house is divided into three apartments, the southern end being occupied by Nos. 56a and 56c, and No. 56b has been built in the back garden. The fabric appears to be largely unchanged. With its tall chimneys and extensive dormer windows, it forms a dominant feature and closes the vista northwards from Thornton Road.

South Side (Odd Nos):

No.113, Wimbledon Common Preparatory School: A locally listed two/three storey early twentieth century building with prominent Dutch gables and false shutters, separated from the Ridgway by a thick screen of trees which close the vista southwards from the entrance from King's College School. After the Second World War it was used as the Ridgway Co-Educational School in conjunction with Oakhill, on Edge Hill. [Milward, 1991, p.23]

No. 111: A substantial 1895 two/three-storey house of brick and render converted into apartments.

No. 109, Ridgway Court: A recently constructed four storey block of flats in pale brick with a flat roof and projecting balconies. Although not as disruptive to the local townscape as Jimmy Savile House, opposite, Ridgway Court is unsympathetic to the scale and character to the historic buildings in this part of the Ridgway.

No. 107: A two and three storey detached house plus basements built in about 1880.

Nos. 105 and 103: A pair of semi-detached two/three storey houses with large dormers dating from the 1880s

Nos. 101-99 and 97-95: Two pairs of three storey semi-detached houses dating from 1879 which are similar in design to the four adjoining pairs of semi-detached houses in Berkeley Place. All six pairs are locally listed for group value. The houses are of stock brick with slates roofs, with ornamental brick detailing and glazing patterns to the sash windows.

Positive and Negative Features

The typically Arcadian nature of this section of the Sub Area is marred by the two modern blocks of flats, Jimmy Savile House and Ridgway Court, the former also detracting from the views at the southern end of Clifton Road and up Ridgway Gardens.

Preservation and Enhancement

Care should be taken to maintain the attractive character of this part of the Ridgway, and the replacement of any of the period property with modern development should be strongly resisted. Should the opportunity arise to redevelop Jimmy Savile House or Ridgway Court, their replacements should be more sympathetically in scale with the adjoining houses.

SUB AREA 15C: FROM HILLSIDE TO MURRAY ROAD

Extent and Justification

Sub Area 15C extends from No. 2 Lauriston Road to 52 Ridgway on the north side, and from the stables on the east side of Hillside to No. 85 on the south side. It is the only part of the Ridgway – and the rest of the Conservation Area – which has a distinctly commercial character, with shops and public houses lining the southern side.

History

The earliest recorded development in this part of the Conservation Area was Croft Cottages, a row of 12 dwellings built in the 1820s extending from behind No.87 Ridgway, which now comprise Nos. 1 to 12 Thornton Road. The northern end of a lane which ran behind the cottages survives between No.87 the King of Denmark Public House. The remainder of the area to the south of the Ridgway remained as fields and meadows until the construction in
the early 1860s of 25 cottages designed by Samuel Teulon on the west side of Denmark Road. The north side remained part of the estates to the large houses on Southside until the beginning of the twentieth century.

**Character**

**Spaces:** Within this part of Sub Area 15 there is a distinct contrast between the urban quality of the public houses and modest terraces of commercial buildings to the south, and the large detached houses on the north side set in their generously landscaped gardens behind brick or stone walls and timber fencing.

**No.2 Lauriston Road, viewed from the north side of the Ridgway showing north end of Thornton Road**

**Vistas:** The main vista continues to be east/west along the Ridgway, with views south towards the distant skyline along Denmark Road, Thornton Road and Hillside, and more limited views north along Lauriston Road.

**Landmarks:** With its tall chimneys, No.54 stands out as a significant and distinguished contribution to the streetscape of this part of the Ridgway. The gable to No.2 Launceston Road, which faces on to the Ridgway, also makes a particularly significant contribution.
Materials: the modern design and white rendered façade to No.54A adds variety to an area otherwise dominated by traditional brick facades and tiled or slated roofs.

Trees and other natural features: The mature trees in the front gardens of the houses on the north side of the Ridgway, particularly the pollarded specimens outside No.54A, counteract the otherwise semi-urban character of Sub Area 15C.

Buildings

Of the 20 or so properties in Sub Area 15C, two are locally listed, two have a neutral effect and the remainder make a positive impact on the character of the Conservation Area.

