**Extent and Justification**

Clifton Rd forms the westernmost of the rows of parallel streets in the Conservation Area laid out west of Wimbledon Village, the houses dating from significantly later than those further east. As with the Sub Areas to the east, it is clearly delineated by the back gardens to Lauriston Road (Sub Area 11) to the east and Kings College School (Sub Area 13) to the west.

**History**

Although Clifton Road was laid out in the early 1880s, most of the present houses along it date from the 1960s or later [Milward 1989 p.146]. It was developed on the grounds of three houses on Southside which extended as far as the Ridgway: Oliver’s House (now divided into three parts, Nos. 9, 9a and 9b Southside); Oakham (now Clifton House, No. 10 Southside); and Rushmere House (which is now occupied by the northern part of South View, four blocks of flats on the west side of Clifton Road). A significant number of the original houses have since been superseded by blocks of flats.
Character

Sadly, Clifton Road continues the reduction in architectural quality and historic interest which has begun to erode the northern end of Lauriston Road. Whereas almost all except the north-eastern part of Lauriston Road remains as originally developed, few of Clifton Road’s original buildings remain, and some of those that survive appear to be unkempt and poorly maintained, as though awaiting the hand of the developer.

Location Map of Sub Area 12, Clifton Road

The alignment of Clifton Road is potentially more interesting than that of the roads further east, because of the subtle realignment about mid way. This kink in the road may at one time have provided an attractive feature, and the Reeve School building constructed in 2000 seeks to exploit it by providing a carefully designed building and street boundary. But the layout of Nutborn House, with its lack of landscaping or any boundary features, fails to exploit this potential and provides a weak culmination of the vista from the north.

Buildings

The quality of the 11 houses and 9 blocks of flats in Clifton Road would appear not to justify the designation of the Sub Area in its own right, but the exclusion of this Sub Area would create a “hole” in the Conservation Area and potentially weaken the application of the Council’s conservation policies. There are no statutorily or locally listed buildings, six of the houses make a positive contribution to the character of the Conservation Area, two tend to have a detrimental effect and the other three are neutral, while five of the blocks of flats have a detrimental effect and the other four are at best neutral.

Even numbers, east side, south to north (There are no Nos. 8, 10, 14, 16 or 22)

Nos. 2A Clifton Road and 58 Ridgway form a semi-detached pair of houses built in 1882, details of which are given under Sub Area 15.

No. 2: A detached cottage of traditional construction dating from 1936, behind a high brick wall, located at the rear of the plot with access off both Clifton Road and the Ridgway.

No. 12, Alexander House, and No.18, The Lynch, Clifton Road

No. 4: A two storey twentieth century detached house of traditional construction, L-shaped in plan on two sides of a west facing courtyard, behind a high brick wall.

No. 6: A detached two storey house built in 1881, with prominent gables facing north and west, and extensive planting behind a high brick wall.
**Nutborn House:** A substantial three storey flat roofed block of 24 flats in four sections dating from 1971 on the site of No. 8, which was built in 1908. The somewhat bland appearance of the red brick facades is softened by projecting balconies and formal hedges along the front elevation. Access to three blocks of garages is provided at each end of the block. In contrast to the adjoining houses, the layout is open, with no boundary features and minimal landscaping.

**No. 12, Alexander House Retirement Home:** A substantial detached two-storey house dating from around 1900 with neo vernacular influences, including polychromatic brickwork, ornate bargeboards and gable finials. Although a large side extension was considered not to affect the building’s character, No. 12 was regarded as not quite worthy of local listing because of a conservatory extension on the front elevation. The Building’s commercial use is reflected in a slightly unkempt appearance from the roadway.

**No. 18, The Lynch:** A large four storey detached house built in about 1980 with a heavily overgrown front garden.

**No. 20:** A detached house built in 1949 at the back of the site around three sides of a west facing courtyard.

**No. 24 and 26:** Two detached traditionally designed bungalows built in 1959.

**The view of the flats at No. 62 the Ridgway**

**West side, odd numbers, south to north**

**No. 60 Ridgway:** Although this house is not within Sub Area 12, its long back garden extends a considerable distance up Clifton Road. The house and garden make a positive contribution to this part of the Conservation Area, but, because of the lack of trees, the unattractive block of flats comprising No. 62 the Ridgway is unfortunately exposed when looking west from the southern end of Clifton Road. Planting along the west side of the rear garden to No. 60 would shield the view of the flats from both the garden and Clifton Road.

**Rutland Lodge:** A detached three storey flat roofed block of six flats built in 1967. Unlike Nutborn House, opposite, the openwork balconies and square entrance porch fail to relieve the bland box-like appearance of Rutland Lodge, which also suffers from minimal landscaping and a lack of boundary treatment. The rear garden is devoted to garages and car parking. The combination of Rutland Lodge and Nutborn House has destroyed any intimate Arcadian character which this part of Clifton Road might once have possessed.

**No. 3:** A detached two storey traditionally designed house built in 1946.

**Lyston House:** An attractive three storey double fronted late Victorian house plus basement, rendered white. Features include a canted three storey bay to the south, and a dominant gable to the north. The building has been converted into three flats and the rear garden has been given over to garages and car parking.

**No. 5:** A detached two storey house in red brick in the north-west corner of the grounds to Lyston House. Its three small gables over the first floor windows provide an attractive feature to its intimate courtyard and front garden.

The buildings of King’s College School extend as far as the western side of this part of Clifton Road and are considered under Sub Area 13.
Nos. 1 to 48 South View: Forty-eight flats in four three storey detached blocks built in 1966 in an echelon formation, of red brick with heavy white banding and low pitch roofs with split ridges. The flats are typical of their period and, although set in landscaped grounds, they repeat the bland box-like character of Nutborn House and Rutland Lodge. They also interrupt the sequence of attractive period properties along Southside Common, having been built on the site and grounds of Rushmere House end-on to Southside.

Positive and Negative Features

Much of the original character of Sub Area 12 has been lost, bland modern blocks of flats and bungalows having replaced many of the earlier houses, destroying the intimate character of this part of the Conservation Area. However, some attractive houses remain, notably Nos. 4 and 6 on the east side and Lyston House on the west - despite its setting being eroded by excessive hardstanding and rear garages.

The “kink” in Clifton Road, with Reeve School seen from the south, and Nutborn House seen from the north

Preservation and Enhancement

The Sub Area may be separated into three categories, as follows.

Areas requiring protection: Nos. 2, 4 and 6, in the south east corner of Clifton Road, which provide the remnants of the Sub Area’s historic character.

Areas requiring enhancement: 60 the Ridgway: landscaping should be provided to protect the view of the flats at 62 the Ridgway from Clifton Road. Lyston House: measures should be taken to encourage Lyston House to be brought back into single occupancy, the rear garages removed and the rear garden properly landscaped. Nos. 12 and 18 Clifton Road: enhancement of the setting of these two large houses should be encouraged and applications for their redevelopment resisted.

Areas with development potential: Because of the extent to which Rutland Lodge, Nutborn House and – to a lesser extent – South View are unsympathetic to the general character of this part of the Conservation Area, proposals for the redevelopment of these properties should be regarded as an opportunity to provide housing which creates a more intimate and Arcadian character to Clifton Road without it being isolated behind high security walls and gates.