To the west of Clifton House lies Clifton Road, which was constructed on the alignment of Oliver’s House, and to the west of Clifton Road are Nos. 1 to 48 South View, four blocks of modern flats facing on to Clifton Road, in Sub Area 12.

### Positive and Negative Features

**Nos. 9 and 9b Southside Common**

The greatest townscape asset of Southside is the view of the row of imposing houses seen from the Common through the mature trees. Not only does this vista make a major contribution to the Conservation Area but it is an important feature in the setting of the Common and of this part of Wimbledon. Any erosion through the demolition of the more significant houses and their replacement with architecturally inferior examples in pastiche period styles should be strongly resisted.

**Preservation and Enhancement:**

Southside should be considered in conjunction with West Side, since they both face out on to the Common along its south and west boundaries and are separated from it by bands of mature trees. The quality of any infill development therefore needs to be considered here just as much as on West Side. The opportunities for redevelopment are less than along West Side because a greater proportion of the buildings are of obvious architectural and historic distinction and none of the three most recent buildings, between Nos. 5 and 6, have substantial rear gardens. The style and density of the recent redevelopment of Mannermead with a “safe” pseudo period design should not form the basis for any possible replacement of its neighbours, Greenways and Mullards.

The possibility of development of the rear of the historic houses via The Grange, Murray Road or Lauriston Road poses a greater potential threat and should be discouraged because the present arrangement reflects the long-standing pattern of historic development in this part of Wimbledon, as outlined above, and because of the maturity of the natural features within these backland areas. As with Westside, stringent controls should continue to be exercised to ensure that the wild and informal character of the generous margin between the Common and the properties along Southside is preserved. The landscape review suggested for Sub Area 2 should be extended to include this part of the Conservation Area.

**SUB AREA 8: LINGFIELD ROAD & HOMEFIELD ROAD**
Sub Area 8 extends from the rear boundaries of the properties facing on to the High Street westwards as far as the rear boundaries of the houses on the west side of Lingfield Road. This was the first part of the land between Southside and the Ridgway to be comprehensively developed, and the difference in character between these roads and their later neighbours further west reflects their earlier development.

History
As the series of maps in Milward & Maidment indicate, the houses between The Grange and the backs of the properties facing on to the High Street were built in stages during the latter half of the nineteenth century. The 1865 map shows that the first stage involved laying out Lingfield Road across the grounds of Lingfield House and constructing the houses along its east side. By 1890 Homefield Road had been fully developed, together with most of the rest of Lingfield Road. The 1890 map shows that Lingfield House and the remnants of its grounds survived, although it had lain empty since 1878 [Milward, 1989 p.142]. Nos.39 to 43 Lingfield Road, which date from the late 1890s, were presumably not developed until the demolition of Lingfield House prior to the erection of No.1 Southside in 1904.

LINGFIELD ROAD

Character

The difference periods of construction are reflected in the character of the properties on each side of the road, those on the east side generally being more modest in scale, particularly towards the northern end, than those on the west. Their front gardens are also shallower than those opposite, with Nos. 27 to 31 and Lingfield Court being the deepest. Lingfield Road's very attractive sense of enclosure results from these narrow frontages and from mature trees along the front boundaries of the houses on the western side, and is accentuated by the road's subtle changes of direction midway and towards the northern end. Many of the houses on the western side are of similar design, with a multitude of projecting and recessed sections topped by tall narrow gables facing the street, which has resulted in an attractive rhythm of ridges of varying height when viewed from the northern or southern ends.

However, the size of the houses and the depth of their front gardens on the western side has resulted in a significant number of the properties being converted to flats, and their front areas being devoted to car parking, which has had an adverse on their setting.

The WimSoc’s environmental assessment notes that the granite and other stone kerbing, with their drive-in quadrants, are mostly intact, as are the red splayed footings and the four courses of red granite setts which form the gutters, although the latter are partially obscured by asphalt. It regards the design of the concrete lamp columns as inappropriate, and notes an original octagonal drain cover between Nos. 1A and 27.

Buildings

There are about 45 properties in Lingfield Road, of which 25 are locally listed. Three of remainder tend to make a negative contribution to the character of the Conservation Area, one has a neutral effect, and the remainder make a positive contribution.

