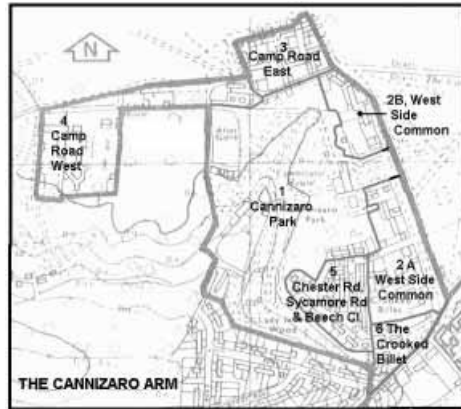


2.2: THE CANNIZARO ARM

Part 2.2 of the Assessment covers the part of the Conservation Area which projects north-west of Southside Common and Woodhayes Road into Wimbledon Common, and consists of the following Sub Areas:

- Sub Area 1: Cannizaro Park and House
- Sub Areas 2A and 2B: West Side Common and Chester Road (east)
- Sub Area 3: Camp Road (east), West Place, North View and Camp View
- Sub Area 4: Camp Road (west), Eversley Park and Kinsella Gardens
- Sub Area 5: Chester Road (west), Sycamore Road and Beech Close
- Sub Area 6: The Crooked Billet and Strachan Place

Map of the Cannizaro Arm Sub Areas



The Cannizaro Arm of the Conservation Area lies within the Archaeological Priority Zone (UDP Policy BE.18).

SUB AREA 1: CANNIZARO PARK AND HOUSE

Location map of Sub Area 1

Extent and Justification

Sub Area 1 consists of the whole of Cannizaro Park and the environs of Cannizaro House, the boundary of the Sub Area being mainly identical to that of the Park. Cannizaro Park is now a registered Historic Park and Garden which is owned and maintained by Merton Borough Council.



History

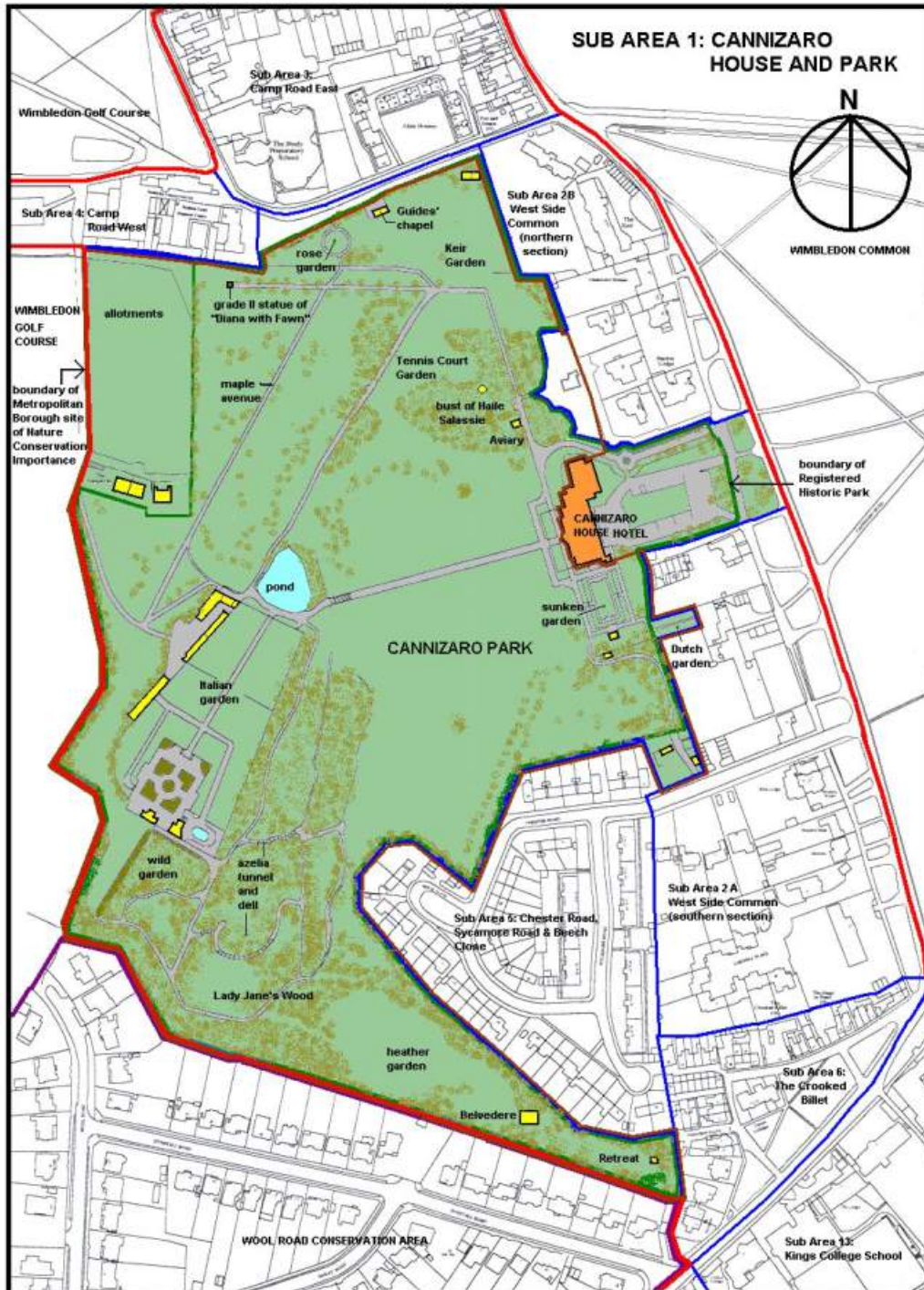
THE OLD PARK

Cannizaro Park was originally part of The Old Park, an estate of over 300 acres which formed part of the estates of the Archbishops of Canterbury and was purchased in the early 1570s by Sir Thomas Cecil, and then by the Grosvenor family in 1748. It was also known as "The Warren", after one of the earliest houses in Wimbledon which lies west of Caesar's Camp beyond the Conservation Area, and which later became Warren Farm.

Old Park included Westside House and the land adjoining Chester house and the cottages around the Crooked Billet, and stretched westward for about a mile as far as Beverley Brook. It covered Caesar's Camp to the north and as far south as the estates of Prospect Place and Mount Ararat, the boundary line following the Copse Hill road. Early maps show woods either side of the present day Copse Hill, including Wimbledon Wood to the north, but almost all of them were destroyed by 20th century housing development [Milward 1989, p.9 & The Ecology Handbook 29, p.63].

The Drax family owned Old Park for a hundred years until about 1927, and Sir Reginald Plunkett-Ernlé-Erle-Drax leased 140 acres of it to the Royal Wimbledon Golf Club in 1908. Although he also obtained permission to develop the golf course, the John Evelyn Society persuaded the Council to purchase the site in 1938 and lease it back to the Golf Club. He had succeeded in selling off much of the Park during and after the two World Wars for housing

development, including the inter-war estates of Wool Road and Drax Avenue (now Conservation Areas) and the post-war estate around Chester Road. [Milward p.24]



Map of Sub Area 1, Cannizaro Park

CANNIZARO PARK

All good parks departments should contain at least one real garden, and Cannizaro Park is one such place. It is what Edward Hyams would describe as a paradise garden...The house

owing to fire and partial rebuilding is architecturally pleasant but not outstanding; the park however is one of the finest in the London area [Myson & Berry, 1972].

The grade II statue, Diana with Fawn



the south of England. The part adjoining the Park's iron gates, which bear the family monogram from the Wilson's house in Roehampton, were moved to their present position in 1948. In June 1948 Wimbledon Corporation bought it and leased the Park to the Surrey County Council, who used the House as an old people's home and opened the Park to the public [Myson & Berry 1972].

The view as one emerges from the entrance is of a wide expanse of fine turf sweeping down and away from the garden front of the house to a classic view between hanging woods over a succession of bosky hills to a distant church spire. [Myson & Berry 1972 p.20]

Cannizaro Park contains over 400 species of trees, shrubs and herbs and is one of the finest House include a 1970s "Gothic" aviary to the north west, a formal walled garden to the south, a Dutch Garden adjoining West Side House, and a *giardino segreto* with a summerhouse to the south-east.

The northern half of the Park contains an ornamental avenue with many species of Maple, the Tennis Court Garden, with an extensive collection of trees and shrubs, and the Keir Garden, in the north east corner, which contains many of the exotic foreign species and a "Guides' Chapel" dating from 1838. A statue, *Diana with Fawn*, sited at the extreme north-west corner of the Park, is separately listed **grade II**.

The western part is taken up with a walled rose garden, avenues of chestnut and maple, and a recently restored formal kitchen garden. Two of the Park's main features are the Azalea Dell, in Lady Jane's Wood, and the Azalea Tunnel, both of which were created by the Corporation of Wimbledon. Lady Jane's Wood, in the south-west corner, also contains mature beech and oak trees and a "wild garden". An area at the extreme south-eastern corner contains a Belvedere known as the Retreat and was planted with various species of pine, cypress and maple in the 1970s [Ecology Handbook 29, p.72].

Cannizaro Park was laid out in the late 18th century for Henry Dundas, and originally covered about 60 hectares, mostly made up of fields and meadows, or rough pasture for the grazing of cattle. Features such as a plantation, a pond, the formal gardens and the kitchen garden were created near the house, and it is these which form the present-day grounds [Ecology Handbook 29, p.70].

The detailed design of the present Park and gardens dates predominantly from the nineteenth and twentieth centuries. After the 1914-18 War it fell into decay and was lovingly restored and enhanced between 1920 and 1947 by Kenneth and Adela Wilson, the owners of the house and park from 1920 to 1947, who enlarged the north-eastern section in 1932 when they bought The Kier and added most of its walled garden. Because of the Park's acid topsoil and gravel subsoil, Mr Wilson and his wife were able to plant many rare trees and shrubs which they brought back from their travels in America and the Far East. The collections of rhododendrons and azaleas in

Further details of the Park are given in English Heritage's description of the Registered Park and Garden and in publications by Milward and by Myson & Berry.

