but rejected for local listing. Extensive but not unsympathetic alterations have recently been carried out.

No. 65 Murray Road

No. 63: A detached two-storey house built in 1909 in the Arts and Crafts manner with bay windows and a prominent projecting gable, similar in style to Nos. 53 and 55, and added to the **local list** in October 1998.



No. 65: A detached two storey house built in 1906 in the Arts and Crafts manner with large dormers in a mansard roof and a dominant projecting gable, which was added to the **local list** in October 1998. The gable and panels beneath the bay windows give a striking Tudorbeathen character with the application of black and white vertical "half timbering" and dominant chimneys to the projecting wing and end elevation.

No. 67: A detached two storey house built in 1908 showing an Arts and Crafts influence with a double pile hipped roof on to the street, ornate eaves and a recessed side wing, and added to the **local list** in October 1998.

No. 69: A detached two storey house built in 1906 with a hipped roof and rendered slightly projecting bays.

No. 73: A detached two-storey house on a wide plot built in 1906 with a Dutch classical style influence. As with No.65, the projecting gable is decorated in a Tudorbeathen style. It was considered for local listing but rejected because of a significant roof extension.

No. 75: A detached two-storey house dating from about 1900 with ornamental eaves to a hipped roof, a projecting gable and bay windows each side of a dominant chimney of ornamental brickwork.

No. 77: A substantial detached two-storey house built in 1909 with ornamental eaves to a hipped roof showing Arts and Crafts influences, and added to the **local list** in October 1998.

A wide Dutch gable containing a Palladian window at second floor level dominates the front façade.

No. 79: A detached two-storey house built in 1906 with tile hanging to the dominant second floor gable facing the street and half hip gables to the side elevations. It was considered of not quite sufficient quality for the local list.

No. 81: A detached house built in 1906.



Positive and Negative Features

Nos. 75 to 81 Murray Road from the north

This part of Murray Road contains many buildings of architectural distinction, as is reflected in the number included in the local list. However, several of the original houses have been replaced by modern ones of variable quality and appropriateness, particularly at the northern end. The road contains a high degree of mature planting, as is indicated by the tree preservation orders imposed on a high proportion of the properties. However, a significant proportion of the front gardens have been given over to hard standing, and there is an increasing tendency, particularly where redevelopment has occurred, to separate the houses from the road by high walls or fences, thereby reducing the unity of the street scene.

Preservation or Enhancement

The existing character of the Sub Area should be retained, and redevelopment of any of the more historic buildings resisted, particularly those on the local list. The construction of high walls or fences, and the substitution of mature landscaping for car parking areas, should not be allowed to proliferate, as has occurred in roads nearer the Village.



SUB AREA 11: LAURISTON ROAD AND WILBERFORCE WAY

Map of Sub Area 11

Extent and Justification

Lauriston Road forms a clearly defined phase in the development of the area west of Wimbledon Village, with the adjoining back gardens to the houses in Murray Road to the east and Clifton Road to the west forming natural boundaries to the Sub Area.

History

The development of Lauriston Road occurred as a result of the demolition of the seventeenth century estate of Lauriston House at the beginning of the twentieth century, and Wilberforce Way involved the further subdivision of plots in the 1930s.

Character:

The VicSoc report regarded Lauriston Road as *one of the classic approach roads to the Common*. It is the best local showcase for the neo-Dutch and "Queen Anne" styles of architecture widely practised around the 1880s and thereafter – Dutch gables, flat arches and similar William & Mary features, and with such an *embarrasse de richesse* the Society found it difficult to decide which houses to recommend for listing.

In fact, three of the houses, Nos. 9, 15 and 17, are listed grade II, at least one other (No. 1) might also be considered eligible, and eight are on the local list. Almost all the buildings of architectural merit and historic importance are in the south part of Lauriston Road - the northern section, particularly around Wilberforce Way, being far less distinguished than adjoining parts of the Conservation Area. However, much of Lauriston Road continues the lush Arcadian character of the roads further east, with a fascinating variety of buildings set in mature landscaping.

Buildings

There are about twenty-six properties in Lauriston Road and a dozen in Wilberforce Way. While the impact of all of those in Wilberforce Way are somewhat neutral, three of those in Lauriston Road are grade II, eight are locally listed, eight make a positive contribution to the character of the Conservation Area, No. 15b and the extensions to No. 13 tend to have a negative effect, and the impact of the remaining two are somewhat neutral.



Location Map of Sub Area 11

Odd numbers, west side south to north

No.1 Lauriston Road lies within Sub Area 15 B.

Nos. 3, 5 and 7: Three similarly designed detached double fronted two and three storey houses built in 1893 and added to the **local list** in October 1998. The southern section of each house is three stories with a two storey canted bay and the top floor being in a front facing gable. Each house also has a projecting bay on the north side, that to No.3 being square, No.5 being canted and No.7 square single storey. The houses are all of stock brick with the bays, window surrounds, quoins and arched porches in red rubber brickwork. The stock brickwork to No. 5 is covered in white render.

Nos. 7 and 11 Lauriston Road



No. 9: A substantial detached two storey **grade II** listed house built in 1892-4 to the design of Sir Ernest George described by the VicSoc as *a house of exceptional quality* and by Pevsner as *very handsome....a long front with wooden mullion-and-transom windows, bracketed eaves below a big hipped roof, and a porch with bulgy balusters, entered from one side. The avoidance of total symmetry is again noticeable* [p.457]. It has ornamented eaves and substantial chimneys project from a hipped roof. In 1996 the Secretary of State dismissed an appeal against refusal of an application for a substantial extension.

No. 11: A substantial detached house built in 1998 (replacing a 1955 bungalow) which is basically traditional in design but with faceted oriel windows within a wide deeply overhung gable and other carefully proportioned features. The paved forecourt is separated from the road by railings and brick pillars.

No. 13, Hereford House: A substantial detached three storey house plus basement in stock brick built in 1891 and later extended and converted into a total of eight flats in 1933 and 1961. It is described by Pevsner as *a solitary stucco example from an earlier generation* and which the VicSoc report recommended for local listing. The white rendered ornamental window surrounds and central projecting porch are attractive features, but the setting of the house has been marred by two-storey box-like extensions to the north and south in stock brick with white painted horizontal boarding which were presumably built in 1961. It is likely

that such development would today be considered as detrimental to the character of the conservation area. The front gardens are almost devoid of landscaping and boundary fencing.

Nos. 13, 15 and 17 Lauriston Road



Nos. 15, 15b and 17: Nos 15 and 17 are detached two storey **grade II** listed houses built in 1891 to the design of James Ransome with what Pevsner describes as *irregular Dutch gables* [p.457] in a *very individual Dutch style* according to the VicSoc report.

The projecting southern wing to **No.15** is particularly elaborate, with a side-facing projecting entrance porch behind a curved parapet which slopes back to form the base of a tapering chimney dominating the ornamental parapet to the first floor gable end. The profile of the main gable is repeated on the rear elevation and is reflected in that to the south facing dormer. The profile of a semi-circular gable to the northern wing is repeated in a central single storey porch which projects as far as the back of pavement and lines up with a boundary wall of varying height. The general composition is reminiscent of a small mid-Victorian school building. However, the two storey central section appears to have been altered in the 1920s, with unsympathetic windows and a box dormer, and a standard modern conservatory added to the south elevation.

No. 15b: A two storey flat roofed garage extension and first floor flat to the south which appears to have been built in the 1930s, mars the setting of No.15.

No. 17 is dominated by a large semi-circular gable containing a window at second floor level which is reflected in a lower north wing. Both sections have canted bay windows at ground floor level supported on curved brackets. No. 17, with its low wall surmounted on white painted fencing, is fortuitously positioned to form the culmination of the view westward from the southern arm of Wilberforce Way.

