SUB AREAS 17A AND 17B: SUNNYSIDE AND OLDFIELD ROAD

Map of Sub Areas 17A & 17B

Extent and Justification

Sub Area 17A takes in the houses along Oldfield Road, the northern end of Sunnyside, and Linden Cottages, in between, while 17B encompasses the southern end of Sunnyside, and previously lay outside the Conservation Area. The reasons for including Sub Area 17B are set out below.

History

Until 1800 this area south of the Ridgway consisted of open fields crossed by a pathway leading from the eastern end of the Ridgway southwards across the escarpment and field pattern towards Worple Road. The 1800 map shows a terrace facing on to the Ridgway (presumably Nos. 5 to 17 Ridgway) and another terrace of 13 houses cut in half by the pathway immediately south of the Ridgway. This terrace is labelled on the 1838 map as Brickfield Cottages. Immediately south of the terrace is the “footprint” of another house or houses on the present site of No. 14.

However, the 1800 map seems to conflict with Mid-ward’s researches, which state that Brickfield Cottages was built at
a cost of about £100 per house in about 1820 on a patch of brick-earth owned by William Eades, a grocer in Wimbledon High Street [Milward 1989, p.52; 1998, p.92; 2000, p.24]. If they are found to have been built in about 1820, or even before 1800, as the map seems to indicate, their suitability for listing may need to be reconsidered.

**Location Map of Sub Areas 17A & 17B**

Linden Cottages makes its first appearance on the 1865 map, together with a row of villas on the western side of what is now Sunnyside, apparently stretching uninterrupted as far as No.9. The two pairs of semi-detached villas shown on the map nearest the Ridgway are presumably Nos. 1 to 4 Sunnyside, but the only other survivor is No.7, sandwiched between two blocks of modern developments.

**Character**: The character of this sub-area is that of a series of intimate spaces and views along and between the two roads and the pedestrian way which cuts diagonally from Oldfield Road southwards across Sunnyside and beyond. This is the only part of the Conservation Area (except perhaps the area around the Crooked Billett) which has not been laid out as estates, but where the roads had to circulate around the existing haphazard arrangement of buildings. Because of the complexity of the subsequent spaces, they are considered in detail in the descriptions of each of the roads and the buildings adjoining them.

**SUB AREA 17A: OLDFIELD ROAD AND THE NORTHERN END OF SUNNYSIDE**

**Justification for Sub Area**

Although Nos. 1 to 13 Oldfield Road and Linden Cottages are similar in character and age to the nearby terraces on the south side of the Ridgway (Sub Area 15), and Nos. 1 to 4 Sunnyside are similar to later semi-detached villas in other parts of the Conservation Area, Sub Area 17A is spatially separate and quite different in character from the adjoining parts of the Conservation Area.

**OLDFIELD ROAD**

**Character**

Because of the short gardens and the proximity of the garden walls and gable ends of Linden Cottages and No.5 Ridgway, Oldfield Road has a strongly urban feel. This is accentuated by the high density of parked cars and traffic congestion resulting from the lack of garages. The view along the road to the south is terminated by Oldfield House, beyond the Conservation Area boundary, and that to the north continues along Lingfield Road, with the conical roof of the Village Club (in the Wimbledon Village Conservation Area) dominating the skyline. Oldfield Road also enjoys a vista along the rural tree lined pedestrian way linking it diagonally with Sunnyside. The prevailing materials are brick walls, slate roofs and timber windows, porches and fences, and the well stocked gardens, boundary hedges and occasional mature trees soften the urban character and contribute to the Arcadian atmosphere.

**Buildings**

Of the fifteen or so properties in Sub Area 17A, twelve are locally listed, one other has a positive impact on the character of the Conservation Area, and the effect of the remaining two are neutral.

**Odd numbers, east side, north to south**
Nos. 1 to 13 consecutive: A stepped two storey brick terrace with slate roofs and Georgian sash windows, largely unaltered except for a variety of modest front porches in timber. It was built at about the same time as the adjoining two storey terrace in the Ridgway, since they both appear for the first time on the Thomas Milne Land Utilisation map of c.1800. They were originally known as Brickfield Cottages, and before the development of Linden Cottages and the houses in Sunnyside, they had a glorious and uninterrupted view across the Epsom Downs [Milward 1989 p.150]. The VicSoc report’s recommendation that they be statutorily listed has not been taken up, but they have since been added to the local list. The short front gardens are separated from the road by picket fences and gates in various colours.

