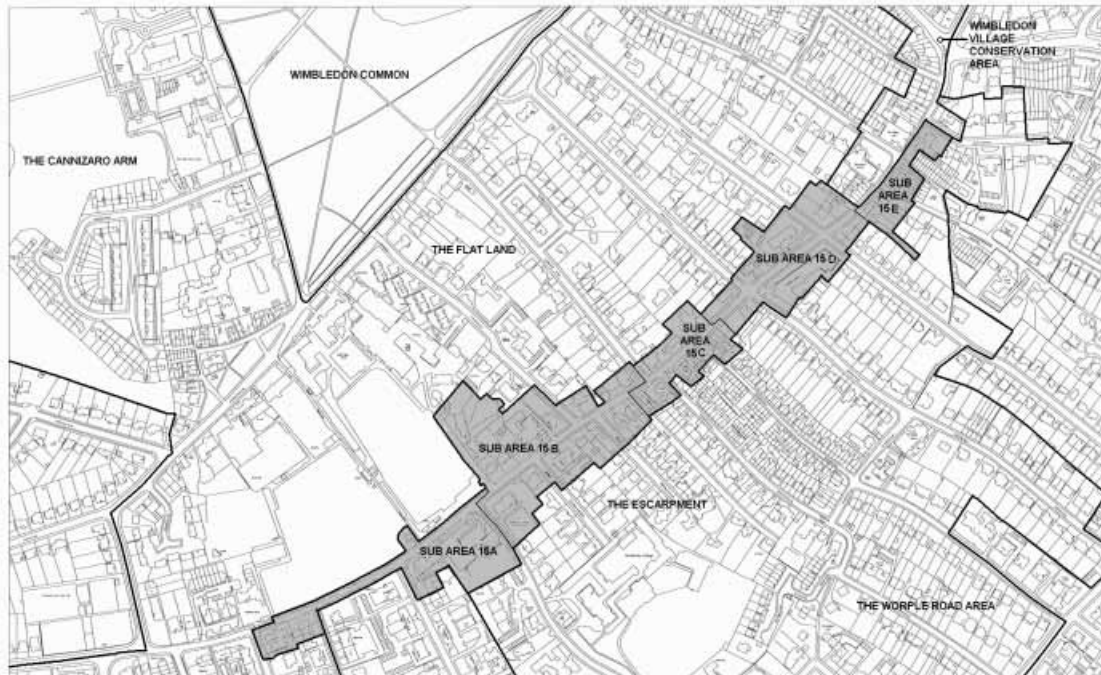


## **2.4: THE RIDGWAY**

### **SUB AREA 15: THE RIDGWAY**



#### ***Map of divisions of Sub Area 15 and Key to the Maps* Extent and Justification**

This sub area covers the Ridgway from its junction with the Wimbledon Village Conservation Area, at its eastern end, almost as far as its junction with Woodhayes Road. It includes not only the properties within the Conservation Area which whose addresses identify them as being on the Ridgway and which face on to it, but also those adjoining the Ridgway which tend to make a greater impact on it than on the roads to which their addresses relate.

Inclusion of these properties emphasises the fact that the Ridgway is very much an area with its own clearly defined character, rather than merely the sum of the Sub Areas which adjoin it. Or rather, it is a series of spaces of varying character which merge into each other as one progresses along it. As a means of analysing these spaces, this description of the Sub Area is separated into five sections, and to enable the maps of each of these sections to be read from left to right, the five sections are arranged below from west to east:

- Sub Area 15A: The section facing on to the Kings College School sports fields on the north side, and from Arterberry Road to Edge Hill on the south side.
- Sub Area 15B: From Kings Collage School sports fields to Lauriston Road on the north side, and from Edge Hill to Hillside on the south;
- Sub Area 15C: From Lauriston Road to 52 Ridgway on the north side, and from Hillside to 65 Ridgway on the south;
- Sub Area 15D: On the north side from 47 Murray Road to Sheep Walk Mews, and on the south 43 Murray Road to Ridgway Place;
- Sub Area 15E: From Nos.29 to 1 Ridgway on the south side, the northern side being within the Wimbledon Village Conservation Area.

The Sub Area does not extend as far as Woodhayes Road because the buildings on the northern side of the Ridgway form an integral part of Sub Area 14, the Peregrin Way Area. The properties on the south side between The Downs and Arterberry Road are therefore absorbed into Sub Area 28.

## History

The Ridgway separates the “flat land” to the north from the escarpment to the south and was known as “The Highway to Kingston” because it was the traditional cattle route from Wimbledon Village to the nearest market town of Kingston. There is no archaeological evidence that it was frequented by early man, since no Neolithic, Iron Age or Roman artefacts have been discovered along it. In the absence of such evidence, claims by local historians that it was a Roman Road, a branch of Watling Street, or part of a Neolithic salt route, remain unproven.

It may well have been an ancient highway, but “Ridge Way Lane” was not referred to until the reign of Elizabeth I. Until well into Queen Victoria’s reign it remained a narrow country lane reaching only as far west as the present Drax Avenue. The 1841 census referred to it as “Ridgway Lane” and the 1848 tithe map shows the north side lined with the back garden boundary walls and fences to the grounds of the houses on Southside, and the opposite side separated from the meadows running down to Worple Lane by a continuous ditch, bank and hedge [Milward 1989 pp.7 & 150]. The Ridgway steadily took on the character of an urban street as first the gardens to the north and then the open fields to the south were developed.

*The north side of the Ridgway showing the fence to the Kings College Playing Fields*



## Character

**Spaces:** The spaces in Sub Area 15 are dominated by the linear character of the Ridgway. An alternating sense of enclosure and openness is provided by the varying width of the street and the layout of the buildings lining it, the earlier ones tending to consist of two and three storey terraces sited nearer to the back of pavement, and the later ones comprising individual or semi-detached houses set back behind wide landscaped front gardens.

**Vistas:** The subtle changes in direction along the Ridgway, combined with its varying width and street frontage, limit the vistas along it and add to the interest and variety of its streetscape. Towards the western end a considerable extent of the Ridgway opens out to the north with views over the playing fields to Kings College School.