Buildings

CANNIZARO HOUSE

Cannizaro House from the north-west and the east



Cannizaro House is a two storey rendered building with a balustraded attic storey. The entrance front, facing east over gardens and car parking, has a projecting central section topped by a semi-circular pediment; the garden front, overlooking Cannizaro Park, has a two storey central bow with single storey projecting brick bays on each side; and the south front has a single storey portico overlooking an ornamental sunken garden. The House, which was added to the **local list** in February 1991, is now used as a hotel and has a modern northern wing of two storeys plus a mansard roof..

According to Milward, Cannizaro House was built in 1705, and until 1841 it was known as The Warren House. It is the original house to the park and formed one of two houses built by William Browne after he acquired The Old Park in 1705, the other being Westside House.

In 1738 The Warren House was purchased by Thomas Walker MP, Surveyor General to the Land Revenue, who passed it to his nephew Stephen Skinner in 1748. The Grosvenors, who bought it in 1769 and the Drax family, who owned it from 1827 until 1920, leased it to wealthy families who wanted to stay by the now fashionable Common.

On 14 October 1900 it suffered such a disastrous fire that the remains were still in a dangerous condition the following June. There appear to be few records of its original appearance. A drawing of the front elevation of 1812 shows a simple, even severe, classical front five windows wide with slightly lower side wings, but the garden front was apparently rather more welcoming, with a large central bow and long verandah [Milward pp.3 & 9]. It was rebuilt to more modern specifications (including improvements to the veranda overlooking the park) using insurance money to what the daughter of the previous tenant maintained was a different plan, but Milward considers that

the shape and position of the house shown on maps drawn before and after the fire proves that the present building is similar in plan and on exactly the same site as the old. Clearly the old foundations and some of the old walls were used, though the front façade which was most affected by the fire needed more radical reconstruction [Milward, p.21].

After purchasing the House from the Countess of Munster in 1948, Wimbledon Corporation leased it to Surrey County Council, who opened it as an Old People's Home in 1950. But this was found to be an unsuitable use and from 1977 to 1980 it was used as a local Arts and Leisure Centre. But because of the cost of maintaining the building for a non-profitable use, the Council were keen to sell it for commercial purposes. Two public enquiries were held in the early 1980s and, despite the Secretary of State recommending that it continue as an arts centre, the Council sold it to Thistle Hotels, and "London's first country house hotel" was opened in June 1987.

When Thistle Hotels bought Cannizaro House in 1987 it was in a very dilapidated condition and the new owners renovated and considerably enlarged it.

The front was rendered a striking cream colour, the grand saloon beyond the pillared hall was graced with a fine marble chimney piece and a large oval painting in the ceiling; up the great staircase forty-six bedrooms of "different shapes and different characters" were provided, some with four-poster beds. [Milward p.29]

OCCUPANTS OF CANNIZARO HOUSE

The House has been popular with "the great and the good" down the centuries not only because of its beautiful grounds but also because of the convenience of Wimbledon for those living in or commuting to central London. The "Pleasure Grounds" of Cannizaro Park, which originally afforded views across the entire Grosvenor estate as far as the woods of Combe Hill, was a great social asset to the influential occupants of Cannizaro House for over two hundred years, and although conservation area character assessments do not normally include details of the people who lived in the properties within the area under consideration, the influence of the occupants of Cannizaro House has been so considerable on the way Wimbledon has developed over the centuries (and also in the history of the nation) that brief details seem justified on this occasion. The following list of occupants is largely based on Milward's *Cannizaro House and its Park*.

1757-1785: The House was first leased from the Grosvenors by Lyde Brown, a Director of the Bank of England, Fellow of the Society of Antiquaries and a collector of Greek and Roman antiquities, including over 50 statues.

The collection became one of the sights of London. Numbers of people called at Cannizaro to see it, though some came away unimpressed. They complained that the display was 'too cramped and unsuitable'. So it is likely that the house did not have a gallery in which the statues could be shown to advantage. Certainly 'several urns purchased at Rome in 1763' were kept in the garden at Wimbledon. [Milward p.6]

In 1785 Brown sold his collection to Catherine the Great for £22,000, but he is reported to have died of a "fit" when informed that he would only receive half the money. The greater part of the collection is still at the Hermitage Museum, St Petersburg, and some of the remainder in the British Museum and at Petworth House.

1785-1806: The next tenant was Henry Dundas MP, first Viscount Melville, who became Home Secretary under Pitt and then Secretary for War and First Lord of the Admiralty at the time of the Napoleonic Wars. During his tenancy Cannizaro House became one of the leading social centres within easy reach of central London. George III would stay there when reviewing his troops on the Common and the Prime Minister regarded it as his second home. In 1801 Dundas leased Cannizaro House to the new Prime Minister Henry Addington, but in 1806 Dundas was impeached for high treason for "irregularities in the accounts". Although acquitted, he was obliged to move briefly to a small house near the Crooked Billet before returning to his Scottish estate. The beeches of Lady Jane Wood were planted by Dundas in memory of his second wife. In 1806 the Earl of Aberdeen, who later became Foreign Secretary and Prime Minister, occupied the house for a brief period.

1817-1841: Francis Plamonte, Count St Antonio and the Duke of Cannizaro (apparently after the village of the same name in Sicily) leased the House having arrived in England as "Minister of the Two Scillies" at the Court of King James. He and his English wife were a colourful couple and held concerts and entertained many famous people, including Mrs Fitzherbert, the Duke of Wellington and Napoleon Bonaparte's brother. In 1833 the Count left his wife and returned to Italy, and when the Duchess died in January 1841 the contents were sold off and the house was left empty. Because it was unoccupied during the 1841 census, it was christened "Cannizaro House" by the enumerator. This error and various alternative spellings - Cennezero in 1865, Canazara in 1871 - were perpetuated until 1874, when it became finalised as "Cannizaro".

1842-1879: Arthur Eden, a senior government official who moved from the Grange, on Southside, lived there with his family and sixteen servants, but from 1854 to 1860 the house appears to have remained empty except for two months in 1854, when Maharajah Duleep Singh, the sixteen year old deposed Maharajah of the Punjab, stayed there before he moved to larger premises at Roehampton. From 1860 to 1879 John Boustead, an Army Agent from Ceylon, lived there with his wife, six children and twenty-four servants until his tea plantations were ruined by disease.

1879-1896: During her stay, Mrs Schuster, whose husband had been a Director of the Union Bank of London and Chairman of the London and Brighton Railway, considerably enlarged the house to accommodate garden parties of a thousand guests or more, including the Prince and Princess of Wales, Henry James, Oscar Wilde, Max Beerbohm and the publisher John Murray, who lived off Parkside. Distinguished guests watched "Pastoral Plays" performed in a glade in Cannizaro Wood, while on other occasions she played host to Ragged School Children and other parties of poor people.

1896-1920: Because of the 1900 fire Thomas Mitchell CB, a Colonel in the Volunteers, had to rebuild the house four years after moving in, and he left shortly after its reconstruction to live at The Grove, Wimbledon Park. He was followed in 1904 by John Savile, fifth Earl of Mexborough, who was a member of the MCC and Hurlingham, a Buddhist and a man "of considerable literary attainments". After his death in 1916 the house was used as a convalescent home for soldiers wounded in the First World War. It then reverted to the ground landlord, Sir Reginald Plunkett-Ernlle-Drax, an Admiral and the Director of the Royal Naval Staff College at Greenwich (and the author of a book on solar heated swimming pools).

1920 to date: In 1920 Drax sold the House and Park to E Kenneth Wilson, a wealthy ship owner and an Underwriter at Lloyds. Wilson and his wife were also members of the Royal Horticultural Society and were attracted to Cannizaro because of the grounds, which they greatly enhanced. The Park was once again used for social events, such as garden parties, Guide camps and Home Guard exercises during the 1939-45 War. In 1948, Wilson's daughter, the Countess of Munster, sold the House and Park to Wimbledon Corporation.

Character

The House and Park form a unified composition located discreetly behind housing on three sides and within the wider public open space of the grounds of Wimbledon Golf Course and the Common. The Park has been carefully landscaped to shield views of any buildings which might disturb the impression of limitless countryside. This relationship should be protected against any development which might intrude unsympathetically on this rural idyll so close to the centre of London.

The allotment the north-west of the Park

The part of Wimbledon Common and the Royal Wimbledon Golf Club which adjoins Cannizaro House and Park enjoys several forms of statutory protection, including designation as Metropolitan Open Land, a Green Corridor, a Site of Special Scientific Interest, and a Site of Importance for Nature Conservation. It is therefore extremely unlikely that any changes will occur to the Common which could threaten the character of the Conservation Area or the Registered Park.



This sub-area follows the boundaries of the Registered Park, which is included on English Heritage's list of historic parks and gardens and is designated **grade II***. Although parks and gardens included on the register enjoy protection under local plan policies, they do not have

the level of statutory protection given to scheduled monuments, listed buildings and conservation areas. Inclusion of the Park within the Conservation Area therefore provides additional protection.

ALLOTMENTS

To the north-west of the Park are some allotments approached off Camp Road. They are charmingly rural and unkempt, and at the southern end there are several cottages. The eastern building forms a semi-detached one-and-a-half storey pair in stock brick with ornamental eaves, and the western one is single storey and may have formed the outbuildings to its neighbour. They are screened from view behind poplars and a high hedge.

Preservation and Enhancement:

Care will need to be taken to ensure that the attractiveness of the landscaping and historic features are not diminished by the special events which take place regularly in the Park or by maintenance work.

Cannizaro House is located in a prominent position overlooking both the Park to the west and the gardens to the east. In its conversion to a hotel, the building underwent alterations which might not now be regarded as appropriate. Care should be taken to ensure that any future alterations and extensions do not erode the architectural and historic integrity of the building or its setting.