Even numbers, north side, west to east

No.2 Lauriston Road: No.2, on the corner of Lauriston Road and the Ridgway, is a detached two storey house built in 1893. The Lauriston Road elevation, of a central verandah, double gables and double french doors behind a low wall, gives the impression of a pair of modest semi-detached houses. But the access is in fact off a projecting porch on Ridgway, and forms a significant feature to the end elevation when viewed from Thornton Road, opposite.

No.54A: Until recently, No. 54A was an undistinguished 1950s detached house that has which has been extended and remodelled to an uncompromisingly modern design which won the Merton Design Award in 1998-9. Its windows have a strongly accentuated horizontal and vertical emphasis with a white rendered rectangular shell.

Nos. 52 and 54: No.52 forms the office accommodation to No.54, which is a substantial brick-built two storey-detached house in Queen Anne style with a large hipped roof and dormer windows. It was built in 1908 to the design of TG Jackson in what Pevsner describes as a *good example of the quieter Queen Ann style by then fashionable for smaller houses* [Pevsner p.457] and is *listed grade II*. It was formerly Haygarth School and until recently was divided into sheltered flats for former workers in the catering trade. At the time of writing it was vacant and permission had been granted for it to be converted to a single dwelling. *The gate piers*, which lead into generous front grounds, are by the same architect and are separately *listed grade II*.

In their quite different ways, No. 2 Lauriston Road and Nos. 54 and 54a make strong architectural statements and a positive contribution to this part of the conservation area.

Odd numbers, south side, west to east

Nos. 91 and 93: A row of single storey buildings forming a significant feature in the streetscape because of their position at the corner of Hillside and the extent to which they project beyond the general building line. They formed the stable block to the Swan Inn and are still used as riding stables.
Nos. 89, The Swan Hotel Public House: Originally the Swan Inn, it was built in 1862 and the adjoining Livery Stable originally provided a horse and cab service to Wimbledon railway station [Milward 1989 p.153]. It is an Italianate styled two storey detached property with a brick painted façade under a shallow pitched hipped slate roof which was considered as not quite good enough for local listing. Unlike the other commercial properties, the building is set back behind an attractive paved open terrace.

No.87 is a modest two-storey cottage dating from about 1850 used as a farriery and smithy from about 1867 and until recently as a shop. It has recently suffered from unsympathetic alterations and is at present empty. At the time of writing it a local architect was seeking to replace it with a small office building.

Nos, 83-85 (?) The King of Denmark Public House: Part of Denmark Terrace, the original King of Denmark was built in about 1840 in place of an earlier pub, The Jolly Gardeners, [Milward 1998 p.78] and was rebuilt in 1933. It is a modest two-storey brick building with a hipped tiled roof over a deep ornate dentil cornice.

Nos 81 to 65: Two terraces of five and three shops with residential accommodation over, separated by Denmark Road, mainly three-storey.

In contrast to the domestic property along this and other parts of the Ridgway, which are generally set well back from the road with generous landscaped gardens, Nos. 65 to 87 Ridgway are all set hard up against the street frontage. Although architecturally undistinguished, the eight shops provide a focal point of local activity and add vitality to the street scene, as well as contributing to the traffic congestion.

The shops were originally known as Denmark Terrace and were built on the south side of the Ridgway on the site of two small groups of cottages that originally backed on to the Ridgway. Nos. 81 to 71 are late nineteenth century two storey units and Nos. 69 to 65 are three storey and date from the early twentieth century. They originally included a grocery, a post office, and a Chandler’s and confectioners on the corner of Denmark Road, while nearby were a blacksmith and a “mechanical chimney sweep” (using collapsible brushes instead of climbing boys) [Milward 1998 pp.92 & 153]. The uses of the properties have changed with the varying fortunes of the area, including general stores, restaurants and estate agents. At the time of writing they were used for the following purposes:

- **No. 81**: The Good Earth Express Chinese restaurant, which retains its original dormer and first floor window surrounds.
- **No. 77**: Indulgence sweet shop with an enlarged dormer window and original first floor window surrounds.
- **No. 75**: A double fronted end of terrace unit used as a restaurant, with enlarged dormers and original window surrounds.
- **Nos. 73 and 71**: A corner cottage converted to pair of units used as a newsagent and builder’s office, which retain its early pilasters, fascia and corner entrance.
- **No. 69**: Turn II Stone Tile Merchants.
- **No. 67**: LA Hairdressing.
- **No. 65**: Ridgway Dispensary.

