Extends 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.

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

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**

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:

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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.

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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

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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**

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, *Eclogues*, v.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
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

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 1998 p.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.