The south front of Cannizaro House



SUB AREAS 2A AND 2B: WEST SIDE COMMON AND CHESTER ROAD (EAST)

Location Map of Sub Areas 2A and 2B

Extent and Justification

West Side Common forms a line of properties between Cannizaro Park and the western side of Wimbledon Common, on each side of the entrance to Cannizaro House. They comprise a substantial proportion of the earliest and architecturally most important buildings still extant within the Conservation Area, and their prominent position makes a major contribution to the setting of this part of Wimbledon Common.



History

By the time Roque produced his map of the area in 1745 West Side Common already contained an almost continuous row of substantial properties, including Stamford House, Westside House and Chester House. By 1776 a few more, including Cannizaro House, Hanford Row and West Cottage (adjoining Westside House) had been added, together with The Keir in 1800, and Bardon Lodge and Lime Cottage by 1865. This edge to the Common has therefore remained comparatively unchanged for over 150 years.

Character

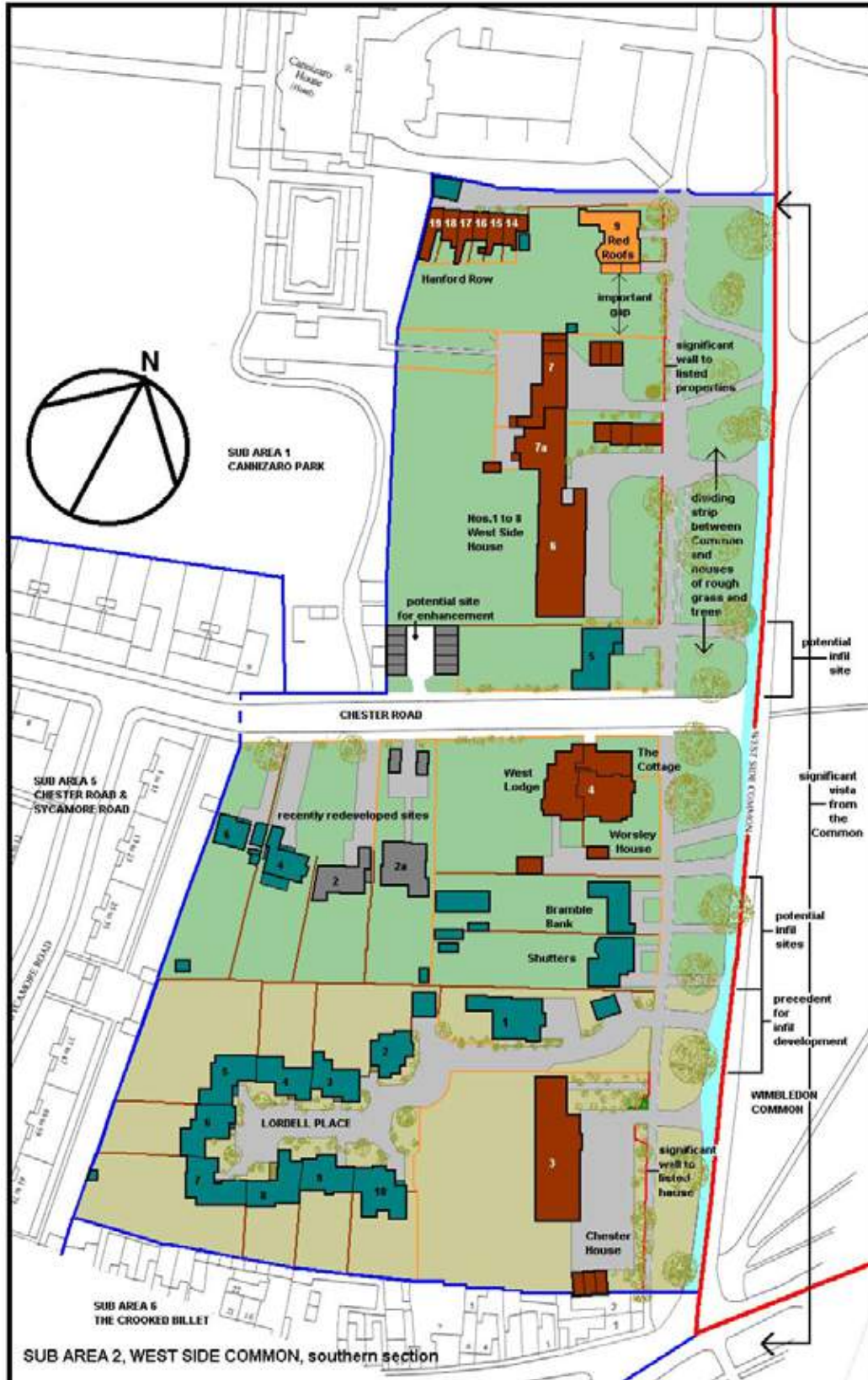
Bollards and parking on the tree-lined verge

Most of the buildings along this part West Side Common provide a grand ensemble of distinguished period buildings set in heavy wooded and attractively landscaped grounds. Although many of them have been altered by being divided into apartments or converted to other uses, they still make a very substantial contribution to the character of the Conservation Area when viewed from the east across Rushmere Pond. Their architectural quality and historic character



enhance this view and any new development should ensure that this quality is maintained. The houses are set back from the road behind a wide grass verge, mature trees, a gravel path and high brick walls, and the views from the path and over the boundary walls provide a pleasant vista of the Common. The attractiveness of the verge is, however, compromised by a variety of bollards of different materials paced along the sides of the driveways into the separate properties, which appear to have been installed at different times without any attempt at co-ordination or consistency

Map of Sub Area 2A, Westside Common, southern section



Buildings

Consecutive numbers, from south to north

Sub Area 2A: Nos. 1 to 19 Westside Common, Lordell Place & 2a To 6 Chester Road

Nos.1 and 2: Nos.1 and 2 comprise a semi-detached pair of two storey late 19th C. houses much in scale with the buildings at the southern end of West Side Common around The Crooked Billet (Sub Area No.6). They are therefore included in that Sub Area.

No. 3, Chester House: Chester House is listed **grade II**, the list description putting the date of its construction as circa 1700 or earlier, and Pevsner states *Chester House (much altered) was built in c.1670 and owned in the C18 by Horne Took, who built himself a tomb in the garden* [p.457]. According to Milward, its first known owner was living there in 1692, but it is also said to have been built by the Duke of York, for his mistresses, before he was crowned James II. Its owners include the political activist John Horne-Tooke, whose guests included Tom Paine, and Sir Francis Burdett MP. During the Napoleonic Wars his neighbour at Cannizaro House, Henry Dundas, tried to have him convicted for sedition.

Chester House was substantially remodelled in the nineteenth and centuries, and in 1938 it was threatened with demolition. However, it was saved by the outbreak of the Second World War and instead was later converted into the head office of Barclays Bank.



Chester House, No.3 West Side Common

The five bay main section, of immaculate Georgian proportions, is of two storeys plus roof dormers. The ornate soffit moulding is repeated in the pediment to the projecting northern entrance wing, and a lower two storey five bay wing at the northern end conceals a higher extension at the rear. Milward praised the virtues of the extensions: *Unseen Victorian additions have been pulled down and a new wing in perfect keeping with the original five bay house has been built. Chester House is now one of the finest looking buildings in Wimbledon* [Milward 1989 pp.76-81]. However, in the 1990s the northernmost part was demolished to provide access to Lordell Place, an estate of nine houses in the rear garden.

Lordell Place

The boundary wall and a garden building attached to the rear wall of the original garden date from the early to mid eighteenth century and are also separately listed **grade II** because of their group value with Chester House. However, any visual link with the main house has since been obscured by the 1990s housing in Lordell Place. Because of its use as offices, the front garden of Chester House is now given over to car parking, but the high wall and planting along the front boundary shield vehicles from the Common and make an important contribution to this part of the Conservation Area. Both Chester house and

the greensward in front of it are subject to Tree Preservation Orders.

The occupants of Chester House include: Benjamin Lordell (1692); Madam Belitha (1741-1777); The second William Blake (1736-1791); John Horne-Tooke (1792-1812); Mary Horne-Tooke (1812-1821); Linwood Strong (1821-?); Blackwood Gore Currie (?-1837); James Stevens Forbes and his sister Katherine Stewart Forbes(1857-1892);

Sydney Smith, William Leuchars, Thomas Raffles Hughes, Lord Onslow, Lord Kilmory, Lord Churston, Sidney Martin (1893-1939); Barclays Bank (1939 onwards).

Nos. 1 to 10 Lordell Place: Lordell Place lies at the back of Chester House and was built in the 1990s within the original garden, the access having been built past the northern end of Chester House. The ten medium density two storey houses are designed in a traditional manner, with sash windows, rusticated corners to the brickwork, ornate soffits, and pitched roofs to the dormers. They are arranged in linked blocks around an attractively designed well landscaped courtyard, Lordell Place being subject to a Tree Preservation Order.

Shutters (No.5a?): This house is a typical two storey detached post war house with few architectural pretensions. It was presumably built in the south-eastern corner of the original gardens to Worsley House, to the north.

Bramble Bank (No.5b?): Bramble Bank occupies the remaining frontage between Shutters and Worsley House. It is a two storey detached house designed in a similar style to the houses in Chester Road and Sycamore Road, and may have been erected at about the same time.



No. 4: Worsley House, The Cottage and West Lodge

No. 4, Worsley House / The Cottage / West Lodge: West Lodge was built in 1894, is listed **grade II** and was designed by EJ May in what the list description calls the Domestic Revival Manner. It is a substantial house of two storeys plus attics, three bays wide and three deep, with tall ornamental chimneys and the attic rooms accommodated in large gables. Except for No.23, Stamford House, it

is the tallest building on West Side and therefore makes a substantial contribution to the vista of West Side from the Common. The house has been converted into three residences, Worsley House occupying the south-east section, The Cottage the north-east corner and West Lodge the rear part. Presumably the grounds originally extended as far south as Chester House and westward as far as Sycamore Road, and not only were the plots now occupied by Bramble Bank and Shutters sold for development, but also those now belonging to Nos.2a, 2, 4 and 6 Chester Road. Nos. 2 and 4 have in their turn being replaced by more pretentious properties.