**Positive and Negative Features**

With its two pubs, adjoining stables and the row of small shops, Sub Area 15C forms a focus for many of the activities of the Conservation Area. But because of the tendency for people to park in this major traffic route, this part of the Ridgway is particularly prone to traffic congestion.

**Preservation and Enhancement**

The present overall character of the sub area should be preserved, and efforts should be made to enhance the amenity of the sub area by rationalising the intensity of car parking and ensuring a high standard of design of shop fronts.

**SUB AREA 15D: FROM MURRAY ROAD TO SHEEP WALK MEWNS**

**Extent and Justification**

Sub Area 15D extends from the houses on the west side of Murray Road as far east as Sheep Walk Mews, on the northern side of the Ridgway, and Ridgway Place on the south side. With the exception of the Telephone Exchange, which dominates this stretch of the Ridgway, Sub Area 15D is entirely residential.

**Spaces, Vistas and Landmarks**: Sub Area 15D is the only section of the Ridgway containing crossroads, at Murray Road and the junction of The Grange and Ridgway Place, so that, unlike elsewhere, buildings in the Ridgway fail to close the vistas from adjoining roads. These junctions create gaps in the street frontage which expose the corner buildings and emphasise their contribution to the townscape, for better or worse. Rockwell Court and No. 47 Murray Road, and 12 The Grange, on the north side, and 43 Murray Road and 70-72 Ridgway Place, to the south, contribute to the area’s historic character, Rockwell Court making a particularly attractive contribution.
But the somewhat bland character of the Telephone Exchange is accentuated by its exposure at two street corners. Its local listing may be justified by its architectural merits, but its scale conflicts with that of its surroundings. Although Grange Lodge, on the corner of The Grange, is inferior architecturally, its impact is softened by mature trees and a high brick wall.

Buildings

Of the eight properties in Sub Area 15D, three are locally listed, four make a positive contribution to the character of the Conservation Area, and one – Grange Lodge – tends to have a negative effect.

Even numbers, north side, west to east

No. 47 Murray Road: A two-and-a-half storey detached white rendered house built in 1909. Its main façade, which faces on the Ridgway, is of classical proportions with a central porch, rusticated quoins at the corners and a steeply pitched roof with tall chimneys and flat roofed dormers. In view of its attractive proportions and positive contribution to this part of the Ridgway, it is recommended for local listing.

Rockwell Court, Nos. 48 Ridgway and 28 Murray Road: A substantial two storey white painted house dating from 1910 with dominant dormer windows and a block of four garages. Although it has been divided into two houses and appears to have undergone substantial alterations, including large box dormer windows and a flat roofed extension on the south elevation, the overall massing and the black painted bay windows against the white render, the building makes a striking contribution to the Ridgway’s townscape, forming a prominent feature at the road junction and from views north from the southern section of Murray Road, and is also recommended for local listing.

The junction of the Grange and Ridgway Place, looking east, showing Rockwell Court to the left, the Telephone Exchange on the right, and Grange Lodge in the distance.

Grange Lodge: A detached three storey block of 12 purpose built flats built in 1961 on the site of a house purported to have been designed for Joseph Bazalgette, the engineer of London’s sewerage system and Thames embankments. The loss of a building of such historic interest is not compensated for by the present structure, which is unsympathetic to the area’s character and makes a negative contribution to the conservation area. The impact of its bulk is however softened by being set back from the road behind a high wall within landscaped grounds.

Nos. 38 Ridgway and 12 The Grange: A substantial pair of locally listed three storey semi-detached villas built in 1889 which form a dominant landmark from the west at the corner of the Ridgway and The Grange, with large gables facing on to both streets. Until recently this property had been divided into flats, but has since been restored and extended to form three houses. It thus provides an example of the way in which properties in the more desirable parts of the Conservation Area have first declined from their status as single family dwellings into multiple occupation, and have then been restored to their original purpose.
Odd numbers, south side, west to east

No. 43 Murray Road: A one-and-a-half storey cottage style detached house built in 1924, and dominated by a large steeply pitched roof at right angles to the Ridgway. It includes various extensions and dormers, and attic roof-lights.

Telephone Exchange: An extensive two-storey brick structure with Portland Stone detailing built in two stages in 1939 and the 1970s which takes up the whole frontage between Ridgway Place and Murray Road. It is locally listed because of its plain clean lines, which are typical of many buildings of the period, and the curved façade at the street corner. It may be typical of its period but not of its locality, and the list description acknowledges (as it does with many other locally listed buildings) that its design does not relate to that of others in the vicinity. Indeed, it might be considered to make a negative contribution to the conservation area, since its excessive scale and bland appearance seriously conflict with the general character of the area. The eastern extension also involved the demolition of Nos. 73 and 75 Ridgway Place (qv), which formed the north-western corner of what the VicSoc report refers to as a remarkably complete survival of mid nineteenth century urban design.