Nos. 19 and 21 Lauriston Road



No. 19: A detached two storey house built in 1924. The broad front contains Tudorbeathan features, including an ornamental chimney and stone surrounds to the windows and arch to the central entrance porch. The “medieval cottage” character is emphasized by the rendered first floor, with its small windows in dark stained frames, the semi-hipped roof to the projecting two storey bay and the projecting single storey bay at the southern end. Despite a new high

wall in a rather inappropriate brick, the consistent character and carefully considered proportions, it justifies its addition to **local list** in February 1991.

No. 21: A detached two storey house built in 1938, also designed in the Tudor style, with rendered projecting wings and brick central section, and a single storey projecting entrance section behind a high boundary wall. By contrast to No. 19, the house has been superficially historicized by the application of mock timber framing to the first floor.

Even numbers, east side, south to north (There are no Nos. 22, 24 or 26):

No. 4: A detached two storey double fronted house of red brick built in 1892 with a two storey canted bay south of the entrance topped by a gable with applied timber framing. It was converted into three flats in 1965.

No. 6: A detached three-storey double fronted house of stock brick built in 1896 to the design of PB Freeman in a *free interpretation of Queen Anne* (VicSoc) with grey brickwork with stone details and green slates to the main roof and front bay. It was converted into flats in 1970, recommended by the VicSoc report for statutory listing in 1973, and was added to the **local list** in October 1998. It was described by Pevsner as having *narrow Queen Anne windows, and a projection with canted bay and segmental gable on one side* [p.457]. The projecting northern side, with its semi-circular gable, two storey curved bay and Palladian second floor window, contrasts well with the southern section, with its second floor mansard roof containing its three dormer windows.

No. 6A: A detached bungalow to the rear of No. 6 built in 1970 on the rear section of the back gardens of Nos. 55 to 59 Murray Road, and approached from Lauriston Road down a narrow driveway.

Nos. 8 and 8A: A detached house converted to two houses in 1955. The central section, of stock brick and red brick quoins and window heads, has a projecting gabled wing to the north and a two storey canted bay to the south of what may originally have been the central entrance. A two-storey wing has been added to No. 8a and No 8 has been extended to include the original coach house.



Nos. 6, 10 and 12 Lauriston Road

Nos. 10 and 12: A *carefully detailed semi-detached pair in William and Mary style* (VicSoc) built in 1892 and added to the **local list** in February 1991. Each of the three storey plus basement houses are of stock brick with a dominant round-topped gable accommodating the top floor and corner entrances through attractive arched colonnades. Both houses are in single family occupation except for self-contained basement flats.

No. 14: A detached two storey double fronted house of red brick built in 1891 with single storey canted bays each side of the arched entrance porch.

Nos. 16 and 18: A pair of two storey semi-detached houses in harsh red brick with a double projecting porch under an open gable. Although they are designed in the manner of late Victorian artisan dwellings, they appear to be of recent construction. No. 18 was extended in 2000 and its front garden, behind a low picket fence, is given over to hardstanding.

No. 20: A substantial two storey plus basement detached house in stock brick built in 1891 in a neo-vernacular style and added to the **local list** in October 1998. Features include two storey canted bays to the west and north elevations, timber detailing to the central porch, a large leaded oriel window to the side elevation, and terracotta panels at first floor level. The well landscaped garden, which extends to the north, lies behind a high wall of London stock brickwork.

No. 28: A detached two storey house, possibly dating from the 1930s, with tiled projecting gables at ground and first floor. The mature garden lies behind a high stock brick wall to the front and a fence along Wilberforce Way.

(south entrance to Wilberforce Way)

No. 30: A conventionally designed detached two storey double fronted white rendered house dating from 1936 with a projecting north wing, concealed behind a high wall of stock brick.

Nos. 32, 34 and 36: Three detached two-storey houses built between 1955 and 1958 with projecting north wings, whose somewhat suburban design appears to be based on that of No. 30. Minor variations include tiled or white rendered upper floors and gables, and a half-hearted attempt at mock timber framing to the gable of No. 36. They are also concealed behind a high stock brick boundary wall and, because of their modest size, they have recently been the subject of several applications for significant extensions.

(north entrance to Wilberforce Way)

No. 38: A detached two storey double fronted house with a projecting gable to the north which follows the same pattern as Nos. 30 to 36.

No. 40: A detached two storey double fronted house of similar style to Nos. 30 to 38, but with discordant extensions and Velux type rooflights..

WILBERFORCE WAY

Extent and Justification

Wilberforce Way is a crescent of ten post war houses which form an integral extension on the eastern side of Lauriston Road.

History

Wilberforce Way

Nos. 1 to 10 were inserted into the grounds of Lauriston House in 1958, at about the same time as the construction of Nos. 30 to 36 Lauriston Road and the erection of Mannermead, Greenways and Mullards on the Southside Common frontage.



Character

The houses in Wilberforce Way form a disappointing suburban intrusion into the varied historic character of this part of the Conservation Area. Since they were erected before the advent of conservation areas, the sensitivity of their setting appears to have been disregarded. All but No. 10 are subject to Tree Preservation Orders.

Buildings

Consecutive numbers, south to north

Nos. 1 to 10: The ten detached two storey double fronted houses continue the design of Nos. 30 to 40 Lauriston Road. They include minor variations and, being smaller than many of the other houses in the vicinity, several of them have been extended in various ways. For example, Nos. 6 and 9 have similar timber framing to that of No. 36 Lauriston Road, and No. 2 has had an extension added over most of the front elevation which includes an asymmetrical hipped roof surmounted by a tiny timbered gable. Applications for extending and/or rebuilding continue.



Positive and Negative Features

Looking north past Nos. 10 and 12 Lauriston Way

The contrast between the southern and northern ends of Lauriston Road indicate the way in which a road's overall character can be seriously diminished if care is not taken to ensure that new development is of the highest architectural standard. "Safe" design is unlikely to be adequate, and imaginative flare is required to continue the high standards of such an area. However, much of the original distinguished character of Lauriston Road remains.

Preservation and Enhancement

Great care should be taken to preserve the part of Lauriston Road southwards from No.17 on the west side and 20 on the east from unsatisfactory development, and because of the density of accommodation attempts at redevelopment are unlikely. The only weaknesses to this section are on the west side, where the 20th C. extensions to Nos. 13 and 15 break the high architectural consistency; replacement of these extensions with more sympathetic and imaginative buildings provides a planning opportunity.

