

# WANDSWORTH TOWN CONSERVATION AREA, LONDON BOROUGH OF WANDSWORTH

## HISTORIC AREA ASSESSMENT

Geraint Franklin



Research Department Report Series 97-2009

# WANDSWORTH TOWN CONSERVATION AREA LONDON BOROUGH OF WANDSWORTH:

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Geraint Franklin

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## SUMMARY

Wandsworth is today an inner suburb of south-west London on the south bank of the River Thames. It is an area characterised by a rich, diverse and dense historic townscape, although 20<sup>th</sup> century interventions have left parts fragmented. The village thrived as an industrial settlement firstly because of its location on two of London's major trade arteries (the Kingston road and the river Thames) and secondly due to the river Wandle, a clean, fast-flowing source of water power. Improved transport and communications (postal deliveries, coach services, new Thames crossings, railways and trams) attracted new and mechanised industries in the 19<sup>th</sup> century. By the second half of the 19<sup>th</sup> century Wandsworth could offer increased mobility, white-collar jobs and an abundance of terraced workers' housing.

But it is doubtful whether the term suburb, with its connotations of economic dependency on the metropolitan centre and a commute to a distant source of employment, could adequately describe Wandsworth prior to the decline of its core industries in the second half of the 20<sup>th</sup> century. Whilst the town has always enjoyed trade and transport links with London, for much of its history it has maintained a strong if not self-sufficient local economy, providing employment for many of its residents mostly through a diverse and resilient industrial base. It has represented, at various times, an industrial, commercial and political centre for outlying districts.

The Wandsworth Town Conservation Area was designated in 1984 by the London Borough of Wandsworth and extended in 1989. The built heritage making up the Conservation Area represents a diverse mix of types, forms, periods and characters, from detached 18<sup>th</sup>-century town houses, to piecemeal rebuilding of buildings occupying the narrow plots of the village core. The parish church of *All Saints*, the Wandle bridge and *Ram Brewery* occupy focal points on the sinuous and busy Wandsworth High Street; contrast is provided by quiet side lanes, backlands plots and low-density industrial and commercial hinterlands. This historic area assessment aims to set out the architectural and historical interest of Wandsworth Town Conservation area and its historic built environment. It interprets the development and character of central Wandsworth through an appraisal of its built environment and reference to existing studies.



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## CONTACT DETAILS

Geraint Franklin, Architectural Investigation South team, English Heritage, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.



*Frontispiece: Sculpted keystone by David Evans depicting Manual Labour, on the Fairfield Street frontage of Wandsworth Town Hall. Photograph © Chris Partridge.*

*Front cover: A Wandsworth roofscape, looking south west across The Plain from the former Ewart Studios. In the foreground are the rear elevations of 1-6 and 7-9 Church Row (the latter with 19th century industrial outbuildings occupying the former garden) and the Studios of 1966-67. In the background is the tower of All Saints Church and 117-124 Wandsworth Plain (1939 by Wandsworth Metropolitan Borough Council). DP098878.*



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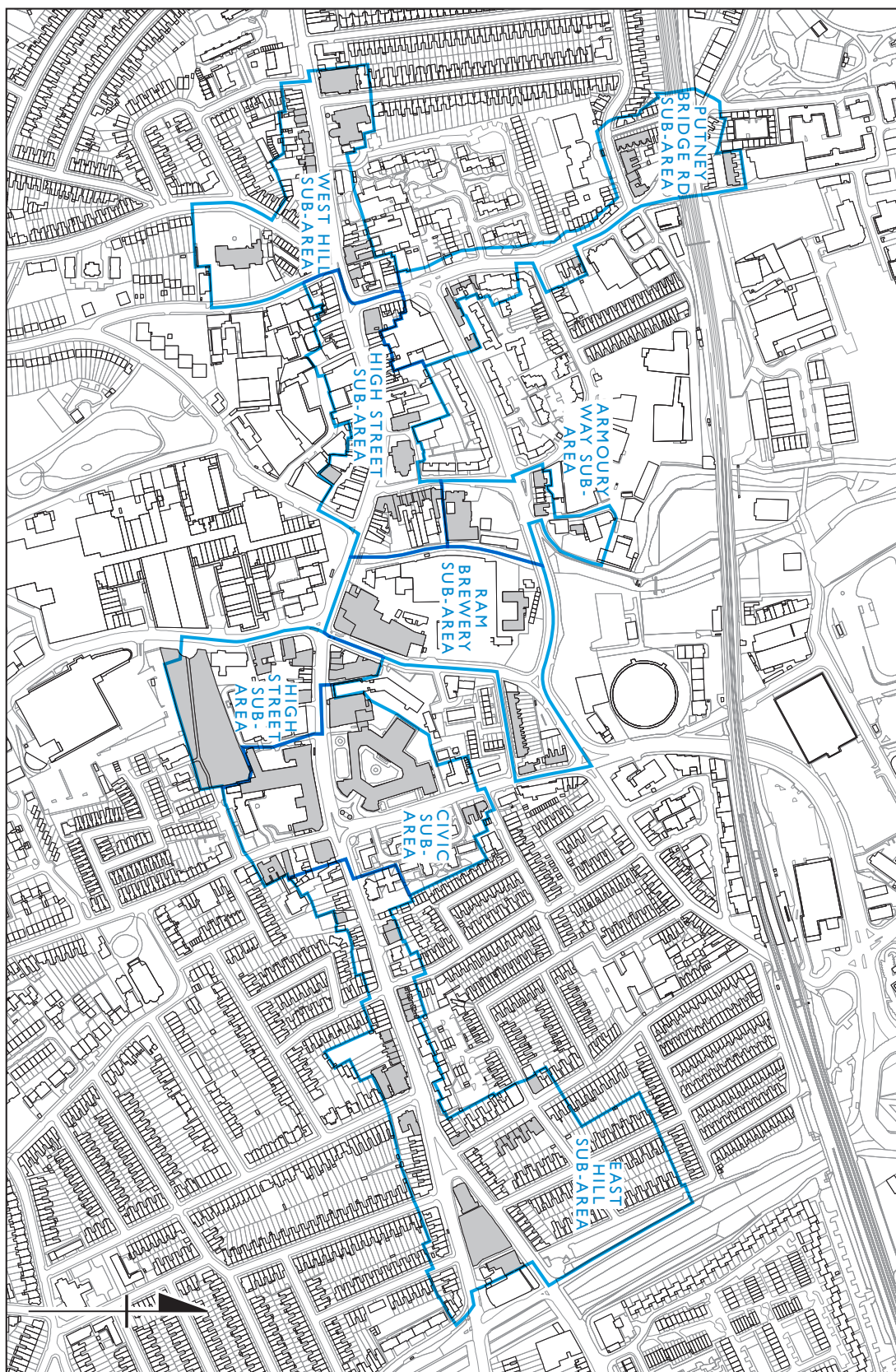


Figure 1: Map of Wandsworth Town Conservation Area showing the sub-areas used in this report. See figure 130 for a more detailed version. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).

# INTRODUCTION

This report has been commissioned by the London Region of English Heritage to inform a fuller understanding of the character of the Wandsworth Town Conservation Area and the historic context of the *Ram Brewery* site. The planning background of the request relates to planning and listed building consent applications submitted in April 2008 for the redevelopment of the brewery site, and the call-in of the scheme in February 2009 for determination by the Secretary of State at Public Inquiry, scheduled for November 2009. English Heritage will appear at the Inquiry to advise the Inspector of the impact of the proposals on the historic environment.

This historic area assessment interprets the development and character of Wandsworth primarily through an appraisal of its historic built environment. It draws upon an established research methodology for area assessments, developed to analyse the defining character and significance of particular places.<sup>1</sup> The report is divided into two parts. The first adopts a thematic approach to understanding the connection between the built environment of the Wandsworth Town Conservation Area and its historical development. This it does through an analysis of its predominant building types, functions and origins.

The second section is a gazetteer of the historic environment of Wandsworth Town Conservation Area. The designated area is large, diffuse and heterogeneous with selective boundaries. For the purposes of this study it is divided into seven sub-areas (figs 1 and 130). (These are not to be confused with the sub-areas identified by Wandsworth Borough Council in their *Wandsworth Town Draft Conservation Area Appraisal*). The sub-areas each have their own discernable identity, although their boundaries may sometimes be indistinct. The development, character and appearance of each sub-area is described, and key buildings and spaces are discussed in individual entries. Individual designations (listed buildings, conservation areas and locally-listed buildings) are noted separately (see also fig. 131). A building or space set *in italics* signifies that it has its own gazetteer entry.

In accordance with English Heritage's *Conservation Principles, Policies and Guidance* (2008), the special interest of Wandsworth's built heritage can be defined more precisely in terms of the following four values. Elements of these may be of international, national and local significance.