Telephone Boxes: On the corner of Murray Road, adjoining the Telephone Exchange, are three K6 telephone boxes, which are listed grade II.

Nos 12 The Grange and 38 Ridgway, and the junction of Ridgway Place showing the high wall and landscaping to Grange Lodge compared with the exposed setting of the Telephone Exchange

Positive and Negative Features

The scale and character of Grange Lodge and the Telephone Exchange contrast with the elegant period properties of the rest of this part of the Ridgway and their landscaped gardens and boundary walls. Both buildings, in their different ways, therefore make a negative contribution to the dominant character of this part of the Conservation Area.

Preservation and Enhancement

Care should be taken to prevent the further erosion of the historic character of this part of the Sub Area. If the opportunity arises to redevelop Grange Lodge, it should be replaced with development of high architectural quality which reflects the scale of the adjoining historic buildings.
Extent and Justification

Sub Area 15E, at the eastern end of the Ridgway, covers only the buildings on the southern side, since the northern part, which includes Emmanuel Church and Teulon’s Village Club, lies within the Wimbledon Village Conservation Area. No.29 Ridgway forms the western boundary of the Sub-Area, and Grosvenor Hill the eastern extremity. Sub Area 15F lies to the east of the original Conservation Area boundary and, for the reasons given below, has been included within the boundary.

Emmanuel Church spire from Sunnyside

History

Since the development of the Ridgway occurred roughly from east to west, this section of the Sub Area is historically the most important. According to Milward [1989 p.150], the earliest buildings in the sub area date from before 1830, and consisted of “Brickfield Cottages”, now Nos. 1 to 13 Oldfield Road and 5 to 17 Ridgway. Nos. 19 to 27, known as Ridgway Terrace, were built about ten years later.

At the extreme eastern end Nos.1 Ridgway and 1 Grosvenor Hill form a pair of distinguished villas dating from the later nineteenth century, separated by Regent Court and the entrance to Grosvenor Hill, outside the Conservation Area. Emmanuel Church, opposite, dates from 1888, and the Village Club was built a year later.

Spaces, Vistas and Landmarks
At its eastern end the Ridgway is narrow and the terraces on both sides give it a strongly urban character. Emmanuel Church, on the north side, dominates this part of the Ridgway, its spire being clearly seen from further east and from the south along Sunnyside. No. 26 Ridgway, the Village Club, is also prominent because of its position on the corner of Lingfield Road. The attractive historic buildings on the south side of the Ridgway also provide a focal point because of the curve at the eastern end of the street, increasing their contribution to the townscape.

The church and the Club on the north side, and the terraces and the villas each side of the entrance to Grosvenor Hill on the south, form the most distinguished townscape along the Ridgway, providing a particularly attractive entrance to this route from Wimbledon Village.

The dominant materials along this part of the Ridgway are the subdued red/brown London stock brickwork and dark roofing slates of the nineteenth century buildings on each side.

Buildings

Nos. 19 to 29 and Nos 5 to 17 Ridgway

Of the eighteen or so properties in Sub Areas 15E and F, fifteen are locally listed, one (No.1 Ridgway) makes a positive contribution to the character of the area, one (no. 29) is neutral, and the other (Regent Court) tends to have a negative impact.

SUB AREA 15E

No.29: A two-and-a-half storey house built in 1923 with fake Tudor timbering to the front elevation, and separated from 27 by a vehicular access way. It is largely concealed from the road by a mature tree screen.

Nos. 19 to 27: A terrace of five three-storey flat-fronted early 19th C. locally listed houses with short front gardens behind mature hedges and trees. The end houses project slightly forward of the central three and No.19 has a canted three-storey side extension. They form an attractive and significant feature to this part of the Ridgway, retain most of their original features and possess few later additions or alterations. The front garden boundary consists of a somewhat untidy mix of fences and walls which are at odds with the buildings’ regular façade.