The roads at right angles offer subsidiary vistas of the rich townscape to the north and south, the latter also providing occasional glimpses of the distant horizon. These vistas were presumably regarded as highly desirable by people moving into the area, since significant properties on the north side of the Ridgway have apparently been sited either to enjoy these views or to act as focal points from the south. For example, Emmanuel Church (in Wimbledon Village Conservation Area) is located opposite the western end of Sunnyside; No.2 Lauriston Road, a substantial house on the corner of the Ridgway, faces down Thornton Road; and Nos.58 Ridgway and 2a Clifton Road have a similar vista down Berkeley Place. At the western end, No.104 enjoys the view down Arterberry Road.

There are also a few examples of major properties on the south side of the Ridgway with distant northern vistas: No.113, Wimbledon Common Preparatory School, faces up the spur of the Ridgway leading to the southern entrance to Kings College school; and the customers on the terrace of the Swan Hotel public house have the benefit of the view up Lauriston Road. The desirability of such vistas may be one reason why there are so few crossroads along the Ridgway.

**Landmarks:** Several buildings tend to dominate surrounding or adjoining Sub Areas. The Emmanuel Church is particularly dominant, as is the modern Telephone Exchange between Ridgway Place and the southern arm of Murray Road. The substantial period houses and blocks of modern flats lining the road also contribute significantly to the character of the Ridgway, for good or ill.

**Buildings:** Because the Ridgway developed sporadically over time, the properties along its length vary greatly in age, size and character, those to the north comprising mainly substantial detached houses, and the ones on the south side consisting of a combination of smaller cottages, stables and modest residential development.

#### SUB AREA 15A: FROM ARTERBERRY ROAD TO EDGE HILL

##### **Extent and Justification**

This section of the Ridgway is different from the remainder because it is the only part which is not built up on both sides, having the sports fields to King's College School to the north. At its western end the Ridgway is lined to the north by Sub Area 14, and by Sub Area 28, Arterberry Road and The Drive, to the south. Sub Area 13, King's College School, then adjoins the northern side of Sub Area 15A, and to the south a sequence of Sub Areas reflect the parallel roads which lead from the Ridgway down to Worple Road. Moving eastwards, Sub Area 28 is followed by No. 29, Lansdowne Road. There is then a break in the Conservation Area, since the buildings between Lansdowne Road and The Downs are not regarded as of sufficient architectural or historic interest to justify inclusion. East of The Downs, the buildings on the south side of the Ridgway are included as far as the Convent of Marie Repartrice, on the eastern side of Edge Hill.

Like other conservation areas in the borough, the boundary of the West Wimbledon Conservation Area has normally been placed either along the centres of roads or between back gardens. This principle has generally been followed in locating the boundaries between the sub areas. However, because there are so few properties adjoining the Ridgway within Sub Area 15A, the northern boundary has been placed between the road and the sports fields.

##### ***The western end of the Ridgway, looking east, and Chimneys Ct, 40 Arterberry Road***



##### **Character**

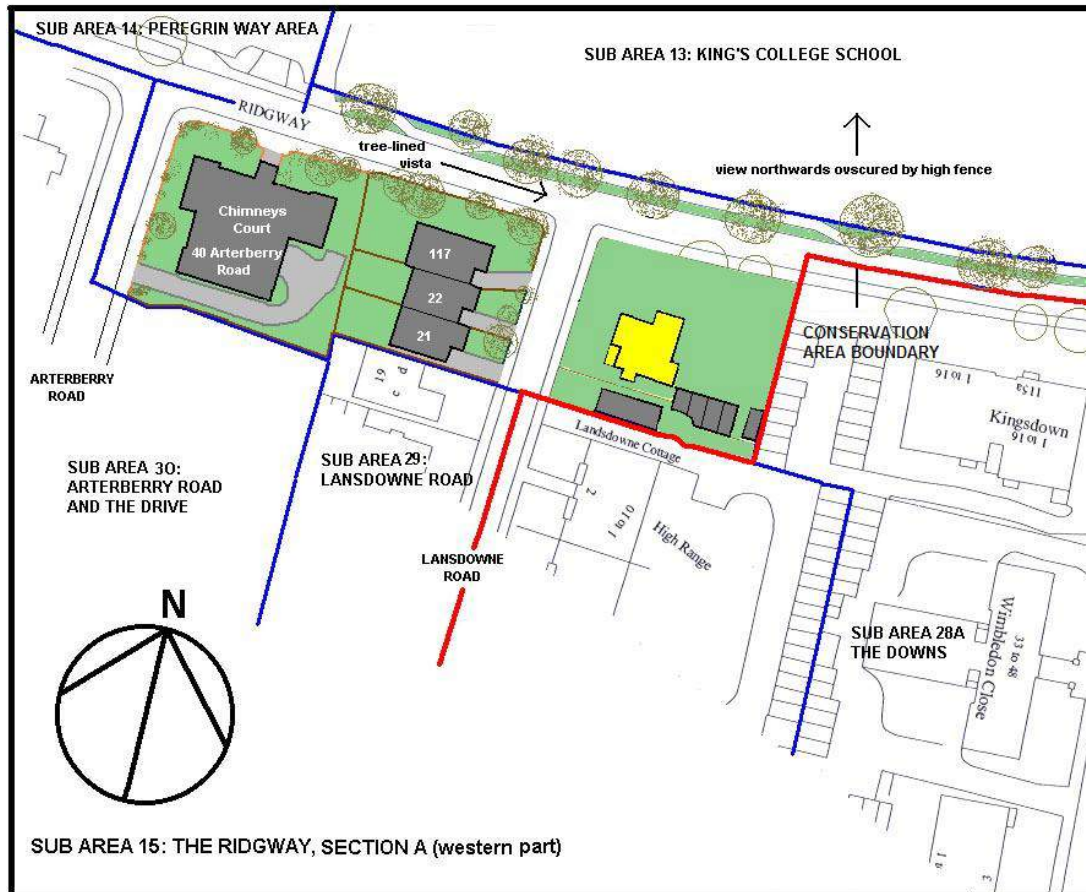
When viewed from the east or west, this part of the Ridgway forms an attractive gently curving vista lined with mature trees on both sides which tend to hide the very different character of the areas to the north and south. While the views of the open spaces to the north

are obscured only by the high fence along the southern boundary of the sports fields, the views south are blocked by extensive properties, most of which are modern and some of which are of limited architectural merit. This is reflected in the exclusion from the Conservation Area of the central section between Lansdowne Road to The Downs,.

