The houses consisted of one pair of semi-detached and 21 detached houses, five of which had stables and coach houses.

Because the original house and its grounds was hardly wide enough to accommodate the large villas which now make up The Grange, several of them were provided with gardens to the side as well as the rear, so that the plots vary considerably in width.

The wall which forms the northern part of the boundary between The Grange and Lingfield Road dates from the eighteenth century and formed the original boundary wall to the garden and pleasure grounds to Lingfield House. Further south, a sheep walk ran along the western side of the rest of the Lingfield House estate as far as the Ridgway, and when this part of the Lingfield estate was developed in 1871-2, it became a private road. It was adopted by the Wimbledon Local Board in two stages, in 1892 and 1897, and most of it survives as Sheep Walk Mews [Norman-Smith, p.15 and the WimSoc map].

The VicSoc. Report described The Grange as A road of substantial Victorian and Edwardian houses, their proportions softened by the many fine trees and shrubs of their gardens….The overall impression is of red tiles and brick, and steeply pitched roofs….Many of its twenty period houses are of considerable
and Pevsner states that one enters South Side between two presumptuous turreted mansions of the 1890s [Nos. 2 and 3 Southside, in Sub Area 7] but afterwards smaller houses again predominate [p.457].

In fact, The Grange contains some of the most substantial, distinguished and individual houses in the conservation area, many of which are either statutorily or locally listed. Taken as a whole, The Grange may be regarded as the most consistent street, historically and architecturally within the Conservation Area, since virtually every building and its generously landscaped garden makes a valuable contribution and has not been replaced by later buildings of lesser character. Nos. 8, 9, 10 and 15 are placed at right angles to the road frontage and the substantial gaps between these houses provide long-range views to the east and west.

Trees in the highway adjoining Nos. 25 and 26 The Grange

When the Wimbledon Local Board adopted the road it stipulated that three of the existing trees in the carriageway were to remain, presumably the plane outside No. 25, the giant holly outside no. 26 and the elm outside No. 7 (which unfortunately appears to have died) [Norman-Smith, p.34]. The WimSoc's environment assessment of The Grange points out that most of the original granite kerbing and drive-in quadrants are intact, as are the four courses of red granite setts to the gutters, and an original octagonal drain cover survives in the road between Nos. 1A and 27, but criticises the suitability of the concrete lampposts.

Buildings

Of the two dozen properties in The Grange, one is grade II, 13 are locally listed and the other ten all make a positive contribution to the character of the Conservation Area. In the following description the original and subsequent names of the houses (where applicable) are indicated in brackets to help historical identification [Norman-Smith, pp.130-131].

Consecutive numbers, east side, from north to south

No. 1A: A detached two storey house built in 1889 as the coach-house to No.2 Southside, converted into a single dwelling in 1978.
No. 1: A substantial detached grade II listed two-storey house built in 1889 on land bought from Sir Henry Peek by Sir John Franklin Adams of Lloyds to the design of Sir Aston Webb, and formally known as Grange Cottage. The elevations remain unaltered except for a billiard room added at the rear. [Norman-Smith p.28] The house is constructed of red brick with stone banding, a canted central bay surmounted by a balcony and gable, and dominant ornamental chimneys at the ends with unusual triangular windows inserted at the canted returns to the front facade. The list description refers to it as free early Georgian revival, Pevsner considers it has Dutch features [p.457] and the VicSoc report regards it as a very individual composition in brick and stone, beautifully built. The shutters appear to be a recent addition. It is largely concealed from the road by a high close-boarded fence, a hedge and pollarded trees.

