

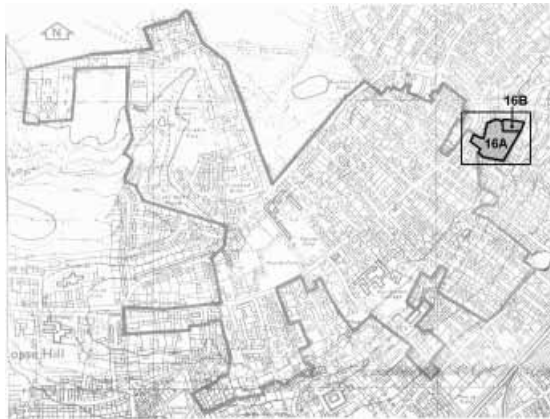
SUB AREAS 16A AND 16B: GROSVENOR HILL



Extent and Justification

Map and Location Map of Sub Areas 16A and 16B

Grosvenor Hill is a short *cul-de-sac* south of the Ridgway at its eastern end. It is somewhat isolated from the rest of the Conservation Area, since it faces the south-west arm of the Wimbledon Village Conservation Area to the north, the backs of the properties on the east side of Wimbledon Hill Road to the east, the backs of the houses along Raymond Road to the south, and the rear of the houses on Sunnyside to the west. It is further separated from the housing in Raymond Road by a significant drop in level along its southern boundary. Since Grosvenor Road lies east-west, the description of the Sub Area is based on its true orientation instead of the convention adopted for the other Sub Areas.



History

Grosvenor Hill is presumably named after Thomas Grosvenor MP, who leased Westside House between 1765 and 1769, and whose family lived in the area during the early nineteenth century [G.Hawton p.111]. Until the 1860s this area adjoining the Village was open fields, but the 1865 map shows a short road lined by large, presumably detached, villas. Two

of these survive, No. 3, which is divided into four apartments, and No. 4. The remainder date from the 1890s to the 1970s or later.



Character

Grosvenor Hill from the west and from the east

Although Grosvenor Hill is pleasantly landscaped, only about half the buildings are of architectural or historic interest. The VicSoc report recommended Nos.3 and 4 for local listing, but although they were considered, they were thought to fall slightly short of the required standard. In fact, the historic character of this part of the Conservation Area has been so eroded by modern alterations and infill that justification of its inclusion appears marginal.

Grosvenor Hill is a wide straight road with a mixture of large late nineteenth century houses alternating with modern terrace houses and blocks of flats, mostly behind high walls and tree screens. The road's main visual interest stems from the sharp bend near the Ridgway end which creates a feeling of (largely unfulfilled) expectation as one enters it, and closes the vista when viewed the other way.

Buildings

Of the 20 or so properties in Sub Areas 16A and 16B, six make a positive contribution to the character of the Conservation Area, nine are neutral and five (plus the extension to No. 9a) tend to make a negative impact.

SUB AREA 16A, within the original Conservation Area

Consecutive numbers, south side, west to east

Nos. 14, 12 & 11: One detached and one pair of semi-detached houses built in 1920-21, much altered with large modern windows and a false timbered gable to No. 11. Because most of their original character has been lost they fail to contribute positively to the character of the Conservation Area.

Mulberry Cottage: A detached two storey house set back from the street frontage in white render with slated hipped roof extended as a cat slide at the northern end.

Clare Court: A five storey block of 19 apartments built in 1963 which are out of scale with the earlier buildings on each side. The grounds are well landscaped and the garages are discreetly placed against the rear boundary.

Nos. 3: A semi-detached three storey house which may have formed the servants' wing to Nos. 3a to 3d, in blue painted render with white window surrounds and string course. The forecourt is devoted to hardstanding.

Nos. 3a to 3d: A semi-detached 2/3 storey white rendered house dating from 1863 and incorporating classical and regency details. Features include a pedimented front door and window architraves with bracketed cills. Converted into flats and rejected for local listing.

No. 4, Langley House: A three storey six bay wide detached villa dating from 1863. Described by the VicSoc report as *in a very consistent style with Ruskin type details*, it has

been converted into apartments and much altered and extended to the north and south. The central three bays, with their central ground floor recess and vertically proportioned wings topped by dormers, appear to form the original villa. The paved forecourt is used for car parking and is separated from the street by a high ornamental brick wall and gates. It was rejected for local listing.

No.4, Langley House, and Clare Court from the rear



No.4a, Langley Lodge: A two storey house in stock brick, dating from 1946 as an east wing of No.4 and built at a lower level with a stepped approach off the forecourt of No. 4.

Consecutive numbers, north side, from west to east
(Regent Court lies within Sub Area 15F)

Nos. 9 and 9a, and No.7



Nos. 9 and 9a: A four storey detached Edwardian house built in the 1890s of red brick and white window surrounds. The first floor *piano nobile* is approached up a flight of steps through a white rendered classical porch. The building's architectural integrity has been impaired by a large four storey extension projecting beyond the front façade in a pastiche of the original design. The front garden is paved and used for car parking. An application for redevelopment was submitted in the summer of 2003.

No. 8: A three storey double fronted detached house plus basement in red brick, with bay windows each side of the central entrance, and white rendering to the corner quoins, the projecting entrance porch and windows. The front area is devoted to hardstanding.

No.7: A four storey cream rendered block of ten apartments built in 1957, with canted bays, a pseudo-classical entrance portico and the top storey built as an imitation Mansard of grey slates. The weak design fails to enhance the character of the Conservation Area.

SUB AREA 16B, outside the original Conservation Area boundary

Nos. 6a to 6e: A terrace of five plain three-storey houses of red brick built in the 1970s.

Grosvenor Court: Two blocks of four storey apartments built in the 1920s in red brick, the top floor being within a red tiled Mansard roof. They are sited at the east end of Grosvenor Hill and screened from it by mature trees, and have two blocks of garages at the rear.



Positive and Negative Features

Nos. 6a to 6e and Grosvenor Court

SUB AREA 16A: There is little justification for including Sub Area 16A in the Conservation Area, the building with the most architectural integrity, No.1 Grosvenor Hill, being located in Sub Area 15E. Nos. 8 and 9, on the north side, and Nos. 3, 3a to 3d, and 4 on the south, are of some architectural and historic interest, although Nos. 3a to 3d was rejected for local listing. Of the period buildings on the south side, the character of Nos. 11, 12 and 14 have been eroded, and No.4 has also suffered alterations and infill and is now separated from the streetscape by a security gates and a high wall. The modern buildings, Nos. 4a, 7, Clare Court and Mulberry Cottage, are of insufficient architectural merit to enhance the justification for including Sub Area 16A in the Conservation Area.

SUB AREA 16B: The buildings in Sub Area 16B, outside the Conservation Area, although of no great architectural or historic interest, are of no less interest than the modern buildings within the Conservation Area.

Preservation and Enhancement

Grosvenor Hill has lost much of its original historic interest and now has the character of a pleasant if undistinguished suburban street, which can be preserved through careful maintenance and ensuring that unsympathetic alterations and extensions do not erode its character further.

Possible Extension or Reduction

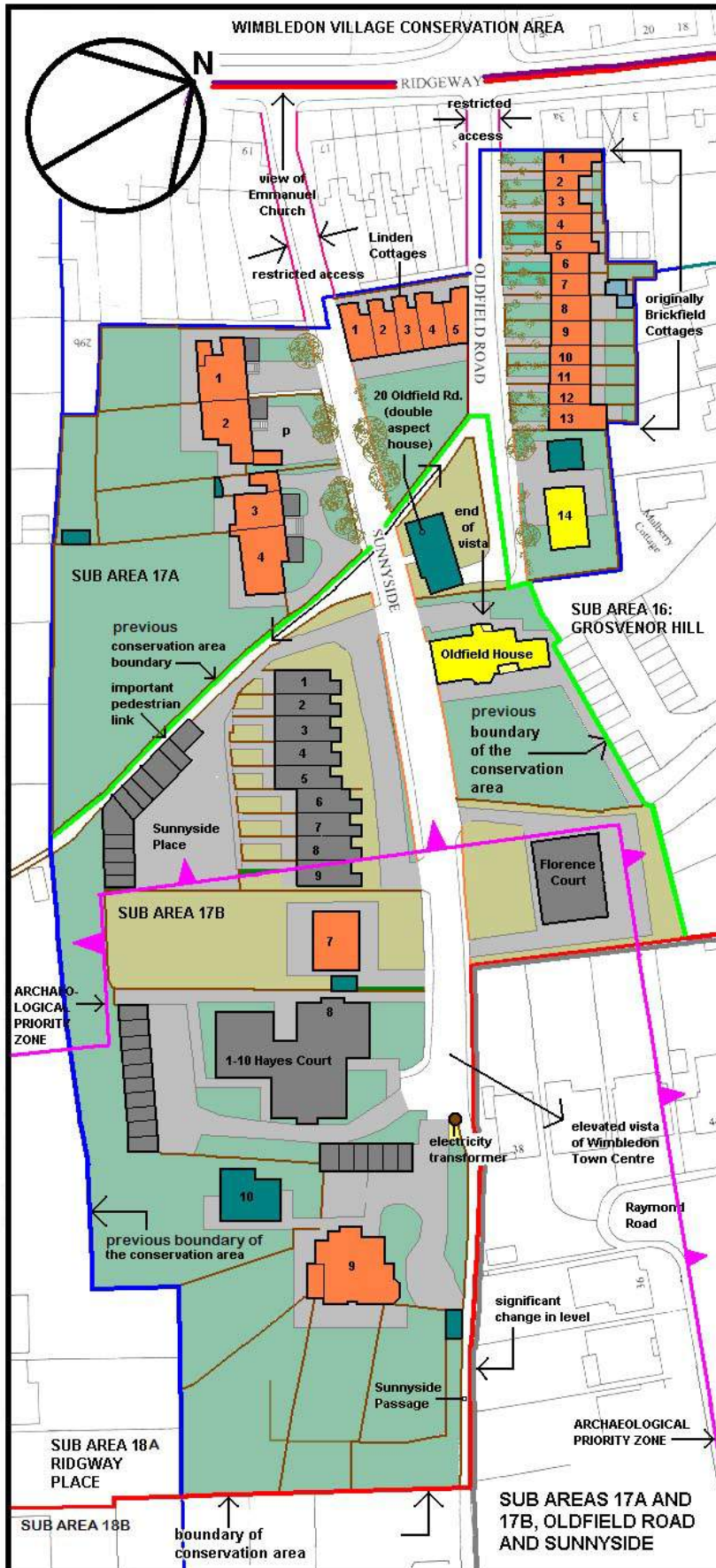
Since the modern buildings in Sub Area 16A are of no greater architectural distinction from those in 16B, there is little justification in excluding the eastern end of the Grosvenor Road from the Conservation Area, and because of the marginal architectural or historic interest of the other buildings in Sub Area 16A, the choice has therefore been between including or excluding the whole of Grosvenor Hill from the Conservation Area. On balance, the Sub Area's pleasant character and its position at the logical culmination of the eastern end of the Conservation Area marginally justify the road's inclusion, and therefore the boundary has been realigned to include all the properties in Grosvenor Hill.

The re-aligned boundary therefore continue along the northern boundary of the rear gardens to Nos. 6a to 6e Grosvenor Hill, and along the northern and eastern boundaries of Grosvenor Court.

SUB AREAS 17A AND 17B: SUNNYSIDE AND OLDFIELD ROAD

Map of Sub Areas 17A & 17B

Extent and Justification



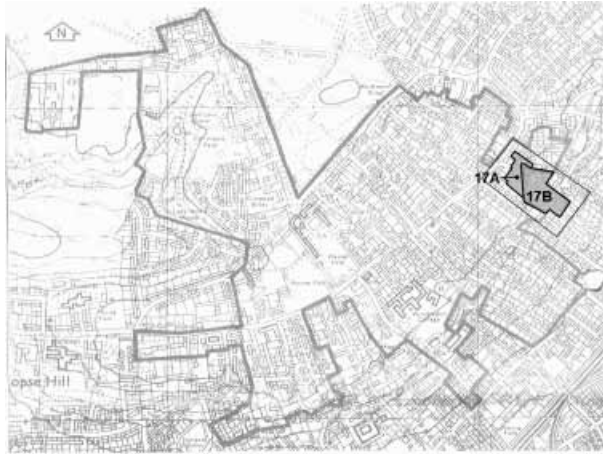
Sub Area 17A takes in the houses along Oldfield Road, the northern end of Sunnyside, and Linden Cottages, in between, while 17B encompasses the southern end of Sunnyside, and previously lay outside the Conservation Area. The reasons for including Sub Area 17B are set out below.

History

Until 1800 this area south of the Ridgway consist-ed of open fields crossed by a pathway leading from the eastern end of the Ridgway south-wards across the es-carpment and field pattern towards Worple Road. The 1800 map shows a terrace facing on to the Ridgway (pres-umeably Nos. 5 to 17 Ridgway) and an-other terrace of 13 houses cut in half by the pathway immedi-ately south of the Ridgway. This terrace is labelled on the 1838 map as Brickfield Cottages. Immediately south of the terrace is the "footprint" of another house or houses on the present site of No. 14.

However, the 1800 map seems to conflict with Mil-ward's researches, which state that Brickfield Cottages was built at

a cost of about £100 per house in about 1820 on a patch of brick-earth owned by William Eades, a grocer in Wimbledon High Street [Milward 1989, p.52; 1998, p.92; 2000, p.24]. If they are found to have been built in about 1820, or even before 1800, as the map seems to indicate, their suitability for listing may need to be reconsidered.



Location Map of Sub Areas 17A & 17B

Linden Cottages makes its first appearance on the 1865 map, together with a row of villas on the western side of what is now Sunnyside, apparently stretching uninterrupted as far as No.9. The two pairs of semi-detached villas shown on the map nearest the Ridgway are presumably Nos. 1 to 4 Sunnyside, but the only other survivor is No.7, sandwiched between two blocks of modern developments.

Character: The character of this sub-area is that of a series of intimate spaces and views along and between the two roads and the pedestrian way which cuts diagonally from Oldfield Road southwards across Sunnyside and beyond. This is the only part of the Conservation Area (except perhaps the area around the Crooked Billett) which has not been laid out as estates, but where the roads had to circulate around the existing haphazard arrangement of buildings. Because of the complexity of the subsequent spaces, they are considered in detail in the descriptions of each of the roads and the buildings adjoining them.