(entrance to Chester Road)

Nos. 4 and 5 West Side Common are separated by Chester Road, probably inserted in the 1950s to provide access to the estate which forms Sub Area 5.

Nos. 2 and 4 Chester Road before and after more intensive redevelopment



No. 2a Chester Road: No.2a is typical of the type of houses for which planning permission is currently being sought within the Conservation Area. It consists of two storeys plus attic (and possibly a basement storey) designed in a pastiche symmetrical classical manner with classical ornamentation applied to an otherwise bland façade. The approach, with its wrought iron gates, is also symmetrical, with garages placed each side of the entrance, creating a somewhat contrived sense of grandeur.

Nos. 2 and 4 Chester Road: Similar designs to that of No. 2a have been built on the site of Nos.2 and 4. Although the earlier post war houses had little to recommend them – No.2 had undergone so many rather unsympathetic alterations that its original character has been lost – the new buildings are symptomatic of a trend in larger houses protected by high walls and gates.

No. 5 West Side Common: No.5 is a modest inter-war two storey house with a single storey front wing which was probably built within the grounds of No.6, West Side House.

No. 6, West Side House: Together with Cannizaro House, West Side House was built by William Browne after he acquired The Old Park in 1705. It therefore formed part of the Old Estate owned by the Grosvenor family from 1769 until 1827 and then their relatives, the Drax family, from 1827 to 1919. It was initially called “the mansion house” and is listed **grade II**. Milward considers that the central part dates from the early 18th C, Pevsner dates it to the 1760s and the list description is somewhat cautious in giving its date as “Circa 1760 or earlier” because Browne died in 1738. It enjoyed extensive views and the original modest “pleasure ground” surrounded by a ha-ha was extended in the nineteenth century. Sir Reginald Plunkett-Erle-Drax sold the house in 1919 to Mary Dodge, an American heiress, who used it as a Theosophist Centre.



Nos. 6, West Side House, and 7 and 7a West Side Common

The occupants of West Side House include: William Brown (1705-1738); Thomas Walker, Surveyor General to His Majesty's Land Revenue (1738-?); Stephen Skinner (1748-1765); Thomas Grosvenor (1765-1769) Hon. Henry Drummond (1774-1779); Thomas Scott Jackson, Director of the Bank of England (1781-1787); Robert Dundas, 2nd Viscount Melville & First Lord of the Admiralty (1819-1822); Sir John Copley, Lord Lyndhurst, the Lord Chancellor (1823-1831); Henry Currie MP (c1832-1843); Sir Thomas Shaw-Lefevre, Vice Chancellor of London University and the Clerk of Parliaments (1844 –1849); Hon. Charles Gore and the Countess of Kerry (1850-1904); Hon Joseph Maxwell Scott (1906-1919) [from Milward's *Cannizaro House and its Park* etc].

Sir Thomas Shaw-Lefevre's son George (later Lord Eversley) was a champion of the preservation of Commons, and Charles Gore's son was the first Wimbledon Tennis Champion.

The two storey House consists of a five bay central section with a central pedimented doorway and four-bay wings on each side, forming a particularly wide frontage in stock brick with red brick surrounds to the plain Georgian proportioned windows.



Nos. 7 and 7a: These two properties comprise the **grade II** stable block to No.6, and date from the same period as No.6. Originally single storey, this long narrow block in stock brick has had ground floor and dormer windows inserted as part of conversion into eight apartments. Groups of garages and other outbuildings tend to clutter the area between the houses and the brick wall which borders the grounds.

No. 9, Red Roofs: Red Roofs is a two storey detached house built in the mock Tudor style with a large gable facing the Common and is thought to date from the first years of the twentieth century.

Hanford Row, Nos.14 to 19 West Side Common

Nos. 14 to 19, Hanford Row: This terrace of modest but attractive **grade II listed** cottages is set back from the Common down a narrow track. It is named after the builder, William Hanford, and consists of six

labourers' cottages which he erected in the 1760s [Milward 1989, p.70]. Although they retain much of their original character, including ornamental porches over the front doors, the original roofs have been canted forwards to create a steep Mansard and an effective third storey.

The southern and northern sections of Sub Area 2 are divided by the entrance to Cannizaro House, No.20 West Side Common, which forms part of Sub Area No.1, Cannizaro Park and House.

Sub Area 2B: Nos. 2a to 26 West Side Common

Consecutive numbers, from south to north

No.20c West Side Common

Nos. 20a to 20d: These four post-war properties are located to the rear of Nos.21, 22 and 22a West Side Common, with access between No.21 and the entrance to Cannizaro House. They are reached down a well landscaped, walled and gravel surfaced lane.



No.20a: Located between the access lane and Cannizaro Park, No.20a is a two storey detached house in red brick probably built in the 1960s.

No.20b: At the northern end of the access lane to the rear of Nos.22 and 22a West Side Common, No.20b is a detached house entirely concealed behind the entrance gate, high walls and shrubbery.

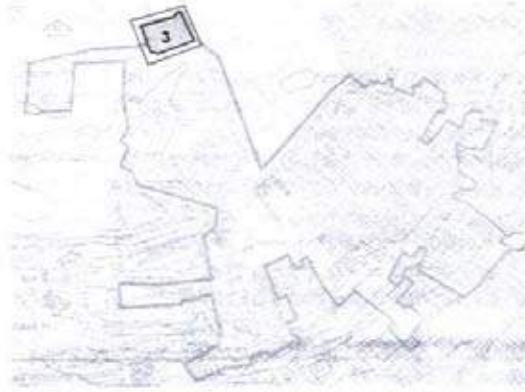
No.20c: No.20c is a traditionally designed two storey detached house in multi-coloured brick situated between the access lane and No.22 West Side Common. The arrangement of its dormers and cat-slide roof give it an attractive profile.

SUB AREAS 3A to 3D: WEST PLACE, NORTH VIEW, CAMP VIEW AND CAMP ROAD (EAST)

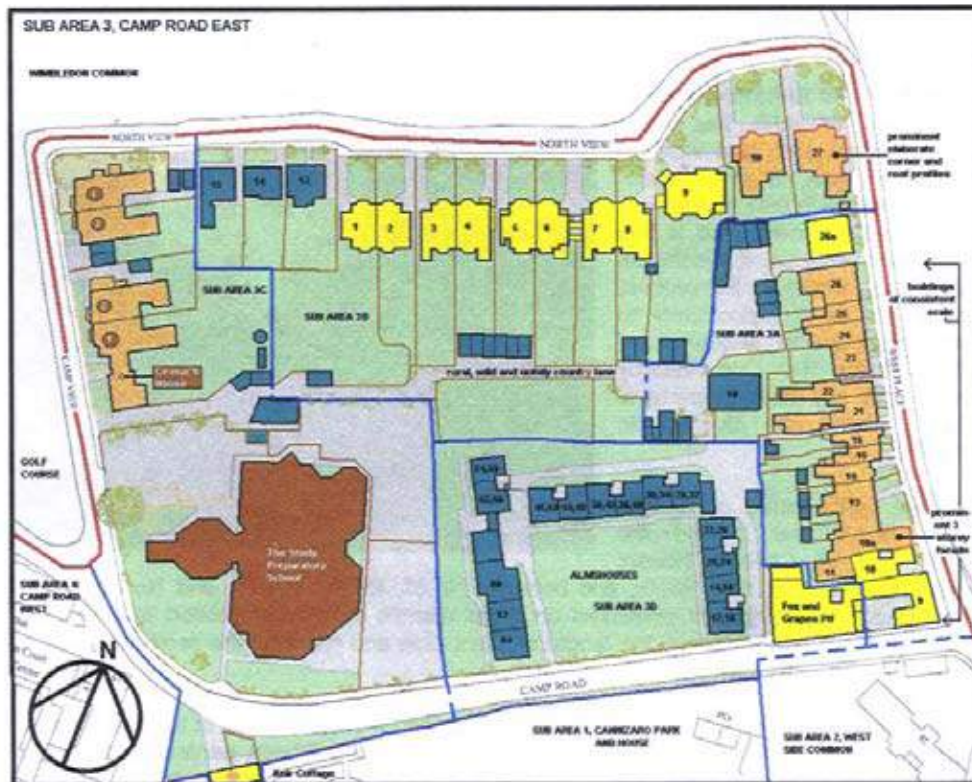
Extent and Justification

Sub Area 3 consists of the rectangle of property surrounded by West Place to the east, North View to the north, Camp View to the west and Camp Road to the south. This group of properties forms a clearly defined urban *insula* surrounded on three sides by Wimbledon Common and separated from West Side Common and Cannizaro Park by Camp Road.

Location Map of Sub Area 3



Because of the difference in the four sides of the *insula*, their history, character, features, preservation and enhancement as well as their properties are considered separately under Sub Area 3A to 3D.



Sub Area 3A: West Place

Map of Sub Areas 3A to 3D

History

The character of West Place derives from the way the land was sold and split up into lots by local builders. The land on which West Place now stands originally formed part of the Common and in the 1760s and 1780s small plots were sold off by Earl Spencer to John Paterson, a farmer, James Adams, a blacksmith and John Watney, another farmer and baker, who built several small cottages along what was then no more than a track. Many of

them were rebuilt in the early 19th C. by William Croft, a builder and timber merchant who had a yard at the southern end of West Place. According to Hawton, several of the cottages in the

middle of West Place date from the 1840s, but he does not state which. They were built by Daniel Mason, the grandson of Samuel Mason, who developed The Green. In 1897 William Croft's saw pit was closed by the Conservators closed, who consider it a "blot on the landscape" [Hawton, *Historic Wimbledon*, p.67]. The part of the Common opposite West Place was used for allotments during the First World War.

[Constance Curry's unpaginated *Memories of My Side of the Common*, on which much of the information in this section is based, deals with the *insula* surrounded by these four roads. Although it is dated 1988, it contains reminiscences of her life in West Place from 1914 onwards, and includes a freehand map of the area which is undated, but presumably indicates the general situation between the wars.]