Nos. 1 and 2 The Grange

No. 2: A detached two-and-a-half storey house built in 1889 of plum coloured brick with red brick dressings by the architect Edward J May for himself and formally named Lyneham and then Parham. May constructed a rear bay in 1893, a three storey rear wing was built in 1894-6, and further extensions were added in 1924 and 1930 [Norman-Smith p.29]. The dominant roof to the arched entrance porch balances the right hand canted bay to the ground floor. The house is recommended for local listing, the VicSoc report describing it as having a Queen Ann feeling and Pevsner as:

another very attractive, not quite regular composition. Ground floor with mullion-and-transom windows, but upper floor with sashes; a big hipped roof with swept-up eaves and little twin-gabled dormers, an early example of the tentative move towards neo-Georgian motifs. [p.457]

No. 3: A detached two-and-a-half storey red brick and tile hung house built in 1889 to the design of EJ May for William Joseph Cundell, a stockbroker and added to the local list in February 1991. The composition includes two storey square and corner bays, varied sized dormers, ornamental eaves, and hipped end gables. No substantial alterations have been made except for a rear extension built in 1923 [Norman-Smith pp 29-30].

No. 4: A detached two-storey house of red brick, roughcast render and tile hanging. A land agent, George Brown, bought the plot from Sir Henry Peel to preserve the western view from his house, No. 35 Lingfield Road. It wasn’t until 1908 that John Archibald Hughes acquired the land and had the house constructed to the design of George Hubbard and AW Moore in what Pevsner describes as their characteristic two large gables with egg and dart frieze, and two-storey bay windows with tile hanging [p.457] The house, which was previously named The Little House, remains substantially unaltered and was locally listed in February 1991 [Norman-Smith pp.31-32].

Nos. 5 & 6: A semi-detached pair of houses designed and built by Harmer in 1889, of three stories plus basement with recessed entrance wings of yellow brick with stone and red brick banding. The stone mullioned square bays to the principle floor and basement are surmounted by curved lead roofs, and the top floor windows cut through the eaves to act as semi-dormers. The elevations remain unaltered and the houses were added to the local list in February 1991 [Norman-Smith pp.32-33].
No. 7: A detached house built in 1889 to the design of Ernest Newton for Charles de l'Hoste Holland, a stockbroker, and named at various times Silvertown and Fralunor. The Norman-Smiths describe it thus:

The house is in red and brindled brick with Broseley red tiles on its pitched roofs, and tile hung to the first floor. The front porch with tile roof and Ionic half pillars on brick walls shelters the front door with brass handles and letterbox. It has many detailed features including the round swing window on the attic floor, the remainder being dormer. The front and side elevations remain as originally designed; and the back as altered in 1903.

The VicSoc report considers that it is best described as a large cottage [p.12] and Pevsner refers to it as a picturesque asymmetrical tile hung composition with large staircase window, bow window, and gable [p.457]. There appears to have been no structural change to the house until the interior was converted into three flats in 1945. But the original internal features have been preserved, including moulded balusters, decorative plaster friezes and wooden moulded mantle pieces. Recommended for local listing.

No. 7A: A two-storey dwelling at the bottom of the garden to No.7 built of the same brick with tile hanging to the first floor. It was originally the coach house to No.7 and was converted into a separate “cottage" in 1979-81 to the design of Norman Plastow.

No. 8: A detached red brick house of two storeys plus mansard built by Townsend in 1899 in red brick with scalloped hung tiles to the first floor, and earlier named Whyteleafe. It has a substantial garden to the north providing views from The Grange towards Lingfield Road. Features include ornate ridge tiles and patterned red brick surrounds to the ground floor windows. The house was converted into four flats in 1948 but later reverted to single family occupation, and was added to the local list in February 1991[Norman-Smith pp.34-35].

No. 9: A detached red brick and scallop tile hung house built by Townsend in 1899 and originally named “Eversley", of two stories plus mansard built in 1889 with a substantial garden to the south. It is dominated by ornamental gables on the south-west and south-east corners and adorned with various bays, projecting chimney stacks and other features. The elevations remain much as originally built. Although it was converted into three flats in 1945, in 1957 an application to build a house to the south was refused, and the ground floor was further divided in 1962. It was added to the local list in February 1991.
No. 10: A detached house of two stories and mansard designed and built by Townsend in 1891 with a canted bay to the ground and first floors, dormers, and dominated by a gable on the north-west corner with ornamental stone banding. The front elevation remains as originally built, but in 1912 a study was built on the south side and a conservatory to the east. Although the house was partitioned internally in 1950 it was restored much to its original character in 1960 and was added to the *local list* in February 1991 [Norman-Smith, pp.36-37].