## Buildings

### Western section, south side, west to east

Of the nine properties in Sub Area 15A, only No. 1 Lansdowne Road, Lansdowne Cottage and the original gate house to the Convent of St Mary Repartrice make a positive impact on the character of the Conservation Area. The rest of the Convent has a neutral effect and the rest of the buildings tend to be detrimental to the Area's character.



**Map of Sub Area 15A, western part**

**No. 40 Arterberry Road (Chimneys Court):** A three storey block of 11 flats in traditional construction, with pitched roofs, the ground and first floors in yellow brick with rusticated corners and window surrounds of red brickwork, separated from the rendered top floor by a cantilevered string course, and dominated at each end by yellow brick chimney stacks with red brick rustications. It was built in 1988, replacing a grade II listed building.

**No. 117 Ridgway and 21 and 22 Lansdowne Road:** A terrace of three modern two storey houses built in 1972 facing on to Lansdowne Road, with shallow pitched roofs behind a brick parapet. The harshly pointed brown brick walls are punctuated by white painted sash windows, some of which have been replaced by small paned pseudo-Georgian casements. The block does not have significant architectural merit.

(boundary of the Conservation Area)

**No. 1 Lansdowne Road, Lansdowne Cottage and No.115A Ridgway (Kingsdown):** A nineteenth century classical three storey villa in stock brick containing many attractive and distinguished architectural features, including a recessed porch fronted by a pair of Tuscan

columns, elaborate string courses, heavily cantilevered ornamental eaves and semi-circular window heads. Since its exclusion from the Conservation Area may be an oversight, the boundary has been realigned to include it, and it is sufficiently distinguished to be **considered for local listing**.

EASTERN SECTION: North side

**No.82:** A typical 1930s two storey detached house with Crittal metal windows and harshly pointed brickwork.

South side, west to east

**115b, Kings View Court:** A four storey block of modern flats in red brick with grey slate roofs built in 1988..



**Map of Sub Area 15A, eastern part**

**No. 2 The Downs:** Although No. 2 The Downs does not adjoin the Ridgway, it is included here because it is the only building in The Downs originally included in the Conservation Area. Its inclusion is unclear, since it is a single storey house of no particular architectural distinction built in the 1960s. The alignment of the boundary has therefore been revised to exclude it.

**No. 115, Convent of Marie Repartrice:** Known as Ridgelands, the original Convent was built in about 1867 and purchased in 1879 by Llewellyn Longstaff, a Fellow of the Royal Geographical Society, friend of Captain Scott and promoter of the British Antarctic expedition.

He turned it into the Surry headquarters of the Red Cross. In 1919 it became an Evangelical College for Ladies, and during the Second World War it was used by Barclay's Bank, despite being badly damaged in February 1944 when a bomb fell at the Ridgway End of Wright's Alley. In the 1950s it was bought by the Sisters of Marie Repartrice and transformed into a convent. But by the early 1980s it had developed serious dry rot and was pulled down and replaced by the present smaller building. [Milward 1989, p.160 & 1991, pp.19, 22 & 23]

The present Convent is a two storey building, L-shaped on plan, the major block along the western boundary of the site and a narrow wing along the Ridgway frontage. A lodge at the eastern end of this wing is all remains of the original convent buildings. Whereas the modern building is somewhat bland in character, the small lodge contains such ornate features as a projecting bracketed gable over a first floor bay window and ornamental brick arches over those on the ground floor. An application in 2000 to demolish the lodge was refused because of its contribution to the character of the Conservation Area at this prominent corner of Edge Hill and the Ridgway

***The two historic buildings on the south side of this section the Ridgway:  
The lodge to the Convent of Marie Repartrice, and No. 1 Lansdowne Road***



### **Positive and Negative Features**

The most positive element of this part of the Ridgway is its gentle tree lined curve and the sports fields to King's College School to the north. Substitution of the timber fence to Kings College School would enhance this part of the Ridgway by opening up the vista of the School buildings across the sports fields. To the south the historic integrity of Sub Area 15A has been eroded by the modern blocks of flats, most of which lie outside the Conservation area, the only historic buildings to survive being No. 1 Lansdowne Road and the lodge at the north-east corner of the Convent of Marie Repartrice. Although the traditional design of Chimneys Court makes some acknowledgement of its historic context, the uncompromising rectangular profiles of Nos. 117 Ridgway and 21 to 22 Lansdowne Road are out of sympathy with the general character Conservation Area, while the original inclusion of No. 2 The Downs appears to be something of an anomaly.

SUB AREA 15B: FROM EDGE HILL TO LAURISTON ROAD



### Extent and Justification

### Map of Sub Area 15B

The buildings along both sides of Sub Area 15B are entirely residential. On the north side it stretches from the eastern extremity of Kings College School playing fields to Lauriston Road, and on the south side from the Convent of Marie Repartrice, on the western corner of Edge Hill, to No. 95 Ridgway, on the western corner of Hillside. The *cul-de-sac* on the northern side adjoining the King's College sports fields also forms part of the Ridgway.



### Character

### Sub Area 15B from the western end and Nos. 95 to 101 Ridgway

The northern *cul-de-sac* continues the Arcadian character of the Sub Areas to the north-east, with its mature trees on both sides providing a particularly attractive setting to the two period houses on the eastern side, Glencairn House and The White House. The road also has pleasant vistas at both ends, the northern one leading on to pathways and mature trees adjoining the sports fields, and the south view terminating with the Dutch gables to the Wimbledon Common Preparatory School and the mature planting of its front garden.

This section of the Ridgway also continues the tree lined character of Sub Area 15A, behind which reside substantial pleasant detached and semi-detached houses, mostly dating from the late nineteenth century. However, two substantial blocks of flats disrupt this attractive sequence: No. 62, Jimmy Saville House, on the north side, and No. 109, Ridgway Court, opposite. Despite being set back behind the avenue of trees, these two blocks conflict seriously with the general scale of the other buildings and the character of the Conservation Area.