The eastern side of Oldfield Road, showing typical traffic congestion

No.14: An attractive detached two storey modern house with a tile-hung upper floor and white rendered ground floor and a central projecting tiled porch. It was built on the site of a house or houses shown on the 1800 and 1838 maps as a continuation of Nos. 1 to 13.

Consecutive numbers, west side, west to east

Nos. 1 to 5 consecutive, Linden Cottages: A terrace of five two-storey houses built between and at right angles to Oldfield Road and Sunnyside, to the rear of 5 to 17 Ridgway, and reached from an alleyway on the north side. The VicSoc’s report recommended that Linden Cottages should be statutorily listed has been unsuccessful, and the Council has added them to the local list.

SUNNYSIDE

Character: The walls and gable ends of Linden Cottages and the terraces on the Ridgeway create a sense of enclosure at the northern end of Sunnyside, which then opens up with views into the tree lined rear gardens to Linden Cottages and front gardens to Nos. 1 to 4 Sunnyside to the west. The urban character of Sunnyside is therefore not as pronounced as in Oldfield Road, and the vehicle congestion not quite as dominant.

The spire of Emmanuel Church on the other side of the Ridgway (within the Wimbledon Village Conservation Area) forms a focal point to the view north along Sunnyside, and the section which terminates the southern vista is considered under Sub Area 17B. The attractive...
Buildings

Linden Cottages from Sunnyside, looking towards the Ridgway

East Side, north to south

The eastern side of Sunnyside is lined by the gable ends and garden walls and fences of Nos. 17 Ridgway and 1 Linden Cottages.

Consecutive numbers, west side, north to south

Nos. 1, 2, 3 (Garden House) and 4: Two pairs of three storey mid nineteenth century semi-detached flat fronted brick houses in stock brick with hexagonal slated roofs, moulded render detailing to the windows and porches, and ornamental ironwork to the window cills of the piano nobile. The VicSoc report recommended that Nos. 1 to 3 be statutorily listed, and, despite an oversized dormer to the front roof of No. 2, all four have since been added to the local list.

Positive and Negative Features

Oldfield Road and Sunnyside are particularly attractive extensions to Wimbledon Village whose atmosphere is impaired by the traffic congestion caused by the lack of garage or private car parking space.

SUB AREA 17B, SOUTH END OF SUNNYSIDE

Extent and Justification

Sub Area 17B is visually a continuation of Sunnyside, but was presumably excluded because of the reduction in architectural or historic interest resulting from the development of Sunnyside Place and Hayes Court on the west and Florence Court on the east side of the road. The southern boundary of the Sub Area is determined by the dramatic change in level between the southern end of Sunnyside and the back gardens to the houses along Raymond Road. The Sub Area also includes Sunnyside Passage, an attractive narrow lane which leads past the eastern side of Nos. 9 and 10, and connects Sunnyside with Malcolm Road, to the south.

History

The 1865 map shows that the five detached villas which originally lay outside the Conservation Area date from the same period as the two pairs of villas inside it. However, all but Nos. 7 and 9 have been replaced by modern development.

Character

Sub Area 17B is lined on both sides with houses and blocks of apartments of various periods and the continuing areas of greenery, particular along the western side, echo the Arcadian nature of the northern end of the street. Because of the different ages of the buildings no particular materials predominate, but an ornately styled early “electricity transformer” station outside the entrance to Nos. 9 and 10 is listed grade II following the VicSoc report’s recommendation.

The view northwards along Sunnyside is similar to that of Sub Area 17A, and southwards it terminates in the tree-lined entrance to the grounds of Nos. 9 and 10. However, the elevated position of the southern end of Sunnyside affords a dramatic vista south-east over Wimbledon Town Centre and the distant horizon.

Buildings
Of the fifteen or so properties in Sub Area 17B, two are locally listed, one other has a positive impact on the character of the conservation area, one is neutral, and the remaining eleven tend to have a negative effect.

OLDFIELD ROAD

East Side: The east side is included within Sub Area 17A.

West Side

No. 20: A detached two storey house of traditional construction probably dating from the 1960’s or ‘70’s. Although it is approached from the southern end of Oldfield Road, its main impact on the streetscape is on the eastern side of Sunnyside.