East side, consecutive, from north

According to the Vic. Soc. report, Nos. 1a to 14 were originally included in the Wimbledon Village conservation area, and it recommended that they should all be statutorily listed, with Nos. 15 to 25 added to the local list. It describes them as homogeneous villas in similar styles to those in such streets as Denmark Avenue, Thornton Hill and Thornton Road. In fact they show a wide variety of characteristics which considerably enlivens the street scene. Because of the shallow front gardens and the narrowness of the street, Lingfield Road has a pleasantly semi-urban character.

The consecutive numbering of the east side of Lingfield Road supports the time difference between the construction of the east and west sides of the road, during which period the residents of Nos. 1 to 24 enjoyed a largely uninterrupted view west towards Kingston. The north-eastern corner of Lingfield Road lies within The Village Conservation Area and is bordered by the high brick wall of No.45 High Street.

No. 1A: A two storey detached house built in 1920, with a brick ground floor and white rendered first floor attractively covered in wisteria which blends well with the earlier houses on each side, and which was added to the local list in February 1991.
Nos. 1 & 2: Although Nos.1 and 2 are now attached, No. 1 dates from 1879 and No. 2 from 1892. Both houses were locally listed in February 1991 and were most likely originally two storeys. However, No.1, which is cloaked in wisteria, has had a second floor added on the northern side. Despite attempts to blend it with the rest of the property by continuing the white render and rusticated quoins of the lower storeys, it should not be regarded as a precedent for other extensions in this part of the street.

The northern end of Lingfield Road, looking south, and Nos.4 and 5 Lingfield Road

No. 3: A detached double fronted two storey house in red brick with dominant white rendered rusticated quoins at the corners and each side of the central porch which was added to the local list in February 1991. Faceted ground floor bay windows cut a projecting string course at first floor level and a central pediment is broken by a pair of round headed first floor windows. The narrow front garden is devoted to car parking.

No. 4 & 5: Although Nos.4 and 5 are semi-detached, they are quite different in character. No.4 is a later mildly gothic two storey insertion into the street, possibly built in the first years of the twentieth century. It has a side entry and its second floor gable, red brick ground floor and ornamental red tile hung upper floors which contrast with the more reticent facades of the earlier houses adjoining it. No. 5 is a two storey double fronted house with an ornamental canopy over the entrance, is typical of the houses in this part of the street, and was locally listed in February 1991, and is adorned with wisteria.

Nos. 6 & 7: A semi-detached pair of two storey houses plus basement which were locally listed in February 1991. They have slightly recessed wings, round-headed ground floor windows and porches, rendered quoins and surrounds to the windows and porches, and more wisteria.

Nos. 10 & 11, showing the unfortunate alterations to No.11: white render and unsuitable windows and the recessed car parking space surrounded by a high wall

Nos. 8 & 9: A semi-detached pair of two storey houses with rendered surrounds to the windows and the rusticated quoins. No.8 has a square bay window to the ground floor, and No.9 a curved bay.

Nos. 10 & 11: A semi-detached pair of two storey houses of stock brick. No.11 has undergone a radical transmogrification: the original projecting ground floor front window has been replaced by a flat roofed lightweight square bay; the plain first floor windows have been replaced by “oriel” windows; a round-headed window now replaces the front door, which has been repositioned at the side; and the woodwork has been black against a white rendered façade. Such DIY alterations should be
strongly discouraged since they seriously diminish the area's historic integrity, the building's architectural and historic character, and possibly its resale value.

**Nos. 12 & 13:** A two storey semi-detached pair, plus semi-basements dating from about 1860 in a classical design with stone quoins, paired eaves brackets, projecting porches to the *piano nobile* and ornate ironwork to the ground floor window cills. Despite later additions, including small pitched roof dormers and the removal of some of the margined glazing bars, the houses were added to the local list in October 1998.

**No. 14:** A substantial three and a half storey detached house built in about 1860 in a Classical design in stock brick with red brick quoins and ornamental brick detailing. It has canted bay windows to the principle and lower ground floors, and a two storey wing to the south which faces on to Homefield Road. Despite being converted into three flats in 1977 it was added to the local list in October 1998.

