Nos. 33 to 47: The remaining houses on the west side as far north as the Conservation Area boundary consist of 10 two storey detached properties in various styles.
- Nos. 33 to 41 consist of detached versions of Nos. 1 to 11, in white render with hipped roofs and square bays topped with “half-timbered” gables.
- No. 43 is another well proportioned post-war house with shallow pitched roofs.
- No. 45 is a conventional hipped-roofed post-war house in pale brick.
- No. 47 is an inter-war or possibly earlier house of some distinction, with hipped gables, vertical tile hanging to the first floor and a projecting “half-timbered” single storey porch.

East Side (even numbers, from south)

Nos. 2 to 36: 19 detached and semi-detached inter or post-war houses in various styles.
- Nos. 2 to 8: Two pairs of semi-detached two storey inter-war houses of similar design to Nos. 1 to 11.
- No. 10: A similarly designed two-storey detached house.
- No. 12: An inter-war two storey detached house with square bays dominated by a “half timbered” gable.
- Nos. 14 and 16: A pair two storey semi-detached of similar design to Nos. 2 to 8.
- Nos. 18 to 28: Six conventionally designed post-war houses of varying styles.
- No. 30: An inter-war brick built bungalow.
- Nos. 32 to 36: Three conventionally designed post-war houses, No. 36 having a wide raised terrace to exploit the view south-west from its elevated position.

Possible Extension or Reduction

The VicSoc acknowledged that the lower end of Ridgway Place did not merit inclusion in the conservation area, and the present boundary forms a natural break both historically and topographically. Although Sub Area contains a couple of houses of some distinction, particularly Nos. 31 and 47, as a whole they are not worthy of inclusion in the Conservation Area. The only recommended adjustment is to include No. 47 and the adjoining attractive raised pavement on the west side of the road, the raised pavement on the eastern side already being included.

SUB AREA 19: MURRAY ROAD (SOUTH)

Extent and Justification

Sub Area 19 takes in the part of Murray Road south of the Ridgway as far as its junction with Spencer Hill and St John’s Road, the northern section of Murray Road being covered in Sub Area 10.

History

The southern part of Murray Road continues the infill between Sunnyside and Denmark Road which was commenced along Ridgway Place, most of the houses being built between 1906 and 1911.

Character

Like Ridgway Place, the southern part of Murray Road is basically suburban in character, most of the houses being detached, with six pairs of semi detached properties on the western side, and the more imposing houses lying to the east. The houses display an inter-esting eclectic variety of styles and compositions typical of the early years of the twentieth century.
with no particular front boundary treatment prevailing and some of the front gardens being devoted to car parking. Because of the sudden change in gradient, the southern end of Murray Road also enjoys a wide vista towards Morden, the view being enhanced by the Church of St John the Baptist at the top of Spencer Hill.

**Map of Sub Area 19**

**Buildings**

THE SOUTHERN END OF MURRAY ROAD

Of the 31 houses in Sub Area 19, six are locally listed, nine more make a positive contribution to the character of the Conservation Area, and the effect of the other sixteen is neutral. The VicSoc report described Nos. 35 to 41, at the northern end adjoining the Ridgway, as sensible, unexciting houses.

Even numbers, east side, south to north

**No. 2;** A detached two storey house dating from 1907, of brick with a rendered first floor and a gabled projecting main front.

**No. 4;** A substantial detached two storey house dating from 1911 of red brick, whose central section has a projecting bay and recessed porch under a slated roof; the north wing has a double height bay under a tile hung hipped gable; and the first floor window to the
lower south wing projects above the eaves line. There are a multitude of tall brick chimneys and other charming details which makes the building well worthy of local listing.

**No. 6:** A simple box-like modern two storey detached house dating from 1962 in red brick and a tiled roof

*No. 4 and Nos. 8 and 10 Murray Road*

**No. 8:** A detached two-and-a-half storey five bay house dating from 1909, the top floor being built into the steeply sloping tiled roof and lit by three large pointed dormers. The classically styled house is of red and blue bricks, with curved rendered eaves and half gables to each end dominated by large brick chimneys. The house was considered to fall slightly short of the standard sought for local listing despite being a fine example of its kind and, except for shutters to the first floor windows, no modifications are evident. It should therefore be reconsidered for local listing.

**No. 10:** A locally listed detached white rendered two storey two bay neo-vernacular house dating from 1911 with leaded lights. The dominant wing is set forward and contains a two-storey bay window under a curved hipped roof which continues in a cat-slide over the side garage. The other wing is gabled and contains the elaborately detailed brick entrance porch. The wings are separated by a large ornate moulded brick chimney.

**No. 12:** A symmetrical detached two storey house built in 1911 with projecting wings each side of the entrance, each of which have ground a floor bay window under a cantilevered tile hung gabled upper storey.

**No. 14:** A two-and-a-half storey detached house built in 1907 of red brick, with a projecting gabled north wing containing a Palladian window.

*Nos 12 & 14 and No. 16 Murray Road*

**No. 16:** A locally listed two storey two bay detached house of brown brick and tile. The most notable features include the brick and tile detailing at the porch and within the gable, the size and brick detailing to the chimneys, the leaded lights, the oval window within the gable, the curved lines and slope of the roof, and the moulded brickwork to the panel over the porch.
The modest detailing belies a particularly attractive and well detailed house in the neo-vernacular style. The VicSoc states:

16 is a very individual Arts & Crafts style of house, dated 1908, and deserves statutory listing: the architects were William and Edward Hunt, and the house is illustrated as “Redlands” in “Recent English Domestic Architecture” 1908 and “Modern Building Record” vol. 4 (1913) pp 242-3; note half size bricks in a mannered bond.