SUB AREA 17A: OLDFIELD ROAD AND THE NORTHERN END OF SUNNYSIDE

Justification for Sub Area

Although Nos. 1 to 13 Oldfield Road and Linden Cottages are similar in character and age to the nearby terraces on the south side of the Ridgway (Sub Area 15), and Nos. 1 to 4 Sunnyside are similar to later semi-detached villas in other parts of the Conservation Area, Sub Area 17A is spatially separate and quite different in character from the adjoining parts of the Conservation Area.

OLDFIELD ROAD

Character

Because of the short gardens and the proximity of the garden walls and gable ends of Linden Cottages and No.5 Ridgway, Oldfield Road has a strongly urban feel. This is accentuated by the high density of parked cars and traffic congestion resulting from the lack of garages. The view along the road to the south is terminated by Oldfield House, beyond the Conservation Area boundary, and that to the north continues along Lingfield Road, with the conical roof of the Village Club (in the Wimbledon Village Conservation Area) dominating the skyline. Oldfield Road also enjoys a vista along the rural tree lined pedestrian way linking it diagonally with Sunnyside. The prevailing materials are brick walls, slate roofs and timber windows, porches and fences, and the well stocked gardens, boundary hedges and occasional mature trees soften the urban character and contribute to the Arcadian atmosphere.

Buildings

Of the fifteen or so properties in Sub Area 17A, twelve are locally listed, one other has a positive impact on the character of the Conservation Area, and the effect of the remaining two are neutral.

Odd numbers, east side, north to south

Nos. 1 to 13 consecutive: A stepped two storey brick terrace with slate roofs and Georgian sash windows, largely unaltered except for a variety of modest front porches in timber. It was built at about the same time as the adjoining two storey terrace in the Ridgway, since they both appear for the first time on the Thomas Milne Land Utilisation map of c.1800. They were originally known as Brickfield Cottages, and before the development of Linden Cottages and the houses in Sunnyside, they had a *glorious and uninterrupted view across the Epsom Downs* [Milward 1989 p.150]. The VicSoc report's recommendation that they be statutorily listed has not been taken up, but they have since been added to the **local list**. The short front gardens are separated from the road by picket fences and gates in various colours.

The eastern side of Oldfield Road, showing typical traffic congestion



No.14: An attractive detached two storey modern house with a tile-hung upper floor and white rendered ground floor and a central projecting tiled porch. It was built on the site of a house or houses shown on the 1800 and 1838 maps as a continuation of Nos. 1 to 13.

Consecutive numbers, west side, west to east

Nos. 1 to 5 consecutive, Linden Cottages: A terrace of five two-storey houses built between and at right angles to Oldfield Road and Sunnyside, to the rear of 5 to 17 Ridgway, and reached from an alleyway on the north side. The VicSoc's report recommended that Linden Cottages should be statutorily listed has been unsuccessful, and the Council has added them to the **local list**.

SUNNYSIDE

Character: The walls and gable ends of Linden Cottages and the terraces on the Ridgway create a sense of enclosure at the northern end of Sunnyside, which then opens up with views into the tree lined rear gardens to Linden Cottages and front gardens to Nos. 1 to 4 Sunnyside to the west. The urban character of Sunnyside is therefore not as pronounced as in Oldfield Road, and the vehicle congestion not quite as dominant.

The spire of Emmanuel Church on the other side of the Ridgway (within the Wimbledon Village Conservation Area) forms a focal point to the view north along Sunnyside, and the section which terminates the southern vista is considered under Sub Area 17B. The attractive



Buildings***Linden Cottages from Sunnyside, looking towards the Ridgway***East Side, north to south

The eastern side of Sunnyside is lined by the gable ends and garden walls and fences of Nos.17 Ridgway and 1 Linden Cottages.

Consecutive numbers, west side, north to south

Nos.1, 2, 3 (Garden House) and 4: Two pairs of three storey mid nineteenth century semi-detached flat fronted brick houses in stock brick with hexagonal slated roofs, moulded render detailing to the windows and porches, and ornamental ironwork to the window cills of the *piano nobile*. The VicSoc report recommended that Nos.1 to 3 be statutorily listed, and, despite an oversized dormer to the front roof of No.2, all four have since been added to the **local list**.

Positive and Negative Features

Oldfield Road and Sunnyside are particularly attractive extensions to Wimbledon Village whose atmosphere is impaired by the traffic congestion caused by the lack of garage or private car parking space.

SUB AREA 17B, SOUTH END OF SUNNYSIDE

Extent and Justification

Sub Area 17B is visually a continuation of Sunnyside, but was presumably excluded because of the reduction in architectural or historic interest resulting from the development of Sunnyside Place and Hayes Court on the west and Florence Court on the east side of the road. The southern boundary of the Sub Area is determined by the dramatic change in level between the southern end of Sunnyside and the back gardens to the houses along Raymond Road. The Sub Area also includes Sunnyside Passage, an attractive narrow lane which leads past the eastern side of Nos. 9 and 10, and connects Sunnyside with Malcolm Road, to the south.

History

The 1865 map shows that the five detached villas which originally lay outside the Conservation Area date from the same period as the two pairs of villas inside it. However, all but Nos. 7 and 9 have been replaced by modern development.

Character

Sub Area 17B is lined on both sides with houses and blocks of apartments of various periods and the continuing areas of greenery, particular along the western side, echo the Arcadian nature of the northern end of the street. Because of the different ages of the buildings no particular materials predominate, but an ornately styled early "electricity transformer" station outside the entrance to Nos.9 and 10 is listed **grade II** following the VicSoc report's recommendation.

The view northwards along Sunnyside is similar to that of Sub Area 17A, and southwards it terminates in the tree-lined entrance to the grounds of Nos.9 and 10. However, the elevated position of the southern end of Sunnyside affords a dramatic vista south-east over Wimbledon Town Centre and the distant horizon.

Buildings

Of the fifteen or so properties in Sub Area 17B, two are locally listed, one other has a positive impact on the character of the conservation area, one is neutral, and the remaining eleven tend to have a negative effect.

OLDFIELD ROAD

East Side: The east side is included within Sub Area 17A.

West Side

No. 20: A detached two storey house of traditional construction probably dating from the 1960's or '70's. Although it is approached from the southern end of Oldfield Road, its main impact on the streetscape is on the eastern side of Sunnyside.

SUNNYSIDE: *The west and east sides of the north end of Sunnyside, looking north*



East side, north to south

Oldfield House: An attractive detached two-storey cottage style twentieth century house at right angles to and culminating the vista southwards down Oldfield Road, with a white rendered ground floor and vertical red tile hanging above. The hipped roof and a projecting porch are clad in brown slate. Despite its recent construction, it is recommended for **local listing** because of its pleasant proportions and the way in which it blends with its setting.

Nos. 1 to 16 Florence Court: An architecturally undistinguished post war block of 16 flats which has a detrimental effect on what remains of the historic character of the area.

Consecutive numbers, west side, north to south

Nos. 1 to 9 Sunnyside Place: A terrace of nine four-storey post war town houses of little architectural merit which fail to enhance what remains of the historic character of the area, occupying the grounds of two of the mid eighteenth century villas which were presumably numbered Nos. 5 and 6 Sunnyside. The rear contains two blocks of garages and is devoted to car parking.

No. 7: A detached two storey plus basement house dating from the mid eighteenth century with similar features to Nos. 1 to 4 to the north. It was also recommended by the VicSoc report for statutory listing, and has since been **locally listed**.

No. 8 (1 to 10 Hayes Court): A four-storey post modern block of ten apartments of little



gardens sloping southwards towards Malcolm Road. Features include the classical front porch and the broken pedimented gables. The VicSoc report recommended it for statutory listing and it has since been added to the **local list**.

Oldfield House, at the southern end of Oldfield Road, and the southern end of Sunnyside, showing the view towards Wimbledon town centre, the entrance to Sunnyside Passage, the listed “electricity transformer station” and the entrance to Nos. 9 and 10 Sunnyside

No.10: A detached two storey house to the side of No.9 and approached from the same entrance drive. The VicSoc report recommended it for statutory listing, and the 1865 map shows outbuildings to No. 9 in this position. However, it appears that the house has either been rebuilt or has undergone such substantial alterations that its historic character has been lost.

Positive and Negative Features:

Besides the pleasant character of Oldfield House and No. 20 Oldfield Road, and the obvious architectural merit of Nos. 7 and 9 Sunnyside, the area continues the Arcadian charm of Sub Area 17A, and provides dramatic views over Wimbledon Town Centre. However, the modern blocks of houses and apartments of Sunnyside Place, Hayes Court and Florence Court have a significantly detrimental effect on the area’s character.

Sub Areas 17A and 17B include and exclude buildings which have both a positive and negative effect on the Conservation Area. Sub Area 17A includes the pleasant modern detached house at No.14 Oldfield Road, but excludes the adjoining No.20 Oldfield Road and Oldfield House, the latter being of significant architectural merit. By locating the Conservation Area boundary along the diagonal path which bisects Sunnyside, not only are the undistinguished No. 10, and the unfortunate modern blocks of Sunnyside Place, Hayes Court and Florence Court excluded, but so are the locally listed houses at Nos. 7 and 9 Sunnyside, and the grade II “electricity transformer” station. On balance, therefore, there seems a reasonable case for extending the boundary to include Sub Area 17B.

Also, the boundary to Sub Area 17B follows a clearer change in topography and townscape character than the present boundary. The continuation of Sunnyside each side of the Conservation Area boundary is broken dramatically by the vista south-eastwards towards Wimbledon town centre from the southern end of Sunnyside, resulting from a substantial change in level along the southern boundary of Florence Court and the eastern side of Sunnyside, which follows the rear boundary of the back gardens to the suburban housing in Raymond Road.

The Conservation Area boundary now follows the present northern boundary along the rear gardens of Nos. 1 to 14 Oldfield Road and the southern boundary to Sub Area 16. It then follows the southern boundary of Florence Court, the eastern side of Sunnyside and Sunnyside Passage, and the southern boundary to No. 9 Sunnyside as far as the present boundary along the rear gardens of Ridgway Place.

Preservation and Enhancement

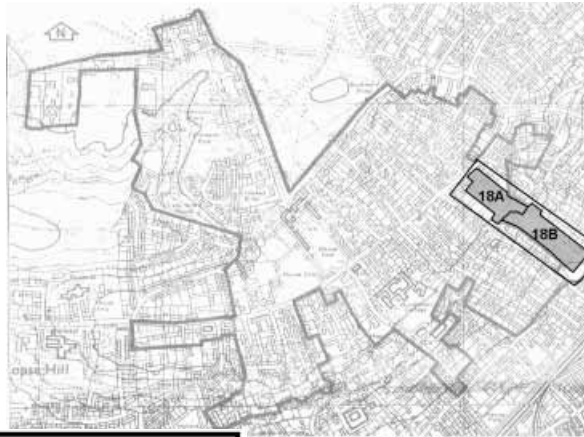
It is essential that the intimate close-knit character of Sub Area 17A be preserved, despite the pressures for car parking. Ways of easing the severe congestion, particularly along Oldfield Road, should be investigated. Further modern infill should be resisted in Sub Area 17B, and any future redevelopment of Sunnyside Place, Hayes Court or Florence Court should involve buildings which are more sympathetic to the scale of their historic neighbours. The extension of the Conservation Area would help to ensure this and provide greater protection to the locally listed properties.

SUB AREAS 18A AND 18B: RIDGWAY PLACE

Extent and Justification

Sub Area 18A covers the northern part of Ridgway place as far as the southern boundary of the Conservation Area, and 18B the southern part, outside the Conservation Area. Ridgway Place is the most easterly of a series of parallel roads which echo and continue those on the northern side of the Ridgway. There is a natural separation from the Sub Areas to the east and west along the line of the back gardens, and its simple linear character is entirely different in layout and period from the informal arrange-

Location Map of Sub Areas 18A and 18B



ment of Sunnyside and Oldfield Road.

History

As is shown on the Ordnance Survey map of 1865, Ridgway Place is the first of the series of streets of spacious villas south of the Ridgway which were laid out to meet the growing demand by the more wealthy professional classes who were finding Wimbledon increasingly attractive. The houses at the northern end of Ridgway Place were built first in the 1860s and the southern section was constructed in the early 20th C., below the steeper escarpment leading down to Worple Road.

SUB AREA 18A, RIDGWAY PLACE, NORTH

Map of Sub Area 18A

History

The houses in Sub Area 18A were built by the Haberdashers Company and form a unified and well preserved composition of distinguished villas. Those

on the eastern side comprise an outstanding example of their period. As Milward explains:

Many of the larger houses belonged to prosperous middle-class families like the Fells who moved to Ridgway Place in the early 1880s. In their home they had "a very unusual thing, a bathroom", but all the rooms were still lit by candles, though "there were gas jets in the hall" [1998 p.92].

Character

While the VicSoc report considered that the southern half did not constitute conservation area material, it waxed lyrical about the upper part of Ridgway Place:

The upper half however is highly distinguished and merits statutory listing, particularly in view of its group value. It consists of two rows, one on each side of the road, of yellow-brick villas in the grand manner, flamboyant but austereThe even numbers (on the East side) are largely separate but of the same type, like giants' dolls houses. The odd numbers (West side) are more varied, and present a flatter elevation: some are de-tached, while others are joined in pairs. Both the odd and even numbers are evidently from the same drawing board: their hallmarks include, for example, a flight of steps to the front door and a rounded window over it, corbelled eaves, and high-quality moulded ornamentation above upper windows. The whole upper half constitutes a remarkably complete survival, which the Post Office is intent on eroding by demolishing 73 and 75 on the Western side.

The subsequent extension of the telephone exchange on the Ridgway did indeed involve the demolition of the northernmost of this group. Specifically, the Society recommended listing all eleven houses on the west side (Nos. 55 to 75) and ten houses on the east (Nos. 50 to 68). But, despite the VicSoc's enthusiasm, none of the houses are on the statutory list, but most have since been **locally listed**.



The north end of Ridgway Place, looking south, showing the Villas on the west side

Despite the simple linear layout of the houses in Sub Area 18A, the townscape does not appear boringly repetitive because the distinguished scale and proportions of the houses, particularly on the eastern side, set up a strong and consistent rhythm, while the mature landscaping softens their impact. Because of the change in gradient, the termination of the view south is open to the sky, while that northward continues into The Grange.