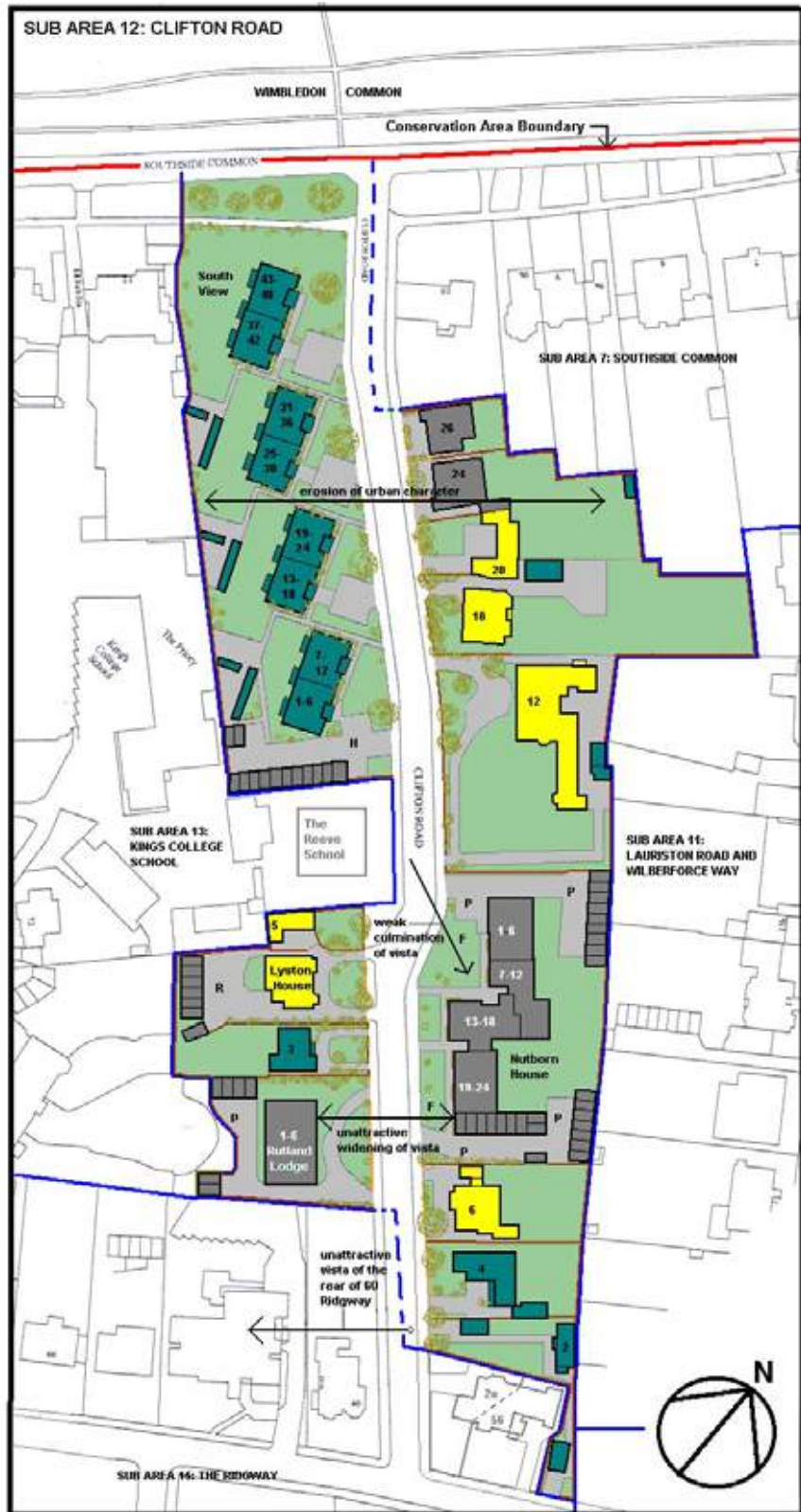
The northern section of Lauriston Road, together with Wilberforce Way, is already undergoing development pressure in the form of assorted and sometimes inappropriate extensions, and the pressure to replace these modest houses with something larger is likely to increase, as has already occurred in Southside Common and to the rear of West Side Common. Alterations and replacement should not be allowed to occur in a haphazard manner, and a **design brief** is recommended to guide development in this area.

SUB AREA 12: CLIFTON ROAD**Map of Sub Area 12, Clifton Road****Extent and Justification**

Clifton Rd forms the westernmost of the rows of parallel streets in the Conservation Area laid out west of Wimbledon Village, the houses dating from significantly later than those further east. As with the Sub Areas to the east, it is clearly delineated by the back gardens to Lauriston Road (Sub Area 11) to the east and Kings College School (Sub Area 13) to the west.

History

Although Clifton Road was laid out in the early 1880s, most of the present houses along it date from the 1960s or later [Milward 1989 p.146]. It was developed on the grounds of three houses on Southside which extended as far as the Ridgway: Oliver's House (now divided into three parts, Nos. 9, 9a and 9b Southside); Oakham (now Clifton House, No. 10 Southside); and Rushmere House (which is now occupied by the northern part of South View, four blocks of flats on the west side of Clifton Road). A significant number of the original houses have since been superseded by blocks of flats.



Character

Sadly, Clifton Road continues the reduction in architectural quality and historic interest which has begun to erode the northern end of Lauriston Road. Whereas almost all except the north-eastern part of Lauriston Road remains as originally developed, few of Clifton Road's original buildings remain, and some of those that survive appear to be unkempt and poorly maintained, as though awaiting the hand of the developer.



Location Map of Sub Area 12, Clifton Road

The alignment of Clifton Road is potentially more interesting than that of the roads further east, because of the subtle realignment about mid way. This kink in the road may at one time have provided an attractive feature, and the Reeve School building constructed in 2000 seeks to exploit it by providing a carefully designed building and street boundary. But the layout of Nutborn House, with its lack of landscaping or any boundary features, fails to exploit this potential and provides a weak culmination of the vista from the north.

Buildings

The quality of the 11 houses and 9 blocks of flats in Clifton Road would appear not to justify the designation of the Sub Area in its own right, but the exclusion of this Sub Area would create a "hole" in the Conservation Area and potentially weaken the application of the Council's conservation policies. There are no statutorily or locally listed buildings, six of the houses make a positive contribution to the character of the Conservation Area, two tend to have a detrimental effect and the other three are neutral, while five of the blocks of flats have a detrimental effect and the other four are at best neutral.

Even numbers, east side, south to north (There are no Nos. 8, 10, 14, 16 or 22)

Nos. 2A Clifton Road and 58 Ridgway form a semi-detached pair of houses built in 1882, details of which are given under Sub Area 15.

No. 2: A detached cottage of traditional construction dating from 1936, behind a high brick wall, located at the rear of the plot with access off both Clifton Road and the Ridgway..



No. 12, Alexander House, and No.18, The Lynch, Clifton Road

No. 4: A two storey twentieth century detached house of traditional construction, L-shaped in plan on two sides of a west facing courtyard, behind a high brick wall.

No. 6: A detached two storey house built in 1881, with prominent gables facing north and west, and extensive planting behind a high brick wall.

Nutborn House: A substantial three storey flat roofed block of 24 flats in four sections dating from 1971 on the site of No. 8, which was built in 1908. The somewhat bland appearance of the red brick facades is softened by projecting balconies and formal hedges along the front elevation. Access to three blocks of garages is provided at each end of the block. In contrast to the adjoining houses, the layout is open, with no boundary features and minimal landscaping.

No. 12, Alexander House Retirement Home: A substantial detached two-storey house dating from around 1900 with neo vernacular influences, including polychromatic brickwork, ornate bargeboards and gable finials. Although a large side extension was considered not to affect the building's character, No. 12 was regarded as not quite worthy of local listing because of a conservatory extension on the front elevation. The Building's commercial use is reflected in a slightly unkempt appearance from the roadway.

No. 18, The Lynch: A large four storey detached house built in about 1980 with a heavily overgrown front garden.

No. 20: A detached house built in 1949 at the back of the site around three sides of a west facing courtyard.

No. 24 and 26: Two detached traditionally designed bungalows built in 1959.

West side. odd numbers, south to north

No. 60 Ridgway: Although this house is not within Sub Area 12, its long back garden extends a considerable distance up Clifton Road. The house and garden make a positive contribution to this part of the Conservation Area, but, because of the lack of trees, the unattractive block of flats comprising No. 62 the Ridgway is unfortunately exposed when looking west from the southern end of Clifton Road. Planting along the west side of the rear garden to No. 60 would shield the view of the flats from both the garden and Clifton Road.

The view of the flats at No. 62 the Ridgway



Rutland Lodge: A detached three storey flat roofed block of six flats built in 1967. Unlike Nutborn House, opposite, the openwork balconies and square entrance porch fail to relieve the bland box-like appearance of Rutland Lodge, which also suffers from minimal landscaping and a lack of boundary treatment. The rear garden is devoted to garages and car parking. The combination of Rutland Lodge and Nutborn House has destroyed any intimate Arcadian character which this part of Clifton Road might once have possessed.

No. 3: A detached two storey traditionally designed house built in 1946.

Lyston House: An attractive three storey double fronted late Victorian house plus basement, rendered white. Features include a canted three storey bay to the south, and a dominant gable to the north. The building has been converted into three flats and the rear garden has been given over to garages and car parking.