1. Evidential values: the potential of a place to yield primary evidence about past human activity. This is a category of interest primarily for sites of great age where written records do not survive. Many of the buildings and spaces listed in the gazetteer tell us a great deal about the historic and architectural development of Wandsworth, but these features can be better split between historical and aesthetic values as defined below.
2. Historical values: what a place can tell us about past people, events and aspects of life, by illustrating aspects of both architectural and social history, and through its association with notable people and events.
3. Aesthetic values: the ability of a place to give sensory and intellectual stimulation.
4. Communal values: the value of a place in the collective memory.

It is admitted that a primarily visual analysis runs the risk of stressing later development at the expense of formative elements, especially when the latter do not survive, or are obscured from view. Cases in point are the diversity of riparian industries, of which there are few material reminders, and even the presence of the river Wandle itself. Building interiors and sub-surface archaeology are also omitted, although both are vital to an understanding of the material culture of Wandsworth, and can form significant factors in planning decisions. To gain a balanced picture it is necessary to consult primary and secondary historical sources. Chronological accounts of the development of Wandsworth have been published in the *Victoria County History Surrey* volume and more recently by Dorian Gerhold.<sup>2</sup> This report owes much to the latter book.



PART I: PRINCIPAL THEMES OF  
WANDSWORTH TOWN CONSERVATION AREA

## The origins of Wandsworth



Figure 2: Wandsworth village as depicted on Peter Gardner's 1640 map of Allfarthing Manor (based on a survey of 1633). North is to the left. (SHC:399111: Reproduced by permission of Surrey History Centre; copyright of Surrey History Centre).

'The town of Wandsworth is not a gay place. There is an air of old-world quiet in the old-fashioned street, though dashing vehicles drive through it [...]. The sloping roofs, the gable ends, the queer old casement windows belong to a bygone age; and the traveller coming a stranger to the little town might fancy himself a hundred miles away from boisterous London [...]. There are lanes and byways leading out of that humble high street down to the low bank of the river [and] scraps of common land where the speculating building had not yet set his hateful foot'.

*1864 description of Wandsworth by the novelist Mary Elizabeth Braddon.<sup>3</sup>*

It is now difficult to imagine that until comparatively recently, Wandsworth was considered a place apart from London (figs 77-85). The parish was divided into four manors: Wandsworth, Allfarthing, Down and Dunsford.<sup>4</sup> The focus of the settlement was the lowest crossing of the river Wandle, situated on the east-west route from Richmond and Kingston into Westminster via Thames crossings at Vauxhall and Lambeth.<sup>5</sup> The combination of a trade route, the clean, fast-flowing source of fresh water offered by the Wandle, and its confluence with the Thames attracted a rich mixture of commerce and industry from an early date.



Figure 3: View of the west end of Wandsworth High Street, looking east towards All Saints' Church. DP070377.

Significant patterns of early settlement have been fossilised in the subsequent urban growth of Wandsworth. The medieval village took the typical form of a dense core of narrow plots occupying the base of the Wandle valley, with more generous, semi-rural plots at the periphery and along key routes. The village core was substantial, as observed by Richard Phillips in 1817, 'The village of Wandsworth, in truth, is of the size of most

second-rate towns in distant counties, its main street, of compact and well-built houses, being half a mile in length, with several collateral ones a quarter of a mile'.<sup>6</sup> In the mid-19<sup>th</sup> century, country lanes and footpaths were enlarged and straightened into roads and side streets. The narrowness of these roads, and irregularities in their course and alignment suggests early and semi-rural origins.

The High Street is gently curved, with *All Saints'* parish church strategically located at a bend. Another subtle change of the course occurs further east at the bridging point of the Wandle. The High Street has always been a major thoroughfare and is today part of the London's south circular route (the **A3**). A contrast is provided by narrow lanes leading off the High Street to informal backland plots, some, such as Hardwick's Way redeveloped in recent years. Ancient roads tend to widen at major junctions, and this is probably the explanation of the triangular open space at the intersection of Wandsworth Plain, Frogmore and the Causeway (although the insertion of Armoury Way has made the relationship harder to read).

Prior to the wholesale renewal of much of central Wandsworth from the second half of the 19<sup>th</sup> century, it was a dense and varied patchwork of vernacular buildings ranging from the late-medieval period to the 18<sup>th</sup> century, with frequent alterations (fig. 129). This diverse stock once contained much timber-framed and weatherboarded construction which was gradually rebuilt or encased as brick became available to an increasing proportion of inhabitants.<sup>7</sup> Timber-framed buildings survived into the early 20<sup>th</sup> century, as attested by early photographs.<sup>8</sup> Even in rebuilt form, the dense, mixed, informal character of the former village can still be appreciated along stretches of the High Street, such as at nos 110-124 (even).

For the greater part of the 18<sup>th</sup> century, brick was something of a status symbol for the most affluent inhabitants, many of whom chose to live on the West and East Hills overlooking the village. A survival of the 'compact and well-built' urban vernacular survives at Nos 140 and 142 High Street, a pair of double-fronted houses; a third house to the south was demolished in the late 20<sup>th</sup> century.<sup>9</sup> Slightly further up the social scale

was the distinctly urban form of *Church Row*, townhouses of wealthy parishioners within view of their place of worship.

On the elevated land overlooking the village were scattered a number of country seats of the London gentry, enumerated in various early guides.<sup>10</sup> The 1823 *Steamboat Companion* commented, 'Wandsworth reach is now before us, and the vast range of beautiful buildings along the Surrey shore, plainly bespeaks a wealthy population'.<sup>11</sup> But as this was written, the intensification of commerce and industry was gradually repelling the landed, part-time residents and the social prestige of the place lessening considerably. As the price of houses and land fell, charitable and religious institutions were able to establish themselves.<sup>12</sup> Several grand houses were converted into schools (eg. 178 *East Hill*) or overtaken by terraced housing which accommodated artisans and a burgeoning and youthful lower-middle class.

## Open Spaces

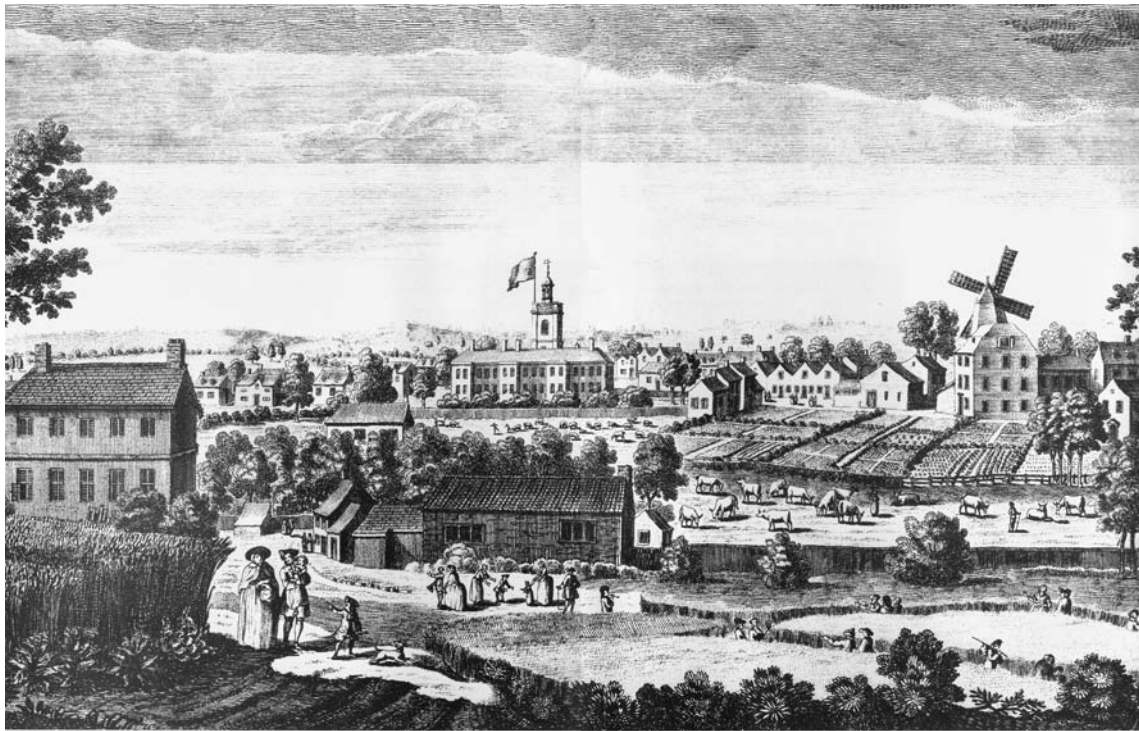


Figure 4: View of Wandsworth from the east in 1750 by John Boydell (reproduced courtesy of Wandsworth Museum).