Nos. 11 and 12 The Grange

No. 11: A substantial detached four-storey double-fronted red brick and stone house designed and built by Townsend in 1891, extended in 1989, and added to the *local list* in February 1991. The central projecting entrance with its steeply pitched roof is echoed by a roofed entrance gate, while to each side are gables fronted by three storey canted bays. There is a smaller gabled wing to the north and a four storey extension to the south. The original side entrance was moved to the front, possibly when the house was converted into two maisonettes in 1939. It has since been converted into eight flats and the front garden given over to hard-standing.

Nos. 12 The Grange (“Laughton”) and 38 Ridgway (“Grangeside”): Two three-storey houses plus semi-basements built by Townsend in 1889 as a pair, with red brick and ornamental tile hanging. The elevations are unaltered except for garage and greenhouse extensions. No.38 has been divided into flats but No.12, with its large west-facing dormer, turret, bays and other features that dominate this part of the Ridgway, is still in single occupation. They was *locally listed* in February 1991 and *are* included in Sub Area 15D [Norman-Smith, p.38].

No.15 The Grange, from the south-east, and No.16 The Grange from the north-east

Consecutive numbers, west side, south to north (there are no Nos. 20 or 28)

No. 15: A two-and-a-half storey detached house of brick and render designed by Richard Creed in a Tudor style with projecting gables, bay windows, dormers and unusually large chimney stacks, built by Harmer in 1899, and named Oakley. The substantial garden to the south may have been an enlightened requirement of Wimbledon Urban District Council to
ensure that the character of the eastern side of The Grange was continued on the western side, since Creed wrote to the Council in February 1899 to say:

_The land at the side (south) of the proposed House is required for a lawn tennis Court and the principal rooms of the house front onto this. I do not see how another could be built upon this land without spoiling the proposed one, and I undertake not to build a second house on this land._

Although the roof space was brought into use in the 1920s and the house was converted in to four flats in 1954, it was _locally listed_ in October 1998. Much of the frontage has now been given over to hardstanding [Norman-Smith pp.39-40].

**No. 16:** A detached double-fronted two-and-a-half storey house named Ingleside, designed and built by Harmer in 1897 with gabled wings projecting each side of the central entrance and substantial chimneys. The house is described by the Norman-Smiths as having scalloped hung tiles and its elevations remaining largely unchanged, but it now has a rough-cast finish with white painted stone window surrounds and mullions. From 1939 to 1946 the house was used as offices and then converted by Wimbledon Corporation into the present arrangement of three flats.

**No. 17:** A detached house of two stories plus mansard designed by Richard Creed and built by Harmer in 1893 in yellow brick and first floor tile hanging, and known at various times as Pendreath and Abingdon. Wimbledon Corporation adapted it for multiple occupation during the 1939-45 War and sold it in about 1960 to General Freeholds Ltd, who converted it into three flats [Norman-Smith, pp.41-42] It has subsequently been divided into five flats.

**No. 18:** A detached three storey house plus basement in brick, render and tile hanging with two levels of dormers in a particularly dominant roof, designed by Arthur Cawston for his own use and built by Harmer in 1893. It was added to the _local list_ in February 1991 and Pevsner describes it as a _“rum”_ house with _an enormous half-hipped roof with two levels of dormers, quite un-English in feeling_ [p.457]. It was partly used as offices by the Constructional Engineering Union during the Second World War and it is now divided into five flats. Although the elevations are mainly unchanged, the front garden has been given over to hard standing and the original front boundary wall has been removed [Norman-Smith, pp.42-43].

**No. 19:** A detached two-storey house in red and yellow brick built by Harmer in 1892 and named Wolstan. It is dominated by a faceted two storey bay under a turreted roof and particularly tall chimneys to the south, and was added to the _local list_ in February 1991.