West Place from the South



Character

West Place forms a northern extension to West Side Common, but is of a very different character. Instead of elegant period buildings to the south, it consists of modest workers cottages mainly built between 1760 and 1850, all except one of which are two storey, described by Pevsner as *a nice humble, unified early C.19 road* [p.458]. Until recently much of West Place was in commercial use; according to Curry, several of the houses provided teas on weekends and bank holidays, and

some stored golf clubs and hired out red coats for the golfers on the Common. The numbering of the sixteen houses has varied over time, there now being no Nos. 17, 19 or 20.

Unlike West Side, they have small front gardens and low boundary walls immediately adjoining the pavement. Although they are later in date and less distinguished than many of the properties on West Side, they still make a major contribution to the character of the Conservation Area, when viewed from the Common. All but Nos. 9, 10 and 26a were added to the **local list** in February 1991.

Buildings

Consecutive numbers, from south to north

Nos. 9 & 10: A three bay two storey house in white render with shallow bay windows to the first floor. They were originally a single house named "The Hermitage" and probably built by George Croft, William Croft's son, for his own use in the early nineteenth century, with No.9 originally forming the livery stables. It appears from the utilitarian ground floor fenestration and low cill height that the building has until recently been used for commercial purposes.

No. 10a: The only three storey house in West Place, whose projecting brick front section and full height rendered bay forms a dominant feature in the terrace. It is **locally listed** and, unlike the other houses, the small front garden is concealed behind a high brick wall and ornamental gate posts.

No.11: No.11 is located behind No.10, to the rear of the Fox & Grapes, and is also **locally listed**.

Nos. 13 and 14: These **locally listed** two storey rendered houses form a continuous row set back from the general line of buildings. No. 13 may originally have been No. 12, which, according to Curry, at one time accommodated a tobacconist and general store.

Nos. 15 and 16: A **locally listed** semi-detached pair of two storey brick cottages. The round-headed arch over the entrance door to No.16 has unfortunately been replaced.

At the rear of Nos. 21 to 26a is a yard reached on foot from West Place and by car from Camp View to the west along a rough track which retains something of the area's historic unkempt character. Attempts to suburbanise it should be discouraged. According to Curry:

At the rear of Nos. 20 and 21 was a separate brick building; a purpose-built laundry house (part still survives)...Collection and delivery was made by horse and cart. The cart was kept at Dormer's Yard, but the horse was stalled in the small yard behind No. 20. The entrance to this yard was down the narrow passage (still there), between Nos. 16 and 20, from which the Cleveland half of the laundry can still be seen today, recently converted into attractive living accommodation as an extension to No. 22 by the present owner. This passage also led to the back entrance of three timber clad cottages Nos. 17, 18 and 19, whose front doors were almost opposite a private road, leading from Camp View, suggesting that this was the original entrance to the cottages, when the meadow land beyond belonged to the School Trustees.



No.18 West Place from the west

No. 18: No.18 is a post-war two storey gabled house in brick and tile hanging adjoining the yard behind No.22 West Place.

Nos. 21 and 22: Two **locally listed** two-storey brick cottages which were originally built as three. Nos. 20 and 21 were converted into a double-fronted house and retains its two front doors. All three houses were at one time laundries,

Nos. 23 to 26: A **locally listed** row of four plain two storey cottages rendered in various colours. No.23 was at one time a convalescent home, and No. 26 has had "Georgian" window frames inserted.

No. 26a: A plain rendered detached two storey house which has also had "Georgian" windows inserted. At one time it was occupied by a builder, whose yard was at the rear.

No. 27: No. 27 is considered under North View since it forms a pair with No. 10.

Positive and Negative Features

West Place consists of a row of historic artisans' dwellings of unified character and scale which entirely justifies its locally listed status and contains few detrimental features. Any new development which was not of similar scale and character would be seriously detrimental to this part of the Conservation Area.

Preservation or Enhancement

There is little if anything that could be introduced to further enhance the Sub Area, which should be preserved in its present form. To ensure that its character is not eroded by unsuitable alterations, such as the "Georgian" windows in Nos. 26 and 26a, an **Article 4 Direction** should be issued to control alterations to the fenestration of the front facades.

Sub Area 3B, North View

History

The first development along North View on Milward & Maidment's maps appears on Thomas Milne's map of 1800 and apparently consisted of Nos. 12 (Ivy Cottage), 13, 14 and 15 (Booth's laundry). Nos. 13 and 14 had been demolished by the time Constance Curry wrote her memoirs and replaced by a single house, No. 14.

Character

As its name indicates, the houses in North View face northwards on to the Common. The road follows the line of the projecting nib of land on which Nos. 27 West Side and 10 North View form a prominent corner feature *standing tall against the sky* [Curry]. Nos. 1 to 8 are set well back, so that Nos. 8, 9 and 10 are arranged in echelon and Nos. 12, 14 and 15 project forward again to line up with the side of No. 4 Camp View (there is no No.13). Nos. 1 to 8 thereby form an imposing centre-piece of four-storey semi-detached villas.

Buildings

Consecutive numbers, from east to west

The numbering of North View is haphazard, Nos. 1 to 8 being located in the centre, with Nos. 9 and 10 to the east and Nos. 12, 14 and 15 to the west. The following details continue the anti-clockwise sequence from West Place. Of the fourteen properties along North View, two are locally listed, nine have a positive effect on the character of the Conservation Area, and three have a neutral effect.



No.27 West Place from the east

Nos. 10 North View and No. 27 West

Place: No. 10 (Westward House, according to Curry) and No. 27 West Place (Eastward House) were presumably built at about the same time as Nos. 1 to 8 on a nib of land projecting into the Common. They form a symmetrical pair and are decorated with stonework which Curry describes as *depicting the rising sun over St Mary's church spire, and the setting sun over Roehampton church spire. No doubt both views were plainly visible, when the houses were built in 1882, before the trees had grown so tall on the Common.* The two houses, which were added to the **local list** in

February 1991, rise with a multitude of projections one upon another *like Pelion on Ossa* [Virgil, *Ecloques*, x.281]. Since both have similar projections and excretions they were presumably designed that way, the ornamental gables forming the top of an almost pyramidal composition in white render and tile hanging.

No. 9, "North View": North View was built in 1924 for Mr. Edward-Jones, a founder member of the John Evelyn Society [Curry], and presumably replaced the original No. 9. It is two storeys high plus a mansard, rendered, with a single storey brick extension at the front and an ornamental porch set diagonally on the north-west corner. The mansard, white render, tall shuttered windows and first floor balconies give it a rather charming French seaside character.

Nos. 1 to 8 (consecutive): Nos. 1 to 8 comprise four similar but varying semi-detached four-storey houses with prominent gables. According to Curry: *When the houses were built in 1882, North View public road did not exist. The rear of the houses faced the Common.... The fronts of these houses were facing a private road from Camp View, which was over 30 feet wide. (This road is still there, though now much narrower). In 1894, when the public road was made, the backs of Nos. 1-8 became the fronts.*

Nos. 7 & 8: A pair of four storey semi-detached houses of stock brick, each front façade consisting of a three storey canted bay surmounted by a gable projecting from a mansard roof, with the recessed side entrance to the *piano nobile* reached from a long flight of steps.

Nos. 5 and 6: A pair of four storey semi-detached houses of stock brick of similar design to Nos. 7 and 8

Nos. 6 to 10 North View



Nos. 3 and 4: A pair of three storey semi-detached houses of stock brick, each front façade consisting of a three storey canted bay surmounted by a dormer window, with a recessed four storey tower at the side containing the entrance to which the *piano nobile* is reached from a long flight of steps.

Nos. 1 and 2: A pair of semi-detached houses of stock brick, each front façade consisting of a three storey canted bay surmounted by a dormer window, with a recessed three store side entrance to the *piano nobile* up a long flight of steps.

No. 12: A 19th C. detached two storey double fronted house of stock brick with canted bay windows to the ground floor.

No. 14: A mid 20th C. detached two storey double fronted house in red brick with plastic “Georgian” windows.

No. 15: A late 20th C. detached two storey double fronted house in painted brickwork, dormers, sash windows and an ornamental lead-covered porch.

Positive & Negative Features

Sub Area 3B varies in architectural quality. Nos. 9 and 10 North View and 27 West Place are of sufficient individuality to make a strong contribution to the architectural interest of this part of the Conservation Area. Although Nos. 1 to 8 are architecturally positive, they of a style of late nineteenth century architecture which has yet to become fashionable and regarded as worth protection. Nos. 12, 14 and 15 North View are only of marginal architectural interest.

Preservation or Enhancement

Any proposals to redevelop Nos. 9 and 10 North View and 27 West Place should be resisted, although since Nos. 10 and 27 are substantial properties on small plots pressure for redevelopment is unlikely. But there is a danger that the rest of Sub Area 3B may be regarded as having economically viable development potential because of the large rear gardens to all but Nos. 12, 14 and 15 as well as the area containing the lane immediately to the south and the low density almshouses adjoining Camp Road. Such proposals should only be considered if a first class modern design is proposed which retains the existing buildings, enhances this part of the Conservation Area and is sympathetic in scale with the houses in West Place and Camp View. Should such a possibility arise, the Council should consider producing a Development Brief as a guide for potential development.

Sub Area 3C, Camp View



The front of Nos.1 to 4 Camp View, and the rear of Caesar House as seen from the track leading to No.18 West Place.

Extent and History

Sub Area 3C consists of Nos. 1 to 4 Camp View and The Study Preparatory School. The School is **listed grade II** and the rest are **locally listed**. Camp View is so named because it faces towards Caesar's Camp, to the west. However, any view of this archaeological landmark is likely to have been lost even from the upper floors because much of Caesar's Camp has been destroyed and what is left is obscured by the trees along the western extension of Camp Road. However, Camp View now enjoys an excellent vista of the golf course, and Curry describes Nos. 1 to 4 Camp View as having *one of the loveliest views of the Common, especially at sunset*.