There is today scant indication of the working landscape of open fields, market gardens and small-scale cultivation of back plots which once occupied the village margins (fig. 4).<sup>13</sup> Better represented—albeit without the Wandsworth Town Conservation Area—is the extensive common land of the parish, which included the West Common or Heath, the East Common; Garret Great and Little Greens and Heyford Green. This important aspect of Wandsworth is today represented by Wandsworth Common (part of the West Common) and Clapham Common (part of which was East Common). Piecemeal enclosure of open fields and commons occurred on a small scale from the late 17<sup>th</sup>



century but gathered pace in the 19<sup>th</sup> century as the value of building land increased.<sup>14</sup> The rapid development of the area was satirised in 'the Warning of Wandsworth Common', anonymously published in *Punch* in 1865:

'[...]Take my bones to mend the roads  
Dot me o'er with vile abodes  
Hideous Cockney-villa spawn  
Each squat in its cube of lawn [...]'<sup>15</sup>

The fierce opposition of residents to the enclosure of common land in the 19<sup>th</sup> century suggests that whilst its ancient function as a grazing place was in decline, residents were coming to appreciate the leisure and amenity value of open space *per se*. Small public open spaces were opened in the late 19<sup>th</sup> century, sometimes on former burial grounds, as at *Mount Mod* on East Hill, the *Society of Friends' Burial Ground* on the High Street and the former *Burial Ground* on Garratt Lane.

From the late-19<sup>th</sup> century the provision and maintenance of parks fell to local government. This is represented by two early 20<sup>th</sup> century municipal parks which lie near to the boundary of the Wandsworth Town Conservation Area. The 18-acre Wandsworth Park, at the junction of Northfields with Putney Bridge Road was formerly market gardens. It was acquired by the London County Council 1896 in 1898 and opened in 1903 to the designs of Lt. Col. J. Saxby, Superintendent of Parks.<sup>16</sup> It is designated at Grade II on the Parks and Gardens Register maintained by English Heritage.<sup>17</sup> The former bleaching grounds and market gardens off Merton Road were laid out as King George Park in 1921-23 to the designs of Percy Cane, and duly opened by the King in 1923.<sup>18</sup>

## Industry

Wandsworth was, above all else, an industrial town. The most recent phases of its industry are still in evidence, albeit in decline. The memory of defunct industries is a part of the character of the Conservation Area, in the form of reused and related buildings, the morphology of the town and its street names. The margins of the Thames, north of the Conservation Area was an industrial hinterland of wharves, works and warehouses from an early date and to some extent retains an industrial presence, despite recent Thameside redevelopment.

The character of Wandsworth as a place of industry was formed at an early date by the water mills situated along the Wandle.<sup>19</sup> They employed the great strength of the stream flow to power the processing of grain, textile, oil, gunpowder, bone and rags (the latter for paper manufacture).<sup>20</sup> The river also attracted textile finishing industries, such as fulling mills, dyeworks, calico printing, and beaching grounds.<sup>21</sup> In the 16<sup>th</sup> century, imported cloth was being milled on the Wandle.<sup>22</sup> Large-scale brewing, occurring at Wandsworth from at least the 16<sup>th</sup> century, used the Wandle as a source of pure water and to cool the fermenting vessels. Post-war clearance has removed almost all trace of these water-powered and water-intensive industries, the notable exception being the Ram Brewery (see separate section below). Indeed, the lower Wandle itself is today a man-made river channel: diverted, canalised and culverted for industrial and latterly



Figure 5: The river Wandle, looking north from the High Street bridge. The Ram Brewery complex is to the right. DP070378.

town-planning purposes. The importance of the waterway in the formation of Wandsworth is not reflected by its form, and it remains largely hidden from pedestrian view.

The picture of early industry is completed by agriculture, market gardening, and artisanal trades such as hatmaking<sup>23</sup>, feltmaking, and hide skinning and dressing, which did not need specialist buildings in most cases, although

domestic buildings were sometimes adapted. Successive waves of migrant workers contributed new skills and occasionally revived flagging crafts. The manufacture of hats, which had been carried on in medieval Wandsworth, flourished with the arrival of Huguenot refugees in the 1680s and in 1707-09.<sup>24</sup> It was said (probably apocryphally) that the cardinals of Rome ordered their hats from Huguenot works in Wandsworth.<sup>25</sup>

In the early 19<sup>th</sup> century, the onset of the industrial revolution and the increasing urbanisation of Wandsworth shifted the balance between sectors, with a sizable decline in riparian industry and agriculture, as shown by The resilience of Wandsworth's industrial sector lay in its very diversity: the town was able to adapt to shifts in demand, resources and technology. Notwithstanding the visual prominence of the *Ram Brewery* on the town, no sole interest or sector was dominant.

|                                     | 1670-86 (%) | 1851 (%) | % change |
|-------------------------------------|-------------|----------|----------|
| Agriculture & horticulture          | 20          | 13       | -54%     |
| Labourers                           | 16          | 9        | -78%     |
| Watermen & Fishermen                | 14          | 3        | -367%    |
| Industry                            | 23          | 18       | -28%     |
| Road transport                      | 4           | 8        | 50%      |
| Services (building, food, clothing) | 23          | 47       | 51%      |
| Misc                                | —           | 2        | —        |

Table 1: Employment in Wandsworth in the 17th and 19th centuries. The data derives from Dorian Gerhold's analysis of parish registers and census returns.<sup>26</sup>

The industrial revolution enabled (or coerced) some crafts to mechanise further, making others obsolete, and fostered entirely new ventures and industries. The development of the Surrey Iron Railway and its dock (later known as the Cut) and railway wharf also assisted Wandsworth's industrial development. The Iron Railway was an eight-mile,



Figure 6: Stone sleepers of the Surrey Iron Railway, set into the east wall of the Ram Brewery on Ram Street. DP0703779



Figure 7 Ford House, 126-128 Wandsworth High Street, the purpose-built showroom and offices of Allan Taylor, motor engineer and manufacturer (see also figure 26). DP070380.

double track, 4'2" gauge line with flanged cast-iron rails, designed by the engineer William Jessop. It linked the dock to Croydon in Surrey via Wandsworth, Summerstown, and Mitcham, and there were short branches to various warehouses and mills in Wandsworth and elsewhere. The Surrey Iron Railway has been claimed as the earliest public railway, although its technology was transitional (it was horse-drawn and its cast-iron rails frequently broke). Although the Railway was short-lived, functioning only from 1802 to 1846, it influenced the topography of the Conservation Area. The section of track bed west of the Ram Brewery became Red Lion Street (later renamed Ram Street), and the location of one of its bridges influenced the formation of Buckhold Road.<sup>27</sup> A tangible reminder of its presence are the stone sleepers embedded in the east wall of the Ram Brewery (fig. 6) and placed around the former horse exercise area at the north east of the site.

The new capital-intensive industries established in Wandsworth in the 19<sup>th</sup> and 20<sup>th</sup> centuries included gas manufacture and storage; the blending and refining of oil; chemical processing; the so-called 'noxious trades' producing artificial manure, soap, glue, and candles; industrial engineering (manufacture of motor vehicles,<sup>28</sup> household appliances, and printers' plant); and electrical components and equipment.<sup>29</sup> Of the new industries, the manufacture of gas perhaps had the biggest impact on the town. The Wandsworth Gas Company was established in 1834 and opened its

works the following year on the west side of Fairfield Street, where the last remaining gasholder now stands. By 1907 Wandsworth gas was the cheapest in London, and the



demand was such that the company had expanded to occupy a large swath of northern Wandsworth with a substantial river frontage. The raw material, coal, was supplied to the wharves by colliers and a coal-discharging pier with hydraulic cranes was built in 1934. The Company was nationalised in 1949, and the works closed in 1971 with the introduction of North Sea gas.<sup>30</sup> A significant associated industry was the manufacture of gas mantles, Wandsworth's main source of factory employment for women.<sup>31</sup>

In the 20<sup>th</sup> century, the Metropolitan Borough Council developed new areas to host light, small-scale industry. The Osiers Estate, to the east of Point Pleasant was developed by the Wandsworth Metropolitan Borough Council for industrial use in 1912-20.<sup>32</sup> Continuities with historic industries somehow survived into the mid-20<sup>th</sup> century. A number of firms produced paints, inks and pigments, echoing a long tradition of dyeing, and colour production.<sup>33</sup> And a coppersmith was operating from 25a Southfields Road in 1948, perhaps the last practitioner of a tradition of metal processing and fabrication first recorded some 300 years earlier.<sup>34</sup> The post-war period saw a steady decline in the town's industrial base, notwithstanding its diversity. Some companies outgrew their Wandsworth premises and moved out of the capital, drawn by incentives to establish elsewhere; others claimed a decline in suitably skilled workers in Wandsworth. Unwanted sites were redeveloped for commercial or residential use and others fell derelict. Examples of post-industrial Wandsworth include Riverside West on the former gasworks site, a large, Thameside complex of flats, shops and a hotel.