Buildings:

Sub Area 18A contains twenty-two properties, eighteen of which are locally listed, and the other four also having a positive impact on the character of the Conservation Area. The houses on the east side appear from their style to have been built earlier than those on the west.

Even numbers, east side, south to north

No. 50: Substantial **locally listed** classically proportioned detached two storey house which the VicSoc report says was originally built in 1820 and enlarged in "Victorian Times", but is otherwise dated as 1912. It is in stock brick with ornamental stone surrounds to the windows and a projecting porch, which appears to occupy the site of the southernmost of the 1860 houses.

(The south-western end of the lane from Sunnyside emerges between Nos. 50 and 52. It is a particularly attractive feature which provides a feeling of rural charm to this part of the Conservation Area.)

No. 52, Trochee Hotel: A detached three storey and semi-basement double fronted house dating from before 1898 in stock brick, render detailing and a slate roof. The VicSoc's assertion that *it was originally built about 1820, but was enlarged in Victorian times and bears the same stylistic marks as the other houses above it* is not supported by the Tithe Map of 1838, which shows open fields in this locality. Features include a projecting porch with pillars and pilasters, rendered string courses and eaves brackets. It was considered for local listing but, because of an unsympathetically designed major side extension coupled with the house's conversion to an hotel, it was not considered of sufficient quality.

Nos. 54 to 68: A row of eight **locally listed** detached houses of two and three storeys plus semi basement, dating from about 1860, designed as a unified composition. All the houses retain most of their original features. The fenestration to the main block of each house consists of single elegant central windows on each floor. The dominant window at *piano nobile* level is alternately a triple window with triangular portico above, or a more conventional canted bay. Above is a smaller window with a curved portico, and above that a tiny semi-circular arched window under a gabled roof with deeply recessed eaves. The materials are generally stock bricks and slate roofs, white rendered or stone surrounds to the windows and front door. To the side, a two storey block contains the entrance under a round-headed arch at *piano nobile level* approached up a flight of steps. Later side extensions have generally been carefully designed to blend with the original buildings.

A typical pair of houses on the eastern side of Ridgway Place: Nos. 58 and 60



No. 54: Triple window to the *piano nobile*, but a utilitarian two storey garage block to the side. Walled front garden.

No. 56: Bay window to the *piano nobile* and a sympathetically designed two storey garage block to the side with Palladian window to the first floor under a gable of similar pitch and scale to that of the main block. The fenced paved forecourt is softened by generous planting.

No. 58: Triple window to the *piano nobile*, and a sympathetically designed two storey garage block to the side with a broken pediment to the gable and a five-centre arch over the garage door. The paved forecourt is largely given over to car parking.

Nos. 60a and 60b: Bay window to the *piano nobile*. The house was converted into two dwellings in 1951.

No. 62: Similar design, but of red brick with a plainer triple window to the *piano nobile*. The house was converted into four apartments in 1981.

No. 64: Triple window to the *piano nobile*. A two storey side extension with a pitched roof and first floor window proportioned to reflect the main block, but with a garage entrance out of keeping with the overall composition.



The view south from the Ridgway showing how Nos. 70 and 72 Ridgway Place have been designed to blend with the earlier properties.

No. 66: Bay window to the *piano nobile* and a small sympathetically designed side extension containing a garage at semi-basement level. The walled paved forecourt is largely devoted to car parking. The house was converted into two apartments in 1952

No. 68: Similar design, including a bay window to the *piano nobile*, but with a Mansard roof, pitched dormer window and dominant chimneys to the side. The forecourt is devoted to car parking.

Nos. 70 and 72: A pair of recently built semi-detached three storey houses of stock brick carefully designed to echo the character of Nos. 54 to 68. Each house has a gable and two storey bay windows to the three storey section, and two storey side extensions with lean-to roofs. The forecourts are devoted to car parking.

Odd numbers, west side, south to north



Nos 61 and 63 Ridgway Place, No. 53 and St John's Passage, and St John's Passage. The southern boundary of the Conservation Area follows the line of St John's Passage, an attractive country lane between Ridgway Place and St. John's Road.

No. 53: A substantial detached **locally listed** house of two and three storeys built before 1895 displaying some Arts and Crafts influence, and extended to the front and side. The main block is of stock brick with red brick detailing and tile hanging under a slate roof. The

extensions comprise a complex of single and double roofs which obscure the simple composition of the main block, although the three storey front extension may form part of the original composition because it continues the ornate tile hanging and brick chimney dominating the gable end. The VicSoc report refers to it as Rickfield House:

Originally it was a (pre-1840?) house in yellow brick, thought to be a farmhouse, but it was rebuilt and much enlarged in Victorian times in red brick and hanging tiles. Though different in style from the houses above it, and presumably later in date, it is of good quality and makes an interesting contrast to its companions.

No. 55: A **locally listed** detached three storey house plus basement with two storey side wing and tall chimneys, built of stock brick with a rendered basement, and a covered cast iron entrance veranda. The projecting gabled main section has a two storey canted bay, giant order quoins, and a rendered first floor string course, soffit and ornamental window surrounds. The fenced forecourt is entirely devoted to car parking.

Nos. 57 to 63: Two pairs of semi-detached **locally listed** houses dating from 1876 (or possibly 1857-8). Each pair consists of a central section of three-and-a-half storeys plus basement with two-and-a-half storey side wings, with hipped slate roofs. The fenestration generally reflects that of the detached houses opposite, with single central bay windows on each floor of the main block, dominated by either a triple or bay window to the *piano nobile* and a smaller triple window with a flat cornice above. The top floor windows to each house project above an elaborate cornice and eaves, and are capped by small dormers. The side entrances at *piano nobile* level are approached up a generous flight of steps and both it and the first floor windows to the two storey side wings are topped by semi-circular cornices. Each pair is dominated by a particularly high range of chimneys along the party wall.

Nos. 57 and 59: A semi-detached **locally listed** pair with front railings. No.59 has a three storey side extension housing a semi-sunken garage.

Nos. 61, 61a and 63: A semi-detached **locally listed** pair without garden fences or walls but with extensively landscaped gardens. In 1981 No. 61 was significantly enlarged to form two dwellings.

Nos. 65 and 67: A semi-detached pair of **locally listed** three storey double fronted houses in stock brick with rendered semi-basements. Features include three storey canted bays each side of a central entrance at *piano nobile* level approached up a generous staircase, and pitched dormers of various kinds in a Mansard roof. The entrance details, stairs and central chimney stocks are similar to those of Nos. 57 to 63. No. 65 has an extensively landscaped front garden and No. 67 has a garage inserted at semi-basement level.

Nos. 69 and 71: A semi-detached pair of locally listed three storey houses in stock brick with rendered lower floors, side entrance wings, two storey canted bays and hipped roofs with pitched dormers. Similar entrance details, stairs and central chimney stacks. The extensively planted front gardens have no walls or fences. No. 71 has been significantly extended.

Positive and Negative Features

Although the extensions to some of the houses are quite substantial they are mainly of reasonable quality and do not seriously erode the original architectural integrity of the houses. The extensive hardstanding of some of the houses undermines their setting, while some are enhanced by extensive landscaping.

Preservation and Enhancement

Further car parking within the front gardens should be resisted by the use of **Article 4 Directions** and owners be encouraged to reinstate soft landscaping where possible. Development in the extensive gardens to the side of No. 50 and the rear of No. 53 (off St. John's Passage) should be resisted to help preserve the area's Arcadian character.

SUB AREA 18B, Outside the Conservation Area

The possibility of extending the Conservation Area further down Ridgway Place was considered but rejected, as explained below.



No. 31 Ridgway Place and the south end of Ridgway Place



Character

The Conservation Area boundary occurs on or about the point where the road changes abruptly in character. The gradient suddenly steepens south of the boundary and the tree-lined sense of enclosure to the north changes to an open vista lined with inter and post-war houses of suburban density, making this a suitable position for the boundary. Also, on the west side St John's Passage forms a natural historic break at the top of the steep gradient, and to the east the heavily treed southern boundary of No.50 forms a visual break just below the change in gradient.

Buildings

Two of the thirty-eight houses have a positive impact on the character of Sub Area 18B, and the effect of the remainder is neutral.

Odd numbers, west side, south to north (There are no Nos. 23, 25 or 27)

Swallow Court: Swallow Court is a modern three storey block of flats, the second floor being clad in tiles to form a false Mansard roof. It lies on the corner of Ridgway Place and Worple Road and, although facing on to Ridgway Place, it is more closely associated with Worple Road in scale and character, and is therefore excluded from Sub Area 18B.

Nos. 1 to 19: Nos. 1 to 11 consist of three pairs of two storey semi-detached houses, the first three pairs being typical inter-war hipped roofed houses in white render with square bay windows, Nos. 13 and 15 having tiled gables facing the road, and Nos. 17 and 19 being an equivalent modern version in red brick with projecting side wings and hipped dormers. They are typical of suburban estates throughout south London and are not Conservation Area material.

Nos. 21 and 29: These two houses are conventional modern detached two storey brick houses with gabled ends.

No. 31: A well proportioned distinctive flat roofed house typical of the 1960s with metal windows and white painted vertical timber cladding.

Nos. 33 to 47: The remaining houses on the west side as far north as the Conservation Area boundary consist of 10 two storey detached properties in various styles.

- Nos. 33 to 41 consist of detached versions of Nos. 1 to 11, in white render with hipped roofs and square bays topped with “half-timbered” gables.
- No. 43 is another well proportioned post-war house with shallow pitched roofs.
- No. 45 is a conventional hipped-roofed post-war house in pale brick.
- No. 47 is an inter-war or possibly earlier house of some distinction, with hipped gables, vertical tile hanging to the first floor and a projecting “half-timbered” single storey porch.

East Side (even numbers, from south)

Nos. 2 to 36: 19 detached and semi-detached inter or post-war houses in various styles.

- Nos. 2 to 8: Two pairs of semi-detached two storey inter-war houses of similar design to Nos. 1 to 11.
- No. 10: A similarly designed two-storey detached house.
- No. 12: An inter-war two storey detached house with square bays dominated by a “half timbered” gable.
- Nos. 14 and 16: A pair two storey semi-detached of similar design to Nos. 2 to 8.
- Nos. 18 to 28: Six conventionally designed post-war houses of varying styles.
- No. 30: An inter-war brick built bungalow.
- Nos 32 to 36: Three conventionally designed post-war houses, No. 36 having a wide raised terrace to exploit the view south-west from its elevated position.

Possible Extension or Reduction

The VicSoc acknowledged that the lower end of Ridgway Place did not merit inclusion in the conservation area, and the present boundary forms a natural break both historically and topographically. Although Sub Area contains a couple of houses of some distinction, particularly Nos. 31 and 47, as a whole they are not worthy of inclusion in the Conservation Area. The only recommended adjustment is to include No. 47 and the adjoining attractive raised pavement on the west side of the road, the raised pavement on the eastern side already being included.

SUB AREA 19: MURRAY ROAD (SOUTH)

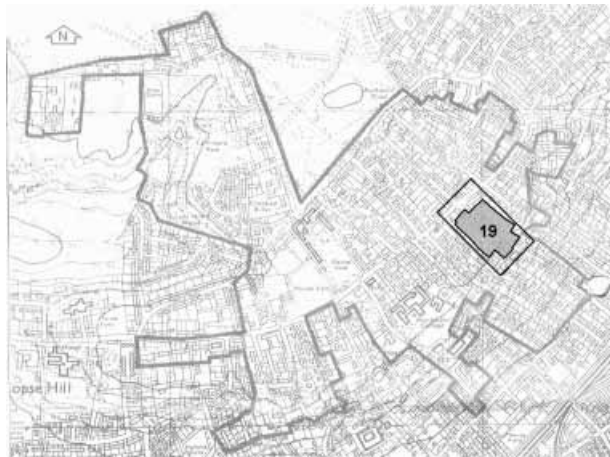
Location Map of Sub Area 19

Extent and Justification

Sub Area 19 takes in the part of Murray Road south of the Ridgway as far as its junction with Spencer Hill and St John's Road, the northern section of Murray Road being covered in Sub Area 10.

History

The southern part of Murray Road continues the infill between Sunnyside and Denmark Road which was commenced along Ridgway Place, most of the houses being built between 1906 and 1911.



Character

Like Ridgway Place, the southern part of Murray Road is basically suburban in character, most of the houses being detached, with six pairs of semi detached properties on the western side, and the more imposing houses lying to the east. The houses display an inter-esting eclectic variety of styles and compositions typical of the early years of the twentieth century

Nos. 33 to 47: The remaining houses on the west side as far north as the Conservation Area boundary consist of 10 two storey detached properties in various styles.

- Nos. 33 to 41 consist of detached versions of Nos. 1 to 11, in white render with hipped roofs and square bays topped with “half-timbered” gables.
- No. 43 is another well proportioned post-war house with shallow pitched roofs.
- No. 45 is a conventional hipped-roofed post-war house in pale brick.
- No. 47 is an inter-war or possibly earlier house of some distinction, with hipped gables, vertical tile hanging to the first floor and a projecting “half-timbered” single storey porch.

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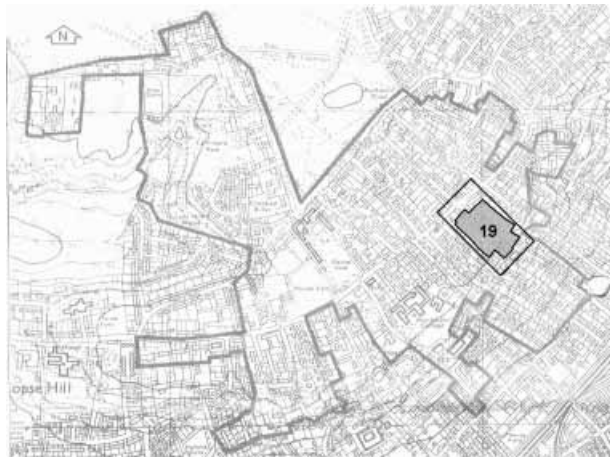
Location Map of Sub Area 19

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Like Ridgway Place, the southern part of Murray Road is basically suburban in character, most of the houses being detached, with six pairs of semi detached properties on the western side, and the more imposing houses lying to the east. The houses display an inter-esting eclectic variety of styles and compositions typical of the early years of the twentieth century

with no particular front boundary treatment pre-ailing and some of the front gardens being devoted to car parking. Because of the sudden change in gradi-ent, the southern end of Murray Road also enjoys a wide vista towards Morden, the view being enhanced by the Church of St John the Baptist at the top of Spencer Hill.