The arrangement of alternating T-junctions with the side roads continues along this section, with the view south down Clifton Road culminating on the attractive facades of Nos. 103 to 107 Ridgway, and the northern ends of Ridgway Gardens and Berkeley Place focussing on the buildings on the north side.



**The Cul-de-Sac adjoining Kings College School Playing Fields, and Glencairn House**

#### **Buildings:**

Of the twenty or so buildings in Sub Area 15B, two are listed grade II, ten are locally listed, six have a positive impact on the character of the Conservation Area, one – Ridgway Court – tends to have a negative effect, and the last, Jimmy Saville House, has a seriously detrimental effect.

#### Even numbers, north side, west to east

**The White House, and No. 70, Glencairn House:** These two properties are situated on the east side of a short un-named cul-de-sac which appears to form part of the Ridgway and gives access to King's College School. The west side of this road is lined with mature trees along the boundary to the School sports fields.

**The White House:** An attractive detached house built in 1929 which in 2001 was the subject of an application for extensive but sympathetic alterations.

**No. 70, Glencairn House:** A complex and fascinating grade II listed house designed by Roumieu now divided into three houses. A description of the house could hardly do justice to its many features, but the list description gives some indication of its eclectic design:

*Red brick, polychrome decoration. Steeply pitched tiled roof to eaves. Muscular gothic style. Irregular composition. Mainly 2 storeys, 5 main bays, 4 under separate roofs. Gables to left and second from right bays. Pair of bays to right set back slightly. Steeply gabled porch to left. 2-storey shallow square sided bay window to left of this with square headed windows. Irregular fenestration; some pointed windows, some square headed windows set in pointed reveals. Polychrome bands and diaper decoration. Returns and rear with similar treatment.*

**Nos. 64, 66 and 68:** Three **locally listed** three-storey double fronted detached houses plus basements built in the 1860s, with full height canted bays. No. 64 is divided into six flats and the front garden to No. 66 is devoted to car parking.



**No. 62, Jimmy Savile House:** A four-storey block of flats built in 1972 of harsh red brick, plastic windows and a false dormer. Despite its landscaped forecourt, the property makes a seriously detrimental contribution to the character of the Conservation Area.



**Views of 60 Ridgway from south-east, and north-west from Clifton Road showing the unfortunate contrast of scale and character between Nos. 60 and 62 Ridgway**

**No. 60:** A very prominent three-and-a-half storey detached house built in about 1880 in the Victorian gothic style, with steep sided gables, diamond patterned polychromatic brickwork, gothic arches and a finely detailed stone porch. The only alterations appear to be the window frames to the upper floors.

**Nos. 58 Ridgway and 2a The Downs:** A substantial **locally listed** house built in 1882 with a complex of prominent gables, tall chimneys and an ornate turret.



**Nos. 56a and c Ridgway, and No. 109,**

**Ridgway Court**

No. 56b: A small white rendered box-like detached house built in 1926. The proportions of the front elevation are disrupted by a pair of domestic garage doors.

**56, 56a and 56c Ridgway and 1 Lauriston Road:** A substantial two storey **grade II listed** detached house in the Georgian revival style and built in 1893, described in the VicSoc report as a *sold William and Mary house by [T G] Jackson, well proportioned and with careful detail (moulded egg and dart frieze under eaves and unusual turned wood uprights between windows)* which Pevsner judged to be of about 1700 vintage [p.457], of stock brick with red rubbers to the window arches and cills, corner quoins and surround to the central entrance porch to the east elevation, and an arched window to the left of the entrance with a leaded ogee topped tented roof and turned balusters to the corners. Dormers have been added to the Westmoreland Green slate roof, including an oversize dormer to the south elevation. A blue plaque over the east entrance states that Robert Graves was born there in 1895. The

house is divided into three apartments, the southern end being occupied by **Nos. 56a and 56c**, and **No. 56b** has been built in the back garden. The fabric appears to be largely unchanged. With its tall chimneys and extensive dormer windows, it forms a dominant feature and closes the vista northwards from Thornton Road.

#### South Side (Odd Nos):

**No.113, Wimbledon Common Preparatory School:** A **locally listed** two/three storey early twentieth century building with prominent Dutch gables and false shutters, separated from the Ridgway by a thick screen of trees which close the vista southwards from the entrance from King's College School. After the Second World War it was used as the Ridgway Co-Educational School in conjunction with Oakhill, on Edge Hill. [Milward, 1991, p.23]

**No. 111:** A substantial 1895 two/three-storey house of brick and render converted into apartments.

**No. 109, Ridgway Court:** A recently constructed four storey block of flats in pale brick with a flat roof and projecting balconies. Although not as disruptive to the local townscape as Jimmy Savile House, opposite, Ridgway Court is unsympathetic to the scale and character to the historic buildings in this part of the Ridgway.

**No. 107:** A two and three storey detached house plus basements built in about 1880.

**Nos. 105 and 103:** A pair of semi-detached two/three storey houses with large dormers dating from the 1880s

**Nos. 101-99 and 97-95:** Two pairs of three storey semi-detached houses dating from 1879 which are similar in design to the four adjoining pairs of semi-detached houses in Berkeley Place. All six pairs are **locally listed for group value**. The houses are of stock brick with slates roofs, with ornamental brick detailing and glazing patterns to the sash windows.

#### **Positive and Negative Features**

The typically Arcadian nature of this section of the Sub Area is marred by the two modern blocks of flats, Jimmy Saville House and Ridgway Court, the former also detracting from the views at the southern end of Clifton Road and up Ridgway Gardens.

#### **Preservation and Enhancement**

Care should be taken to maintain the attractive character of this part of the Ridgway, and the replacement of any of the period property with modern development should be strongly resisted. Should the opportunity arise to redevelop Jimmy Saville House or Ridgway Court, their replacements should be more sympathetically in scale with the adjoining houses.

#### SUB AREA 15C: FROM HILLSIDE TO MURRAY ROAD

#### **Extent and Justification**

Sub Area 15C extends from No. 2 Lauriston Road to 52 Ridgway on the north side, and from the stables on the east side of Hillside to No. 85 on the south side. It is the only part of the Ridgway – and the rest of the Conservation Area – which has a distinctly commercial character, with shops and public houses lining the southern side.