No.5: A detached two storey house in red brick in the north-west corner of the grounds to Lyston House. Its three small gables over the first floor windows provide an attractive feature to its intimate courtyard and front garden.

The buildings of King's College School extend as far as the western side of this part of Clifton Road and are considered under Sub Area 13.

Nos. 1 to 48 South View: Forty-eight flats in four three storey detached blocks built in 1966 in an echelon formation, of red brick with heavy white banding and low pitch roofs with split ridges. The flats are typical of their period and, although set in landscaped grounds, they repeat the bland box-like character of Nutborn House and Rutland Lodge. They also interrupt the sequence of attractive period properties along Southside Common, having been built on the site and grounds of Rushmere House end-on to Southside.

Positive and Negative Features

Much of the original character of Sub Area 12 has been lost, bland modern blocks of flats and bungalows having replaced many of the earlier houses, destroying the intimate character of this part of the Conservation Area. However, some attractive houses remain, notably Nos, 4 and 6 on the east side and Lyston House on the west - despite its setting being eroded by excessive hardstanding and rear garages.



The “kink” in Clifton Road, with Reeve School seen from the south, and Nutborn House seen from the north

Preservation and Enhancement

The Sub Area may be separated into three categories, as follows.

Areas requiring protection: **Nos. 2, 4 and 6**, in the south east corner of Clifton Road, which provide the remnants of the Sub Area’s historic character.

Areas requiring enhancement: **60 the Ridgway:** landscaping should be provided to protect the view of the flats at 62 the Ridgway from Clifton Road. **Lyston House:** measures should be taken to encourage Lyston House to be brought back into single occupancy, the rear garages removed and the rear garden properly landscaped. **Nos. 12 and 18 Clifton**



Road: enhancement of the setting of these two large houses should be encouraged and applications for their redevelopment resisted.

Areas with development potential: Because of the extent to which **Rutland Lodge, Nutborn House** and – to a lesser extent – **South View** are unsympathetic to the general character of this part of the Conservation Area, proposals for the redevelopment of these properties should be regarded as an opportunity to provide housing which creates a more intimate and Arcadian character to Clifton Road without it being isolated behind high security walls and gates.

SUB AREA 13: KING'S COLLEGE SCHOOL***Location Map of Sub Area 13*****Extent and Justification**

This sub-area covers the whole of the buildings and playing fields between the Crooked Billet (Sub Area 6) to the north, the Ridgway (Sub Area 15) to the south, Clifton Road (Sub Area 12) to the east, and the Peregrin Road area (Sub Area 14) to the west. Except for the buildings along the northern boundary and to the west of Clifton Road, it mainly consists of school playing fields and is therefore very different in character to the residential areas surrounding it. Part One of this description covers the School and its grounds, and Part Two the other buildings in the Sub Area.

**Part one: Kings College School****History**

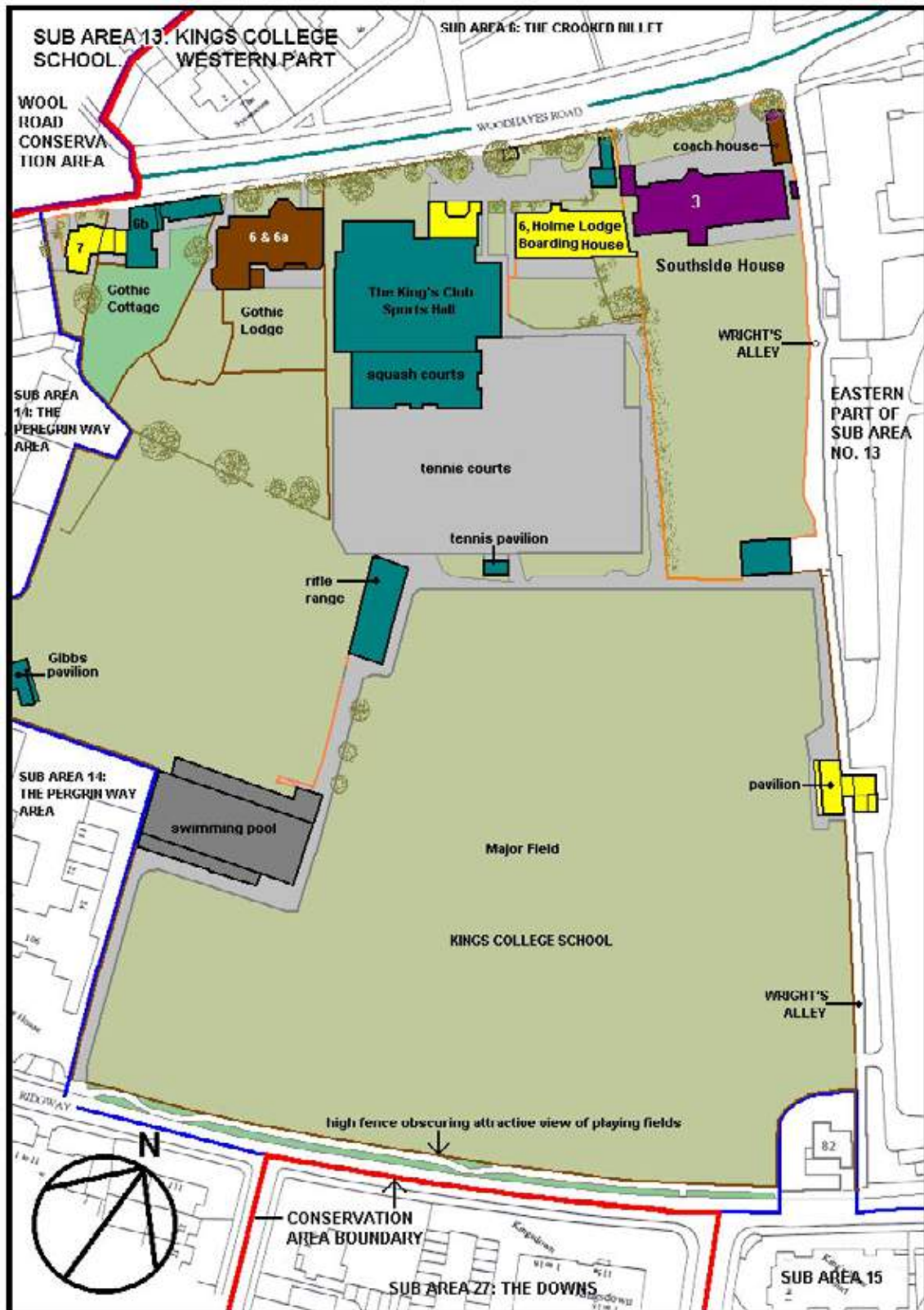
The original name for the area now occupied by the grounds of King's College School was "Ward hawes", which gave its name to the house now occupied by the Peregrin Way estate, Wood Hayes, and to Woodhayes Road, which runs along the School's northern boundary [Milward 1989 p,13].

Except for a building shown on the 1772 to 1890 maps in about the same position as the present pavilion on the western boundary, the School playing fields do not appear to have ever been built on. The field west of Wright's Alley was originally known as Middle Woodhaws and in 1800 was used as parkland, and the one to the east – interestingly, in view of its present use – was called Football Woodhawes and is shown as meadowland on the 1800 map.