Map of Sub Area 19



Buildings

THE SOUTHERN END OF MURRAY ROAD

Of the 31 houses in Sub Area 19, six are locally listed, nine more make a positive contribution to the character of the Conservation Area, and the effect of the other sixteen is neutral. The VicSoc report described Nos. 35 to 41, at the northern end adjoining the Ridgway, as *sensible, unexciting houses*.

Even numbers, east side, south to north

No. 2; A detached two storey house dating from 1907, of brick with a rendered first floor and a gabled projecting main front.

No. 4: A substantial detached two storey house dating from 1911 of red brick, whose central section has a projecting bay and recessed porch under a slated roof; the north wing has a double height bay under a tile hung hipped gable; and the first floor window to the

lower south wing projects above the eaves line. There are a multitude of tall brick chimneys and other charming details which makes the building well worthy of **local listing**.

No. 6: A simple box-like modern two storey detached house dating from 1962 in red brick and a tiled roof

No. 4 and Nos. 8 and 10 Murray Road



No. 8: A detached two-and-a-half storey five bay house dating from 1909, the top floor being built into the steeply sloping tiled roof and lit by three large pointed dormers. The classically styled house is of red and blue bricks, with curved rendered eaves and half gables to each end dominated by large brick chimneys. The house was considered to fall slightly short of the standard sought for local listing despite being a fine example of its kind and, except for shutters to the first floor windows, no modifications are evident. It should therefore be re-considered for **local listing**.

No. 10: A **locally listed** detached white rendered two storey two bay neo-vernacular house dating from 1911 with leaded lights. The dominant wing is set forward and contains a two-storey bay window under a curved hipped roof which continues in a cat-slide over the side garage. The other wing is gabled and contains the elaborately detailed brick entrance porch. The wings are separated by a large ornate moulded brick chimney.

No. 12: A symmetrical detached two storey house built in 1911 with projecting wings each side of the entrance, each of which have ground a floor bay window under a cantilevered tile hung gabled upper storey.

No.14: A two-and-a-half storey detached house built in 1907 of red brick, with a projecting gabled north wing containing a Palladian window .

Nos 12 & 14 and No. 16 Murray Road



No. 16: A **locally listed** two storey two bay detached house of brown brick and tile. The most notable features include the brick and tile detailing at the porch and within the gable, the size and brick detailing to the chimneys, the leaded lights, the oval window within the gable, the curved lines and slope of the roof, and the moulded brickwork to the panel over the porch.

The modest detailing belies a particularly attractive and well detailed house in the neo-vernacular style. The VicSoc states:

16 is a very individual Arts & Crafts style of house, dated 1908, and deserves statutory listing: the architects were William and Edward Hunt, and the house is illustrated as "Redlands" in "Recent English Domestic Architecture" 1908 and "Modern Building Record" vol. 4 (1913) pp 242-3; note half size bricks in a mannered bond.



Above: Nos. 18, 20 and 22 Murray Road from the south, and a close-up of No. 22 Murray Road, and, below, Nos, 17, 19 and 21 Murray Road, and No. 27 Murray Road



No. 18: A **locally listed** two storey double fronted house with extensive dormers in the roof. It was built in 1906 and may, despite the continuing ornamental soffit detail, have undergone substantial alterations, particularly at the front, which is of brick with a band of pebbledash at first floor window level and dominated by two large bay windows with hanging tiles on each floor. The two storey southern side wing is of greater architectural interest and may better reflect the house's original articulated character, since it includes an ornamental brick and tile arched entrance, a first floor open loggia supported on a bulbous pillar, a Palladian dormer window and a large ornate chimney stack.

No. 20: A **locally listed** three storey brick detached single bay house dating from 1906, the top floor being set into the front gable. The front elevation contains shallow curved bays on the ground and first floor, a Palladian window on the second and Art Nouveau style detailing to the porch. The roughcast rendered top storey is separated by an ornate string course which continues along the side elevations under the eaves and is dominated by a roughcast rendered chimney to the side.

Nos. 22, 22a and 22b: A three storey detached house built in 1907 and since converted into apartments. The main wing is similar to No. 20, with bay windows on the ground and first floors and a Palladian window in the gable end, but with a side wing containing a columned

flat roofed porch and a covered vehicular driveway to garages at the rear. Despite its subdivision, its similarity to No. 20 makes it worthy of consideration for **local listing**.

Odd numbers, west side, south to north (there is no No.11)

Nos. 3 and 5: A pair of two storey rendered semi-detached houses dating from 1926 with two storey square bay windows and flat roofed dormers.

Nos. 7 and 9: A pair of semi-detached houses of similar design and date as Nos. 3 and 5.

Nos. 13 and 15: A pair of two storey detached houses of brick and white render built in 1922 which may have originally been of similar design. No. 13 appears to have been considerably and rather detrimentally enlarged. While No. 15 has a projecting gabled north wing with a ground floor bay, the top of the central two storey curved bay to No. 13 has been removed to accommodate an enlarged gable which lacks the depth of the eaves and fascia of No. 15.

Nos. 17 and 19: A pair of two storey semi-detached brick and white render houses built in 1909 with semi-circular two storey bay windows and large flat roofed dormers.

No. 21: A two storey detached double-fronted house in crème render with a brick plinth described in the VicSoc report as *Queen Anne or Neo Dutch*, and recommended for local listing. However, its character, which does not obviously match the standard required, has been eroded by plastic windows and by extensive front hardstanding.



The southern end of Murray Road

Nos. 23 and 25: A symmetrical pair of two storey semi-detached houses built in 1907 in rough grey render with red brick quoins and projecting wings containing large ground floor bay windows and hipped roofs.

No. 27: A **locally listed** detached double piled three storey double fronted house in brick and render built in 1906. The deeply overhanging tiled mansard roof with bracketed eaves contains large dormers and an oriel window to the side. The canted bay windows to each floor dominate the front façade, the left hand one containing the projecting front entrance porch with leaded side windows. The VicSoc report described it as *Queen Anne or Neo Dutch*, and the Council has since supported its recommendation for local listing.

No. 29: A **locally listed** detached two storey house built in 1906 in brick and roughcast render. The projecting right hand bay contains canted bay windows on each floor and a roundel window in the deeply overhanging gable. The left hand bay contains an ornamental porch to the front entrance.

Nos. 31 and 33: A pair of semi-detached two storey houses in brick and render with semi-two storey circular bay windows.

No. 35: A two storey detached house built in 1913 in grey render.

Nos. 37 and 39: A mirrored pair of two storey detached houses in brick and render built in 1913, with two storey bay windows under a pseudo half-timbered gable.

Nos. 41 and 41a: A two storey house built in 1914 in brick and render with a two storey bay window under a deeply projecting gable. The character of the house has been undermined by the installation of pseudo sash plastic windows and a crazy paving forecourt devoted to car parking.

No. 43 lies within Sub Area 15, The Ridgway.

Positive and Negative Features

The road has an attractive homogeneity, with all but one of the more distinctive houses on the eastern side being built between 1906 and 1911, and those on the western side between 1906 and 1924. Six of them are locally listed and another three also merit consideration. Despite the many trees and areas of mature landscaping, the slightly over-wide street gives a somewhat suburban feel which is increased by extensive areas of hardstanding to some of the front gardens.

Preservation and Enhancement

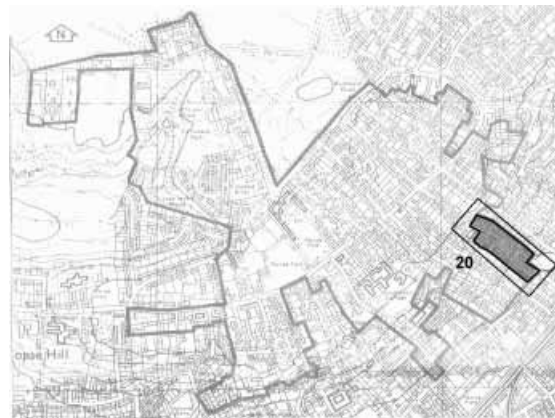
The architectural homogeneity of the street should be maintained by resisting the demolition of any of the houses to open up the extensive rear gardens for development. Further erosion of the townscape by inserting plastic windows and paving front gardens should also be discouraged before the problem gets any worse.

SUB AREA 20: SPENCER HILL

Location Map of Sub Area 20

Extent and Justification

Spencer Hill is the eastern-most of three parallel roads in the Conservation Area running down the escarpment between St John's Road and Worple Road. It is self-contained in that at the road's northern end the escarpment flattens out and takes on a somewhat different character, while its southern end marks the southern boundary of the Conservation Area.



Spencer Hill's main justification for inclusion in the Conservation Area is the pleasant tree lined setting of its distinguished houses, enhanced by the vista south-east along its sinuous curves towards Wimbledon town centre.

Character

Like the adjoining streets, Spencer Hill is lined on both sides by attractive domestic property of varying architectural and historic interest. They are not quite as distinguished as those further north, none of them being statutorily listed and only seven of the 31 properties within the Conservation Area being locally listed.

The Vic Soc report described Spencer Hill as *A road of (mainly) large Victorian villas varying in quality from moderately good to genuinely distinguished. The hilly site and matured trees and shrubs give the road character and charm.*

History

Map of Sub Area 20

Nos. 37 and 39: A mirrored pair of two storey detached houses in brick and render built in 1913, with two storey bay windows under a pseudo half-timbered gable.

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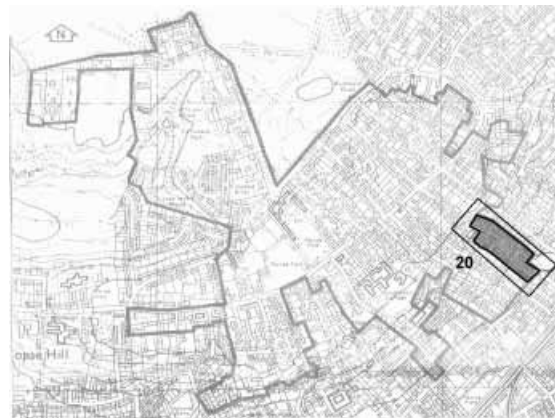
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History

Map of Sub Area 20

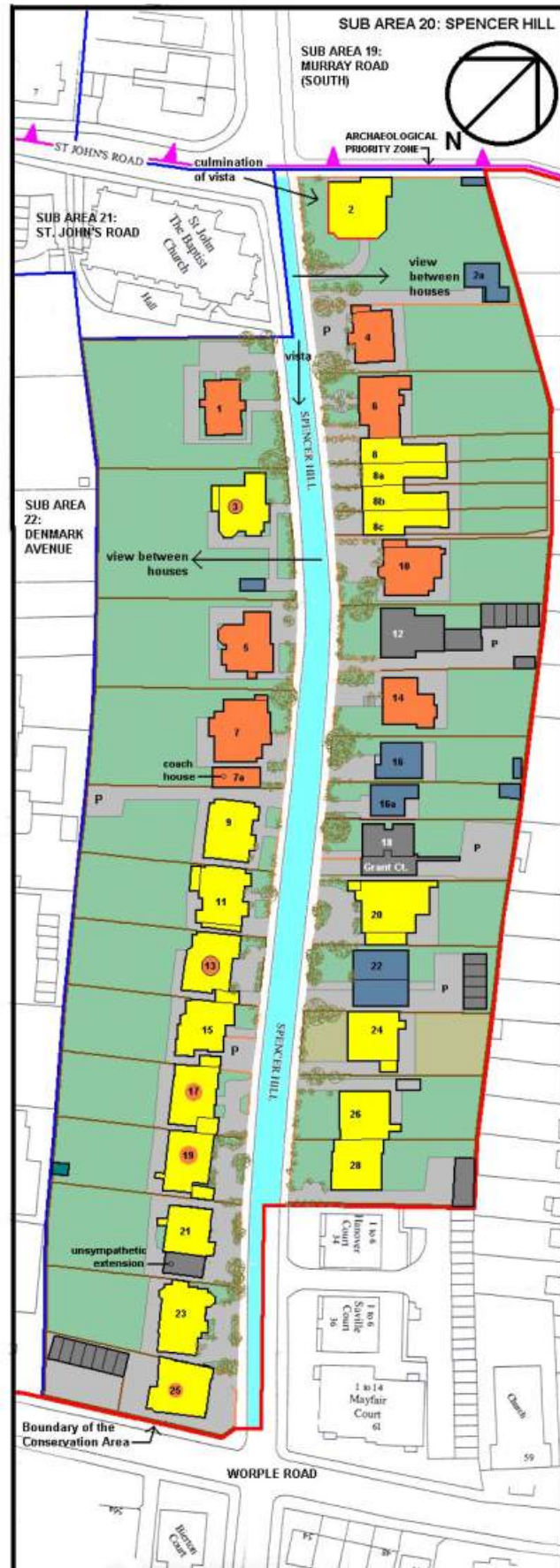
Spencer Hill was probably laid out in the 1860's and '70's, the great majority of the houses dating from the latter part of the nineteenth century, about half a dozen from the early years of the twentieth, and another four from the 1960's and '70's. In contrast to the roads to the north, Spencer Hill appears to have been developed from the south end, with Nos. 24 to 28 on the east side being built in 1890 and Nos. 17 to 21, opposite, in 1873, the next two up the hill from 1884, and the next pair in 1888. The top four on the west were constructed between 1882 and 1890. They pre-date most those on the east side, perhaps because west-facing back gardens are more desirable.

All four of the late twentieth century houses are on the eastern half towards the southern end of the road, with three blocks of flats at the southern end just beyond the Conservation Area. Their presence reflected the economic potential for redevelopment at close proximity to the town centre. This potential was of considerable concern to the Vic Soc, which recommended that Nos. 1-7, 4, 6, 10 and 14 be added to the local list, and whose 1973 report stated:

Property interests have recently bought numerous houses in Spencer Hill, notably towards the lower end, and are believed to be seeking more. Sites are now being demolished for redevelopment with blocks of flats of various sizes, presumably of the same "functional" type the firm in question have already constructed in Worple Road. This erosion is destroying the character of the street, and while some of the houses are little more than charmingly idiosyncratic, others are worthy of local listing.