## The Ram Brewery

The surviving buildings and plant of the *Ram Brewery* represent one of Wandsworth's oldest industries. The two other large-scale breweries based in the parish have left no physical trace. Richard Bush founded Wandsworth Distillery on Gargoyle Wharf on the Thames around 1780. The Union Brewery on Point Pleasant operated from c.1820 to 1920. By 1850 this had been taken over by John Watney & Co. and the site was redeveloped after closure in 1989. Ancillary industries included malting and vinegar brewing, and ephemeral, domestic-scale brewing was carried on, particularly by beer shops.<sup>35</sup>

A useful history of the *Ram Brewery* has been written by Helen Osborn, and recent research on the building complex has been carried out in connection with the present planning application, by John Mason and Philip Price (for Alan Baxter and Associates) and David Evans (for Montagu Evans).<sup>36</sup> The exteriors of the complex are considered on pages 39-46 of this report. The following historical summary is not intended as a substitute for these reports and is provided for convenience only.

The first reference to brewing in Wandsworth occurs in 1569 when a 'cittizen and Alebrewer' by the name of Robert Vadie was required to amend a wall along the river to the west of the present site. It is likely that a brewery existed on the site at this time.<sup>37</sup> In 1576, Humphrey Langridge, the occupant of the Ram public house was described as 'a beer brewer of Wandsworth'.<sup>38</sup> By 1663 the brewery was run by the Cripps family, and from 1670 passed by marriage to the Draper Family. A 1675 inventory records a thriving operation, with large stocks of malt, hops and coal; coopers, tuns and other equipment to the value of £270; eleven horses and three drays.<sup>39</sup>

The brewery was purchased in 1763 by the Tritton family and after the death of George Tritton in 1831 passed to Charles Allen Young. The family has retained control of the brewery ever since. A mere five months after Young took over the brewery most of the complex was destroyed by fire. A rebuilding in 1835 afforded the opportunity to install two beam engines manufactured by Wentworth & Sons of *Wentworth House*. By the mid 19<sup>th</sup> century, the brewery was an extensive and piecemeal complex linking the High Street to a long frontage along Red Lion Street (now Ram Street), with the Cut, a canal extending from the Thames, stretching into the brewery yard and used for delivering malt and coal. By 1900, the complex had expanded westwards to the River Wandle, and could exploit that body of water as well. Key events in an near-continuous process of plant reconfiguration include the rebuilding of the brewhouse and the Ram Inn (now the *Brewery Tap*) in 1882-83 after a second fire, the erection of the present chimney in 1908, the backfilling of the Cut in the 1930s, and the addition of the bottling stores in 1958 and the new brewhouse in 1974-82.<sup>40</sup>

## Workers' housing

Initially, the immigrant workers drawn by the expansion of Wandsworth's industries were probably accommodated within the existing village. The earliest workers' cottages within the Conservation Area such as *Victoria Place* and *Prospect Cottages* date from the second quarter of the 19<sup>th</sup> century. These comparatively well-built houses represent a small proportion of the surviving housing stock only: most of Wandsworth manual workers were accommodated in older or ephemeral buildings. Most of this modest, small-scale housing was swept away in mid-20<sup>th</sup> century slum-clearance schemes. Although cases of overcrowding, and jerry-built and unsanitary housing undoubtedly existed, Wandsworth never attracted extensive areas of slums and, as Dickens observed in his analysis of London health statistics, population density was relatively low at four persons to the acre in 1850 (compared to 237 per acre in Holborn).<sup>41</sup>

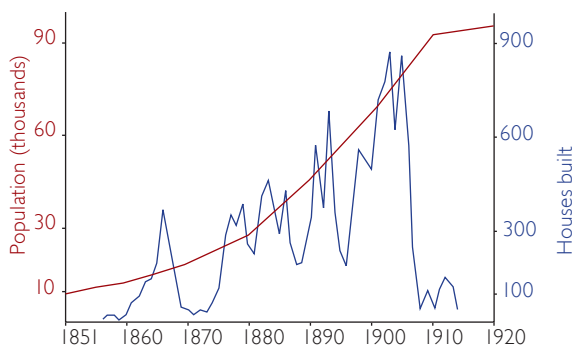


Figure 8: Building cycles in Wandsworth 1856–1914. The building data is from building notices to 1870, after which it is drawn from district surveyors' returns. Notable peaks (around 1866, 1879, 1883, 1893 and 1903) alternate with troughs in 1869-73, 1889, 1896 and 1908-13. Redrawn, with permission, from Gerhold 1998, 63).

More in evidence today is the later expansion of speculative terraces laid out in the last quarter of the 19<sup>th</sup> century on the open fields flanking the Wandle flood plain. Field boundaries influenced the patterns of street formation as parcels of land were acquired on a piecemeal basis by local builders. This can clearly be seen at the terraced houses built upon Bridge Field, north of East Hill. In time, the terraces merged with those by neighbouring settlements as Wandsworth became absorbed into the Metropolis, with a consequently loss of identity. By the inter-war period, the emphasis had shifted to consolidation and improvement of the stock. Slum clearance and re-housing schemes were usually rebuildings of condemned properties or more rarely former industrial sites. The

largest local scheme was the East Hill estate of 1925-29 by the London County Council, located on the site of the Fishmongers' Almshouses north of East Hill (and outside the Wandsworth Town Conservation Area).<sup>42</sup> This housed 524 families 'decanted' from slum clearance areas. Wandsworth Metropolitan Borough Council opened two blocks of flats, Plumridge and Frogmore House, at the junction of Putney Bridge Road and Frogmore in 1930, and in 1934 informed the LCC that they wished to carry out all slum clearance and rehousing schemes within the borough themselves, under the provisions of the 1930 Housing Act. Demolition in the 'Wandsworth Plain Clearance Area' started in 1935 and house building continued there over the next four years, halted only by impending war.<sup>43</sup>

The provision of post-war local authority housing after 1945 was at first limited to small infill schemes on bombsites and slum-clearance land (fig. 9). The 1960s saw more ambitious schemes, perhaps influenced by growing competition amongst the boroughs or the housing policies of the London County Council and its successor in 1965, the Greater London Council. The small, late 1960s group north of the Town Hall comprising Selsey Court and Shoreham Close shows the influence of contemporary Span housing in its exposed cross walls, strip windows and weatherboard cladding (fig. 10). A large high-rise scheme, in the form of four system-built point blocks, was incorporated into the Arndale Centre (1967-c.72) in what would now be termed a 'public-private partnership'. A return to low rise-high density models can be seen at the large but well-detailed Orchard Estate, West Hill (c.1974-80; figure 11). By 1977—essentially the close of the era of public housing—34% of households within the London Borough of Wandsworth were council-built.<sup>44</sup>



Figures 9-11 (left-right): Post-war public housing in Wandsworth.

Figure 9: Lincoln Court, Tonsley Street (outside Wandsworth Town Conservation Area). One of two blocks of six flats, built by the Wandsworth Metropolitan Borough Council in the 1950s on a bomb site. DP070381.

Figure 10: Selsey Court, Fairfield Street (c.1960). Six maisonettes on pilotis with gallery access. DP070382.

Figure 11: Orchard Estate, West Hill (c.1974-80). DP070383.

## Civic and institutional buildings

The formation of the Wandsworth District Board of Works in 1856 replaced many of the functions of the parish vestry. The responsibilities of the District Board included water, sewers, public health and public thoroughfares. In 1888 the offices of the Board moved from Battersea Rise to *Wandsworth District Board of Works Offices* on East Hill (now Book House), a proud symbol celebrating the twin virtues of Victorian municipal reform and local governance.