Kings College School was founded in 1831 in the basement of the King's College site east of Somerset House, London, between the Strand and the Thames, and because of a shortage of space, moved to Wimbledon in 1897. Since then the College has grown steadily, absorbing areas around the original buildings along Woodhayes Road. Passing from east to west, the following buildings include those which have now been absorbed into or replaced by Kings College School:

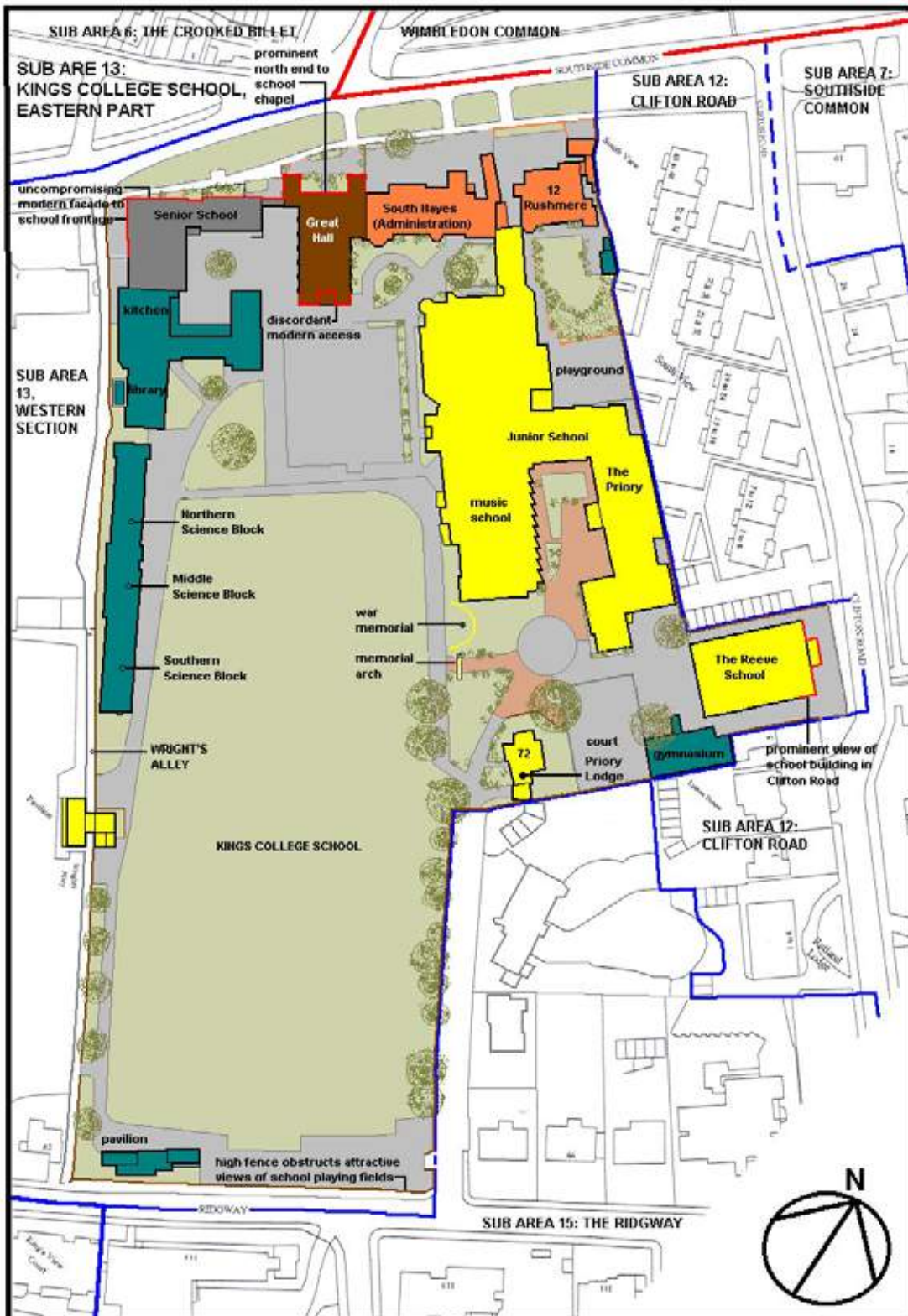
- Rushmere House, No. 12, Southside Common, the front part of which appears to retain much of its original character (see below).
- South Hayes, which is shown on the historic maps from 1772 to 1865; the former shows it occupied by Lord Chief Baron Smythe. It was used as a boarding school in the 1820s and may have become absorbed into the administrative block which now occupies the site.
- Southside House, west of Wright's Alley, which is grade II* listed and does not form part of the School.
- Holme Lodge, which also appears on the 1772 to 1865 maps and which now forms part of Southside House.
- The Lodge, now No. 5 Woodhayes Road and part of King's College School.
- Gothic Lodge, now Nos. 6 and 6a Woodhayes and beyond the School's western boundary.
- Gothic Cottage, No. 6 Woodhayes Road.

Map of Sub Area 13, King's College School, western section



- No. 7 Woodhayes Road.
- Woodhayes, now replaced by the Peregrin Way estate. Brief details of the School's involvement with Woodhayes is given under Sub Area 14.

Map of King's College School, Eastern Section



It is not appropriate here to set out a history of the development of the school, but the following brief indicates the dates at which major portions of the school were added were taken from Thomas Hinde's book *A Great Day School in London: A History of King's College School* James & James, 1995]. (The location of some of the buildings is shown on the maps of the Sub Area):

- 1780s: Rushmere, No. 12 Southside Common
- 1899: The Great Hall (the only part of Sir Banister's Fletcher's scheme for the north front to be completed)
- 1914: Northern Science Block
- 1917: Memorial Library
- 1921: War Memorial
- 1927: Classrooms, house rooms, tower, dining room, kitchen
- 1928: Gymnasium
- 1935: Swimming Pool
- 1951: Middle Science Block
- 1955: Junior School (replacing The Priory, which had been purchased in 1949)
- 1958: Southern Science Block
- 1981: Junior School (second rebuilding)
- 1988: Colyer Hall Theatre
- 1988: Swimming Pool enclosed

Because of the extent of the Sub Area, it is necessary to illustrate it on two maps, the division occurring along Wrights Alley, an historic lane bisecting the School grounds. It was named after Robert Wright, a resident of Southside House from c.1800 to 1832, and may have been part of a route leading as far as Merton Common. A survey of 1617 refers to it as *a lane leading out of the Common to the common field* through land called "Ward hawes". [Milward 1989 pp.11-13]



Character:

The School Sports Fields from the Chapel Roof

The imposing school buildings along the northern edge of the Sub Area face on to Woodhayes Road and provide a marked contrast to the intimate scale of those around the Crooked Billet, opposite. The individual buildings vary considerably in character and in architectural quality, the imposing gable and projecting towers of the Victorian gothic Great Hall, for example, having stood the test of time better than the Senior School wing immediately to the west.

Behind the eastern section of this facade, blocks of accommodation have been constructed on the northern half of the site on each side of a central court, and link through further east as far as Clifton Road. These buildings form the hub of the School, the grounds to the west of Wright's Alley being largely given over to playing fields.

The southern part of the Sub Area consists almost entirely of open space, and provides a pleasant break in the built up character of the Ridgway, which runs along the southern boundary. The vistas northwards are however obscured by a high timber fence whose removal would considerably enhance the views from this part of the Ridgway.

The character of each part of the Sub Area is considered in conjunction with the buildings they contain, starting with those on the eastern side, adjoining Clifton Road, and continuing along the northern boundary, on Woodhayes Road. Most of these buildings form part of King's College School.

Buildings

Of the thirty or so buildings which make up Kings College School, the great majority have a positive or at least neutral effect on the character of the Conservation Area: Southside House is the only few grade II* listed building in the Conservation Area, Gothic Lodge and the Great Hall are listed grade II, Rushmere is locally listed, ten or so buildings make a positive contribution, the impact of another ten or so is fairly neutral, and only two, the Senior School building west of the Great Hall and the swimming pool building on the western boundary, might be regarded as have a negative impact.

KING'S COLLEGE SCHOOL

Since the buildings which comprise the School are not arranged simply along the road frontages but also extend into the site, they are described in the following order:

- A: Those along the Southside frontage east of Wright's Alley, from east to west;
- B: Those projecting southwards on the eastern side of the central court south of the Chapel;
- C: Those adjoining Clifton Road;
- D: Those projecting southwards between the central court and Wright's Alley;
- E: Those along the Woodhayes Road frontage west of Wright's Alley.