**Nos. 12, 13 and 14 Lingfield Road**

(entrance to Homefield Road)

**No. 15:** A substantial four storey detached house of about 1860 of classical design which was added to the local list in October 1998. It has a rendered façade with rusticated quoins, and canted bays to the principle and lower ground floors.

**Nos. 16 & 17:** A semi-detached pair of three storey houses in stock brick with rusticated quoins, canted bays to the principle and lower ground floors and arched entrances, which were added to the local list in February 1991. The spacing and proportions of the single and paired first floor windows give the houses a somewhat Venetian character.

**Nos. 18 & 19:** A semi-detached pair of four storey houses in stock brick with rusticated quoins, canted bays to the principle and lower ground floors, and rounded-headed windows to the first floor. In view of the high first floor to Nos. 16 and 17 and the cramped top floor to Nos. 18 and 19, the latter may originally have been identical to Nos. 16 and 17, and a top floor inserted at a later date. The houses were added to the local list in February 1991.

**Nos. 20, 21 & 22:** A terrace of four stories built in 1867 with a stock brick façade, canted bays and round headed entrances to the recessed porches to the principle floor. No. 20 has been converted into a house and two flats. They were rejected for local listing.

**Nos. 23 & 24:** A semi-detached pair of three storey houses in stock brick with canted bays to the principle and lower ground floors. They have arched entrance doors to the recessed wings, and a dominant central chimney in the front roof slope.

**Nos. 25a to 25d and 26, The Village Club, at the southern end of Lingfield Road, are included in the Wimbledon Village Conservation Area.**
No.31, typical of this part of Lingfield Road

West side, consecutive, from south to north

Nos. 27, 28, 29 & 29A: Four matching detached locally listed properties built in 1872 in a Victorian gothic style with three storeys plus a semi-basement. They are double fronted, with double gables and a projecting three-storey bay on one side and projecting two-storey porches with ornate gothic pediments to the principal floor. The VicSoc report described the design of No. 27, with its later Tudor-style porch as having Suffolk-type joinery spikes on gables. No. 28 may be intended to mirror that of Nos. 29. Although Nos. 27, 28, 29 and 29A were divided into flats in 1963, 1952, 1965 and 1949, they were all added to the local list in April 1998.

No.30: A detached house built in 1874 and now divided into six flats.

No.31: A partly two and partly three storey double fronted detached house plus semi-basement built in 1872 with moulded brick detailing and ornamental barge boards to the gables facing the road. It was added to the local list in October 1998 and is now used as a surgery.

Nos. 1 to 12 Lingfield Court: Two recently constructed three storey blocks of flats whose rather bland front facades, although relieved by full height canted bays topped by mock half timbered gables, has a detrimental effect on the character of the Conservation Area. Each of the blocks contain six flats, and the garaging is situated at the rear.

No. 33: A typically suburban detached house built in 1936 with a two storey bay window, a tiled porch over the front door and fake half timbering in the gable, whose effect on the Conservation Area tends to be neutral.

Nos. 34, 35, 36 & 37: Four broadly similar detached houses of three storeys plus basements built between 1872 and 1876 in a gothic style of red brick with blue and stock brick and stone detailing, polychromatic brick banding and round headed porches. Nos. 36 and 37 have ornate timber porches and No. 37 also has a band of moulded terracotta at first floor level. All four have been converted to flats, No. 34 in 1932, and 35 in 1925 and 1964 (and named Kingsley Court).

No. 38: A two storey detached house built in 1880 and added to the local list in October 1998. Features include a three storey projecting gable with a half-timbered apex to the bargeboards and moulded brick panels below the windows.
Nos. 39 & 40: A pair of semi-detached three storey houses dating from 1898 with first and second storey bay windows, gables forming large dormers, ornate plasterwork over a first floor above the side entrance porch. They were added to the local list in February 1991.

Nos. 41 & 42: A matching pair of detached two-and-a-half storey houses dating from 1899 with an exposed brick ground floor and rendered first floor, which were locally listed in June 1997. The features include two prominent bay windows at ground floor level and a dominant dormer with rounded top.

No. 43: An unlisted house of similar design to Nos. 41 and 42 with an unsuitable mock mansard top floor and dormers added which results in the house have a detrimental effect on the character of the Conservation Area.