The Wandsworth Division of the Metropolitan Police Force was established in 1830 and in that decade a police station and magistrates' court was established on Putney Bridge Road (demolished c.1938 in the creation of Armoury Way). These functions were respectively replaced by the present *Wandsworth Police Station* on West Hill in 1883 and Battersea Magistrates' Court in 1892. Prior to the erection of a purpose-built *County Court House* in 1860 (now Wandsworth Library), the *Spread Eagle Assembly Room* served that purpose. The expansion of the Royal Mail throughout the 19<sup>th</sup> century and the reforms introduced by Rowland Hill in 1840 made postal communication available to all. Improvements to the postal infrastructure are represented in Wandsworth by the former *Royal Mail sorting office* (190 St. Ann's Hill, outside the Conservation Area) is a large, single-storey complex of c.1891 with a well-detailed street frontage in brick.<sup>45</sup>

*No. 38 West Hill*, The handsome former Wandsworth Free Public Library represents both the role of philanthropists in 19<sup>th</sup> century civic life (the public reading room was presented in 1887 by Dr G.D. Longstaff, a Wandsworth industrialist and founder of the Chemical Society of London) and the continuing role of the parish vestry in Wandsworth local government, who appointed the Wandsworth Library Commission. Wandsworth was one of the earlier parishes in south-west London to adopt the Public Library Act of 1850, and was followed by Wimbledon (1885), Fulham (1886), Lambeth (1886), Battersea (1887), Chelsea (1887), Clapham (1887) and Putney (1887).<sup>46</sup>

The District Board was replaced by the coterminous Metropolitan Borough of Wandsworth in 1900. Its headquarters, the Wandsworth Town Hall and Council Offices, were designed in 1935-37 by Edward A. Hunt and represent Wandsworth's last and finest civic monument. Hunt's building replaced an 1881 Town Hall by George Patrick and supplemented Municipal offices of 1926-28 by Ernest J. Elford. It was intended as the focus of a five-acre 'civic centre', planned by Wandsworth Metropolitan Borough Council, but not fully realised.<sup>47</sup>

## Places of worship

Wandsworth's inhabitants worshipped at the parish church of *All Saints* until the mid-17<sup>th</sup> century, with few exceptions. That the church accommodated the majority of the population of Wandsworth until the early 19<sup>th</sup> century can be seen from a series of attempts to accommodate its growing congregation through the addition of galleries in 1597, 1618 and 1647 and a north aisle in 1716-24. Wandsworth had been a centre of religious dissent since the mid-16<sup>th</sup> century. In July 1539 the vicar of All Saints, John Griffith Clarke, was hanged, beheaded and quartered along with his associates in Camberwell for refusing to take the oaths of ecclesiastical supremacy.<sup>48</sup> Thus began Wandsworth's notable non-Anglican tradition.

The first Presbyterian congregation met in Wandsworth in 1572; their offices was described in a register entitled the 'Orders of Wandsworth.' No purpose-built chapel existed at this time, although such a building is erroneously commemorated in plaques on the *Memorial Hall* and *East Hill Congregational Church*. The parish vicar at the time was John Edwin, himself a puritan. Edwin was prosecuted for non-conformity in 1584, and deprived the following year.<sup>49</sup>

The *Society of Friends' Meeting House*, erected in 1673, rebuilt in 1778 and refaced in 1927, is the oldest surviving Nonconformist place of Worship in Wandsworth and the oldest Quaker Meeting House in Greater London. A conformist French Congregation was established in 1682 by Huguenot emigrants, fleeing France after the Edict of Nantes in 1685. It was one of the more longer lived of the new French congregations, surviving until 1787.<sup>50</sup> Their church is commemorated by a plaque on the building that replaced it, the *Memorial Hall* south of the High Street. The French church was converted from an existing building, for which the congregation received a grant of £20 for fitting out for worship.<sup>51</sup>

John Wesley, one of the founders of Methodism, preached in the open-air at Wandsworth several times from 1748-90, encountering a mixture of support and fierce opposition from villagers.<sup>52</sup> He wrote in 1769, 'for many years the people [at Wandsworth] were most dead but are now the most alive of any about in London'.<sup>53</sup> Wandsworth Methodist chapel was built in 1772 to the east of the *Friends' Meeting House*.<sup>54</sup> When the Methodists built a new church on East Hill in 1864-66 (east of the Conservation Area), the 1772 building was used by the Primitive Methodists until the building's demolition in 1959.<sup>55</sup> An Independent congregation was present in Wandsworth by 1758, initially based at the former French Church. In 1859-76 they built their present church on East Hill (now the *East Hill United Reformed Church*), and in 1882 erected the *Memorial Hall* on the site of the French Church. This building served as a mission hall until 1939.<sup>56</sup>

A Roman Catholic Mission was established in Wandsworth 1841 'to care for the poor Irish who worked in the market gardens of Wandsworth'. It extended as far as Richmond and Southwark. Services were held in rooms above the George and Dragon Pub, then at the foot of West Hill. This arrangement was replaced in 1847 when A.W.N. Pugin was commissioned to build a school which might serve as a church until funds could be raised, a purpose which it served for nearly fifty years. The building was a 'new and elegant structure in the Perpendicular style', on the east side of The Plain, to the north of *Church Row*.<sup>57</sup> It was not until 1893 that work started on a replacement. By the 1960s the Pugin school was being used as an engineering works, and was demolished c.1967 prior to the construction of the *Ewart Studios*. The 1893

*Roman Catholic Church of St. Thomas of Canterbury* is a conspicuous and proud symbol of Wandsworth's 19th century Roman Catholic revival. The Catholic community of East Hill was served by the modest *Roman Catholic Church of St Mary Magdalen* of 1906.



Figure 12: A rare view of the Pugin schoolhouse of 1847, glimpsed from the Ram Brewery in 1959. (LMA photographic collection: 35.145RAM 6610; City of London, London Metropolitan Archives).

## Education

A parish school was in existence by 1551, when a lock and key were purchased for the schoolhouse door.<sup>58</sup> The school probably adjoined the Upper Mill, now part of the



Arndale Centre. From the 18<sup>th</sup> century, private boarding schools and day schools catered for an increasingly prominent middle class.<sup>59</sup> A Free School was established on the east side of Putney Bridge Road in 1720. This was later reformed on National School principles and the *Free and Auxiliary National school* for 320 children was rebuilt in 1872.<sup>60</sup> School provision was supplemented by *St. Anne's Church of England School*, Garratt Lane; and the Wandsworth British School on Frogmore Lane, built in 1878 by Edward Robins, and demolished in the mid-20<sup>th</sup> century.<sup>61</sup>

The universal provision of elementary education was promised by the 1870 Education Act and delivered by the School Board for London. These reformist ideals are represented in the Wandsworth Town Conservation Area by the Merton Road elementary school (presently *West Hill Primary School*). It is a characteristic work of 1891 by the Board's architect T.J. Bailey. Tertiary education was provided by the Wandsworth Technical Institute from 1895; the Institute was rebuilt by the London County Council in 1927 and 1937, and is today part of *South Thames College*.

## Retail

Wandsworth has no strong tradition of a street market, although it hosted an annual fair until the 1830s.<sup>62</sup> The present shopping thoroughfare is approximately coterminous with the old village, and earlier shops were mostly adaptations of existing houses. The town's single, family-owned stores primarily served the needs of its inhabitants; it is not thought that consumers were attracted from further afield in South London, except where unusual, high-value or customised goods were offered. Fine shop fronts with panelled risers, big plate-glass windows and fascia lettering survive at 106 ('W.G. Child & Sons, High Class Tailors' and 141-143 (odd) Wandsworth High Street.

A few successful shops expanded into adjacent properties to become substantial stores. George Hardwick and Sons ran a drapers store from the late 1870s; by 1948 Hardwicks was a 'modern department store' with premises at 127, 129 and 167-73 High Street.<sup>63</sup> The large showroom of Cresswell, Ball and Co. at 54-62 High Street was designed c.1926 by William and Edward Hunt. Retail in the 20<sup>th</sup> century was dominated by the rise of the 'multiples' or chain stores—such as, Woolworths, W.H. Smiths, Marks & Spencers and Burtons—by whose presence a town's retail economy was judged. An early, albeit isolated example of a 'multiple' was the opening of the first branch of the Leicestershire retail shoe sellers Freeman Hardy and Willis Ltd in Wandsworth in 1877; by 1921, the company had 428 shops.<sup>64</sup> But it seems that Wandsworth attracted few multiples, with the exception of Woolworths on 147-155 High Street, designed by A. Edwin Westerman in 1932.<sup>65</sup>

But it was the arrival of a post-war retail phenomenon—the shopping centre or mall—that attracted the multiples to Wandsworth. When the Wandsworth Arndale opened in 1971 south of the *Ram Brewery* it was the largest covered shopping centre in Europe and one of the first of a new breed of US-style shopping malls in the UK. The architect was Tom Scarisbrick of the J. Seymour Harris Partnership. The national chain of Arndale centres was established by the partnership of property developers Arnold Hagenbach and Sam Chippindale, and the flagship in Jarrow opened in 1961. The Wandsworth Arndale is an example of the kind of large, mixed developments favoured by developers

and local authority planners in the 1960s. It offered pedestrianised retail space, a traders' hall, high-rise housing, civic amenities such as public baths, and car parking provision.<sup>66</sup> The refurbished complex, renamed 'Southside', dominates the centre of Wandsworth and is an unsympathetic addition to its historic core.



Figure 13: Detail of the 1930s terracotta facing to the Brewery Tap public house. DP070384.

