SUB AREA 13: KING’S COLLEGE SCHOOL  

Extent and Justification

This sub-area covers the whole of the buildings and playing fields between the Crooked Billet (Sub Area 6) to the north, the Ridgway (Sub Area 15) to the south, Clifton Road (Sub Area 12) to the east, and the Peregrin Road area (Sub Area 14) to the west. Except for the buildings along the northern boundary and to the west of Clifton Road, it mainly consists of school playing fields and is therefore very different in character to the residential areas surrounding it. Part One of this description covers the School and its grounds, and Part Two the other buildings in the Sub Area.

Part one: Kings College School

History

The original name for the area now occupied by the grounds of King’s College School was “Ward hawes”, which gave its name to the house now occupied by the Peregrin Way estate, Wood Hayes, and to Woodhayes Road, which runs along the School’s northern boundary [Milward 1989 p, 13].

Except for a building shown on the 1772 to 1890 maps in about the same position as the present pavilion on the western boundary, the School playing fields do not appear to have ever been built on. The field west of Wright’s Alley was originally known as Middle Woodhaws and in 1800 was used as parkland, and the one to the east – interestingly, in view of its present use – was called Football Woodhawes and is shown as meadowland on the 1800 map.

Kings College School was founded in 1831 in the basement of the King’s College site east of Somerset House, London, between the Strand and the Thames, and because of a shortage of space, moved to Wimbledon in 1897. Since then the College has grown steadily, absorbing areas around the original buildings along Woodhayes Road. Passing from east to west, the following buildings include those which have now been absorbed into or replaced by Kings College School:

- Rushmere House, No. 12, Southside Common, the front part of which appears to retain much of its original character (see below).
- South Hayes, which is shown on the historic maps from 1772 to 1865; the former shows it occupied by Lord Chief Baron Smythe. It was used as a boarding school in the 1820s and may have become absorbed into the administrative block which now occupies the site.
- Southside House, west of Wright’s Alley, which is grade II* listed and does not form part of the School.
- Holme Lodge, which also appears on the 1772 to 1865 maps and which now forms part of Southside House.
- The Lodge, now No. 5 Woodhayes Road and part of King’s College School.
- Gothic Lodge, now Nos. 6 and 6a Woodhayes and beyond the School's western boundary.
- Gothic Cottage, No. 6 Woodhayes Road.
- No. 7 Woodhayes Road.
- Woodhayes, now replaced by the Peregrin Way estate. Brief details of the School's involvement with Woodhayes is given under Sub Area 14.