#### **History**

The earliest recorded development in this part of the Conservation Area was Croft Cottages, a row of 12 dwellings built in the 1820s extending from behind No.87 Ridgway, which now comprise Nos. 1 to 12 Thornton Road. The northern end of a lane which ran behind the cottages survives between No.87 the King of Denmark Public House. The remainder of the area to the south of the Ridgway remained as fields and meadows until the construction in

house is divided into three apartments, the southern end being occupied by **Nos. 56a and 56c**, and **No. 56b** has been built in the back garden. The fabric appears to be largely unchanged. With its tall chimneys and extensive dormer windows, it forms a dominant feature and closes the vista northwards from Thornton Road.

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The typically Arcadian nature of this section of the Sub Area is marred by the two modern blocks of flats, Jimmy Saville House and Ridgway Court, the former also detracting from the views at the southern end of Clifton Road and up Ridgway Gardens.

#### **Preservation and Enhancement**

Care should be taken to maintain the attractive character of this part of the Ridgway, and the replacement of any of the period property with modern development should be strongly resisted. Should the opportunity arise to redevelop Jimmy Saville House or Ridgway Court, their replacements should be more sympathetically in scale with the adjoining houses.

#### SUB AREA 15C: FROM HILLSIDE TO MURRAY ROAD

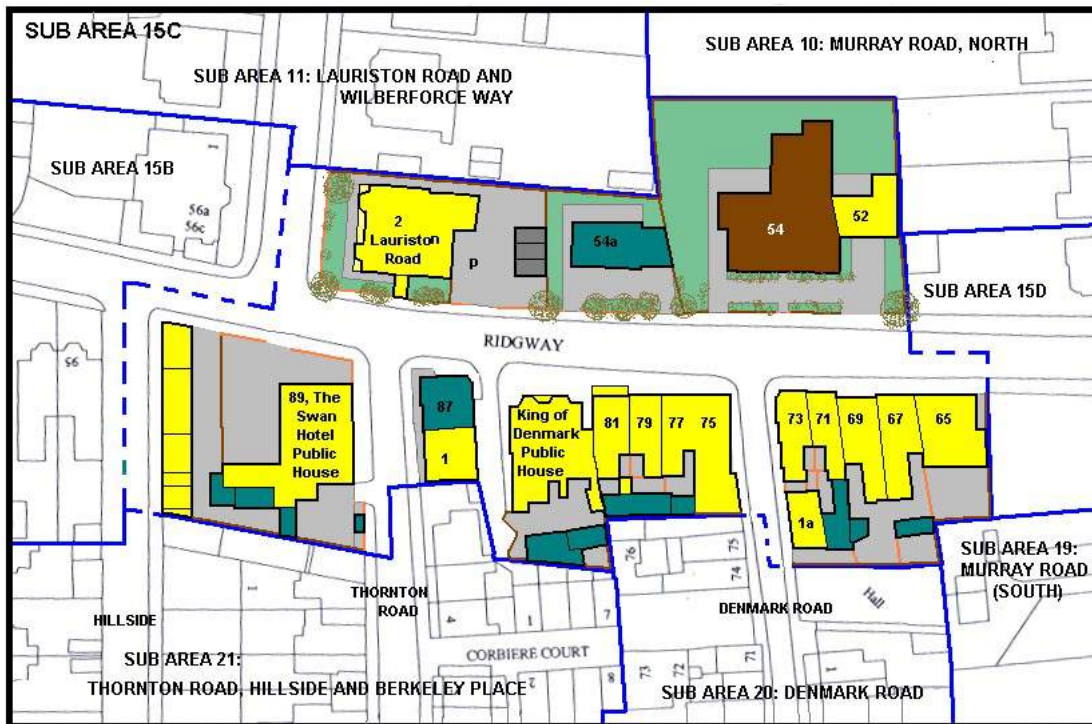
#### **Extent and Justification**

Sub Area 15C extends from No. 2 Lauriston Road to 52 Ridgway on the north side, and from the stables on the east side of Hillside to No. 85 on the south side. It is the only part of the Ridgway – and the rest of the Conservation Area – which has a distinctly commercial character, with shops and public houses lining the southern side.

#### **History**

The earliest recorded development in this part of the Conservation Area was Croft Cottages, a row of 12 dwellings built in the 1820s extending from behind No.87 Ridgway, which now comprise Nos. 1 to 12 Thornton Road. The northern end of a lane which ran behind the cottages survives between No.87 the King of Denmark Public House. The remainder of the area to the south of the Ridgway remained as fields and meadows until the construction in

the early 1860s of 25 cottages designed by Samuel Teulon on the west side of Denmark Road. The north side remained part of the estates to the large houses on Southside until the beginning of the twentieth century.



### Character

**Spaces:** Within this part of Sub Area 15 there is a distinct contrast between the urban quality of the public houses and modest terraces of commercial buildings to the south, and the large detached houses on the north side set in their generous and attractively landscaped gardens behind brick or stone walls and timber fencing



**No.2 Lauriston Road, viewed from the The north side of the Ridgway showing north end of Thornton Road**

**No. 54 and the altered No. 54a beyond**

**Vistas:** The main vista continues to be east/west along the Ridgway, with views south towards the distant skyline along Denmark Road, Thornton Road and Hillside, and more limited views north along Lauriston Road.

**Landmarks:** With its tall chimneys, No.54 stands out as a significant and distinguished contribution to the streetscape of this part of the Ridgway. The gable to No.2 Launceston Road, which faces on to the Ridgway, also makes a particularly significant contribution.

**Materials:** the modern design and white rendered façade to No.54A adds variety to an area otherwise dominated by traditional brick facades and tiled or slated roofs.

**Trees and other natural features:** The mature trees in the front gardens of the houses on the north side of the Ridgway, particularly the pollarded specimens outside No.54A, counteract the otherwise semi-urban character of Sub Area 15C.

### Buildings

Of the 20 or so properties in Sub Area 15C, two are locally listed, two have a neutral effect and the remainder make a positive impact on the character of the Conservation Area.