Buildings

Consecutive numbers, north to south

Nos. 3 & 4: A pair of three storey semi-detached houses in red brick erected in 1881, with magnificent square bays to the upper two floors topped by pargetted gables and recessed three storey side entrances. They were added to the **local list** in February 1991.

Nos. 1 and 2: A pair of houses which are virtually identical to Nos. 3 and 4 and also added to the **local list** in February 1991.

Caesar's House: A three storey house attached to No. 1 Camp View in what has been described as influenced by the Dutch classical style. The top floor is set in a Mansard roof and includes a Palladian window set in a Dutch gable. The rear elevation is at least as elaborate as the front, and includes further Mansard roofs, another Dutch gable, and a semi-circular turret.

Pevsner describes the four houses as *a picturesque terrace in the Norman Shaw New-Zealand-Chambers manner with wooden upper bay windows overlooking the common* [p.458]. Because of their outstanding architectural merit, all four are **recommended for statutory listing**.

The Study Preparatory School: A single storey group of modern brick buildings fronted by a **grade II listed** two storey octagon described by Pevsner as

A most engaging building. A simple two-storey octagonal brick schoolhouse of 1758-61, built as a charity school for fifty poor children, originally containing both schoolroom and master's accommodation. Extended in 1834 to the SE, and altered and added to after 1870. Restored in 1974-6 by Dry Halasz Dixon with the Borough Architect's Department, when it was converted as an E.S.N. school, with a low NW polygonal extension sympathetically detailed. Brown brick with pantiled roofs. [Pevsner, p. 454]

The original almshouses were set up by the Vestry with the financial assistance of the Marryat family [Milward 1989 p.52], but was closed down as a result of the Poor Law Administration Act of 1834. It was shortly afterwards replaced by almshouses which were themselves replaced in 1929 by the modern buildings described under Sub Area 3D, below [Milward "Historic Wimbledon" pp.66-7]. The Vestry was responsible for providing at least 20 children with clothes and an allowance to enable them to "go into service", and John Cooksey (1707-1777) a local vicar, persuaded the Dorothy Cecil Charity to pay schoolmasters to teach boys from the workhouse.

Then in 1757 he persuaded the Vestry to set up a committee of leading gentlemen to plan and build a school and secured Earl Spencer's permission to enclose two acres of the Common, by the modern Camp Road. There an octagonal schoolhouse (the present William Wilberforce School) was built with money raised from the local gentry.

In 1813 it was linked to the National Society for the Education of the Poor in the Principles of the Established Church and so became known as the National School, later becoming the Old Central. [Milward, "Historic Wimbledon" pp. 63 & 66]

The schoolhouse was extended in 1834 and altered and added to after 1870. In the 1960s the Church of England built a new primary school in Lake Road and the octagonal building was taken over by Merton Education Committee. It was partly rebuilt and reopened as William Wilberforce School for handicapped children. [Milward, "Historic Wimbledon" p.66] It was restored in 1974-6 and converted to a school for the "educationally sub-normal" [Pevsner p.454] and is now The Study Preparatory School.



The Study Preparatory School, and Keir Cottage with Camp Farm Cottage in front

Kier Cottage: A detached one-and-a-half storey cottage of stock brick with a prominent pair of gables decorated by ornamental barge boards. With its overgrown front elevation, the cottage forms an attractive feature at the entrance to the eastern part of Camp Road. It retains most of its original features and recommended for **local listing**.

Positive and Negative Features

All the buildings in Camp View are either of considerable historic interest (The Study Preparatory School) or exceptional architectural quality (Nos. 1 to 4 Camp View and Keir Cottage).

Preservation and Enhancement

Sub Area 3C should be preserved in its present form, with Keir Cottage being added to the **local list** and Nos. 1 to 4 Camp View recommended for **statutory listing**.

Sub Area 3D, Camp Road

History

Camp Road, situated between the workhouse and Cannizaro Park, was originally known as Workhouse Lane. The first building to be erected to the north of West Side Common was probably a workhouse erected in 1752, and several cottages built by William Jennings before 1784. *[Milward 1998 p.42]*

Character

Seen from its eastern end, Camp Road forms a narrow defile immediately north of West Side Common and Cannizaro Park, with the high wall to the Park on one side, the Fox and Grapes public house on the other and the locally listed Camp Farm closing the vista. Further west the view opens out on the north side into the courtyard to the almshouses and The Study Preparatory School, at the front of which is the west facing octagon of the original National or Round School.

Buildings

North side, west to east

Of the 18 or so properties along the north side of this part of Camp Road, the 16 which comprise the almshouses have a neutral impact on the character of the Conservation Area, and the other two have a positive effect.

Almshouses (Nos. 12 to 64): The almshouses were originally are built in 1929 and the present two storey terraced buildings are arranged round three sides of a quadrangle facing south on to Camp Road. Nos. 12 to 26 are situated along the east side of the grass rectangle, Nos. 32 to 58 on the north side, and Nos. 54 to 64 to the west. Although somewhat bland and repetitive, they provide a pleasant backdrop to their landscaped grounds and provide a break in the otherwise enclosed character of this end of Camp Road.

The Fox and Grapes Public House: The Fox and Grapes is a part one and part two storey white rendered public house near the eastern end of Camp Road. The original building was erected in 1837 as a Union Beer shop *[Milward 1998p.79]*, and the present building dates from 1928.

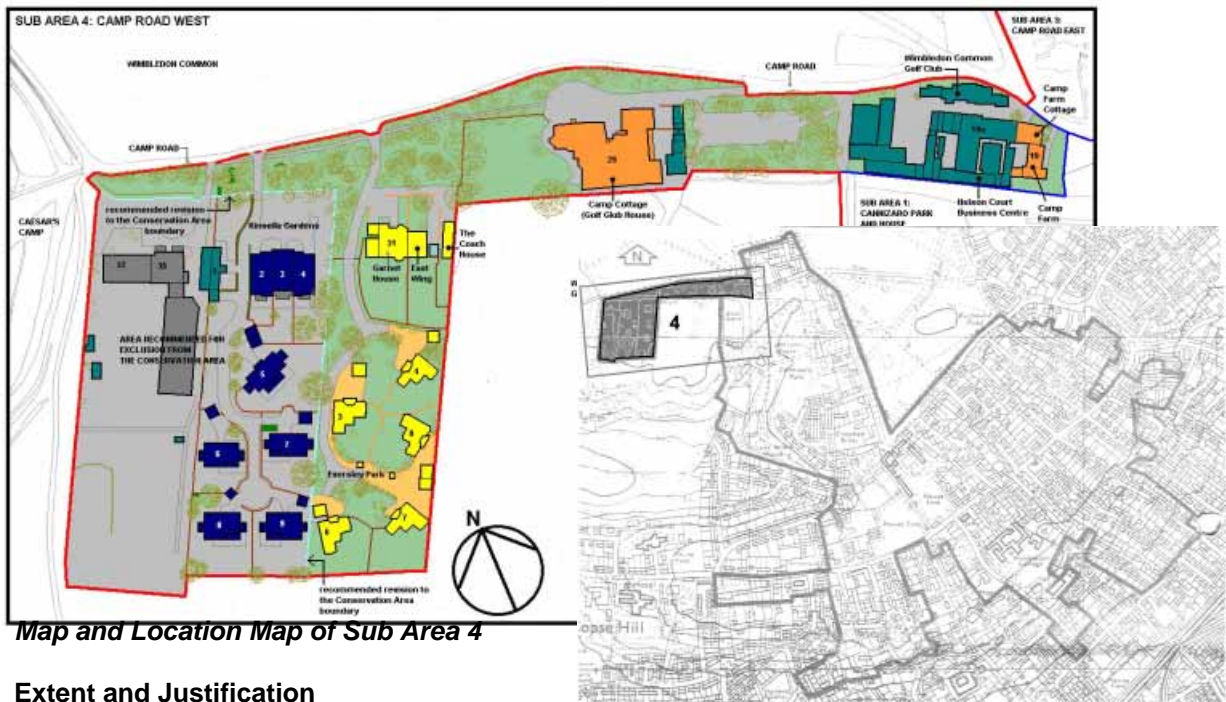
Positive and Negative Features

This part of Camp Road is an attractive thoroughfare of historic importance, retaining much of its original character and containing few if any negative features. With the exception of the somewhat bland modern almshouses, all the buildings make a significant contribution to the character of this part of the conservation area.

Preservation and Enhancement

With the possible exception of the almshouses, Sub Area 3D should be retained in its present form. Because of the low density, extensive grounds and lack of historic importance of the almshouses, they may be regarded as a potentially economic development site, possibly in conjunction with the lane immediately to the north and the houses along North View. Any possible redevelopment proposals should be designed to a high standard of modern design and be sympathetic in scale with the other buildings in this part of Camp Road and with the houses in West Place. If such development pressures do arise, the Council will consider producing a Development Brief to guide any prospective proposals.

SUB AREA 4: CAMP ROAD (WEST), EVERSLEY PARK AND KINSELLA GARDENS



Extent and Justification

The boundary of Sub Area 4 follows the northern edge of Camp Road and the boundaries of the properties on the south side of the road. The Sub Area forms an isolated promontory to the west of the main “Cannizaro Arm” surrounded by Wimbledon Common and Golf Course on all sides except at its eastern end, where it is attached to Sub Area 3, Camp Road East.

History

No. 19 Camp Road and the rural character of Camp Road



Camp Road adjoins the Royal Wimbledon golf course, the links of which were, until 1907, the fields of Warren Farm. The road forms the northern boundary of The Old Park, the estate of the Grosvenor family, and in 1870 the owner, John Samuel Sawbridge-Erle-Drax leased several of the fields on the south side to a Mr Dixon, who erected three large houses along Camp Road, including Garnet House. The road was to be used by Dixon as the route for building materials and equipment to enable him to develop Caesar’s Camp for housing, but the Commons’ Conservators protected the Scheduled Monument from destruction by restricting the use of Camp Road for anything but “agricultural purposes” [Milward, 1989, p.3]. The only period buildings along this part of Camp Road are No. 19, at the eastern end, No. 29, which has been extended and converted to form the Golf Club House, and No. 31, Garnet House.

