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.
No.20d: No.20d, a traditionally designed two storey detached house in multi-coloured brick, lies behind No.21 West Side Common.
No. 21, Barton Lodge: Barton Lodge, which was earlier known as “The Limes”, is recorded as having been occupied since at least 1825. It is a two storey detached white rendered house with gables and bay windows facing the Common behind a high brick wall.

No. 22 and 22a, White House Cottage and The Rising Sun: Originally a single dwelling dating from the eighteenth century or earlier, Nos.22 and 22a were added to the local list in February 2000 despite their original character having been eroded by new roof materials and the removal of some of the chimneys. The tall narrow windows in a flat façade and the simple roof profile of this two storey white rendered pair of houses show a Dutch classical influence. The high brick front boundary wall in front of No.21 continues past Nos.22 and 22a, making it a significant feature to this part of West Side Common.

Nos. 22a and 23

No. 23, Stamford House: Stamford House is a flat fronted white rendered Georgian property dating from about 1720 which is listed grade II despite being divided into flats. At three storeys plus a semi-basement it is by far the tallest building along the West Side frontage and the only one with a strongly vertical emphasis. Its contribution to the overall vista of West Side from the Common is therefore significant, and it is unfortunate that it is not better maintained. Its forecourt is given over to hardstanding which is exposed to view from the Common, and its setting is further compromised by a two-storey bow fronted 20th C. cottage of little architectural merit attached to the southern end.

Recorded occupants of Stamford House include: William Bryan (1730s); William Humphreys (1744-1762); Joseph Shrimpton (1777); Richard Sturt (1791); Lady Hado (1795); Rev. Herbert Randolf (1800s); Rev. Edward Bullock (1811); James Lock (1832); Rev. Richard Leonard Adams (1845); Charles Thomas Arnold (1890); Sir Thomas Anderson Bart (1910); EL Gardner (1926-1940).

The Keir and its concrete boundary wall

No. 24, The Kier: The Kier is also listed grade II. It was built in 1789 for a family of Portuguese Jews, the Aguilars, and in 1812 it passed to a family of Roman Catholics, the McEvoys. In the 1830s they enlarged the garden by pulling down all but two of a row of cottages along Workhouse Lane (now Camp Road), one of which they transformed into a house in the Victorian Gothic style for their private chaplain, and the other they converted into a small Roman Catholic chapel. No.24 acquired the name The Kier in 1850, and in about 1922 it was used as a finishing school for ladies. When the owner of Cannizaro House purchased it in 1932, he converted it into flats and transferred a large part of its grounds into the Cannizaro estate, so that the chapel now survives as a feature in the Park. [Myson & Berry 1972 p12 and Milward 1989 pp.74-5 & 1998, p.119]. The Keir is now divided into nine apartments.

Recorded occupants of The Kier include: Abraham Aguilar (1789); Christopher McEvoy (1810); Peter McEvoy (1838); Lady Cunyngham (1886); Thomas & Mrs Rudd (1891-1906); Lord Kensinton (1925).

As with most of the other major properties along West Side, The Kier has a generously wide frontage consisting of a three storey double fronted central section and lower wings. The plain
façade is softened by full height bays on each side of the central entrance, whose classical porch may be a recent addition.

Another similarity with other properties is the high wall concealing the forecourt, which is largely given over to hardstanding and a row of garages. Unfortunately this long and prominent wall appears to be built of concrete and is not quite high enough to hide the corrugated iron roof to the garages. Also, unlike much of the West Side boundary, it is not softened by greenery. The wall and the garages therefore detract significantly from the appearance of this part of the Conservation Area.

No. 26, Stonecourt Manor: No.26 is an inter war house of traditional design at the junction of West Side Common and Camp Road. The part of the high boundary wall enclosing the grounds to the house is of brick surmounted by a hedge, so that all but the roof of No.26 is concealed from view.

New housing in Chester Road, No.2a Positive and Negative Features

Since Westside Common is one of the most historically important roads in Wimbledon, it is not surprising that, of the thirty or so properties in the Sub Area, about half are statutorily listed and another three are on the local list. Almost all the rest are twentieth century infill development, all except two of which have a neutral effect on the character of the Conservation Area because of the generally high standard of their design.

Infill: The greatest merit of West Side Common is the quality of its historic buildings and their contribution to the backdrop to Wimbledon Common. But this quality is not continuous because the extremely wide frontages of most of the original houses have provided opportunities for infill development both at the sides and to the rear, and the majority of these later buildings fall far short of the architectural grandeur of their historic neighbours.

The least sympathetic example is probably the grounds of Worsley House, where the division of both the original building and its grounds has resulted in nine residences in place of one, none of the six new buildings being of particular architectural merit. And, being unprotected against redevelopment, these later buildings are in their turn being replaced by more dense development.

Although the rear of Chester House has been developed by ten linked properties, they are of greater architectural quality and form a cohesive composition. The same applies to the four houses at the back of Nos.21, 22 and 22a. Barton Lodge may itself have been built in grounds of the house which now forms Nos.22 and 22a, so that the original residence has spawned seven properties.

The front boundary wall to Chester House
Boundary Walls: Perhaps more than anywhere else in the Conservation Area, the West Side houses and their forecourts are concealed behind high screen walls. This is part of their historic character, in contrast to the modern tendency to undermine the normally open character of the Conservation Area for reasons of security.

Such walls are acknowledged here but should be discouraged elsewhere, particularly since for much of their length these boundary walls have become partially hidden and overgrown. The glaring exception is the concrete boundary wall to The Keir, and the owners should be encouraged to replace it with similar brickwork to that along other parts of West Side or, if this is regarded as too costly, to obscure it as much as possible with planting.

The Verge: The wide tree lined verge along West Side is an essential part of its character and forms a semi-rural bridge between the gardens and the Common. Any move to suburbanise it should be resisted.

Preservation and Enhancement

The process of infill has been described above and, if it were to continue, Shutters, Bramble Bank and No.5 West Side may be the next to face redevelopment. But if this process does continue, it should not be seen as a threat to the present character but as an opportunity to enhance the overall sequence of buildings lining the Common by ensuring that any new property is carefully related to its historic neighbours.

There are still some gaps left: between Nos.1 and 2 and the southern end of Chester House; between Nos.7 and 8, Red Roofs; and between No.21, Barton House, and No.22, White House Cottage. Development pressures on these spaces should be resisted to prevent a continuous wall of housing along the length of West Side and preserve the semi-rural nature of this part of the Conservation Area.

Stringent controls should continue to be exercised to ensure the protection of the character of the listed and unlisted buildings and their garden walls and outbuildings, particularly the walls fronting the Common. A review of the landscape importance of the area between the road and the front boundary walls should be undertaken, and should include an investigation of how best to provide access to the houses while preventing vehicles from parking on the grass verges.

Some sections of the wall fronting the Common are listed, since they form part of the curtilage of a listed building. However, other sections are not and, as a first step in the review process, an Article 4 Direction should be issued to help ensure that sections of the wall fronting the Common are not removed, lowered or altered without full justification.