#### Even numbers, north side, west to east

**No. 2 Lauriston Road:** No.2, on the corner of Lauriston Road and the Ridgway, is a detached two storey house built in 1893. The Lauriston Road elevation, of a central verandah, double gables and double french doors behind a low wall, gives the impression of a pair of modest semi-detached houses. But the access is in fact off a projecting porch on Ridgway, and forms a significant feature to the end elevation when viewed from Thornton Road, opposite.

**No.54A:** Until recently, No. 54A was an undistinguished 1950s detached house that has which has been extended and remodelled to an uncompromisingly modern design which won the Merton Design Award in 1998-9. Its windows have a strongly accentuated horizontal and vertical emphasis with a white rendered rectangular shell.



#### ***Nos 54A and 54 Ridgway***

**Nos. 52 and 54:** No.52 forms the office accommodation to No.54, which is a substantial brick-built two storey-detached house in Queen Anne style with a large hipped roof and dormer windows. It was built in 1908 to the design of TG Jackson in what Pevsner describes as *a good example of the quieter Queen Ann style by then fashionable for smaller houses* [Pevsner p.457] and is **listed grade II**. It was formerly Haygarth School and until recently was divided into sheltered flats for former workers in the catering trade. At the time of writing it was vacant and permission had been granted for it to be converted to a single dwelling. **The gate piers**, which lead into generous front grounds, are by the same architect and **are separately listed grade II**.

In their quite different ways, No. 2 Lauriston Road and Nos. 54 and 54a make strong architectural statements and a positive contribution to this part of the conservation area.

#### Odd numbers, south side, west to east

**Nos. 91 and 93:** A row of single storey buildings forming a significant feature in the streetscape because of their position at the corner of Hillside and the extent to which they project beyond the general building line. They formed the stable block to the Swan Inn and are still used as riding stables.

**No. 89, The Swan Public House, and Nos. 91 and 93, the adjoining stable block**



**The King of Denmark Public House and the adjoining row of shops, Nos. 65-81**



**Nos. 89, The Swan Hotel Public House:** Originally the Swan Inn, it was built in 1862 and the adjoining Livery Stable originally provided a horse and cab service to Wimbledon railway station [Milward 1989 p.153]. It is an Italianate styled two storey detached property with a brick painted façade under a shallow pitched hipped slate roof which was considered as not quite good enough or local listing. Unlike the other commercial properties, the building is set back behind an attractive paved open terrace.

**No.87** is a modest two-storey cottage dating from about 1850 used as a farriery and smithy from about 1867 and until recently as a shop. It has recently suffered from unsympathetic alterations and is at present empty. At the time of writing it a local architect was seeking to replace it with a small office building.

**Nos, 83- 85 (?) The King of Denmark Public House:** Part of Denmark Terrace, the original King of Denmark was built in about 1840 in place of an earlier pub, The Jolly Gardeners, [Milward 1998 p.78] and was rebuilt in 1933. It is a modest two-storey brick building with a hipped tiled roof over a deep ornate dentil cornice.

**Nos 81 to 65:** Two terraces of five and three shops with residential accommodation over, separated by Denmark Road, mainly three-storey.

In contrast to the domestic property along this and other parts of the Ridgway, which are generally set well back from the road with generous landscaped gardens, Nos. 65 to 87 Ridgway are all set hard up against the street frontage. Although architecturally undistinguished, the eight shops provide a focal point of local activity and add vitality to the street scene, as well as contributing to the traffic congestion.

The shops were originally known as Denmark Terrace and were built on the south side of the Ridgway on the site of two small groups of cottages that originally backed on to the Ridgway. Nos. 81 to 71 are late nineteenth century two storey units and Nos. 69 to 65 are three storey and date from the early twentieth century. They originally included a grocery, a post office, and a chandler's and confectioners on the corner of Denmark Road, while nearby were a blacksmith and a "mechanical chimney sweep" (using collapsible brushes instead of climbing boys) [Milward 1998 pp.92 & 153]. The uses of the properties have changed with the varying fortunes of the area, including general stores, restaurants and estate agents. At the time of writing they were used for the following purposes:

- **No. 81:** The Good Earth Express Chinese restaurant, which retains its original dormer and first floor window surrounds.
- **No. 77:** Indulgence sweet shop with an enlarged dormer window and original first floor window surrounds.
- **No. 75:** A double fronted end of terrace unit used as a restaurant, with enlarged dormers and original window surrounds.

- **Nos. 73 and 71:** A corner cottage converted to pair of units used as a newsagent and builder's office, which retain its early pilasters, fascia and corner entrance.
- **No. 69:** *Turn II Stone* Tile Merchants.
- **No. 67:** LA Hairdressing.
- **No. 65:** Ridgway Dispensary.

### Positive and Negative Features

With its two pubs, adjoining stables and the row of small shops, Sub Area 15C forms a focus for many of the activities of the Conservation Area. But because of the tendency for people to park in this major traffic route, this part of the Ridgway is particularly prone to traffic congestion.

### Preservation and Enhancement

The present overall character of the sub area should be preserved, and efforts should be made to enhance the amenity of the sub area by rationalising the intensity of car parking and ensuring a high standard of design of shop fronts.

### SUB AREA 15D: FROM MURRAY ROAD TO SHEEP WALK MEWS



### Extent and Justification

### *Map of Sub Area 15D*

Sub Area 15D extends from the houses on the west side of Murray Road as far east as Sheep Walk Mews, on the northern side of the Ridgway, and Ridgway Place on the south side. With the exception of the Telephone Exchange, which dominates this stretch of the Ridgway, Sub Area 15D is entirely residential.

**Spaces, Vistas and Landmarks:** Sub Area 15D is the only section of the Ridgway containing crossroads, at Murray Road and the junction of The Grange and Ridgway Place, so that, unlike elsewhere, buildings in the Ridgway fail to close the vistas from adjoining roads. These junctions create gaps in the street frontage which expose the corner buildings and emphasise their contribution to the townscape, for better or worse. Rockwell Court and No. 47 Murray Road, and 12 The Grange, on the north side, and 43 Murray Road and 70-72 Ridgway Place, to the south, contribute to the area's historic character, Rockwell Court making a particularly attractive contribution.