**No. 21:** No. 21 was built in 1987 in the rear garden of No. 54 Murray Road, which then extended as far as The Grange.
Regrettably, No. 20, a completely incongruous house was built on a tree-lined garden in 1988, in spite of the opposition of all the residents in the road, represented by The Grange Preservation Association (founded in 1966). [Norman Smith]

Despite this local opposition, No. 21 was included on the local list in February 1991, possibly because of the very individual modern design: The three storey house has a V-shaped bay under a projecting gable at the northern end which is echoed in the small roof dormers. But the dominant feature is the extensive use of small squared panes to the second floor in the manner of Charles Rennie Mackintosh. The front has been given over to hardstanding.

No. 22: A detached two-storey house of yellow stock brick with red banding built by Harmer in 1890 and named Hawkhurst. It is the only house in The Grange which does not retain most of its original character, front bays and dormer windows being inserted in 1924, the bay over the front door added in 1931, and an extension placed on the south side in 1981. It was used as a school from 1953 to 1965, when the owners applied to extend it for use as a school for German children throughout London. But local residents created The Grange Preservation Association and ordered an injunction in the High Court to combat the proposal. The scheme did not go ahead, despite permission being granted, and the Association survives as the means of coordinating threats to the character of The Grange. Despite this chequered history, No. 22 was added to the local list in October 1998 [Norman-Smith pp.32 & 66-69].

No. 23: A detached house of two stories plus a semi-basement built in 1889 to the design of Charles Henry Mileham in a neo-vernacular style and named St Kevin’s. The front, in stock brick and pebbledash with a double pile red tiled roof, is little changed, and the house was added to the local list in October 1998. At one time a “Motor House” was added and later removed, and a conservatory added to the rear. The rear garden was extended westwards in 1905 and sold off in the 1960s [Norman-Smith p.31].

No. 24: A detached house of two stories plus a semi-basement built in 1890 to the design of EJ May for a ship insurance broker and named at various times as Flintona, Colebrook and Cedar Lodge. It is in brown and red brick with a grey slate roof and an adjoining two-storey coach house. A rear addition was built in 1927 and the rooms over the coach house converted into a “granny flat” in about 1970. The front elevation is unchanged except for a conservatory on the south side. The rear garden was extended in 1905 and then reduced to its original size in 1969 [Norman-Smith pp 30-31]. The front garden has been given over to hardstanding and the original front wall has been removed. It was added to the local list in October 1998.

No. 25: A detached two-storey house of red brick, tile hanging and half timbering erected in 1961 in the grounds of No.26 The Grange.

No. 26: A detached locally listed two-storey house of yellow and red brick originally named Oriel Lodge because of its prominent oriel window. It was probably built in 1889, but since the Norman-Smith’s were unable to trace any details of its construction, they conclude that it was erected without permission [p.27]. When the Murray Estate, to the west, was broken up in
1905, the rear garden to No.26 was extended, but in 1958 it was sold off and now accommodates No.70 Murray Road [Norman-Smith pp.27-8].

No. 27: A detached house built in 1958 on the site of the original coach house to No.3 Southside.

No. 29: Half of a two-storey semi-detached pair, the other half comprising No. 3 Southside. Since No. 29 faces on to Southside, it is described in Sub Area 7.

Positive and Negative Features

The most positive feature of The Grange is the quality and completeness of the original houses, and their setting. The gardens to the south of Nos. 1, 7, 9, 10, 12, 15 and 26 are part of the original layout of The Grange, and now include mature landscaping which considerably enhance the townscape of this part of the Conservation Area. Another attractive and unusual asset are the trees preserved in the public highway.

The most significant negative feature is Grange Lodge, the modern replacement on the corner of the Ridgway. Also, although the streetscape is generally attractive and well maintained, there has been a tendency to turn the front gardens into hardstanding and/or provide garages in the back gardens, particularly at Nos. 5-7, 11, 15-18, 22 and 24. Any further loss of traditional front gardens should be discouraged as far as possible.

Preservation and Enhancement

The above analysis suggests that two of the houses – Nos. 2 and 7 – should be added to the local list and the tendency to pave over the front gardens should be controlled by means of an Article 4 Direction. Any attempt to replace any of the existing buildings should be strongly resisted, as should any proposals to erect infill development on the areas of land between the houses. Also, every effort should be made to protect and preserve the existing landscaping, particularly the two remaining trees in the highway.