## Leisure

The most enduring and evident of Wandsworth's buildings for leisure are the public houses, which traditionally provided places for the community to socialise, hold meetings, play table games and music and imbibe. The public houses of Wandsworth are a mixture of coaching inns (which accommodated travellers and their horses), ale houses and beer shops. The two principle coaching inns, the *Spread Eagle* and the *Ram* (now the Brewery Tap), were located at the centre of Wandsworth. 'Tied houses', where the leasehold or freehold were owned by Young's Brewery or their predecessors, became increasingly common from the late-18<sup>th</sup> century. Beer shops were more modest and ephemeral establishments, usually trading from a converted house. They were permitted to sell beer without a licence under the Beer Act of 1830, which attempted to break the monopoly

of large brewing companies and abate the consumption of gin.<sup>67</sup> The *Wheatsheaf Public House* is an example of a former beer shop with domestic origins.

The *Assembly Room* of the *Spread Eagle* provided Wandsworth with many community functions such as county court, meeting hall, theatre, music hall and cinema before specialist buildings supplanted their various roles. In 1793 it was described as 'the most principle inn in the town, and at which the gentlemen of the neighbourhood hold their societies or weekly meetings. Here is a pleasant coffee room, facing the principal street; also at the back of the house there has been a spacious assembly-room lately erected, at which the gentry of the village, and its environs, hold their balls, assemblies, &c'.<sup>68</sup>

Most sports and pastimes enjoyed in Wandsworth over its history did not require associated structures, from fishing the Wandle to football and hot-air ballooning.<sup>69</sup> Packet steamboats called at Wandsworth pier from the early 19<sup>th</sup> century, where 'innumerable prospects, extensive and beautiful' drew day-trippers with disposable income.<sup>70</sup> Of Wandsworth's buildings for leisure and sport most were ephemeral or at least have since been demolished. The Public Baths, opened in 1901 to the designs of A.W.S. Cross and the 20,000-seater Greyhound Stadium of 1933 were both demolished in the late 1960s to make way for the Arndale Centre. The sole surviving purpose-built cinema in the Conservation Area is the *Wandsworth Palace* of 1920.



PART II: GAZETTEER OF BUILT HERITAGE WITHIN  
THE WANDSWORTH TOWN CONSERVATION AREA

## WEST HILL SUB-AREA

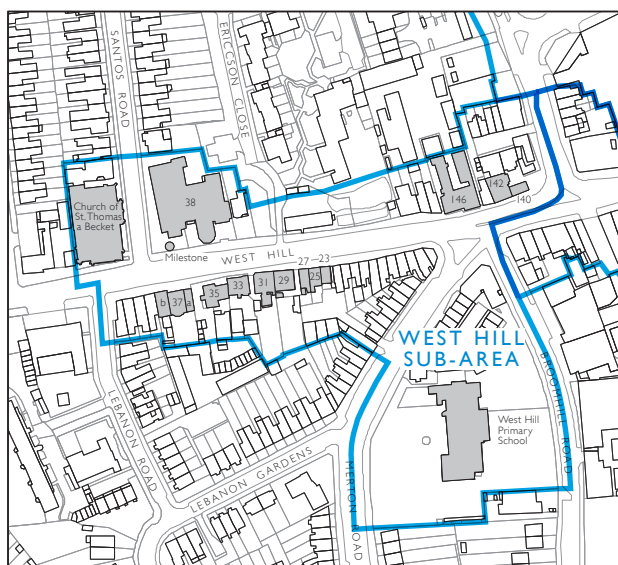


Figure 14: West Hill sub-area (© Crown Copyright. All rights reserved. English Heritage 1000/19088. 2009).

The West Hill sub-area comprises the buildings lining West Hill from the junctions with Santos Road to Putney Bridge Road and the triangular plot formed by the convergence of Merton and Broomhill Road. Prominent public buildings (the *Church of St. Thomas a Becket* and the former *West Hill Library*) highlight the western boundaries of the Conservation Area, and the *West Hill Primary School* marks the southern boundary. The defuse, residential character of West Hill, with its wide variety of buildings and plot widths, reflects its 18<sup>th</sup> century origins as a linear collection of townhouses and villas outlying and overlooking the former village.

The sub-area contains the highest concentration of 18<sup>th</sup> and early 19<sup>th</sup> century houses in the Wandsworth Town Conservation Area. The large gardens, open fields and market gardens that once lay behind these frontages have been replaced by late-19<sup>th</sup> century terraces (eg. Santos and Cromford Roads) and late-20<sup>th</sup> century residential infill (eg. the 1970s Orchard Estate on the site of the Convent of the Sacred Heart).

- ***Church of St. Thomas a Becket, West Hill.***  
**Grade II.**

This church, of 1893-95 and later by Edward Goldie (1856-1921), was built to serve the growing Roman Catholic community of Wandsworth. It is a late-Gothic Revival essay of red brick with ashlar dressings, largely in the Perpendicular manner, although the tracery is of 14<sup>th</sup> century style. The church was built in phases, presumably as funds allowed, with



Figure 15: The Church of St. Thomas a Becket (1893-95) dominates Santos Road. The road was laid out in 1883 on land belonging to the Rucker family, who traded in coffee with the Dumont family of Brazil (Loobey 1998, 74). Alberto Santos Dumont (1873-1932) was an early aviation pioneer. DP070385.

the chancel and Lady Chapel following in 1897-99, south aisle and porch in 1901, north aisle and transept in 1912 and a stubby tower of 1927-27 by Goldie and J.P Conlan.<sup>71</sup> The Goldie practice specialised in Catholic churches, including Spanish Place, London (1887–90, with George Goldie), the renaissance Most Holy Redeemer and St Thomas More (1895), and St Mary's Priory, Storrington, Sussex (1904).

St Thomas served the Roman Catholic community who lived in the late 19<sup>th</sup> century terraced housing built on the former open fields of West Hill. It is primarily of illustrative and spiritual value in representing the strength of the late 19<sup>th</sup> century Roman Catholic revival in Wandsworth (cf *St Mary Magdalen*, East Hill), and its diversity of religious belief and places of worship. The *Wandsworth Town Draft Conservation Area Appraisal* identifies St Thomas as a 'gateway' to the Conservation Area. Its architectural presence, combined with its position on West Hill, indeed make the building a strong local landmark and an asset to the Conservation Area.

- **Former West Hill Library, 38 West Hill. Undesignated.**



Figure 16. Former West Hill Library, with Church of St. Thomas a Becket in the background. DP070386.

The form of 38 West Hill betrays a fairly lengthy sequence of development. The first building on the site was Putney Lodge, a stuccoed town house of late 18<sup>th</sup> century origin. In 1883 the Wandsworth Library Commissioners decided to purchase the villa and convert it into Wandsworth Free Public Library, which was opened in 1885. A public reading room was presented by the Wandsworth industrialist Dr G.D. Longstaff in 1887: it can be distinguished as a long, single-storied extension with the apse-like termination. In 1937 the complex was remodelled and a large, single-storey north-south range added, to the designs of the Borough Engineer and Architect Ernest J. Elford. This is in the same pale blond brick as the 1887 wing, and has a hipped roof with deep eaves and eyebrow dormers. The entrance to the new library was inserted between the 1887 and 1937 blocks and given a Doric portico. A post-war addition adjoins to the east.

Since 2001, no. 38 has been occupied by the De Morgan Centre, which houses the collections of William De Morgan, the Victorian ceramic artist and his wife Evelyn, the painter. The Centre closed to the public in July 2009 and the future use of the building is under discussion at present. The former library is an attractive, informal complex whose illustrative and social value derives from its continuing role in the development of Wandsworth's cultural life. It forms an institutional group with the adjacent *Church of St. Thomas a Becket* which marks the western boundary of the Wandsworth Town Conservation Area.

- **Milestone in grounds of former West Hill Library, 38 West Hill. Grade II.**

This mid-19<sup>th</sup> century milestone is incised with 'Whitehall 6 ½ miles / Royal Exchange 7 miles'. It was recently moved a short distance from the pavement to the grounds of the former *West Hill Library*.



Figure 17. Historic street furniture in Wandsworth: milestone resited outside former West Hill Library. DP070387.

- **35 & 37 West Hill. Grade II.**

Nos 35 & 37 West Hill is a symmetrical pair of late-18<sup>th</sup> century detached houses, now extended. Although when built they were outside the village of Wandsworth, they are built on narrow plots, which only permitted a single bay and recessed entrance porch. The two-storey elevations are dominated by tripartite windows flanked by giant piers. The first floor window has a gauged, three-centred arch with fan motif in the spandrel. No. 37 has been restored in recent years to its original appearance.



Figure 18: A 1985 photograph of 35 West Hill (to right). In the background are nos 23-33. Note the original position of the milestone. (NMR red box collection DD002392. Reproduced by permission of English Heritage.NMR).



37b is a small, recessed weatherboarded cottage, until recently obscured by a northern extension.<sup>72</sup> Sash windows of varying sizes and proportions suggest several builds and it is therefore possible that the cladding conceals earlier fabric. The weatherboarding has a rarity value as the last survival in Wandsworth of a once common method of cladding vernacular houses.