Designation appears to have come at the right time, since thirty years later only three of the houses have been replaced by blocks of modern flats, the fourth modern building being an infill in the side garden to No. 16.

Buildings



Seven of the thirty-two properties in Sub Area 20 are locally listed, another nineteen also make a positive contribution to the character of the Conservation Area, three have a neutral effect (including one of the three blocks of flats) and the other two blocks and the extension to No. 21 have a generally detrimental impact.



Odd numbers, east side, north to south

Spencer Hill from the northern end

No. 1: A **locally listed** late nineteenth century three storey double-fronted detached house in grey stucco with white painted window surrounds and rusticated corner quoins, set on a wide plot with generous landscaping. The VicSoc report described No.1 as a *large villa of classical proportions, with steps and portico* and Nos. 3, 5 and 7 as *good villas with pointed arches and gables and elaborate barge-boarding*.

No. 3: A substantial two storey detached house dating from 1881 in red brick with many elaborate features, including ornamental gables, dormers, square bays and double height windows, set in landscaped grounds, which is recommended for **local listing**.



No. 3 Spencer Hill



No. 7 and the coach house at 7a

Nos. 5 and 7 are of similar design and appear to form a pair. No. 5 is a **locally listed** two/three storey late nineteenth century double fronted detached house in pale stock brick with red brick banding, the southern three storey gabled wing having ornamental barge

boards and a square asymmetrical two storey bay. Much of the front garden is devoted to car parking. No. 7 is a **locally listed** two/three storey double-fronted detached house dating from 1882 in pale stock brick with red brick banding, the large glazed white painted flat roofed central porch dividing a three storey projecting bay with a dominant gable to the north and a two storey square bay to the south.

No. 7a: Immediately south of the main building is an attractive little one-and-a-half storey **locally listed** coach house which has been converted into a separate dwelling.



No. 9 in its original but unmaintained state, and No. 11, well maintained but altered

Nos. 9 and 11: No. 9 is a **locally listed** two storey double fronted detached house dating from 1888 in pale stock brick with red rubber lintels and a semi-circular arch to the central porch, large dormers to each side, ground floor projecting bay windows topped by curved pediments, and a small recessed wing to the south. Despite its date and location, No. 9 is meanly proportioned, poorly landscaped and lacks the architectural distinction of its neighbours. Also, its division into flats in 1975 resulted in a driveway leading to a parking area at the rear. No. 11 is a two storey double fronted detached house dating from 1888 in white render with a garage wing to the south. Despite its contrasting surface finish to No. 9, and its careful maintenance and pleasantly landscaped forecourt, its features are identical, indicating that the two houses were built as a pair.



No. 13, rendered with its picturesque porch, and No. 15, with a modern porch

Nos. 13 and 15: No. 13 is a two storey double fronted detached house dating from 1884 in white render, with a particularly charming asymmetrical porch separating a projecting gabled bay with an ornamental barge board to the north and a single storey canted bay topped by a semi-dormer to the south. Despite the white render it appears to have retained most of its original features (although the porch may be later) and is recommended for **local listing**. No.15 is a two storey double fronted detached house dating from 1884 in pale stock bricks with red banding. As with Nos. 9 and 11, the identical features to No. 13 indicate that these two houses were built as a pair, despite the contrast in surface finish and the unsympathetic

modern porch to No. 15. The house is divided into six flats and the front garden is largely devoted to car parking.

Nos. 17, 19 and 21 are of similar design and all date from 1873.

No. 17: A classically proportioned two storey double fronted detached house in red brick with white render to the central porch and single storey canted bays on each side, white painted first floor sash windows, and ornamental eaves brackets. Its generous proportions attractive classical detailing and unspoilt character make No. 17 worth consideration for **local listing**.

No. 17, in its original state, and the much altered No. 21



No. 19: A similar house to No. 17 but with single storey square bays each side of the subtly different entrance porch. This house is also recommended for **local listing**.

No. 21: A substantial two storey double fronted detached house in white render with a large extension to the south which contains a third storey inserted in the roof. Its similarity to Nos. 17 and 19 is largely hidden since much of its original character has been lost and the front garden is largely given over to car parking.

No. 23: A two storey double fronted detached house in red brick with white painted single storey square bay windows each side of the entrance porch and a white rendered hooded string course around the tops of the first floor windows.

No. 25: A two storey detached house dating from 1871 in white render whose main double-fronted façade faces on to Worple Road. Although it retains many of its original features, including a central semi-circular porch with classical detailing and canted ground floor bay windows to the east elevation, it appears to have been extremely poorly maintained and now sits in a sea of car parking with the rear garden occupied by a row of seven garages. It is presumably in multiple occupation and only its inclusion within the Conservation Area may have saved it from demolition.

The sadly disfigured No. 25 Spencer Hill



Even numbers, east side, north to south

No. 2: A substantial two/three storey detached late nineteenth century villa in cream render with white window and door surrounds, string courses and rusticated corner quoins. The west facing two storey classically proportioned and detailed symmetrical front façade, is disrupted by two substantial dormers which break the line of the ornamental eaves and are unrelated to the fenestration below. The more substantial three storey south elevation faces over

extensive well landscaped grounds and continues the treatment of the main façade in a more informal way with canted bays, dormers, etc. The house makes a strong impact on this part of the Conservation Area, the front façade closing the vista eastwards along St John's Road, and the open grounds to the south provide views of the house and beyond towards Ridgway Place. It was converted into six flats in 1974.



No. 2 Spencer Hill from the west, and from the south showing the extensive grounds

No. 2a: A detached one-and-a-half storey house built in 1961 in the south-east corner of the grounds to No. 2, dominated by a gable over stained horizontal timber boarding and a battered rough stone chimney very much in the style of the 1960s.

No. 4: A **locally listed** three storey plus basement double fronted detached house built in 1882 similar in design to No. 1, opposite, in pale stock brick with white window surrounds, columned entrance porch, string courses and rusticated corner quoins. The house, which the VicSoc report described as imposing, was converted into three flats in 1951 and four flats in 1981, and the front garden is devoted to car parking..

No. 6: A **locally listed** late nineteenth century two storey double fronted detached house similar in design to Nos. 17 to 21, opposite, in pale stock bricks and with a particularly attractive landscaped garden, the central symmetrical stepped pathway dividing around an arrangement of topiary. The VicSoc report described it as a *small villa in a good style*.



No. 6 with its landscaped garden

Nos. 8, 8a, 8b and 8c: A terrace of four narrow fronted two storey houses built in 1907 in red brick and white render, their roofs stepping down the hill. Their front gardens are largely devoted to car parking.

No. 10: A **locally listed** two storey double fronted detached house dating from 1894 in stock brick and red rubbers around the windows and at the corners which the Vic Soc report described as *well-detailed early neo-Georgian*. At the time it was divided

into flats, but appears to have since reverted to single occupancy.

No. 12: A three storey block of six flats built in 1962 in red brick with recessed balconies. The rear is largely occupied by garages.

No. 14: A **locally listed** three storey double fronted detached house similar in design to Nos. 1 and 4 in pale stocks with white surrounds to the windows, porch and eaves, but with the central porch at first floor level reached up a long flight to steps, and a garage inserted at ground floor level. According to the Council it dates from 1913, but it may be older since the VicSoc report described it as an *unusually good early villa in a pure style*.



No. 14, with its first floor entry, and the uncompromising modern design of No. 16a

No. 16: A post war two storey detached white rendered house with a built-in garage.

No. 16a: A three storey detached house of uncompromisingly modern design built in 1967, with a half landing plan arrangement to utilise the sloping site, resulting in a split façade, the cills on one side lining up with the window heads on the other. Despite its thoughtful design, it fails to meet the general architectural standard of the houses in Spencer Hill.

No. 18: An anonymous looking three storey block of six flats built in 1973 in red brick with white window panels, the rear of which is largely devoted to car parking. The Vic Soc described its predecessor as a cousin to No. 14, and stated: *Planning permission should never have been given (as it was on 1 February 1973) for the "redevelopment" of an early Victorian house of this quality.*

No. 20: A late nineteenth century two storey double fronted detached house in stock brick with white window surrounds and central porch dominated by two dormer windows with canted lights and pointed roofs.

No. 22: A three storey block of six flats in yellow brick with carefully proportioned and detailed window panels and an access road under to garages at the rear.

Nos. 24, 26 and 28: Three two/three storey houses built in 1890, the top floor being placed in the gable, the end of which faces the road Nos. 24 and 26 being of stock brick and No. 28 having been painted white. Except for a pair of ground floor bays, the houses are somewhat meanly detailed,

Positive and Negative Features:

Although architecturally Spencer Hill is not in the same league as some of the roads on the other side of the Ridgway, its situation on the sloping escarpment of the original "Wild Land" and the road's subtle curve provide a particularly attractive vista down to Worple Road and beyond. Because of its timely inclusion into the Conservation Area only Nos. 12, 18 and 22 have been redeveloped. An indication of what might otherwise have happened if development pressures had not been resisted is shown at the southern end, where on the east side Hanover Court, Saville Court and Mayfair Court (Nos. 34 and 35 Spencer Hill and

61 Worple Road) have been built to house 26 flats, and on the west No. 25 Spencer Hill is being allowed to steadily deteriorate, presumably in the hope of eventual redevelopment.

Preservation and Enhancement:

Because of the generally high standard of planting and landscaping, little additional enhancement is required. Further encroachment of car parking on to front and back gardens should be resisted by means of an **Article 4 Direction**, and opportunities taken to reinstate planting whenever possible. Besides continuing to protect No. 25 in the hope that it will eventually be returned to single occupancy, other opportunities should be seized to take houses out of multiple occupation, particularly No. 9.

SUB AREA 21: ST JOHN'S ROAD



Extent and Justification

St John's Road is the only road which runs along the slope of the escarpment, the other roads being aligned entirely or partly at right angles to the contours. It continues the east-west circulation along St John's Passage, forming a link between six of the roads which run up and down the slope: the southern part of Murray Road and Spencer Hill to the east, Thornton Road and Thornton Road to the west, and Denmark Road and Denmark Avenue in between.

Map and Location Map to Sub Area 21



Character

Since the most effective way of utilizing sloping ground is to build along the slope, so that each row of houses is able to benefit from the distant views over or between the lower row in front, it may appear perverse that more roads were not built along the escarpment, but this is in fact the result of two factors, one historic and the other topographical. Firstly, it reflects the way in which this part of Wimbledon developed, as an ad hoc process as the lower parts of the estates to the villas up on Southside Common were sold off. And secondly it indicates that the slope was not too severe for each house and its garden to step sideways up the slope, but was too steep for houses to be arranged along the slope without resulting in steeply sloping front and back gardens. Although the improved views and level access roads of housing built along the slope results in improved amenities, such a layout needs to be planned as a whole with ingenious internal arrangements because of the difference in levels between the front and back gardens.

St John's Road is one of the places where houses could be built along the slope, and the opportunity might have been taken to build a row of grand villas along the north side to exploit the distant views over South Wimbledon. But in fact the houses, which date from the later nineteenth century and later, are quite modest and architecturally undistinguished. The VicSoc report referred to Nos. 1 to 6 St John's Road as *large Victorian cottages of good quality* and No. 6a as a *Denmark Road cottage, whose address has slipped round the corner* and recommended it be statutorily listed.

The only building which does exploit its position at the top of the escarpment is the Church of St. John, the roof to its tall aisle piercing the skyline in much the same way as the even more dramatic Sacred Heart Church at the corner of Edge Hill and Darlaston Road.



Left: looking east, showing Nos. 6a and 7. Right: Views west along St John's Road, showing St. John's Church and the mature trees on the left, with No.38 Thornton Road at the end.

Despite the modest standard of the houses, the character of St John's Road is extremely pleasant, largely because of its elevated position, the abundant greenery on the south side, and because of the vistas to the east and west, with No. 38 Thornton Road at the western end and the houses at the junction of Murray Road and Spencer Hill in the opposite direction.

Buildings

Consecutive numbers, north side, west to east



Nos. 5 and 6 St John's Road and Vincent Court, at the top of Denmark Avenue

St John's Road Sub Area contains a dozen or so properties, one of which, the Church of St John the Baptist, is grade II, another eight make further positive contributions to the character of the Conservation Area, and the remaining two, No. 7 and Vincent Court, have a neutral effect.

Nos. 1 to 4: A terrace of late nineteenth century two storey houses in stock brick with bays to both floors and round-headed entrance porches arranged in pairs, concealed behind high fences and extensive planting. They have pleasant cottage gardens to the front but no rear gardens. No. 1, which has a gable facing on to Thornton Road, exploits its corner position.

Nos. 5 and 6: A late nineteenth century pair of semi-detached houses of stock brick with bays to both floors. Like No. 1, both houses exploit their outlook to the east and west, and also enjoy extensive views down Denmark Avenue.

Nos. 31 Denmark Road and 6a St John's Road: A semi-detached pair of white rendered two storey houses dating from the 1860s which forms part of the unified rows of similar properties on each side of Denmark Road, and are included in this Sub Area because of their greater impact on St. John's Road.

Between these houses and No. 7 is the entrance to a block of garages constructed of white painted blockwork which detract from the appearance of the Sub Area.

No. 7: A detached two storey house in white render with a pair of two storey bays, designed to reflect the character of Nos. 1 to 6 but failing to match them in proportion or detailing.

South side, east to west

St John the Baptist Church: St John's Road is named after the church, which dominates its eastern end and provides a focal point at its junction with Spencer Hill and Murray Road. It is **listed grade II** and was built in 1875 to the design of Sir Thomas Jackson (1835-1924) in a Late Gothic style of red brick with a steep slate roof. Since it has no clearstory, the sides are dominated by deep buttresses reaching up to the eaves. Jackson intended it to have a tower and spire, but had to abandon his plans after problems with the foundations because the church is sited on the spring line. It is decorated by a Gothic north entrance, a Gothic five-light reticulated traceried window at the eastern end and a small tourelle and bellcote on the south side. There is also a single storey modern utilitarian church hall which tends to detract from the setting of the church.

Vincent Court: Vincent Court is a modern three storey block of flats, T-shaped in plan, with its main frontage on to Denmark Avenue and its rear wing facing St. John's Road. It is built to a simple traditional design of red brick with tile hanging to the gable end, and balconies and timber panels beneath the windows to the main front. Although it is partly sunk below road level, it is sufficiently large to obstruct part of the view southwards from St John's Road.