Positive & Negative Features

This attractive variety of well maintained houses of significant architectural interest have retained most of their original features and are set off by a variety of trees, bushes and hedges. Such alterations as the second storey addition to No.1 and the removal of original features to No.11 on the eastern side of the road, and the paving of front gardens to provide car parking, should be resisted.

HOMEFIELD ROAD

The north-south arm of Homefield Road, from the Ridgway

Extent and Justification

This part of the Sub Area extends from the rear boundary of Nos. 14 to 24 Lingfield Road as far as the properties on the east side of the Village. Homefield Road is L-shaped, the longer part, which runs parallel with Lingfield Road, containing a unified sequence of nineteenth century semi-detached houses.

History and Character

Most of the houses were built between 1865 and 1890, Nos. 14 to 17 dating from 1878. Unlike other parts of the Conservation Area further west, Homefield Road appears to have been a more speculative development whose primary purpose was to squeeze as much
accommodation into the space between Lingfield Road and the Village as possible. The houses are of three stories plus basement with minimal front and back gardens, so that the street has a far more urban feel than the other roads in the Conservation Area.

Buildings:

Of the 33 properties in Homefield Road, three have a neutral effect and the rest make a positive contribution, despite the excessively large box dormers to some of them.

West Side, consecutive, south to north

Nos. 1 to 4: Two pairs of semi-detached houses of three storeys plus basements in stock brick with canted bays to the principle and basement floors and round-headed arches to the side entrances. The first floor has single and paired arched windows similar in character to the houses at the southern end of Lingfield Road. Nos. 1, 2 and 4 were converted into flats in 1988, 1968 and 1980.

Nos. 5 to 12: Four pairs of semi-detached three storey houses plus basement in stock brick with canted bays to the principle and basement floors. They were probably built at the same time as Nos. 18 to 27. Nos. 8, 9 and 11 were converted into flats in 1978, 1915 and 1981.

The two sides of the east-west arm of Homefield Road from the west

No. 13: A detached three storey house plus basement similar in character to its semi-detached neighbours and converted into flats in 1963.

East Side, consecutive, north to south

Nos. 18 to 27: Five pairs of semi-detached houses of three floors plus basement built in 1878 and similar in character to Nos. 6 to 12. Nos. 24, 25 and 26 were converted into flats in 1970, 1974 and 1972.

Nos. 28 & 29: A pair of semi-detached houses similar in character to Nos. 1 to 4.

(Nos. 30 and 31 are included in the Wimbledon Village Conservation Area)

North Side, consecutive, west to east

Nos. 14 to 17: A terrace of four three storey houses built in stock brick in 1869 with paired ornamental arched doorways, dominant chimneys and very small areas to the front. No. 17 was converted into flats in 1978. No.14 was owned by John Townsend, one of the developers of The Grange [Norman-Lewis p.19].

No. 14a: An early twentieth century house which appears to have been built in the rear garden of No. 14 Lingfield Road. It has rendered front facades with canted bays to both storeys and a curved porch over the central entrance door.
Nos. 14c and 14d: A pair of post-war semi-detached houses in stock brick with projecting bays and first floor balconies.

South Side

No. 13a, Pear Tree Cottage: A recently built two storey detached house with a single storey extension at the rear around a courtyard, in yellow brick with red quoins, lintels, roundels and a central arch to the front elevation.

Positive & Negative Features

The unified character of Homefield Road has been undermined by the addition of unsuitable full-width dormers to some of the houses. The extensive conversion to multiple occupation has increased the demand for car parking space, and the initial desire to provide as much accommodation as possible has resulted in minimal rear access, so that the only space for off-street parking is in the small front gardens. The resultant extensive street parking further erodes the area’s character. Despite the erosion of the character of this part of the Sub Area, it retains sufficient architectural integrity to justify its retention within the Conservation Area.

Preservation and Enhancement

This Sub Area should be retained in its present state, and further roof extensions to the houses in Homefield Road and the provision of hardstanding to front gardens in both Lingfield Road and Homefield Road should be resisted by means of Article 4 Directions controlling these features.

Nos. 35 and 37 Lingfield Road The attractive articulation of the massing to the houses in Lingfield Road compared to the oversize box dormers to some of the houses in Homefield Road. SUB AREA 9: THE GRANGE