Figure 19: 37 and 37b (right) West Hill. DP070388.

Nos 35 & 37 have aesthetic value as an attractive group of 18<sup>th</sup> century houses along West Hill. When they were built they were outside the village of Wandsworth. They are of illustrative value as the houses of 'middling sorts': local tradesmen and industrialists. Between the 17<sup>th</sup> and 19<sup>th</sup> centuries West Hill was characterised by orchards and market gardens.

- 33 West Hill. Grade II.
- 29 & 31 West Hill. Grade II.
- 25 & 27 West Hill. Grade II.
- 23 West Hill. Grade II.

Nos 23-33 (odd) West Hill form a fine group of four double-fronted, mid-18<sup>th</sup> century town houses. Nos 29 and 31 are paired, and flanked by two detached houses: no. 33 to the west and nos 25 and 27 (now subdivided into two dwellings) to the east. The houses



Figure 20 (left): The 18th century group comprising 25-33 West Hill. DP070389.



Figure 21 (right): 23 (to the left) and 25 West Hill. DP070390.

have double pile, central staircase plans with end stacks. Each house is of two storeys with basement, and has five symmetrical bays of stock brick, with advanced central bays.

The windows are gauged flat arches, although the ground-floor windows of the central pair are mid-19<sup>th</sup> century replacements. No. 33 possesses its original six-panel door, fanlight and Doric pilasters. The ground floor of nos 25-27 and no. 33 have been restored in the late 20<sup>th</sup> century through the removal of shop windows and the reinstatement of sash windows and a central entrance (nos 25-27 only).<sup>73</sup> Into each slated gambrel roof is set three dormer windows.

No. 23 adjoins this symmetrical group to the east, and is probably slightly earlier in date. It is probably the remaining half of a pair of houses, truncated to make way for nos 25-33. It is unclear why the façade is curved on plan, but this may reflect an eccentricity in the earlier building line. The house is of two storeys and two bays, of stock brick. It has a plat band and blind parapet, above which is a tiled gambrel roof with dormer. The ground floor has been restored in the late 20<sup>th</sup> century through the removal of projecting shop windows and the reinstatement of a sash window and main entrance.<sup>74</sup> It is unclear whether the entrance, with its fluted architraves with a dentilled entablature, is original, and the stucco architrave to the first-floor window is a 19<sup>th</sup> century addition.

The illustrative value of the group derives from the fact that it represents an ambitious speculative development of fairly large townhouses for middling occupants, possibly industrialists. It forms the core of a group of 18<sup>th</sup> century houses on West Hill, which once overlooked the village of Wandsworth. Between the 17<sup>th</sup> and 19<sup>th</sup> centuries their setting comprised open fields, orchards and market gardens.

- **West Hill Primary School, Merton Road (originally Merton Road Elementary School). Locally listed.**

An elementary school of 1891 by T.J. Bailey for the School Board for London. It is a typical London Board school, of three storeys with a picturesque silhouette including Dutch gables and a turret. The elevations are in a Queen Anne style, of red brick with ashlar dressings and 12-over-12 sash windows with segmental heads. The school is of aesthetic and social value as the architectural embodiment of the universal provision of elementary education as enacted in the 1870 Education Act and accomplished by the School Board for London.

- **Wandsworth Police Station, 146 Wandsworth High Street. Undesignated.** The station was built in 1883, after questions were



Figure 22. Wandsworth Police Station. DP070391.

raised in Parliament about the condition of the former Station on Putney Bridge Road.<sup>75</sup> The new station, designed by John Butler, surveyor to the Metropolitan Police Force, is an accomplished essay in the Queen Anne style, of red brick with a slate roof. It is of four bays and two storeys, separated by an orange terracotta band. The entrance has a terracotta surround with a pediment supported on consoles, and the sash windows are given moulded and gauged brick surrounds with ornate keystones. The design is well-executed and of aesthetic value. The Police Station also possesses illustrative value as a representation of 19th century civic reform in Wandsworth and social value through the continuity of its use by the Metropolitan Police Force. The building occupies a prominent site opposite the junction of Broomhill Road and Merton Road with West Hill.



Figure 23 (left): 138-142 Wandsworth High Street in 1957. The house on the right was demolished after this date. (LMA photographic collection: 95.0WAN N51778; City of London, London Metropolitan Archives).

Figure 24: (right) 140 & 142 Wandsworth High Street. DP070392.

- **140 & 142 Wandsworth High Street. Grade II.**

Nos 140 & 142 are a pair of double-fronted, end-chimneyed houses of mid-18<sup>th</sup> century date. A third house to the south was demolished c.1965, and the others restored in the late 20<sup>th</sup> century.<sup>76</sup> Nos 140-142 are of two-and-a-half storeys of brick, and tiled gambrel roofs with casemented dormers. Each house is of three bays, and the central entrances have architrave and hood. The outer bays have eight-over-eight sash windows with orange, flat gauged brick arches.

Nos 140-142 is primarily of illustrative value as the remnants of a small speculative development of three houses. The wide plots suggests that the houses were outside the 18<sup>th</sup> century village proper, and are comparable with the group of 18<sup>th</sup> century houses on West Hill. The pair stand at the junction of Putney Bridge Road and Wandsworth High Street, and are visible from Broomhill Road to the south.



## PUTNEY BRIDGE ROAD SUB – AREA

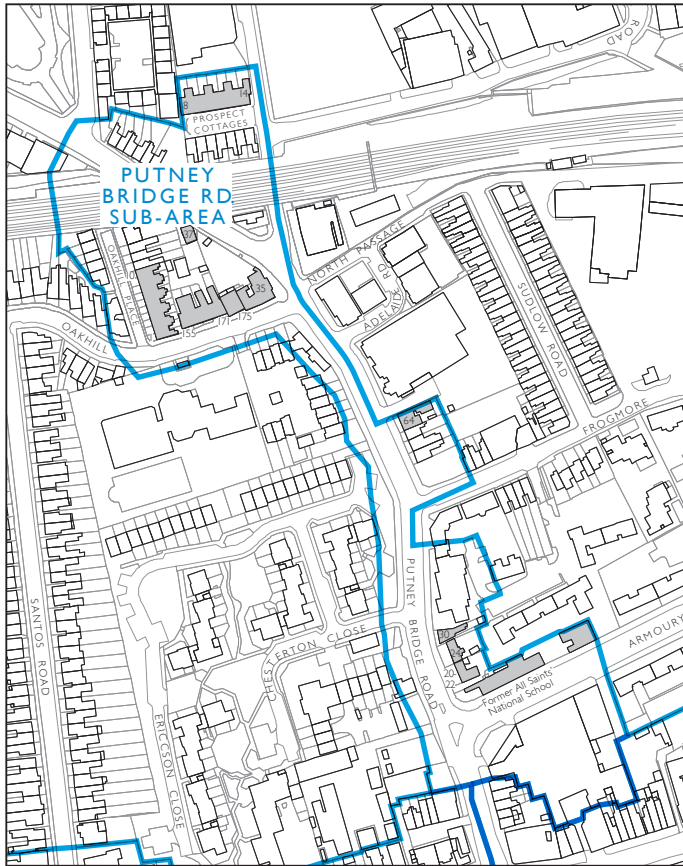


Figure 25: Putney Bridge sub-area (© Crown Copyright. All rights reserved. English Heritage 1000119088. 2009).

The junction with Wandsworth High Street forms the southern boundary of the sub-area, and its the northern extreme flares out to include notable examples of 19<sup>th</sup> and early 20<sup>th</sup> century terraced housing (Nos 1-10 (consec.) Oakhill Place, Nos 155-175 (odd) Oakhill Road, and 8-14 Prospect Cottages, Point Pleasant) 'messed up by the railway line', as Pevsner put it.<sup>77</sup> As at West Hill, the sub-area is defined by linear development along a trade route, in this case the road to Putney Bridge, previously known as Love Lane. Dotted along the curving road are a few public houses (the *Wheatsheaf*, *Hop Pole* and *Queen Adelaide*), an early 18<sup>th</sup> century house (20-24 Putney Bridge Road), and a National School.



Figure 26: 59-61 Armory Way., the former showroom of Allan Taylor. DP070393.

It would be difficult to dispute that the Armory Way bypass of 1938 has had a negative effect on the southern part of the sub-area, both in the destruction of buildings in its path and through the visual and noise impact of high levels of traffic. The new commercial buildings it has attracted have mostly been motor-related. The best is 59-61 Armory Way, the former showroom of Allan Taylor, dealer and vehicle manufacturer. It is of c.1950 but in the streamlined, *moderne* style typical of the 1930s, with a central finned clock tower.