Positive and Negative Features

Because of the undistinguished character of all the properties except St John's church and the way in which six roads intrude into St John's Road, the road has no consistent or outstanding character. Nevertheless, it makes a modest contribution to this part of the Conservation Area and care should be taken to ensure that any new development is sympathetic in scale and design. Care should be taken to preserve the mature trees on the southern side, particularly those at the western end, since they help to obscure the unsightly block of modern flats at the southern end of Thornton Road. The variety of boundary treatments to Nos 1 to 7 contributes to the lack of consistency rather than detracting from the character of Sub Area 21.

Preservation and Enhancement

The preservation of St. John's church is of crucial importance since it can be seen from many parts of the Conservation Area and beyond, and the redevelopment of Nos. 1 to 6 should also be resisted. By far the greatest detraction is caused by the breezeblock garages adjoining No. 7, which should be rebuilt in brick, demolished, or at least be rendered.

SUB AREA 22: DENMARK AVENUE

Map and Location Map of Sub Area 22



Extent and Justification

Denmark Avenue is the middle of three parallel roads on the slope of the escarpment between St John's Road, to the north, and Worple Road, to the south. It is different in character from the roads on the flatter land to the north, while the southern end marks of the boundary of the Conservation Area. It has been included because of the quality of its architecture, particularly those buildings on the western side, lining the attractive vista southwards towards and beyond Worple Road.

Character

As with the roads which adjoin it to the east and west, Denmark Avenue is lined on both sides by residential property. The numbering starts at the north-west corner and proceeds consecutively down the western side as far as No. 22, and then continues from south to north on the other side up to No. 36.

History

In its report, the Vic Soc explained that the roads:

are composed of the same general kinds of larger-type Victorian villas (though with many interesting variations), usually slate-roofed, and their development probably dates from the 1860s and 70s: some elegant smaller and earlier houses are interspersed. They boast a fine and varied growth of trees and shrubs. All three roads have suffered grievously from recent demolitions, and the threat of an unlimited number to come.

Denmark Avenue has twenty-six such houses, built by various hands and showing affinities with those in nearby roads (eg, Thornton Road and Berkeley Place).

Although the VicSoc's fear of an unlimited number of demolitions has proved unfounded, thanks to the road's inclusion in the Conservation Area, Denmark Avenue has not survived unscathed, because since that report was written a couple of sites have been redeveloped and a few other houses have suffered unsympathetic alterations.

At the time of the report, the western side had suffered only one casualty, No. 16, which had been developed in conjunction with Nos. 24 and 26 Thornton Hill, but extensive development was taking place to the east, particularly at the southern end: Lumley Court at No. 25 had been built in 1970 and Parker Court and Wellesley House replaced Nos. 23, 24 and 27 in the same year that the VicSoc report was written. Nos. 28 to 31 were then replaced in the 1980s by Naomi Watts House and a couple of town houses, and Nos. 6 and 6A have recently been superseded by Spencer House.

Buildings

There are about thirty properties in Sub Area 11; five of them are locally listed, about twenty more also make a positive contribution to the character of the Conservation Area, two are neutral, five (including the four blocks of flats on the eastern side) tend to have a negative effect, and the impact of one – No. 6 – is seriously detrimental.

Consecutive numbers, west side, north to south

Nos 1 to 4: Two pairs of imposing late nineteenth century semi-detached four storey houses in pale stocks with red rubber rusticated quoins at the corners and party wall, and white rendered lower ground floors. The entrances are in recessed side wings at *piano nobile* level, reached by substantial flights of steps. They have canted bay windows at lower ground and ground floor level, No. 4's extending to the first floor. A glazed canopy encloses the stairs and porch to No. 3. They make a significant group and appear to be little altered. Because of its corner position, No. 1 and its rear garden impinges significantly on the character of the western end of St John's Road.



No. 5: An attractive nineteenth century double-fronted three storey house in grey pebbledash with white painted rusticated corner quoins and door and window surrounds. A flight of steps leads to the entrance at *piano nobile* level, and a fourth storey in the roof is lit by a central semi-circular and two square flat-roofed dormers. The front garden is abundantly planted, and the sunken driveway leads to three garages at the rear.

No. 6 Denmark Avenue

No. 6, Denmark House: A five storey detached block of flats designed in a pseudo-classical manner which replaced Nos. 6 and 6A in 1989. The lower ground floor is devoted to car parking; the white rendered upper ground floor contains a central porch with classical motifs and Tuscan columns; the first and second floors are of yellow stocks with Georgian

proportioned windows surmounted by ornamental pediments, and a pair of flat applied columns with nominal ionic capitals. The third floor is built into a flat roof with sloping sides with projecting dormers and a minimal pediment containing a thermal window, above a heavily projecting coping. The front area is mainly devoted to car parking. Denmark House is the type of development which should be strongly resisted: it is a pretentious pastiche considerably out of scale and character with its surroundings which has a seriously detrimental effect on the architectural integrity of this part of the Conservation Area.

Nos. 7 and 7A: A semi-detached pair of two storey houses built in 1923 in a cream render, with white painted door and window surrounds, canted bay windows under gables with "half timbered" infilling, and canopied entrances in recessed side wings. The symmetry has been impaired by dropping the southern half to cater for the sloping ground, and by the insertion of a large box dormer above the gable to No. 7A.



Nos. 10 and 11 Denmark Avenue

Nos. 8 to 13: Three pairs of imposing generously proportioned four storey semi-detached houses built in about 1870 in pale stocks with white rendered lower ground floors and porch and window surrounds. Substantial flights of steps lead to side entrance porches at *piano nobile* level. Although the front gardens contain generous planting, several of them are largely devoted to car parking. Nos. 10, 11 and 13 are **locally listed** and No. 11 includes a side wing consisting of an attractive conservatory above a garage. In view of the similarity of No. 12 to the other locally listed buildings, No. 12 is also recommended for **local listing**.

Nos. 14 and 15 Denmark Avenue



Nos 14 and 15: A pair of attractive semi-detached four storey nineteenth century houses in stock bricks with white painted semi-circular arches over paired windows to the first and second floors and to the entrance porch at *piano nobile* level up substantial flights of steps.

No. 16: A four storey detached block of post-war flats of mundane appearance which fail to make a positive contribution to the character of this part of the Conservation Area. The featureless front elevation merely presents two vertical rows of standard catalogue windows, the entrance being at the side, and the forecourt is devoted to car parking.



Nos. 17 and 18: Two four storey detached late nineteenth century houses in stock brick and white rendered lower ground floors, with entrances at *piano nobile* level approached up substantial flights of steps, and canted bay windows to the ground and lower ground floors. Some details, such as the semi-circular arches over the entrance porch and first floor window above, are similar to Nos. 14 and 15. In both cases the front gardens are largely devoted to car parking.

No. 19: A two storey detached late nineteenth century double fronted house in stock brick and white rendered surrounds to the central entrance porch and canted bay windows on each side. A pleasantly proportioned house to which has been added a second floor consisting of a massive gable of 45 deg. pitch clad in tile hanging with a very large centrally placed studio window. The design of the gable is so out of character and scale with the rest of the house as to appear grotesque. The front garden is mainly devoted to car parking.

No. 19 Denmark Avenue, above, and Parker Court, Nos. 23 and 24, below



Nos. 20, 21 and 22: Three two storey detached late nineteenth century houses in white render of similar design to No. 19, indicating the pleasant proportions and generously arranged fenestration of No. 19 before the addition of the second floor studio.

Consecutive numbers, east side, from south to north

Nos. 23 and 24, Parker Court: An extensive three and four storey block of 15 flats at the corner of Worple Road and Denmark Avenue dating from 1973, in red brick with white painted panels between the windows and fascia boards to the flat roofs, the lower of which form balconies with glazed balustrades (and described in the Wimbledon Society's environmental assessment as being built in *pink brick and plastic*). Parker Court is a high density development entirely at odds with the period properties to the west and north, and not suitable for inclusion in the Conservation Area.

No. 25, Lumley Court and No. 27, Wellesley House



No. 25, Lumley Court: A three and four storey block of flats built in 1970 of similar materials, detailing and proportion as Parker Court, which presumably set a precedent for its design. It is no more appropriate for inclusion in the Conservation Area than its neighbour.

No. 26: A substantial two/three storey detached house dating from 1884 in pale stock brick with red rubber surrounds and low arches to the windows which contains many interesting features, the main block being dominated by a gable clad in red tiles and containing a two storey projecting wing, and a two storey octagonal tower forming the southern wing. Permission for a four storey block of 9 flats was granted in 1978 and an application for 11 flats was refused in 1990. The well landscaped forecourt is partly devoted to car parking.

26 Denmark Avenue

No. 27, Wellesley House: A three and four storey block of 11 flats erected in 1973. Although built of variegated grey brick and partly clad in white painted horizontal boarding, No. 27 is very similar in scale and proportion to Nos. 25 and 23-24 and is not appropriate development for inclusion in the West Wimbledon Conservation Area.



Nos. 28 and 29, Naomi Watts House: Another very substantial block of four storey flats and a two storey rear extension built in about 1980 of red brick and tile hanging which area unrelieved except for white painted string courses. Again, the size, scale and monotonous repetition of the facades make it unsuitable for inclusion in the Conservation Area.

Nos. 30 and 31: A pair of three storey detached houses built in the 1980s of pale stock brick and red rubber window arches and string courses to the first floor, the ground floor consisting of an entrance porch and white painted double garage doors. The design shows some respect for the scale and materials of other period buildings in the street, although the wide spacing of the windows fails to achieve the generous proportions of earlier property. Although they fail to enhance this part of the Conservation Area, they do not detract from it.



Nos. 28 and 29, Naomi Watts House, and Nos. 30 and 31

No. 33: A attractive two storey detached double fronted mid nineteenth century house in pale brick with paired windows, a prominent bay to the north of the entrance and a later two storey subservient south wing whose fenestration echoes that of the main block. It is recommended for **local listing** in view of its similarity to No. 34.

No. 34: A **locally listed** two storey detached double fronted mid nineteenth century house in white render of similar design to No. 33 but with a particularly charming verandah across the ground floor frontage decorated with trellis-work.

No. 35: A three storey detached double fronted house whose paired windows indicate that it may originally have been of similar design and age to Nos. 33 and 34, but which has undergone considerable alterations, predominantly a mansard roof added in about 1900 with one central and two double dormer windows in the steep slope of the slated mansard.



Nos. 34 and 35 Denmark Avenue: different treatments to originally similar buildings

No. 36, Yeovil House: No. 36 is included in Sub Area 21, St John's Road.

Positive and Negative Features:

Denmark Avenue is similar in character to Sub Area No. 20, Spencer Hill, and the buildings are of equivalent architectural and historic interest, with five properties near the top of the road being on the local list compared with seven in Spencer Hill. Also, the lower part of the eastern side of both roads has been redeveloped with blocks of flats, those in Spencer Hill being excluded from the Conservation Area. It therefore appears inconsistent to include those in the south-eastern part of Denmark Avenue. Other development has marred the street's historic integrity, particularly the redevelopment of Nos. 6 and 6A and the addition of the gable to No. 19. But there remain many historic properties in attractive settings which are largely unspoilt.

Reduction of the Sub Area

There is a case for reducing the Sub Area to exclude some or all of the blocks of flats on the eastern side because of the extent to which they conflict with the houses in scale and character. Several options were considered.

A: To exclude all the properties in the south-east quadrant from No. 23-24 to No. 31: This would exclude Nos. 30 and 31. Because these two detached houses have neither a positive nor a negative effect on the character of the Conservation Area, their exclusion does not appear reasonable.

B: To exclude all the properties from No. 23-24 to No. 28-29: These all comprise three and four storey blocks of flats except No. 26, an attractive house dating from 1884 which makes a positive contribution to the CA. Exclusion of No. 26 therefore does not appear reasonable.

C: To exclude only Nos. 23-24 and 25 to enable No. 26 to be retained in the Conservation Area. However, this would mean that Nos. 27 and 28-29 would also be retained.

D: To exclude all the blocks of flats and retain No. 26 within the Conservation Area. The retention of No. 26 and the exclusion of Nos. 27 and 28-29 would form a "hole" which would create a weakness since the reduction in planning control within the "hole" could result in a loss of protection to surrounding property. However, despite this weakness, this appears to be the best option because:

- 1: The Council's planning policies allow for the protection of properties within conservation areas from unsuitable neighbouring development outside CAs; and
- 2: No. 26 has been threatened by applications for redevelopment at least twice, in 1978 and 1990, and pressures for development in this part of Wimbledon are strong enough for the future of the present property to be in jeopardy if it did not have the protection of conservation area legislation.

It is therefore been decided that Nos. 23-24 (Parker Court), 25 (Lumley Court), 27 (Wellesley Court) and 28-29 (Naomi Watts House) be excluded from the Conservation Area, and that No. 26 be retained within it. The revised boundary is shown on the map of Sub Area 22.