A: SOUTHSIDE COMMON

Rushmere, No. 12 Southside, from the front and the rear



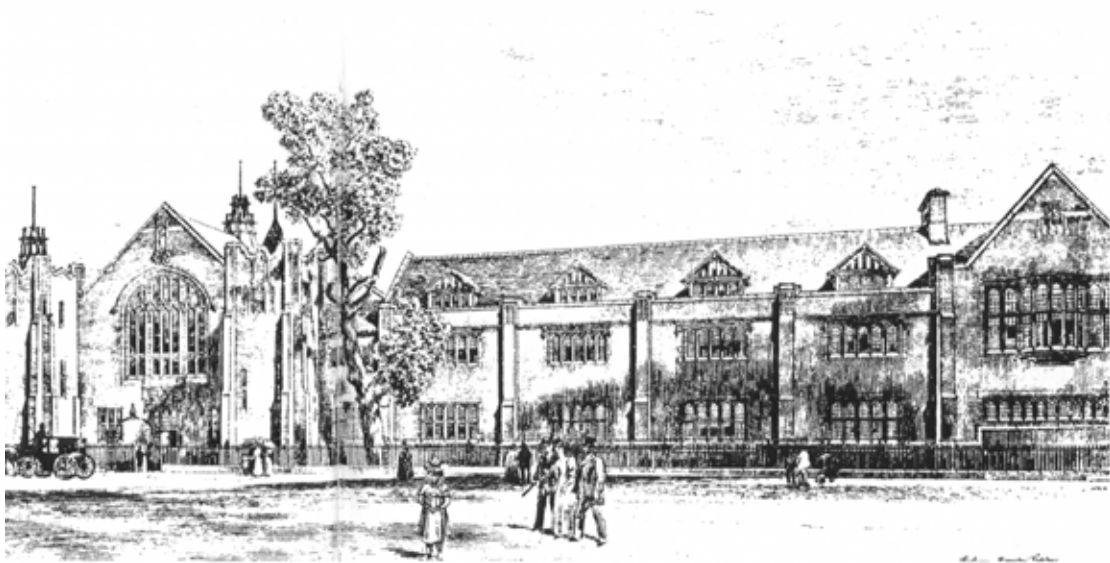
No. 12, Rushmere: No. 12 is an imposing if simple Georgian style detached three storey building in stock brick built in the 1780s [Milward 1989 p.146]. It is **locally listed** and is described by Pevsner as *an 18th C. farmhouse, three-bay front with brick bands, much altered and extended in the C.19* [p.457]. Pevsner is presumably referring partly to the four storey rear wing which has been designed to blend with the front section. The gravelled front court is devoted to car parking and is approached by pleasantly simple five-bar double gates. A separate projecting single storey wing to the west appears to form part of the original house, which was built by Watney, a local farmer, the present sports fields originally being farmland. It is now approached from the attractively landscaped garden south of the house. A planted screen separates the southernmost section of the garden, which is a hard paved play area.

South Hayes: Pevsner was presumably referring to South Hayes in his entry for King's College School when he wrote:

Transferred from Somerset House in 1897. A plain rendered Georgian house (Cooke: 1750) with a Tudor porch and, attached to it, the broad chapel-like brick front of a neo-Perpendicular range by Sir Bannister Fletcher, 1899. More buildings of the C.19 and C.20. [pp.453-4]

South Hayes was the first building to be occupied by King's College School when it moved from the Strand, having been used as a boarding school since the 1820's [Milward 1998, p.49]. Both South Hayes and a smaller building to the west are indicated on the 1772 map. The detached three storey building in white render with dominant string courses at each floor

level is **locally listed**. The original rear garden now forms a well landscaped secluded corner off the main court behind the School chapel.



The original scheme by Sir Bannister Fletcher for the north front of the School, the 1899 Chapel as built, and the modern Senior School adjoining the Chapel

The Great Hall: The **grade II** Great Hall was designed by Sir Bannister Fletcher and built in 1899. As befits the author of the definitive *A History of Architecture in the Comparative Method*, the neo-Perpendicular design, with its high gable and projecting wings of red brick with ornamental stone parapets and window surrounds and tracery, makes a most distinguished contribution to the Conservation Area.

The southern end of the chapel forms the central dominant feature of the adjoining court. Unfortunately, its well proportioned civic presence has been compromised by the construction of a symmetrical pair of stairs giving external access to the chapel's upper level. Although the access stairs are constructed of similar brick to the main building, a more elegant or elaborate design would have been more appropriate.

The Senior School: The chapel is linked to the 1960s part of the Senior School building, whose horizontal lines attempt to contrast with the vertical emphasis of the Chapel. However, its uncompromising box-like design of red brick panels and lead-faced infill panels has failed to stand the test of time as successfully as its earlier neighbour, and now appears out of sympathy with its surroundings, and particularly the intimate scale of the buildings around the Crooked Billet. It is perhaps unfortunate that Sir Bannister's original scheme for the School's north front was only partly completed. The central court south of the Great Hall is an open area of tarmac at present largely used as a car park and surrounded by low red brick walls.



B: EASTERN SIDE OF THE CENTRAL COURT *The Junior School from the Chapel roof*

Junior School and Music School: These parts of the School are accommodated in the modern wing lining the eastern side of the court. Each floor of the three storey red brick and tile building steps back, and the bands of windows separated by sloping roofs and terraces give a strongly horizontal emphasis which provides a suitable contrast in deference to the vertical accent of the Great Hall. At the southern end one-and-a-half storey Music School block in red brick is dominated by a shallow red tiled roof with hipped and gables roofs on the west side and continuous dormers along the south side. A flat roofed extension on the east side has a saw-tooth profile.

The entrance to the Priory building, The lodge at 72 Ridgway, and the memorial arch



The Priory: The "Priory" is a part one and part two storey red brick building to the east of the Music School and separated from it by a small landscaped court. A two storey projecting entrance bay on the west side is topped by a curved roof which is echoed in a similar curve to an open single storey porch. Although the building was built quite recently, the curved roofs, projecting brick headers and royal insignia are reminiscent of the buildings at the 1951 Festival of Britain.

War Memorials: To the south of the Music School and Priory is a courtyard containing a playground enclosed by high level chain link fencing. Between this court and the main School

playing fields is a small war memorial backed by a semi-circular hedge, and a later memorial in the form of a partly buried circular arch. To the east of the court are the buildings adjoining Clifton Road.

C: CLIFTON ROAD

The Reeve School: The foundation stone of the Reeve School was laid on 24 June 2000. It lies between the court and Clifton Road and its modern design makes a pleasant feature at a prominent point on the western side of the road. It is a carefully detailed detached two storey building in red brick with a steeply pitched roof topped by a skylight.

Gymnasium; The recently built detached two storey gymnasium on the south side of the courtyard has not been designed to as high a specification as the Reeve School, being clad in timber with an aluminium roof and a “low tech” projecting dog-leg staircase.

D: WEST SIDE OF THE CENTRAL COURT

The Pavilion across Wright's Alley

The Senior School, kitchen and library:

The rear part of the Senior School to the west of the chapel forms the north and west sides of a paved court, its three storey harsh rectangular concrete and brick profile contrasting unsympathetically with the earlier more traditional



two storey brick and tile building on the south side. One wing of this building faces east over the central court, and the other two face south and east over a landscaped area to the west of the court on which at the time of writing a new building was under construction.

Science Block: Lining Wright's Alley is the Science Block, which was built in three phases. The ground and first floor windows of this three storey building are vertically proportioned to counteract the general horizontal emphasis, and the top floor has a continuous row of dormers within a grey tiled roof.