But the somewhat bland character of the Telephone Exchange is accentuated by its exposure at two street corners. Its local listing may be justified by its architectural merits, but its scale conflicts with that of its surroundings. Although Grange Lodge, on the corner of The Grange, is inferior architecturally, its impact is softened by mature trees and a high brick wall.

### Buildings

Of the eight properties in Sub Area 15D, three are locally listed, four make a positive contribution to the character of the Conservation Area, and one –Grange Lodge – tends to have a negative effect.

#### Even numbers, north side, west to east

**No. 47 Murray Road:** A two-and-a-half storey detached white rendered house built in 1909. Its main façade, which faces on the Ridgway, is of classical proportions with a central porch, rusticated quoins at the corners and a steeply pitched roof with tall chimneys and flat roofed dormers. In view of its attractive proportions and positive contribution to this part of the Ridgway, it is recommended for **local listing**.

**Rockwell Court, Nos. 48 Ridgway and 28 Murray Road:** A substantial two storey white painted house dating from 1910 with dominant dormer windows and a block of four garages. Although it has been divided into two houses and appears to have undergone substantial alterations, including large box dormer windows and a flat roofed extension on the south elevation, the overall massing and the black painted bay windows against the white render, the building makes a striking contribution to the Ridgway's townscape, forming a prominent feature at the road junction and from views north from the southern section of Murray Road, and is also recommended for **local listing**.

***The junction of the Grange and Ridgway Place, looking east, showing Rockwell Court to the left, the Telephone Exchange on the right, and Grange Lodge in the distance.***



**Grange Lodge:** A detached three storey block of 12 purpose built flats built in 1961 on the site of a house purported to have been designed for Joseph Bazalgette, the engineer of London's sewerage system and Thames embankments. The loss of a building of such historic interest is not compensated for by the present structure, which is unsympathetic to the area's character and makes a negative contribution to the conservation area. The impact of its bulk is however softened by being set back from the road behind a high wall within landscaped grounds.

**Nos. 38 Ridgway and 12 The Grange:** A substantial pair of **locally listed** three storey semi-detached villas built in 1889 which form a dominant landmark from the west at the corner of the Ridgway and The Grange, with large gables facing on to both streets. Until recently this property had been divided into flats, but has since been restored and extended to form three houses. It thus provides an example of the way in which properties in the more desirable parts of the Conservation Area have first declined from their status as single family dwellings into multiple occupation, and have then been restored to their original purpose.



Odd numbers, south side, west to east

**No. 43 Murray Road:** A one-and-a-half storey cottage style detached house built in 1924, and dominated by a large steeply pitched roof at right angles to the Ridgway. It includes various extensions and dormers, and attic roof-lights.

**Telephone Exchange:** An extensive two-storey brick structure with Portland Stone detailing built in two stages in 1939 and the 1970s which takes up the whole frontage between Ridgway Place and Murray Road. It is **locally listed** because of its *plain clean lines, which are typical of many buildings of the period, and the curved façade at the street corner*. It may be typical of its period but not of its locality, and the list description acknowledges (as it does with many other locally listed buildings) that its design does not relate to that of others in the vicinity. Indeed, it might be considered to make a negative contribution to the conservation area, since its excessive scale and bland appearance seriously conflict with the general character of the area. The eastern extension also involved the demolition of Nos. 73 and 75 Ridgway Place (qv), which formed the north-western corner of what the VicSoc report refers to as a *remarkably complete survival* of mid nineteenth century urban design.

**Telephone Boxes:** On the corner of Murray Road, adjoining the Telephone Exchange, are three K6 telephone boxes, which are **listed grade II**.

***Nos 12 The Grange and 38 Ridgway, and the junction of Ridgway Place showing the high wall and landscaping to Grange Lodge compared with the exposed setting of the Telephone Exchange***



### **Positive and Negative Features**

The scale and character of Grange Lodge and the Telephone Exchange contrast with the elegant period properties of the rest of this part of the Ridgway and their landscaped gardens and boundary walls. Both buildings, in their different ways, therefore make a negative contribution to the dominant character of this part of the Conservation Area.

### **Preservation and Enhancement**

Care should be taken to prevent the further erosion of the historic character of this part of the Sub Area. If the opportunity arises to redevelop Grange Lodge, it should be replaced with development of high architectural quality which reflects the scale of the adjoining historic buildings.

## SUB AREAS 15E AND 15F: FROM SHEEP WALK MEWS TO GROSVENOR HILL



### Extent and Justification

### Map of Sub Areas 15E and 15F

Sub Area 15E, at the eastern end of the Ridgway, covers only the buildings on the southern side, since the northern part, which includes Emmanuel Church and Teulon's Village Club, lies within the Wimbledon Village Conservation Area. No.29 Ridgway forms the western boundary of the Sub-Area, and Grosvenor Hill the eastern extremity. Sub Area 15F lies to the east of the original Conservation Area boundary and, for the reasons given below, has been included within the boundary.



### Emmanuel Church spire from Sunnyside

### History

Since the development of the Ridgway occurred roughly from east to west, this section of the Sub Area is historically the most important. According to Milward [1989 p.150], the earliest buildings in the sub area date from before 1830, and consisted of "Brickfield Cottages", now Nos. 1 to 13 Oldfield Road and 5 to 17 Ridgway. Nos. 19 to 27, known as Ridgway Terrace, were built about ten years later.

At the extreme eastern end Nos.1 Ridgway and 1 Grosvenor Hill form a pair of distinguished villas dating from the later nineteenth century, separated by Regent Court and the entrance to Grosvenor Hill, outside the Conservation Area. Emmanuel Church, opposite, dates from 1888, and the Village Club was built a year later.

### Spaces, Vistas and Landmarks

At its eastern end the Ridgway is narrow and the terraces on both sides give it a strongly urban character. Emmanuel Church, on the north side, dominates this part of the Ridgway, its spire being clearly seen from further east and from the south along Sunnyside. No. 26 Ridgway, the Village Club, is also prominent because of its position on the corner of Lingfield Road. The attractive historic buildings on the south side of the Ridgway also provide a focal point because of the curve at the eastern end of the street, increasing their contribution to the townscape.