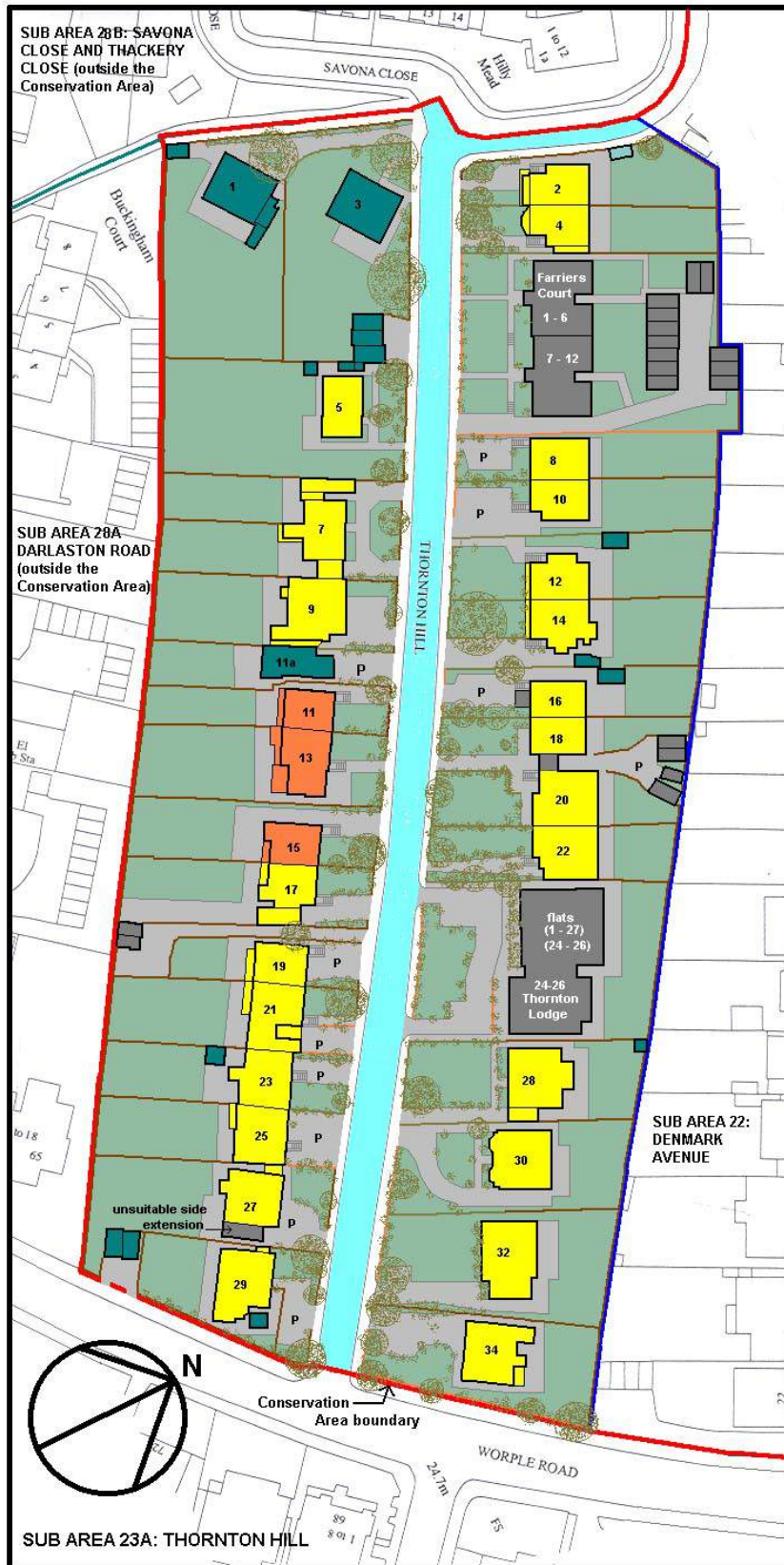
Preservation and Enhancement

Little additional enhancement is required to the Sub Area because of the generally high standard of planting and landscaping, but care should be taken to resist further areas of hard-standing within front gardens and the provision of car parking or hardstanding to the rear by imposing an **Article 4 Direction**. Also, unsympathetic alterations and extensions should be refused, particularly if they approach the degree of unsuitability of the gable to No. 19. Demolition of any of the existing houses should also be refused, particularly if it would result in the type of development permitted at No. 6. Should an opportunity arise to redevelop the blocks of flats recommended for exclusion from the Conservation Area, efforts should be made to ensure that new development is far more sympathetic in scale and character with the historic buildings in Denmark Avenue and Spencer Hill.

SUB AREA 23: THORNTON HILL

Map of Sub Area 23, Thornton Hill

Extent and Justification



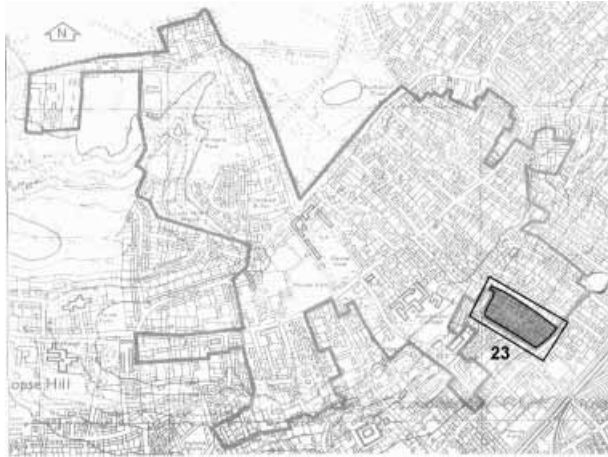
Thornton Hill is the westernmost of the three parallel roads that lead from St John's Road down the escarpment to the southern boundary of the Conservation Area along Worple Road.

As with the other two roads, Spencer Hill and Denmark Avenue, it is included in the Conservation Area largely because of the architectural quality of the buildings along it.

Also, like the other Sub Areas, its boundaries are clearly defined by the backs of the gardens to the east and west, and the roads to the north and south.

Character

The attractive vista from the northern end of the road is similar to those of Spencer Hill and Denmark Road, its slight curve adding to its charm. The road is lined on both sides by residential property whose character is typical of those in other parts of the Conservation Area in quality and period. In its report, the VicSoc mentioned that:



it has particularly fine trees and shrubs which have matured over the years in its front gardens, which are longer than those in neighbouring roads

And the WimSoc's Environmental Assessment noted that most of the granite kerbs and setts have been retained, although partly obscured by recent resurfacing. Because of the speed of the traffic it suggested the installation of traffic calming measures.

Location Map of Sub Area 23

The north-eastern corner of Thornton Hill is bordered by what appears to have been a continuation of the walkway further east leading from Oldfield Road to Ridgway Place, but which may have been obliterated by the development of St John's Road. It is a narrow picturesque pathway lined with high fences and leads south-west into Darlaston Road. According to Milward, it was created by the Jesuit owners of Nos. 14 and 16 Darlaston Road (Sub Area 27B) to enable them to reach their offices in Thornton Hill, and became a right of way only after they sold it to the Council in 1919 [Milward 1991, p.5].



Buildings: Nos. 1 and 3 Thornton Hill and the passageway to Darlaston Road

The VicSoc report admitted that *the restraint of its houses makes it difficult to submit proposals for (local) listing*, and of six selected for specific mention, it recommended only two – Nos. 32 and 34 – for the local list. Three of the 32 properties have been added to the local list, 24 of them make a positive contribution to the character of the Conservation Area, and only two – the two blocks of flats on the eastern side - have a negative effect. The VicSoc's fear that *this road too cries out for deliverance from the "developers, whose interest in it is all too visible* may therefore have been overstating the case.

Odd numbers, west side, from north to south

Nos. 1 and 3: These two late nineteenth century detached houses at the top of Thornton Hill are set at an angle to the road to exploit the views over the valley to the south-west. They are largely obscured from the road and the adjoining pedestrian pathway by mature trees and a high fence, providing attractive secluded surroundings. They are simple two storey houses with a semi-basement and a second floor in the roof lit by rooflights and windows in the gables, built of yellow stocks with red brick to the string courses and window lintels.

No. 5: A detached two storey cottage built in 1925 in white painted brick and a heavy tiled roof, with a cat-slide roof to the southern end accommodating a pitched dormer, in heavily treed grounds largely concealed behind a high fence.

No. 7: A detached three storey double-fronted mid nineteenth century house plus basement in pale stock brick with white painted window surrounds, string courses and projecting porch with Tuscan columns, the second floor windows forming semi-dormers. The house has been converted into two properties with separate back gardens, and partly because of alterations to the semi-dormers and ugly pipework to the front elevation, it was rejected for local listing.

No. 9: A detached late nineteenth century two storey double fronted house in stock brick with a red string course and white painted ground floor bay windows, which the Wim Soc environmental assessment regarded as potentially listable.

No. 11a: A detached two-storey house in white render which appears to have been inserted into the side garden of No. 11 in the 1930's.

Nos. 11 to 25: Four pairs mid nineteenth century semi-detached four storey houses of group value, being of similar design in stock brick with the front doors at *piano nobile* level reached by grand flights of steps, semi-circular windows at second floor level and ornamental brackets to the eaves. **Nos. 11, 13 and 15 are locally listed**, and Nos. 11 to 17 differ in detailed treatment from Nos. 19 to 25. The window and door surrounds to Nos. 11 to 17 are in crème stucco, the porch having simple Tuscan columns and ornamental bases to the second floor window arches. Nos. 19 to 25 are more elaborate, with ground and first floor bay windows and the semi-circular arches to the front door and second floor windows being in red ornamented brickwork connected by similarly decorated string courses.

Nos. 13, 17, 21 and 25 all have major side extensions, a recent addition to that of **No. 25** taking it above eaves level to the detriment of the building and street scene. All the houses have been sub-divided into between three and eight separate apartments at various times. The front gardens to **Nos. 19 to 25** are largely devoted to car parking and a pair of garages at the rear of **No. 19** is reached by a separate side entrance.



Nos. 23 and 25 Thornton Hill, showing the dominant extension to No. 23; and No. 29 showing its plastic windows, shutters and fences to the garden and semi-basement.

Nos. 27 and 29: Two detached two storey double fronted houses of classic proportions in stock brick, the ground floor bays each side of the entrance to **No. 27** having been rendered. Features include semi-circular arches to the recessed entrance porches, and a semi-basement to the south side of the raised entrance to **No. 29**. Because of their attractive proportions they might have been considered for local listing, but unfortunately, the windows to both houses have been replaced with plastic and shutters added to those on the first floor. The front gardens of both houses are largely devoted to car parking, **No. 29** has been divided into five flats and a pair of garages at the rear is accessed from Worple Road.

Even numbers, east side, north to south

Nos. 2 and 4: A pair of mid nineteenth century semi-detached four storey houses in stock brick with full height canted bays, rusticated quoins at the corners and party wall and heavily overhanging eaves. The entrance is at *piano nobile* level reached up a full flight of steps. Both houses are divided into flats and the front gardens are heavily overgrown.



No. 6, Farriers Court, and Nos. 8 and 10 Thornton Hill

No. 6, Farriers Court: Two linked three storey blocks of twelve flats built in 1964 in stock brick with white painted projecting balconies and panels over the central entrances, which appear to have had later projecting porches added. The flats and the open lawns in front are of a somewhat bland design which is unrelated in scale and character to the adjoining buildings, so that they and the blocks of garages at the rear detract from the character of the Conservation Area.

Nos. 8 and 10: A pair of mid nineteenth century semi-detached four storey houses of similar design to Nos. 2 and 4 but rendered in white. They have been converted to flats and the front gardens are largely devoted to car parking.



Nos. 12 and 14 Thornton Hill and the entrance drive to No. 14, showing the security hedge/railings and the modern and traditional conservatory extensions.

Nos. 12 and 14: A pair of **locally listed** four storey mid nineteenth century houses in buff painted brick and white rusticated quoins to the corners and party wall. The entrance is at *piano nobile* level approached up a full flight of steps; the first floor has ornate arched triple windows and the second floor a pair of ornate arched windows with ornamental window boxes. Side extensions consist of a high tech semi-circular glazed conservatory to No. 12 and a more traditional ornate conservatory above a garage to No. 14 approached by a York Stone paved driveway. The front gardens are concealed behind high railings backed by neatly pruned hedges, presumably for security as well as appearance.

Nos. 16 to 22: A terrace of four four-storey houses in stock brick with canted bays to the ground and first floors in stock brick and red rubbers to the arched windows, with full height steps to the entrances at *piano nobile* level. The houses originally consisted of two semi-detached pairs but were linked in the 1930s with a four storey block and all four and the link have been converted into flats. The original character has been seriously eroded: the link block and part of No. 20 has been rendered white and possesses fenestration which bears no relation to its neighbours, the staircase to No. 18 has been unsympathetically removed, and a vehicle access has been provided under the link block to four garages in the rear gardens.

Nos. 18 to 22 Thornton Hill, showing the unsuitable link and other alterations



Nos. 24 to 26, Thornton Lodge: Two linked blocks of post-war four storey flats containing 27 apartments, in stock bricks with red brick shoulder lintels. The fenestration is particularly bland and poorly proportioned, so that the building conflicts in scale and design with neighbouring houses, particularly those to the south, and has a negative impact on the character of the Conservation Area.

Nos. 28 to 34, together with Nos. 27 and 28 opposite, form a group, being of similar design.

No. 28: A detached two-storey double fronted mid nineteenth century house in white stucco and a ground floor bay south of the entrance.

No. 30: A detached two storey double fronted mid nineteenth century house in white stucco which appears to be basically similar to Nos. 28 and 32 but with extensive ornamentation (which may have been added) consisting of elaborate ground floor canted bays each side of a recessed porch under a baroque archway, all topped by a dominant string course, and ornamental eaves. The panes to the upper halves of the sash windows on both floors are subdivided. The only obvious recent alteration appears to be the shutters to the first floor windows, and because of its attractive and unusual design, No. 30 **may merit local listing**.



The ornamental façade of No. 30 Thornton Hill, and the elaborate boundary to No. 34.

No. 32: A detached two storey double fronted mid nineteenth house in white stucco whose central entrance, with its ornamental archway, has been filled in and a side extension in stock brick built to the south.

Map of Sub Area 24, Denmark Road

No. 34: A detached two storey double fronted mid nineteenth century house in stock brick, with a semi-circular arched entrance porch in white stucco and ground floor canted bays each side. The carefully landscaped garden is fronted by ornamental security gates and railings divided by brick piers.

Positive and Negative Features

The curve to Thornton Hill, as viewed from the northern end, is less pronounced than those of the roads to the east, but the wealth of mature trees and garden landscaping considerably enhance the vista. The need for parking spaces has however somewhat eroded the road's attractive character by the conversion of front gardens to hardstanding, particularly on the west side at the southern end, and by the construction of garages in the rear gardens of Nos. 19 and 18-20. The growing need for security is also increasingly evident with the gates and railings to Nos. 12, 14 and 34. By far the greatest discordant features are the blocks of flats on the east side.