Above: Nos. 18, 20 and 22 Murray Road from the south, and a close-up of No. 22 Murray Road, and, below, Nos. 17, 19 and 21 Murray Road, and No. 27 Murray Road

No. 18: A locally listed two storey double fronted house with extensive dormers in the roof. It was built in 1906 and may, despite the continuing ornamental soffit detail, have undergone substantial alterations, particularly at the front, which is of brick with a band of pebbledash at first floor window level and dominated by two large bay windows with hanging tiles on each floor. The two storey southern side wing is of greater architectural interest and may better reflect the house’s original articulated character, since it includes an ornamental brick and tile arched entrance, a first floor open loggia supported on a bulbous pillar, a Palladian dormer window and a large ornate chimney stack.

No. 20: A locally listed three storey brick detached single bay house dating from 1906, the top floor being set into the front gable. The front elevation contains shallow curved bays on the ground and first floor, a Palladian window on the second and Art Nouveau style detailing to the porch. The roughcast rendered top storey is separated by an ornate string course which continues along the side elevations under the eaves and is dominated by a roughcast rendered chimney to the side.

Nos. 22, 22a and 22b: A three storey detached house built in 1907 and since converted into apartments. The main wing is similar to No. 20, with bay windows on the ground and first floors and a Palladian window in the gable end, but with a side wing containing a columned
flat roofed porch and a covered vehicular driveway to garages at the rear. Despite its subdivision, its similarity to No. 20 makes it worthy of consideration for local listing.

Odd numbers, west side, south to north (there is no No. 11)

Nos. 3 and 5: A pair of two storey rendered semi-detached houses dating from 1926 with two storey square bay windows and flat roofed dormers.

Nos. 7 and 9: A pair of semi-detached houses of similar design and date as Nos. 3 and 5.

Nos. 13 and 15: A pair of two storey detached houses of brick and white render built in 1922 which may have originally been of similar design. No. 13 appears to have been considerably and rather detrimentally enlarged. While No. 15 has a projecting gabled north wing with a ground floor bay, the top of the central two storey curved bay to No. 13 has been removed to accommodate an enlarged gable which lacks the depth of the eaves and fascia of No. 15.

Nos. 17 and 19: A pair of two storey semi-detached brick and white render houses built in 1909 with semi-circular two storey bay windows and large flat roofed dormers.

No. 21: A two storey detached double-fronted house in crème render with a brick plinth described in the VicSoc report as Queen Anne or Neo Dutch, and recommended for local listing. However, its character, which does not obviously match the standard required, has been eroded by plastic windows and by extensive front hardstanding.

The southern end of Murray Road

Nos. 23 and 25: A symmetrical pair of two storey semi-detached houses built in 1907 in rough grey render with red brick quoins and projecting wings containing large ground floor bay windows and hipped roofs.

No. 27: A locally listed detached double piled three storey double fronted house in brick and render built in 1906. The deeply overhanging tiled mansard roof with bracketed eaves contains large dormers and an oriel window to the side. The canted bay windows to each floor dominate the front façade, the left hand one containing the projecting front entrance porch with leaded side windows. The VicSoc report described it as Queen Anne or Neo Dutch, and the Council has since supported its recommendation for local listing.

No. 29: A locally listed detached two storey house built in 1906 in brick and roughcast render. The projecting right hand bay contains canted bay windows on each floor and a roundel window in the deeply overhanging gable. The left hand bay contains an ornamental porch to the front entrance.

Nos. 31 and 33: A pair of semi-detached two storey houses in brick and render with semi-two storey circular bay windows.

No. 35: A two storey detached house built in 1913 in grey render.
Nos. 37 and 39: A mirrored pair of two storey detached houses in brick and render built in 1913, with two storey bay windows under a pseudo half-timbered gable.

Nos. 41 and 41a: A two storey house built in 1914 in brick and render with a two storey bay window under a deeply projecting gable. The character of the house has been undermined by the installation of pseudo sash plastic windows and a crazy paving forecourt devoted to car parking.

No. 43 lies within Sub Area 15, The Ridgway.

Positive and Negative Features

The road has an attractive homogeneity, with all but one of the more distinctive houses on the eastern side being built between 1906 and 1911, and those on the western side between 1906 and 1924. Six of them are locally listed and another three also merit consideration. Despite the many trees and areas of mature landscaping, the slightly over-wide street gives a somewhat suburban feel which is increased by extensive areas of hardstanding to some of the front gardens.

Preservation and Enhancement

The architectural homogeneity of the street should be maintained by resisting the demolition of any of the houses to open up the extensive rear gardens for development. Further erosion of the townscape by inserting plastic windows and paving front gardens should also be discouraged before the problem gets any worse.

SUB AREA 20: SPENCER HILL

Extent and Justification

Spencer Hill is the eastern-most of three parallel roads in the Conservation Area running down the escarpment between St John's Road and Worple Road. It is self-contained in that at the road's northern end the escarpment flattens out and takes on a somewhat different character, while its southern end marks the southern boundary of the Conservation Area.

Spencer Hill's main justification for inclusion in the Conservation Area is the pleasant tree lined setting of its distinguished houses, enhanced by the vista south-east along its sinuous curves towards Wimbledon town centre.

Character

Like the adjoining streets, Spencer Hill is lined on both sides by attractive domestic property of varying architectural and historic interest. They are not quite as distinguished as those further north, none of them being statutorily listed and only seven of the 31 properties within the Conservation Area being locally listed.

The Vic Soc report described Spencer Hill as "A road of (mainly) large Victorian villas varying in quality from moderately good to genuinely distinguished. The hilly site and matured trees and shrubs give the road character and charm."

History