Nos. 5 to 17: A terrace of seven two storey early nineteenth century locally listed cottages with dominant chimneys which retain most of their original features. They are located on the outside of a slight curve in the Ridgway and, although they are partly concealed behind short well-stocked front gardens, they form a significant and attractive feature in the streetscape. No. 17 has a two storey side extension, and No.5, which has a two-storey bay to the front, may have been built later than the rest of the terrace. As with Nos. 19 to 27, the front gardens are bounded by an assortment of fences and walls of different height and character, which might be regarded either as being inconsistent with the terrace's regular façade, or as a contribution to the informal cottage gardens which reveal local history and express the owners' individuality.
Nos. 3a, Hill Cottage: A locally listed two-storey nineteenth century cottage which adjoins No. 3 and forms the end of the terrace on the east side of Oldfield Road. Its little flat-roofed projecting porch is an attractive feature. The stock brick wall on the Ridgway frontage is integral with the house.

No. 3: A two-storey house linked to those on each side. Its steeply pitched double pile roof running back into the site is fronted by a pair of ornate gables, and its tall chimneys, hooded windows, bay and entrance porch help to justify its local listing. The stock brick front boundary wall is integral with the house.

No. 1 Ridgway

No. 1 Grosvenor Hill

No.1 Grosvenor Hill: A three storey detached dwelling on the west side of Grosvenor Hill built in 1900 of London stock bricks and designed in the Tudor vernacular style, possibly by SS Teulon, with a dominant tower on the north east corner, gables and an ornamental porch to the east and a bay fronted gable to the north. The right hand wing is a slightly older addition. It has retained most of its original features and is recommended for local listing because of its architectural interest, its possible design by a distinguished local architect and its contribution, in conjunction with No. 1 Ridgway, to the local townscape. The high stock brick boundary walls on the north and east sides are integral with the house.

SUB AREA 15F

Because of the architectural merits of No. 1 Ridgway, the Conservation Area has been extended to included, even though this necessitates the inclusion of the adjoining block of flats, Regent’s Court.

Regent Court, Grosvenor Hill: An architecturally undistinguished late twentieth century three storey block of post war block of flats.

No.1 Ridgway: A detached house of three storeys plus basement of stock brick which forms a pair with No. 1 Grosvenor Hill. The street elevation is dominated by a bay fronted steeply roofed gable and a square turret, and its hooded windows, tall chimneys and highly articulated faces add to its architectural interest. Like No.3, it may have been designed by SS Teulon, and is of sufficient architectural merit to be recommended for local listing and inclusion in the Conservation Area.

Preservation and Enhancement

Except for Regent Court and the untidy front boundary treatments, there are few features which detract from the character of the eastern end of the Ridgway. The positive contribution made by the buildings lining the south side of the road is complemented by those of similar quality, age and character along the north side, within the Wimbledon Village Conservation Area, particularly the Village Club and the Emmanuel Church.

Because of the major contribution the buildings within this section of Sub Area 15 make to the historic and townscape character of the Conservation Area, any erosion of the historic features of the buildings should continue to be resisted, and any proposals for alterations and

...
extensions should be most carefully considered. Similar care should be taken with applications for shop front and other alterations to the buildings on the north side, within the Wimbledon Village Conservation Area. Control of the street boundary walls and fences is recommended by means of an Article 4 Direction.

PART 2.5: THE ESCARPMENT SOUTH OF THE RIDGWAY

Part 2.4 of the Assessment covers the part of the Conservation Area between the Ridgway and Worple Road, much of which lies on a south-east facing escarpment. It includes the following Sub Areas:

16A & B, Grosvenor Hill; 17A & B, Sunnyside and Oldfield Road; 18A & B, Ridgway Place; 19, Murray Hill, south; 20, Spencer Hill; 21, St. John’s Road; 22, Denmark Avenue; 23, Thornton Hill; 24, Denmark Road; 25, Thornton Road, Hillside & Berkeley Place; 26A, B & C, Ridgway Gardens, Edge Hill north and Worple Avenue; 27A, B and C, Edge Hill south, Darlaston Road, Savona Close and Thackery Close; 28A and B: The Downs; 29, Lansdowne Road; 30A, B and C, Crescent Road and Southdown Drive; 31A and B, Arterberry Road and The Drive; 32A and B, Durrington Park Road, Durrington Avenue, Pepys Road and Conway Road.

Whereas the west, north, and east boundaries to the Conservation Area mark clearly defined change in the character of this part of Wimbledon, defining the southern boundary is less clear-cut. This part of the assessment therefore considers the whole area between the Ridgway and Worple Road, relating, where relevant, the Sub Areas within the Conservation Area with the adjoining area outside.