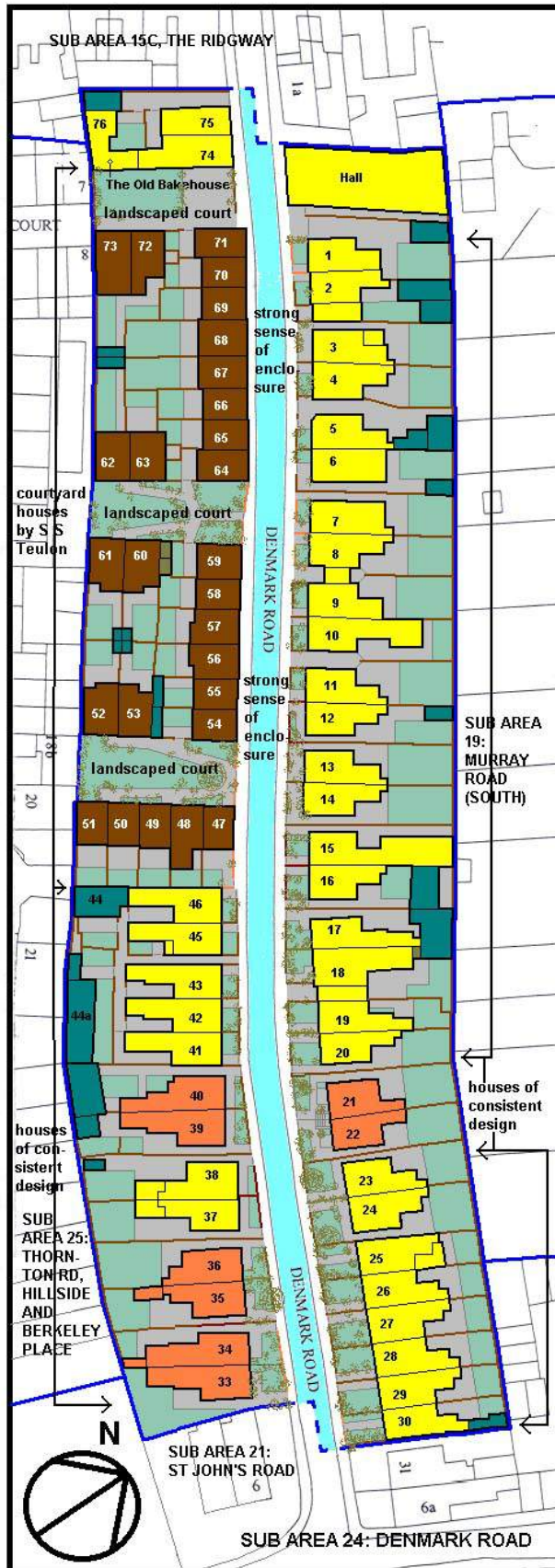
Preservation and Enhancement:

Although a significant proportion of the houses have been subdivided into multiple occupation, most of them have retained their historic character, and the Council should not only pursue its policy of discouraging their redevelopment, but also resisting the erection of rear garages and high security fences, and discourage the conversion of front gardens into car parks by means of an **Article 4 Direction**.

SUB AREA 24: DENMARK ROAD

Extent and Justification

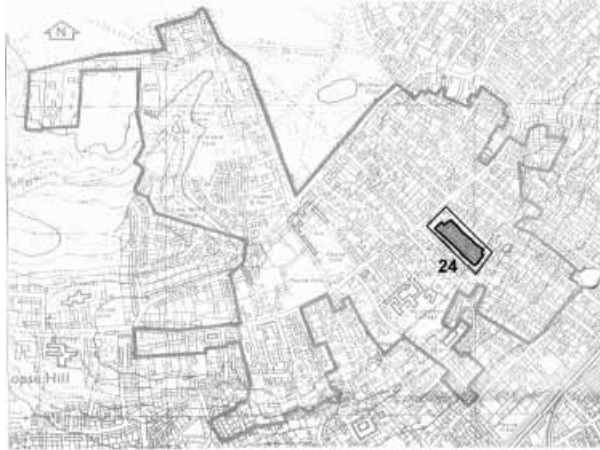
Sub Area 24 covers the whole of Denmark Road except for the buildings at the far north and south, which lie within Sub Areas 15C, The Ridgway, and 21, St. John's Road. Since No. 31 Denmark Road forms



part of a semi-detached pair with No. 6a St John's Road, it is included in Sub Area 21.

Like the majority of roads within the Conservation Area, Denmark Road is a self-contained entity, the back gardens adjoining those of the southern part of Murray Road (Sub Area 19) to the east, and Thornton Road (within Sub Area 25) to the west.

Location Map of the Sub Area, & the east side, looking south from No.1 Denmark Road



History

Denmark Road and Thornton Road were the first roads to be laid out as far as Worple Road (then Worple Lane). The houses on the eastern side and those on the west side towards the southern end were built around 1860. Most of the remainder (Nos. 47 to 73) were designed by the architect SS Teulon and are listed grade II. The list descriptions are vague about when they were built, dating them as mid to late nineteenth century, but Denmark Road may have been developed later than the roads on each side, to judge from the way it appears to have been squeezed between them.

Character

Denmark Road is unlike any other parts of the Conservation Area, being of far greater density than any of the other streets, except for the terrace of cottages adjoining Oldfield Road (Sub Area 17A). The plots are minimal and the houses small in scale. Almost all of them are two storey, and are arranged either in pairs or short terraces. The layout of the houses designed by Teulon is unusual, with some of them facing on to small landscaped courts which take up the full depth of the plots. The Wimbledon Cottage Improvement Society was founded in about 1859 to help finance their construction at a cost of £125 each.

Such cottages were badly needed to deal with "the overcrowding of the poorer population" which had greatly aggravated "the evils of defective drainage and ventilation in most local cottages"...These homes were then offered at very moderate rents to "applicants of good character and cleanly habits". [Milward 1989, p.153]

The VicSoc report described the road as: *Composed almost entirely of excellent Victorian cottages of great charm...The entire road (less Belgrave Hall and 74 & 75) unquestionably merits statutory listing for its group value.*

As with other parts of the Conservation Area, the Wimbledon Society has produced an environmental assessment map, which goes into considerable detail about the street's features. It has also produced a brief description, parts of which state:

The character of the street is enhanced by the variations between neighbouring pairs of houses but is held together by the general uniformity of the size of the building blocks and

their spacing along the street. Although the majority of the houses are not listed, many of them are of very good quality or of interest....The predominant building material is London Brick but in some cases this has been painted or rendered. The roofs are of slate.

Alterations to some of the buildings (including unauthorised alterations to the listed buildings) particularly the introduction of replacement windows of inappropriate design, scale or profile, the replacement of the original front doors or the erection of unsuitable boundary walls, have lowered their quality. The narrowness of the road means that such details are very visible and critical.

The road and the pavements on either side are tarmacadamed and the original kerb and setts gutter have been lost from the west side, south from No. 71.

The existing density of the residential development of the street dictates that there is no scope for new development. The quality of the existing buildings merits their retention and enhancement.

Because of the narrowness of the road and the short front gardens, Denmark Road is more urban in character than most of the Conservation Area - Homefield Road, in its very different way, being the only other comparable area. The urban character is compounded by the inability to accommodate substantial areas of planting, and by those houses designed by Teulon which face on to the street being immediately adjacent to the back pavement line. This does not mean that there is a lack of greenery, since many gardens contain shrubbery, and even the front walls of many of the houses are adorned with climbing plants. Although the Wimbledon Society complained of unsuitable boundary walls, there is a fairly consisted use of white picket garden fences of uniform height. Because of the density of development, few of the front gardens can accommodate vehicle parking spaces, and where the side entrance is too narrow, cars are parked in the street, resulting in considerable congestion.

Buildings

Consecutive numbers, east side, north to south

Belgrave Hall: A two storey community hall of stock brick with semi-circular windows to the first floor and ornamental brick eaves and pediment to the street. The building's dignified simplicity is undermined by the addition of a staircase to one side of the façade.



Belgrave Hall, showing the front stair The east side of Denmark Road, looking north

Nos. 1 to 20: Ten pairs of simple semi-detached two storey cottages of about 1860 in either exposed stock brick or white paint or render, most of them having front door porches decorated with ornamented semi-circular or flat arches, white picket fencing to the front gardens, and either pairs of first floor sash windows or two storey canted bays,. They exhibit many variations on this theme, including recent alterations. If these changes were not so widespread, the houses might be worthy of local listing. The variations are as follows:

Nos. 1 and 2: White rendered façades with semi-circular arched porches and curved bay windows to the ground floor. No. 1 has painted brick walls to the front garden and the façade to No.2 is covered in climbing plants. **Nos. 3 and 4:** No. 3 has a stock brick façade with a wide picture window and a trellis to the entrance porch. **Nos. 5 and 6:** Both houses have retained earlier shop front windows and corner doors. No. 5 has a stock brick façade and a trellis to the front porch, and No. 6 a white rendered facade. **Nos. 7 and 8:** Stock brick

façades with climbing plants. No. 7 has a single discordant wide window to the first floor, a similar bowed window to the ground floor, a modern porch and a brick garden wall. No. 8: The first floor windows are blocked out, and there is a casement window to the ground floor and a modern porch screened by a modern front door. The alterations to these two houses seriously erode the architectural unity of the street. **Nos. 9 and 10:** No. 9 has a cream rendered façade with climbing plants, and No. 10 a white rendered façade with shutters to both floor windows, and a trellis to the front porch. **Nos. 11 and 12:** White rendered façades with rusticated quoins. **Nos. 13 and 14:** Stock brick façades with two storey canted bays and a flat arched porches. **Nos. 15 and 16:** White rendered facades with false shutters to the windows. **Nos. 17 and 18:** White rendered facades with two storey bays. No. 18 has a white rendered façade with a two storey canted bay and a two-storey infill joining it to No. 19. **Nos. 19 and 20:** White rendered façades and two storey canted bays. No. 19 has plastic windows and a stained timber fence.



Above: the original shop fronts to Nos. 5 & 6, and the unfortunate alterations to 7 & 8. Below: Nos. 19-22, with the two-storey extension to No. 18, and part of the terrace of Nos. 25-30



Nos. 21 and 22: A pair of **locally listed** semi-detached two-and-a-half storey houses dating from about 1860, No. 21 being rendered in pale blue and No. 22 in white, with three storey canted bays topped by small dormers, and semi-circular arched porches reached by flights of steps. The garden to No. 21 is bordered by railings and that to No. 22 by a hedge.

Nos. 23 and 24: A pair of semi-detached two-storey white rendered houses similar in design to Nos. 1 to 20, and with stained picket fences to the front gardens.

Nos. 25 to 30: A terrace of six two-storey houses in stock brick stepping slightly down the southern slope, with doors and single sash windows to each floor having rendered surrounds. The front picket fences to Nos. 28 to 30 are stained. No. 30 is an exception, in being rendered white with a heavy pediment over a ground floor curved bay window.

No. 31 is situated in Sub Area 21, St. John's Road. There is no No. 32.

Consecutive numbers, west side, from south to north

Nos. 33 to 40: Four pairs of **locally listed** semi-detached two storey houses built in about 1860, of similar in design to Nos. 1 to 28 opposite, in stock brick and white render and, unless otherwise indicated, a white picket fence along the front boundary. Detailed variations are as follows: **Nos. 33 and 34:** A pair on stock brick with squared ground floor bays. The façade to No. 33 is covered in planting and the front boundary wall consists of open trellis-type concrete blocks, which conflicts with the character of the other boundaries in the street, and No. 34 has a stock brick front boundary wall. **Nos. 35 and 36:** A pair with stock brick façades, semi-circular arched porches, a hedged front boundary and a centrally placed gothic style tablet at first floor level. **Nos. 37 and 38:** The façade to No. 37 is white rendered and that to No. 38 is of stock brick. Both have semi-circular arched porches and that to No. 38 has a stained wooden trellis. **Nos. 39 and 40:** A **locally listed** pair with white rendered and scored façades, alternately vermiculated stone quoins, ground floor canted bays, ornamental window architraves and semi-circular arches to the porches.



Nos. 33 to 36, showing the unfortunate Trelliswork concrete block wall to No. 33



The south-east section of Denmark Road showing the consistent picket fences

Nos. 41 to 43 and 45 to 46: Five two storey houses of similar design to Nos. 1 to 20 and 33 to 40. Nos. 41 to 43 form a terrace. They all have white rendered facades, canted bays to the ground floors, semi-circular arches to the entrance porches, and white picket fences.

Nos. 44 and 44a: Two cottages situated to the rear of Nos. 41 to 46 against the west boundary of the Sub Area and reached from a pedestrian way between Nos. 43 and 45.

Nos. 47 to 73: Twenty-seven houses in either stock brick or white render, arranged either as terraces at the back of pavement or facing on to three small landscaped courtyards, as follows: **Nos. 47 to 51 and 52 to 53:** A terrace of five houses facing north and a semi-detached pair facing south onto the southernmost of the landscaped courts. **Nos. 53 to 59:** A terrace of six houses facing on to Denmark Road. **Nos. 60 to 61 and 62 to 63:** Two pairs of semi-detached houses facing north and south on to the central landscaped courtyard. **Nos. 64 to 71:** A terrace of eight houses facing on to Denmark Road. **Nos. 72 and 73:** A pair of semi-detached houses facing north onto the northernmost courtyard.

The landscaping of the south and central courtyards is particularly attractive, that to the north court being less so because it is partly given over to car parking. No doubt because of their unusual layout, all the houses are listed **grade II**, the list descriptions being arranged in seven groups with the following features in common:

Mid to late C19. Attributed to SS Teulon. Brick with contrast dressings, including some decorative tumbling-in to the gables (Nos. 47-51 and 54-59). Tall Welsh slate roofs with tall corniced transverse brick stacks. Each two storeys one wide bay (Nos. 47-51, 54-59, 64-71) the upper window rising into the cross gable....Gables of end houses larger (Nos. 47-51, 54-59). Alternate gables half hipped (Nos. 52, 53, 60-63, 66, 69, 70) Two and three light transomed casements (some altered) under segmental gauged brick arches. Pointed arches to the boarded doors with fancy ironwork. First floor band.

Part of the group of houses by SS Teulon: Nos. 54 and 59, facing on to the street, and Nos. 52 and 53, facing south on to the southernmost of the three courtyards



The list description for Merton was published in 1988, and since then further alterations appear to have taken place, since Nos. 50, 52, 53, 57, 58, 59, 60, 61, 62, 63, 65, and 71 have been partly or wholly painted white.

Nos. 74 to 76: A group of three cottages, Nos. 74 and 75 forming a semi-detached pair, and No. 76 situated to the rear.

Positive and Negative Features

The houses in Denmark Road are remarkably unified in their size and scale. This consistency is reflected in the front boundary treatments, most of which are of white picket fences about three feet high. There are, however, exceptions which erode the general character, such as changes to Nos. 7 and 8 and the block boundary wall to No. 33.

Preservation and Enhancement

In view of the street's considerable charm, historic interest, and uniformity of scale and character, an **Article 4 Direction** should be applied to control the type of fencing, alterations to the doors and windows and painting or rendering the facades.