SUNNYSIDE: *The west and east sides of the north end of Sunnyside, looking north*

East side, north to south

Oldfield House: An attractive detached two-storey cottage style twentieth century house at right angles to and culminating the vista southwards down Oldfield Road, with a white rendered ground floor and vertical red tile hanging above. The hipped roof and a projecting porch are clad in brown slate. Despite its recent construction, it is recommended for local listing because of its pleasant proportions and the way in which it blends with its setting.

Nos. 1 to 16 Florence Court: An architecturally undistinguished post war block of 16 flats which has a detrimental effect on what remains of the historic character of the area.

Consecutive numbers, west side, north to south

Nos. 1 to 9 Sunnyside Place: A terrace of nine four-storey post war town houses of little architectural merit which fail to enhance what remains of the historic character of the area, occupying the grounds of two of the mid eighteenth century villas which were presumably numbered Nos. 5 and 6 Sunnyside. The rear contains two blocks of garages and is devoted to car parking.

No. 7: A detached two storey plus basement house dating from the mid eighteenth century with similar features to Nos. 1 to 4 to the north. It was also recommended by the VicSoc report for statutory listing, and has since been locally listed.

No. 8 (1 to 10 Hayes Court): A four-storey post modern block of ten apartments of little architectural merit which fails to enhance what remains of the historic character of the area, occupying the grounds of one of the original mid eighteenth century villas. Two blocks of garages are situated to the side and rear, the grounds being largely given over to car parking.
gardens sloping southwards towards Malcolm Road. Features include the classical front porch and the broken pedimented gables. The VicSoc report recommended it for statutory listing and it has since been added to the local list.

*Oldfield House, at the southern end of Oldfield Road, and the southern end of Sunnyside, showing the view towards Wimbledon town centre, the entrance to Sunnyside Passage, the listed “electricity transformer station” and the entrance to Nos. 9 and 10 Sunnyside*

**No.10:** A detached two storey house to the side of No.9 and approached from the same entrance drive. The VicSoc report recommended it for statutory listing, and the 1865 map shows outbuildings to No. 9 in this position. However, it appears that the house has either been rebuilt or has undergone such substantial alterations that its historic character has been lost.

**Positive and Negative Features:**

Besides the pleasant character of Oldfield House and No. 20 Oldfield Road, and the obvious architectural merit of Nos. 7 and 9 Sunnyside, the area continues the Arcadian charm of Sub Area 17A, and provides dramatic views over Wimbledon Town Centre. However, the modern blocks of houses and apartments of Sunnyside Place, Hayes Court and Florence Court have a significantly detrimental effect on the area’s character.

Sub Areas 17A and 17B include and exclude buildings which have both a positive and negative effect on the Conservation Area. Sub Area 17A includes the pleasant modern detached house at No.14 Oldfield Road, but excludes the adjoining No.20 Oldfield Road and Oldfield House, the latter being of significant architectural merit. By locating the Conservation Area boundary along the diagonal path which bisects Sunnyside, not only are the undistinguished No. 10, and the unfortunate modern blocks of Sunnyside Place, Hayes Court and Florence Court excluded, but so are the locally listed houses at Nos. 7 and 9 Sunnyside, and the grade II “electricity transformer” station. On balance, therefore, there seems a reasonable case for extending the boundary to include Sub Area 17B.

Also, the boundary to Sub Area 17B follows a clearer change in topography and townscape character than the present boundary. The continuation of Sunnyside each side of the Conservation Area boundary is broken dramatically by the vista south-eastwards towards Wimbledon town centre from the southern end of Sunnyside, resulting from a substantial change in level along the southern boundary of Florence Court and the eastern side of Sunnyside, which follows the rear boundary of the back gardens to the suburban housing in Raymond Road.

The Conservation Area boundary now follows the present northern boundary along the rear gardens of Nos. 1 to 14 Oldfield Road and the southern boundary to Sub Area 16. It then follows the southern boundary of Florence Court, the eastern side of Sunnyside and Sunnyside Passage, and the southern boundary to No. 9 Sunnyside as far as the present boundary along the rear gardens of Ridgway Place.

**Preservation and Enhancement**

It is essential that the intimate close-knit character of Sub Area 17A be preserved, despite the pressures for car parking. Ways of easing the severe congestion, particularly along Oldfield Road, should be investigated. Further modern infill should be resisted in Sub Area 17B, and any future redevelopment of Sunnyside Place, Hayes Court or Florence Court should involve buildings which are more sympathetic to the scale of their historic neighbours. The extension of the Conservation Area would help to ensure this and provide greater protection to the locally listed properties.