Character

This section of Camp Road is particularly rural, being a narrow track lined by trees and undergrowth that isolate it visually from the golf course to the north and the properties along the southern side.

Buildings

Odd numbers, east to west

The Sub Area contains a couple of dozen properties, the eastern part of which comprises three locally listed buildings and two groups of properties which have a neutral effect on the Character of the Conservation Area. The western section contains three groups of buildings, the eastern group having a positive effect on the Conservation Area, mainly because of the quality of its architecture, and the two western groups having a negative effect.

No. 19, Camp Farm and Camp Farm Cottage: A one and two storey late nineteenth century building in the Victorian vernacular revival style which has been divided into two houses. It is of red brick with blue brick detailing to the window lintels, eaves, chimney and ornamental barge-boarded gables to the north and east. It was added to the **local list** in February 2000.

Wimbledon Common Golf Club: A late nineteenth century two storey detached industrial building whose original gables, ornamental brick eaves and inset brick panelling have been retained on the south side, but whose north elevation has been suburbanised in its conversion to the Golf Club.

The south and west elevations of No. 29 Camp Road, Golf Club House



No. 19a: Helston Court Business Centre: Situated at the rear of the Wimbledon Common Golf Club, the business centre is a group of single storey buildings of no architectural interest which appear to have been converted from agricultural outbuildings.

No. 29, Camp Cottage: This group of buildings is also known as Golf Club House, and is the clubhouse to the Royal Wimbledon Golf Club. Milward dates it from the 1820s [Milward 1989 p.140] but part of it is thought to date from the eighteenth century, and it was **locally listed** in February 1991. It is a long low building, the northern side being of two stories in dark brick and tile hanging and a projecting porch, while the south is single storey in white render with a series of first floor gables and a verandah facing the golf course.. Although original features have been retained on the western elevation, the original cottage was extensively altered and enlarged in the late nineteenth century, presumably when it was converted to accommodate the Club facilities.

No. 31, Garnet House, East Wing and The Coach House: A large detached two storey house with projecting square and faceted full height bays which probably dates from the later nineteenth century and was converted into two properties in about 1947. The ornamental eaves detail is continued below the parapet walls to the bay windows. The Coach House is a detached dwelling to the east of the main building. The group appears to have retained much of its original character and makes a positive contribution to the character of the Conservation Area.

Eversley Park: Most of the extensive grounds to the original Garnet House were developed in about 1982 to accommodate five detached houses. According to a press article:

...thanks to their mellow clay roofs and weathered cladding of London stock brick, they... look as if they've been on the site for at least 50 years....and the extensive use of glass... means the rooms seem to flow effortlessly into the garden beyond. All the houses have small walled gardens and patios, with the remainder of the site kept as a landscaped communal area. [Sunday Times, 2nd May 1982]

The developers imported mature trees, and after twenty years the landscaping has mellowed to the point where, despite their size, the houses are almost entirely hidden from public view. They are in an unassuming modern style, designed to make the most of the landscaping, and the estate is an outstanding example of integrating houses with parkland which makes a significant contribution to the character of this part of the Conservation Area.



No. 31, Garnet House, and Eversley Park

Kinsella Gardens: Kinsella Gardens is a group of nine large houses that were recently constructed on the site of an old people's home, No. 33, White Chester, and its rear extension, Oak Tree House. No. 1 is a converted coach house, Nos. 2, 3 and 4 form a symmetrical terrace of three houses at the northern end of the site, and Nos. 5 to 9 are detached. Despite the pseudo classical decoration and proportions, all the houses lack any architectural distinction. In contrast to Eversley Park, the minimal landscaping fails to soften their stark box-like profile, so that their lack of architectural integrity has a detrimental effect on the character of this part of the Conservation Area.

Nos. 2 to 4 Kinsella Gardens from the entrance, and Nos. 7 and 9 from the south



Nos. 35 and 37: This site is occupied by a group of office buildings accommodating the Institute of Personnel Management. The original house, No.35, may date from the turn of the century but has been so altered and extended that it is no longer recognisable. No.37 is a modern extension, and the grounds to the rear are partly occupied by a large recently constructed two-storey extension. A planning application was recently received for a housing development on the site.

Positive and Negative Features

Camp Road has considerable rural charm: the two locally listed buildings, Nos. 19 and 29 Camp Road, retain their architectural and historic integrity, and Eversley Park is of high landscape quality. But recent development and unsympathetic conversions have undermined much of whatever architectural or historic interest other parts of the Conservation Area may have possessed. The modest agricultural character of the buildings which make up the Helston Court Business Centre has been eroded, as has the northern part of the nineteenth century Wimbledon Commons Golf Club and the southern section of Golf Club House. White Chester has been replaced by Kinsella Gardens and Nos. 35 and 37 Camp Road appear void of architectural or historic interest.

Possible Reduction

This part of the conservation area encloses Camp Road and the buildings on its south side as far as Caesar's Camp. The area is surrounded by the Common. Also, the western end adjoins Caesar's Camp which, being a scheduled monument, enjoys greater protection than the buildings in the Conservation Area.

In view of the diminished quality of Sub Area 4, consideration needs to be given as to how much of it is still worthy of inclusion in the Conservation Area. Although its exclusion would result in it being the only developed area within the Common that was not protected by designation,

this in itself would not justify inclusion. The historically most important - and most attractive - part of this Sub Area is the rural isolated character of Camp Road and its surrounding vegetation, and the greatest threat to this character is the increasing pressure to widen this country lane. De-designation would weaken arguments for preserving its rural charm, but this also does not in itself justify its continued designation, and Camp Road would still be protected by being part of an area of Metropolitan Open Land and a Site of Importance to Nature Conservation, as well as by other Open Space Policies and its close proximity to a Scheduled Ancient Monument. Unlike the rest of the conservation area, de-designation would not weaken the protection afforded to other designated parts, because of the isolation of this sub area from the main body of the conservation area.

The two locally listed buildings, Nos. 19 and 29, should of course be retained, and the Helston Court Business Centre and Wimbledon Common Gold Club do not detract so much from the character of the Sub Area that they should be excluded from the Conservation Area.

West of No. 29 all the properties date from the latter half of the twentieth century. and therefore have little historic interest. Retention therefore depends on their architectural and landscape merit. Since Eversley Park makes a positive contribution, it should be retained, but further west the buildings generally have a detrimental effect on the Sub Area, so that their exclusion would increase the integrity of this part of the Conservation Area. The exclusion of Kinsella Gardens and Nos 36 and 37 Camp Road therefore appears appropriate, but it would be advisable to check the quality of any new development proposed for Nos. 36 and 37 before excluding these properties and Kinsella Gardens from the Conservation Area.

The rural character of this part of Camp Road, and the woodland and historic buildings adjoining it, should be preserved. Any further development should be designed to a high modern standard to ensure that the character of this part of the Conservation Area is not further eroded.

Nos. 35 and 37 Camp Road

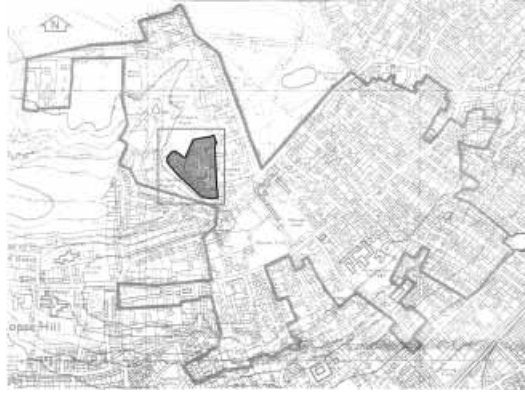


SUB AREA 5: CHESTER ROAD (WEST), SYCAMORE ROAD AND BEECH CLOSE

SUB AREA 5: CHESTER ROAD (WEST), SYCAMORE ROAD AND BEECH CLOSE

Extent and Justification

The Sub Area consists of a post war housing estate of two storey terrace houses and three storey balcony access flats along Chester Road and Sycamore Road. It is located to the west of Sub Area 2, West Side Common and is surrounded on the other three sides by Sub Area 1, Cannizaro Park.



Map and Location Map of Sub Area 5



History

The houses and flats adjoining Chester and Sycamore Roads were constructed in the early 1950s, probably as a Council Estate. The area originally formed part of the Cannizaro estate.

Character:

The houses are modest in scale and character, and very typical of low density Council housing of this period. Although the buildings are of less architectural or historic interest than most of the others in the Conservation Area, they have mellowed well and the generous landscaping has matured, giving the estate an attractive atmosphere. The flats are rather less attractive than the houses, but they do not detract significantly from the overall character.

The houses at the west end of Beech Close

Buildings

All 56 houses and the nine blocks of flats have a neutral effect on the character and appearance of the Conservation Area.



CHESTER ROAD:

Nos. 8 to 30 & 38 to 56 even, and 9 to 25 & 37 to 45 (odd): Two storey terrace houses typical of 1950s council estates, set in pleasantly matured landscaped grounds.

BEECH CLOSE:

Nos. 1 to 8 (consecutive): A continuation of the estate houses in Chester Road forming a particularly pleasant recess within the wider landscaping.

SYCAMORE ROAD:

Nos. 2 to 71 consecutive: Three storey balcony access flats forming part of the landscaped estate. Although they provide a variety of scale in what would otherwise be a somewhat bland composition, their proportions and massing along each side of Sycamore Road are less successful than the two storey houses.

Positive and Negative Features

The estate has been identified as a separate Sub Area because it comprises later infill to the historic properties to the east. Although it tends to detract from the area's historic integrity, most of the housing makes a moderately positive contribution to the architectural character because it honestly reflects the style of its day.

Preservation or Enhancement

This part of the Conservation Area should be retained in its present form. An **Article 4 Direction** should be considered to ensure that the character of the houses is not undermined by unsuitable piece-meal alterations.