Pavilions: South of this range is a small elegant timber two storey sports pavilion of ingenious design, since it bridges over Wright's Alley to provide facilities for both parts of the School. On the southern boundary, next to the Ridgway, is another larger pavilion and a car park

E: WOODHAYES ROAD

The Lodge, 5 Woodhayes Road: Immediately west of Southside House stands The Lodge, No. 5 Woodhayes Road, a detached seven bay two/three-storey building with projecting bays and ornamental gables which is also known as the Boarding House. According to the 1983 edition of Pevsner, “Nos. 2 and 4 are a pair of C.18 five bay houses, each with a slightly projecting, pedimented three bay centre, Brick and rubbed brick. Tuscan doorways, No. 4 has its original glazing bars.” [p. 458]. The rear garden is partly enclosed and partly open to the School grounds.

Sports Hall: To the west of No. 5 is a recently built sports hall in red brick whose flat roof is camouflaged by a pitched roof surround. It is fronted by an attractive nineteenth century red brick lodge with a semi-circular entrance under a half-timbered gable which appears to have formed the entrance to an earlier building, was later used as a boarding school and is now a staff flat. Immediately to the south is a further two storey sports building in red brick with white banding and a corrugated metal roof which won the Merton Design Award in 1994-5.

Pavilions, rifle range and swimming pool: To the south of this sports complex and The Lodge is a range of tennis courts and the small tennis pavilion. South of this is Major Field, with the modern rifle range and swimming pool buildings to the east. Another playing field to the west, south of Nos. 6 to 7 Woodhayes Road, accommodates a further pavilion and the wall separating it from Peregrin Way forms the western boundary to the School and the Sub Area.

No. 6 and 6b, Gothic Lodge: A detached two storey **grade II listed** house built in 1763 with a central canted bay, and rear additions of about 1880-90. It was first known as Gothic Cottage, then Gothic House. According to Pevsner, Gothic Lodge *is indeed in the Gothick style, with pretty ogee-arched and crocketed heads to the upper windows. The date 1763 on a lead pump-head. Original staircase and some chimneypieces. The house was much enlarged c. 1880-90* [p.458].

A plaque on the front facade commemorates the fact that the novelist Frederick Marryat (1792 to 1848) lived there. It was also the first house in London to have electric light, since it was occupied from 1874 to 1914 by Sir William Preece, Chief Engineer at the Post Office and a friend of Marconi [Milward 1998, p.106]. He also made the Lodge a museum of Egyptian, Persian and Oriental antiques.

Part Two: Other Buildings in the Sub Area



No. 6b, Gothic Cottage, and No. 7 Wilberforce Road

No. 3, Southside House and Holme Lodge (not part of King's College School): Southside House is a detached **grade II*** listed house of two storeys plus basement, the façade of which is said to have built in 1687 around an old farmhouse by Robert Pennington, who fled London from the plague in 1665. The house is now owned by one of his decedents who opens it for guided tours. The house contains many relics of previous inhabitants and guests (including the Prince of Wales, Nelson and Lady Hamilton). It was extended in 1776 to give it the appearance of two houses [Milward 1989 p.83]. The importance of the building is indicated in this list description:

Plum brick, red dressings, tiled mansard roof to crenulated parapet. 10 bays, 2 storeys plus basement and attic in mansard. Entrance fifth bay from left; pedimented Doric doorcase. Panelled door. Square and headed windows. Second to fourth and seventh to ninth bays set forward between pediments each with inset thermal windows. Sashes, glazing bars (some ? Canted bay window to right of entrance; ground floor arched niches to ? and eighth bays.

Ogee domed timber clock tower to centre of roof. Rear elevation also of architectural interest. Attached stable block to south. Good interior including turned baluster staircase in double height galleried hall; C17 fireplace in dining room and hall (?). Much C18 panelling. Some war damage sustained.

The coach house immediately to the north is listed **grade II** for group value, and the adjoining house, Holme Lodge, now forms part of Southside House.

No. 6b, Gothic Cottage: Any Gothick features Gothic Cottage may have had have disappeared and No. 6b now appears to be an architecturally undistinguished modern building of one-and-a-half storeys rebuild in white render. Although the shell of the easternmost of the two blocks may retain some hidden features of interest, the western section, with dormer windows in a fake mansard roof, appears to be new.

No. 7: A detached single storey brick and tile cottage built in the last quarter of the nineteenth century in the mock Tudor style with ornate barge boarding and finials to the gables and ridge. No. 7 was considered for local listing, but since it has suffered from unsympathetic alterations, including a side addition and roof extension, it was not regarded of sufficient quality. When it was considering the boundary of the Conservation Area, the VicSoc suggested that

Extending the Area over the whole of the small zone bounded by Wright's Lane (sic), Woodhayes Road and Ridgway would protect a large and well screened Victorian house at 7, its numerous fine trees, and its Lodge Cottage (?). It will also help to provide a rational North West boundary for the Conservation Area now proposed.

Of course, the present boundary extends further north than Woodhayes Road, but the VicSoc's comments indicate that it acknowledged a change in character to the north of Woodhayes Road, and this is reflected in Sub Area 6, The Crooked Billet. The area west of No. 7 is included in Sub Area No.14, the Peregrin Way Area.

Positive and Negative Features

Overall, the presence of the King's College School adds considerably to the character and prestige of Wimbledon and to the Conservation Area, the contribution of the facades facing on to Woodhayes Road being generally positive and the panorama of the rear facades across the playing fields adding to the special attractions of the Area. The architectural and townscape qualities of the individual buildings ranges from outstanding in the case of the Chapel to unsympathetic in the case of the modern Senior School, while the others are generally of a high standard, with the Junior and Music Schools forming a positively subservient contrast to the dignity of the Chapel and the Reeve School making a positive contribution to Clifton Road. The retention and adaptation of Rushmere and South Hayes is also to be applauded because of their historic interest and importance.

Beyond the School grounds, Southside House, Gothic Lodge and No. 7 Woodhayes Road also contribute considerable to the character of the Sub Area.

Preservation and Enhancement

Because of the way in which the buildings have generally been carefully designed both individually and in juxtaposition with each other, almost the entire composition merits retention, and any further additions or alterations require equal care. One enhancement would involve replacing the high fence along the southern boundary with something more visually permeable to enable the vista across the playing fields to be more widely appreciated.



SUB AREA 14: THE PEREGRIN WAY AREA

Extent and Justification

Sub Area 14 consists of the area between Kings College School (Sub Area 13) and the western boundary of the Conservation Area, and comprises the houses around Peregrine Way, along the east side of Woodhayes Road, and those on the north side of the Ridge Way between Woodhayes Road and the Kings College School playing fields, including Rydon Mews.

History

Sub Area 14 consists largely of modern development and is of little historic interest. The Peregrin Way estate stands on the grounds of a house shown on the maps from 1772 to 1890 as Woodhayes, after which Woodhayes Road was named, and Rydon Mews now occupies a field shown on the 1772 map as West Woodhaws and designated as parkland on the 1880 map. Thomas Hinde gives a brief history of the sad demise of Woodhayes in his history of Kings College School.

Location Map to Sub Area 14



In 1930 Woodhayes and its extensive grounds were offered to the School, and they were able to purchase it for £11,000 thanks to a gift of £7,000 from Colman, the mustard king, who suggested making it the Junior School. Instead, work started in 1931 converting it into a boarding house with a new house for the Head Master in the grounds, but had to stop because of objections from the Board of Education. A revised scheme to convert part of Woodhayes as a Head Master's House and the rest, including the house's magnificent Octagon library, into either flats or a sanatorium, was only partly completed, and much of the house was left unused. Hinde then states briefly:

Subsequently the house was found in 1934 to have dry rot, set alight by a bomb in 1940, turned into staff flats after the war, and eventually sold in 1976 for £150,000, the money being used to build today's music school. Not until 1946 were its old kitchen gardens levelled to make a Junior School playing field. [pp. 75-76]

The most historic features are the few surviving from the Woodhayes estate, including the remnants of the original landscaping and the boundary wall to the north-western section of Woodhayes Road. Some features of archaeological interest may also survive. The present houses are mostly post war, the earliest being No. 9 Woodhayes Road and Nos. 104 and 110 Ridgway. The Peregrin Way development was erected in 1977, and Rydon Mews was completed in 2001 on the site of an old people's home. A semi-detached pair of houses, No. 8d, has recently been constructed immediately north of No. 9 and another detached house has been built east of No. 110.