The church and the Club on the north side, and the terraces and the villas each side of the entrance to Grosvenor Hill on the south, form the most distinguished townscape along the Ridgway, providing a particularly attractive entrance to this route from Wimbledon Village.

The dominant materials along this part of the Ridgway are the subdued red/brown London stock brickwork and dark roofing slates of the nineteenth century buildings on each side.



## Buildings

### *Nos. 19 to 29 and Nos 5 to 17 Ridgway*

Of the eighteen or so properties in Sub Areas 15E and F, fifteen are locally listed, one (No.1 Ridgway) makes a positive contribution to the character of the area, one (no. 29) is neutral, and the other (Regent Court) tends to have a negative impact.

#### SUB AREA 15E

#### South Side, odd numbers, west to east

**No.29:** A two-and-a-half storey house built in 1923 with fake Tudor timbering to the front elevation, and separated from 27 by a vehicular access way. It is largely concealed from the road by a mature tree screen.

**Nos. 19 to 27:** A terrace of five three-storey flat-fronted early 19<sup>th</sup> C. **locally listed** houses with short front gardens behind mature hedges and trees. The end houses project slightly forward of the central three and No.19 has a canted three-storey side extension. They form an attractive and significant feature to this part of the Ridgway, retain most of their original features and possess few later additions or alterations. The front garden boundary consists of a somewhat untidy mix of fences and walls which are at odds with the buildings' regular façade.

**Nos. 5 to 17:** A terrace of seven two storey early nineteenth century **locally listed** cottages with dominant chimneys which retain most of their original features. They are located on the outside of a slight curve in the Ridgway and, although they are partly concealed behind short well-stocked front gardens, they form a significant and attractive feature in the streetscape. No. 17 has a two storey side extension, and No.5, which has a two-storey bay to the front, may have been built later than the rest of the terrace. As with Nos. 19 to 27, the front gardens are bounded by an assortment of fences and walls of different height and character, which might be regarded either as being inconsistent with the terrace's regular façade, or as a contribution to the informal cottage gardens which reveal local history and express the owners' individuality.

**Nos. 3a, Hill Cottage:** A **locally listed** two-storey nineteenth century cottage which adjoins No. 3 and forms the end of the terrace on the east side of Oldfield Road. Its little flat-roofed projecting porch is an attractive feature. The stock brick wall on the Ridgway frontage is integral with the house.

**No. 3:** A two storey house linked to those on each side. Its steeply pitched double pile roof running back into the site is fronted by a pair of ornate gables, and its tall chimneys, hooded windows, bay and entrance porch help to justify its **local listing**. The stock brick front boundary wall is integral with the house.

**No. 1 Ridgway**

**No. 1 Grosvenor Hill**



**No.1 Grosvenor Hill:** A three storey detached dwelling on the west side of Grosvenor Hill built in 1900 of London stock bricks and designed in the Tudor vernacular style, possibly by SS Teulon, with a dominant tower on the north east corner, gables and an ornamental porch to the east and a bay fronted gable to the north. The right hand wing is a slightly older addition. It has retained most of its original features and is recommended for **local listing** because of its architectural interest, its possible design by a distinguished local architect and its contribution, in conjunction with No. 1 Ridgway, to the local townscape. The high stock brick boundary walls on the north and east sides are integral with the house.

SUB AREA 15F

Because of the architectural merits of No. 1 Ridgway, the Conservation Area has been extended to include, even though this necessitates the inclusion of the adjoining block of flats, Regent's Court.

**Regent Court, Grosvenor Hill:** An architecturally undistinguished late twentieth century three storey block of post war block of flats.

**No.1 Ridgway:** A detached house of three storeys plus basement of stock brick which forms a pair with No. 1 Grosvenor Hill. The street elevation is dominated by a bay fronted steeply roofed gable and a square turret, and its hooded windows, tall chimneys and highly articulated faces add to its architectural interest. Like No.3, it may have been designed by SS Teulon, and is of sufficient architectural merit to be recommended for **local listing** and inclusion in the Conservation Area.

**Preservation and Enhancement**

Except for Regent Court and the untidy front boundary treatments, there are few features which detract from the character of the eastern end of the Ridgway. The positive contribution made by the buildings lining the south side of the road is complemented by those of similar quality, age and character along the north side, within the Wimbledon Village Conservation Area, particularly the Village Club and the Emmanuel Church.

Because of the major contribution the buildings within this section of Sub Area 15 make to the historic and townscape character of the Conservation Area, any erosion of the historic features of the buildings should continue to be resisted, and any proposals for alterations and

extensions should be most carefully considered. Similar care should be taken with applications for shop front and other alterations to the buildings on the north side, within the Wimbledon Village Conservation Area. Control of the street boundary walls and fences is recommended by means of an **Article 4 Direction**.

### **PART 2.5: THE ESCARPMENT SOUTH OF THE RIDGWAY**

Part 2.4 of the Assessment covers the part of the Conservation Area between the Ridgway and Worple Road, much of which lies on a south-east facing escarpment. It includes the following Sub Areas:

16A & B, Grosvenor Hill; 17A & B, Sunnyside and Oldfield Road; 18A & B, Ridgway Place; 19, Murray Hill, south; 20, Spencer Hill; 21, St. John's Road; 22, Denmark Avenue; 23, Thornton Hill; 24, Denmark Road; 25, Thornton Road, Hillside & Berkeley Place; 26A, B & C, Ridgway Gardens, Edge Hill north and Worple Avenue; 27A, B and C, Edge Hill south, Darlaston Road, Savona Close and Thackery Close; 28A and B: The Downs; 29, Lansdowne Road; 30A, B and C, Crescent Road and Southdown Drive; 31A and B, Arterberry Road and The Drive; 32A and B, Durrington Park Road, Durrington Avenue, Pepys Road and Conway Road.

Whereas the west, north, and east boundaries to the Conservation Area mark clearly defined change in the character of this part of Wimbledon, defining the southern boundary is less clear-cut. This part of the assessment therefore considers the whole area between the Ridgway and Worple Road, relating, where relevant, the Sub Areas within the Conservation Area with the adjoining area outside.