SUB AREA 6: THE CROOKED BILLET, STRACHAN PLACE AND CINQUE COTTAGES



Extent and Justification

Map and Location Map to Sub Area 6

This part of the Conservation Area consists of a triangle of grass and trees lined by buildings on the north and west sides, and is known as The Crooked Billet after one of the two public houses on the north side. It forms a “hinge” between the Cannizaro Arm and the rest of the Conservation Area, and is an important focal point both scenically and socially. It is also different in character from the areas to the north and south and should therefore be considered separately from other the parts of the Conservation Area.



History:

The area is named after the public house at No.14, one of a row of modest properties on the north side of the green, the earliest of which are probably the **grade II** listed group at Nos.17 to 20. Milward can find no evidence for the legend that Thomas Cromwell’s father took over a brewery and inn called the “Crooked Billet” in 1513, since the first mention of an ale house of that name does not occur until 1759 and a brewery until the 1770s. A row of a dozen or so cottages, including the Crooked Billet, are shown on the John Roque map of 1745 and

twenty-five are shown on the 1772-1776 map, including Cinque Cottages and a group at or near Strachan Place. Many of them were built by William Jennings, a local bricklayer who died in 1784. The original cottages were mostly occupied by craftsmen and poor labourers, but it was also an early home of the Watney family, who set up the Wheatsheaf Brewery to the west of the cottages [Milward 1989 pp.81-2]. The various maps of the area show a variety of building arrangements, indicating that the area has been redeveloped at fairly regular intervals over the past couple of hundred years.

Character

The part of Wimbledon known as The Crooked Billet consists of two groups of properties of greater density than those in the surrounding Area. Pevsner describes them as a *delightful haphazard collection of C18 and C19 cottages* [p.458]. Their modest scale and unspoilt historic character form an attractive group, particularly when seen in conjunction with the trees which line the northern side of Woodhayes Road, to the south.

West Wimbledon Conservation Area is basically residential and is therefore lacking in civic spaces, relying on Wimbledon Village as a local civic and commercial focus, with the public social activities within the Conservation Area tending to focus on the pubs in the Ridgway, Camp Road and the Crooked Billet. The Crooked Billet and the other pub, The Hand in Hand, have the advantage of facing out on to a traffic free tree-lined area of grass on to which customers can congregate, as well as being close to the regular events on the Common. It is therefore the natural civic space for this part of Wimbledon.



Unlike The Village, it is not urban in character, but more like a traditional village green, with the two pub signs located on the green and the grassed areas left rough and informal. Spatially, however, it is not a continuation of the rough grassland of the Common, since the restricted entries from the east and west isolate it from its surroundings. The south-east side is lined by the buildings of Kings College School, which, although civic in character, are unsympathetic in scale and divorced from the rest of the Sub Area by Woodhayes Road. Except for the vehicles passing along the south-east side, the Sub Area is free of through traffic, since there is no exit into the adjoining Sycamore Road from the north-west corner of the green.

Buildings

Of the sixty or so properties in the Sub Area, seven are listed grade II, twice as many locally listed, and the remainder make a positive contribution to the character and appearance of the Conservation Area.

WESTSIDE COMMON

Nos. 1 and 2: The north-east corner of the green is occupied by Nos. 1 and 2 Westside Common, a pair of two storey late Victorian houses with white rendered facades which look eastwards on to the Common. Although their postal address is Westside Common, they are similar in scale to the buildings overlooking the green, and are therefore included in this Sub Area. They were added to the **local list** in October 1998.

THE CROOKED BILLET

Consecutive numbers, from east to west

Most of the buildings lining the north side of the Sub Area are situated either on the back of pavement or have very small front gardens, those at the western end being fronted by white

painted picket fences, which help to give a unity to this part of the Sub Area. Concrete bollards have been placed along the kerb and timber bollards in the grass to deter cars parking on the pavement and the green.

Nos. 1, 2 & 3: A terrace of three two storey cottages of stock brick on the back of the pavement which appear to be late Victorian but post-date the Ordnance Survey map of 1890. The ground floor and side parapeted elevations have been rendered, and the plain facades have curved lintels and semi-circular arches to the recessed porches.

Nos. 4, 5 & 6: Nos 4 and 6 are a pair of two storey rendered cottages under a hipped roof, with a small front garden, which have been converted into a single dwelling. No.5 lies to the rear. They were **locally listed** in October 1998 and date from the late eighteenth or early nineteenth century.

No. 7, The Hand in Hand: A two storey public house shown on the 1890 Ordnance Survey map, set back behind a courtyard partly occupied by a large tree. It was added to the **local list** in October 1998 and makes a significant contribution to the character of the Sub Area.

No. 8: A very narrow building attached to the west side of The Hand in Hand.

Nos. 9, 10 & 11: Three small cottages, No.11 being on the road frontage, with No.9 behind it and No.10 taking up the back of the site. No.11 is a twentieth century two storey building of stock brick with a hipped roof and fenestration of somewhat undistinguished proportions.

Nos. 12 & 13: A semi-detached pair of two storey twentieth century white rendered cottages under a hipped roof, with a small front garden.

No. 14, The Crooked Billett: A two storey white rendered pub and a lower two storey side extension to the east providing access to a rear yard. Although The Crooked Billett dates from before 1745, it appears to have undergone substantial alterations to the point that it is not regarded worthy of statutory listing. However, it is **recommended for local listing** because of its close associations with the social history of the area.



Nos. 17 to 22: A mid eighteenth century **grade II** listed group of seven two storey interconnected cottages. Nos. 17 to 20 form of symmetrical two-storey terrace on the road frontage, with the two central properties recessed. Nos. 21 and 16 lie immediately behind this central pair, and No.22 at the rear. The front four are of red brick with the central section rendered white, and have small front gardens.

The listed buildings at Nos. 17 to 22

Nos. 23 to 37 comprise two rows of two storey cottages in stock brick with red brick coursing and door and window arches located in a short narrow *cul-de-sac* in the north western corner of the Sub Area. The attractive intimate space is gravelled, with planted borders on the north side and small gardens to the south.

Nos. 23 to 27, on the north side, date from 1885 and are largely unaltered except for an unusually shaped and not unsympathetic window inserted next to the entrance to No.24.

No.28 is a detached house built in 1920 at the western end of the terrace.

Nos. 30 to 37 form a terrace of eight north facing two-storey cottages with small gardens built in the early 19th C which were **locally listed** in October 1998 for their group value. Since Nos.

23 to 27 mirror those of 30 to 37, it seems appropriate to include them on the **local list** to help protect the unity of this part of the Sub Area.

The courtyard at Nos. 23 to 37

STRACHAN PLACE

Strachan Place is a short *cul-de-sac* on the western side the green south of Nos. 30 to 37, consisting of eight houses in three groups. Nos. 1, 2, 3, 7 and 8 face on to the green, Nos. 1, 2 and 3 forming a terrace to the north and Nos. 7 and 8 a semi-detached pair to the south of Strachan Place, while Nos. 4, 5 and 6 lie behind Nos. 1 to 3 and face south over Strachan Place. All the houses are of two storeys in stock brick with red brick string courses and door and window arches.



Nos. 1, 2 and 3: The porch which ran continuously across the ground floor bay windows of Nos. 1 to 3 has been partly removed from No.1, and a large but not entirely unsympathetic dormer window has been inserted into the front roof of No.2.

Nos. 4, 5 and 6: The tiny *cul-de-sac* which comprises this terrace of three houses forms an attractive intimate space with a gravelled finish and planted borders. Nos. 4 and 6 have canted two storey bays and the roof space to Nos. 5 and 6 have been utilised by placing a turret-like dormer window in the front roof of No.5 and a second floor window in the canted end elevation of No. 6.

Nos. 7 and 8: This pair of semi-detached bay fronted houses is very similar in design to Nos. 1 to 3, but have slightly larger front gardens.

Cinque Cottages from the south

CINQUE COTTAGES



Nos. 1 to 8: Cinque Cottages is a block of eight properties situated on the north-west corner of the green in front of Nos. 17 to 22 Crooked Billet. They date from at least 1776 and, because of their unique encroachment on to the green, may have been erected as five cottages without permission and subsequently sub-divided into eight. They are of two storeys, in red brick with hipped roofs modern fenestration and surrounded by a low brick wall.

Nos. 46 The Crooked Billet: The modest scale two storey cottages which form most of this Sub Area end abruptly at this point, No. 46 being a large detached four storey double fronted Edwardian house surmounted by an ornate shallow gable, with double height bay windows on one side and triple height on the other. The *piano nobile* is reached via steps to a central entrance topped by a pedimented porch (which may be a recent addition). The two lower storeys of the red brick façade have been rendered, and the two upper floors are reached by a side entrance and staircase.

No.47 The Crooked Billet: No. 47 is a four storey plus basement nineteenth century detached house in the Scottish baronial style divided into flats. The front façade is of red brick

and the other elevations of buff stock. Its features include tall gables, a turret, and a side entrance at *piano nobile* level under a lean-to porch.

WOODHAYES ROAD

Nos. 1 & 2, The Sycamores: These two properties appear to be the only ones which form the north side of Woodhayes Road. They lie south of No. 47 Crooked Billet on the west side of the green, and are semi-detached pair of **locally listed** three storey plain fronted brick and tile houses dating from the second quarter of the nineteenth century.

Positive and Negative Features

Sub Area 6 forms a unified composition despite the larger building in the south west corner, the traffic disruption along Woodhayes Road and the way Cinque Cottages tend to dominate the open space and obstruct the views of the other historic properties.

Preservation and Enhancement:

Any significant disruption to the balance between the intimate character of the townscape and the informal nature of the green would be liable to disrupt the success of the area as the principle civic space and meeting place of the local community. The only measure which might be considered is to intensify the natural barrier between the green and Woodhayes Road to further separate the communal space from the noise, pollution and visual intrusion of through traffic.

The buildings are similar in scale and period as those in West Place (Sub Area 3A) and have suffered from similarly unsympathetic minor alterations, such as plastic windows with "Georgian" window frames in No. 23, and an **Article 4 Direction** is recommended to control future alterations to the front facades.