Character

The character of the Sub Area is basically suburban, with Rydon Mews of higher density than Peregrin Way, reflecting the increased desirability and subsequent development pressures on this part of Wimbledon.

Buildings

The quality of the buildings in Sub Area 14 makes the justification for its inclusion in the Conservation Area distinctly borderline. Of the thirty-five or so properties, one is locally listed, two make a positive contribution to the character of the Conservation Area, a dozen may be regarded as having a neutral impact, and the remaining twenty tend to have a detrimental effect on the character of the Conservation Area as a whole.

PEREGRIN WAY,**Nos. 1 to 20**

Fifteen houses are grouped around Peregrine Way, five to the east (Nos. 1 to 9 odd), and ten to the west and south (Nos. 2, 8a, 8b, 8c and 10 to 20 even). The front gardens of Nos. 2, 8a and 8b face on to Woodhayes Road. All the houses are of two storeys, of stock brick and detached, although Nos. 1 and 3, and 10 and 12 are linked by their garages.

The two types of houses in Peregrin Way: the pseudo-classical (Nos. 2 and 8a) and the more straightforward modern (Nos. 9, 18 and 20)



There are two basic house types: The six adjoining Woodhayes Road and the two at the entrance to Peregrin Way are of pseudo-classical box-like double-fronted design, with hipped roofs, a pedimented front door and false shutters to the first floor windows. They appear to be an example of standard developer's pattern book design selected with no regard for the special character of their surroundings, and this is reflected in the way the three whose front gardens face on to Woodhayes Road (Nos. 2, 8a and 8b) are perched uncompromisingly on elevated ground. The other three backing on to Woodhayes Road (Nos. 8c, 10 and 12) are largely concealed behind a high stock brick wall that appears to form part of the earlier estate.

The remainder, (Nos. 5, 7, 9, 14, 16, 18 and 20) have gabled roofs whose strong horizontal emphasis is reinforced by the roofs to the front porches which continue across the fronts of the garages. The houses are well proportioned and of straightforward design with some period details. Although they are unrelated to the character of the surrounding area, they do not conflict with other buildings because they are in a secluded position in the south-east corner of the estate.

No. 8d Woodhayes Road and No. 110 RidgwayWOODHAYES ROAD, consecutive numbers, east side, north to south

No. 8d: A pair of semi-detached symmetrical two storey houses in yellow brick with projecting end gables containing canted ground floor bay windows, recessed entrance porches and small dormer windows, constructed in 1998 on the northern part of the grounds to No. 110

Ridgway. Previous schemes for the site include two two-storey detached houses with parking spaces fronting on to the Ridgway, in 1996 (approved); and a terrace of three three-storey houses, in 1998 (withdrawn),

No. 9: A large detached rendered house built in 1907 which appears to have undergone many alterations and extensions and now accommodates six apartments. A projecting gabled southern wing contains a square first floor bay, the central entrance is accommodated in a projecting single storey porch and a large dormer has been added over the entrance. The north wing appears to be quite recent. The house is built very close to its rear boundary, the mature garden being to the south, on the corner of Woodhayes Road and the Ridgway.

RIDGWAY, north side, west to east

No. 110 Ridgway: A modern two storey detached house in yellow brick with a projecting first floor and a high pitched roof accommodating a second floor lit by windows in the gable ends.

House to the east of No. 110: A two storey detached house in yellow brick with a projecting two storey gabled central bay accommodating an entrance porch under a heavy curved lintel. Small dormer windows light the roof space. High metal security gates guard the recessed vehicular drive.

These properties in Woodhayes Road and the Ridgway are grouped together because their relationship appears to reflect the order in which the area of land at the junction of these two roads was developed. A clue to the area's history lies in the unusually narrow rear space behind No. 9 Woodhayes Road, the rear boundary coinciding with the side boundary of No. 110 Ridgway. This indicates that No. 110 was built first, the plot possibly covering the whole area, and the part on which No. 9 built later. However, the present house at No. 110 is a recent redevelopment, its footprint being different to that shown on the current ordnance survey map. Therefore, except for the core of No. 9, all the houses on this part of the Sub Area appear to have been built very recently.

RYDON MEWS AND NO. 104 RIDGWAY:

Nos. 1 to 7 and Nos. 2 to 16 Rydon Mews



The Rydon Mews development consists of a total of 15 houses plus a block of flats in the converted No. 104 Ridgway. The houses consist of two parallel rows each side of a garage court. The estate, which is well landscaped, is bounded by high railings and red brick piers, and is approached through security gates.

No. 104 is a substantial two-and-a-half storey **locally listed** property which until recently formed part of a Home for the Elderly at Nos. 104, 106 and 108 Ridgway. The main block of No. 104 has been converted into flats and the northern wing has been demolished and replaced with a terrace of three two-and-a-half storey houses (Nos. 18, 20 and 22 Rydon Mews). The three houses, in rather harsh red brick to match No. 104, have been designed to give the impression of a single dwelling. The second floor window of the central house is set in a gable with a broken pediment supported on brick pilasters; the first floor windows are pedimented and the ground floor recessed to provide a porch. The houses on each side are less ornate, with ornamental entrance canopies and dormer windows.

Nos. 1 to 7 (odd): Nos. 1 to 7 form two pairs of semi-detached double-fronted houses of two storeys plus basement and attic designed in a pseudo-classical manner in bright red brick with rusticated quoins, stone window surrounds with artificial key stones, ornamental pilasters and canopies to the entrance doors, and dormers set in steeply sloping walls under flat roofs. The general impression is of harsh, bland four storey buildings squeezed on to the site in the hope that they will look like a two storey terrace of classical design, but the minimal basement areas, the extensive paving to the front parking area, and the blocks of similarly styled red brick garages at the rear further defeat any indication that this is anything but a modern speculative development.

Nos. 2 to 16 (even): A terrace of eight two storey houses plus an attic storey lit by dormers, in yellow brick, with rusticated quoins, ornamental window boxes and flat arches of red rubbers and artificial key stones to the windows, and ornamental canopies over the front doors. The detailing indicates an attempt to provide a period flavour but, whereas Nos. 1 to 7 have sash windows of approximately Georgian proportions, no attempt at classical proportions has been made with Nos. 2 to 16, resulting in an ill-proportioned terrace of modern box-like houses.

The design of the Rydon Mews estate bears no relation to the adjoining buildings or to the general character of the Conservation Area. It is the type of development which is inappropriate in an historic area such as West Wimbledon.

Positive and Negative Features

Sub Area 14 is no doubt a much sought after residential area, with attractive landscaping, but it would hardly merit conservation area designation in its own right, despite the surviving features of Woodhayes house. Its continued inclusion within the West Wimbledon Conservation Area has therefore relied largely on its location. It stands at the western end of the Conservation Area, and could therefore be omitted without creating a "hole". However, it adjoins the Wool Road Conservation Area, to the west of Woodhayes Road, and its omission would therefore result in a gap between the two conservation areas and a break in the continuous protection of this part of West Wimbledon. De-designation would also remove protection from the attractive landscaping along the northern side of this part of the Ridgway. On balance, therefore, Sub Area 14 has been retained within the Conservation Area.



Preservation and Enhancement

No. 104 The Ridgway

Because of the extent of new carefully landscaped suburban development, there are few opportunities, if any, for enhancement. With the exception of the garden at the junction of the two roads, the gap sites along Woodhayes Road and the Ridgway have now been filled. The development of this area is unlikely, since it is the only garden to No. 9, and should be resisted, because of its mature planting and prominent position.