- **Former All Saints' Free and Auxiliary National School, Corner of Putney Bridge Road and Armoury Way. Undesignated.**

A much-altered National School of 1872 and later by John M.R. Holm, in a typically ecclesiastical style. At the front of a narrow plot fronting Putney Bridge Road is the two-storey girls' department, with good plate tracery in the west elevation. The detached single-storey boys' department was located to the rear of the plot. The single storey eastern extensions to the girls' department are later 19<sup>th</sup> century, and the school buildings are today occupied by a builders' merchant. The setting of the building changed when it found itself at the junction with a new road, Armoury Way, in 1938. The building has a strong presence within the sub-area, and is primarily of illustrative value as a representative of a National School.

- **20-24 Putney Bridge Road. Grade II.**

An early-18<sup>th</sup> century pair of one-room-deep houses, presumably with central staircases. Each is of five bays and three storeys of stock brick with red brick dressings, and a brick plat band. The flush-framed sash windows are of narrow proportion, with red gauged flat arches. Nos 20-24 have aesthetic value as an attractive group of 18<sup>th</sup> century houses, and illustrative value as a remainder of 18<sup>th</sup> century 'ribbon development' along the trade route to Putney Bridge. They also illustrate the appearance of the houses of 'middling sorts'; the tradesmen and industrialists responsible for the growth of Wandsworth. Their setting has been altered with the development of the land west of Putney Bridge Road and with an increase in traffic using the Armoury Way bypass. The houses form a group with no. 30 adjacent.



Figure 27: To the left is 20-24 Putney Bridge Road. To the right, the Former All Saints' Free and Auxiliary National School, Corner of Putney Bridge Road and Armoury Way. DP070394.

- **Former Wheatsheaf Public House, 30 Putney Bridge Road. Undesignated.**

A small mid-18<sup>th</sup> century brick house of three bays and two storeys, much altered but retaining its six-over-six sash windows. The Wheatsheaf has historical value as an



Figures 28-30 (clockwise from left): Public houses on Putney Bridge Road.

Figure 28: the former Wheatsheaf, 30 Putney Bridge Road. DP070395.

Figure 29: the Hop Pole, 64 Putney Bridge Road. DP070396.

Figure 30: the Queen Adelaide, 35 Putney Bridge Road. DP070397.

example of a beer shop, permitted to sell beer without a licence under the Beer Act of 1830; in 1858 it had only one bar.<sup>78</sup> No. 30 forms a group with nos 20-22 adjacent. It is of illustrative value as an important symbol of the presence of the brewing industry in the town.

- **The Hop Pole Public House, 64 Putney Bridge Road. Undesignated.**

The Hop Pole is a jolly, two-storey, stucco fronted, early-19<sup>th</sup> century pub with a balustraded parapet and pediment bearing its name. These features and its intact exterior lend it aesthetic and townscape value. A central stack heats both bar and parlour. Unusually in an area so dominated by Young's Brewery, the Hop Pole is today a Shepard Neame tied house, but was a beer shop in 1838.<sup>79</sup> The Hop Pole has townscape value as a focal building along the now-fragmented Putney Bridge Road, and is a reminder of Wandsworth's heritage of breweries and public houses.

- **Queen Adelaide Public House, 35 Putney Bridge Road. Locally listed.**

A little-altered, mid-19<sup>th</sup> century Young's pub in a Tudor style, of two storeys with projecting cross wings. The pub is the largest on the former Love Lane and the longest-established: it was trading in 1706 under the sign of the King's Head.<sup>80</sup> The pub enjoys a prominent position at the convergence of Putney Bridge Road and Point Pleasant. An attractive public house with aesthetic value as a representative of the diversity of pub architecture and illustrative value as a well-established Public House and an early example of linear development along the trade route to Putney Bridge.



- **37 Putney Bridge Road. Locally listed.**

A detached, early-19<sup>th</sup> century villa whose setting was transformed by the construction of the Waterloo-Reading line in 1846, passing within metres of the house. No. 37 is of three storeys in stock brick with sash windows and a hipped roof with end chimneys.



Figure 31: Nos 1-10 (consec.) Oakhill Place (formerly Elizabeth Place). DP070398.

- **Nos 1-10 (consec.) Oakhill Place (formerly Elizabeth Place). Locally listed.**

Elizabeth Place is a speculative terrace of ten workers' houses of the second quarter of the 19<sup>th</sup> century, comparable to *Victoria Place*. There are five mirrored pairs with shared stacks. They are of two storeys of stock brick with six-over-six sash windows. The terrace is of illustrative value as an example of early workers' housing, stimulated by the growth of Wandsworth industries.

- **Nos 155-171 (odd) Oakhill Road. Locally listed.**

This short terrace of workers' homes of 1906 is an early work by Edward A. Hunt. It is primarily of design value for the manner in which a wilful vernacular Arts-and-Crafts style has been adapted to workers' housing, which is comparable to contemporary cottage estates by the London County Council. They are of two and a half storeys with gables, dormer windows, crowstepped party walls and oversized stacks. Hunt (1877-1963) was a local architect, best known for his 1930s design for *Wandsworth Town Hall*.

- **Nos 173-175 (odd) Oakhill Road. Locally listed.**

A pair of workers' houses from the first half of the 19<sup>th</sup> century. Their historic character has been thoroughly undermined by unsympathetic uPVC replacement of windows and doors, and in the case of no. 173, rebuilding of the façade in reclaimed bricks. The delicate fanlight which remains at no. 175 provides an hint of the former appearance of these houses and the fine detailing that has recently been lost. The terrace represents the first phase of workers' housing, stimulated by the growth of Wandsworth industries.

- **8-14 Prospect Cottages, Point Pleasant. Locally listed.**

A short pair of opposed, mid-19<sup>th</sup> century terraces. They are of two storeys of stock brick with red brick dressings. The terrace is of illustrative value as an example of early speculative workers' housing, stimulated by the growth of Wandsworth industries.



Figure 32: Nos 173-175 (odd) Oakhill Road. DP070399.



Figure 33: 8-14 Prospect Cottages, Point Pleasant. DP070400.



## HIGH STREET SUB-AREA

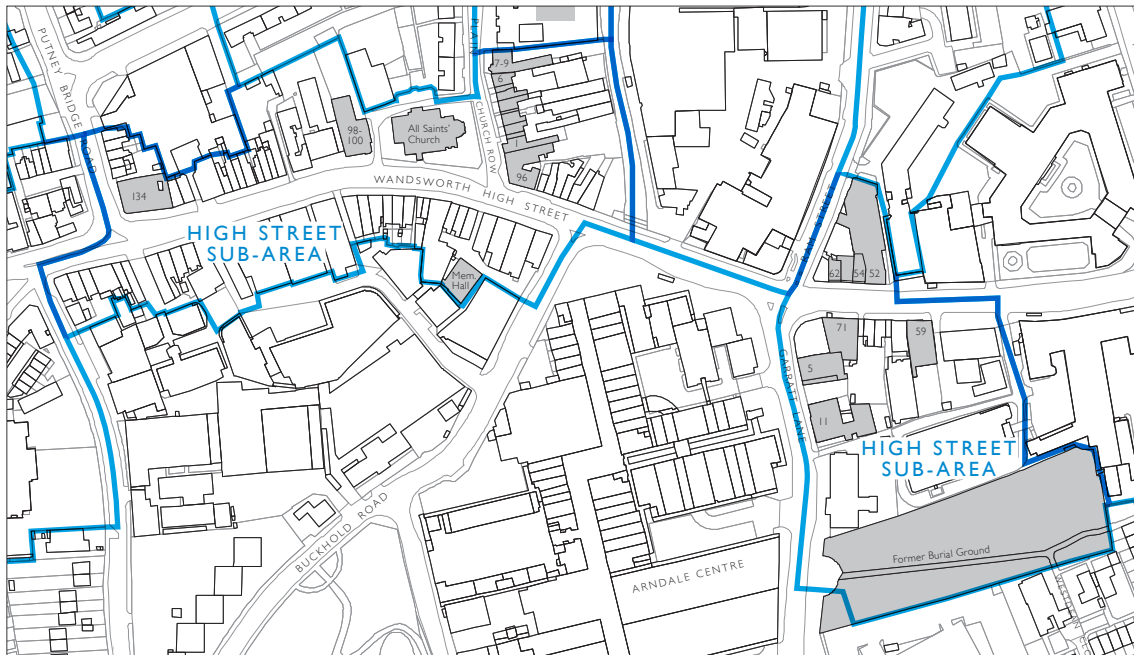


Figure 34: High Street sub-area (© Crown Copyright. All rights reserved. English Heritage 1000/19088. 2009).

The High Street sub-area is divided into two sections separated by the Ram Brewery sub-area. The western part runs from the junctions with Putney Bridge Road to Wandsworth Plain. The eastern part extends from the *Wandsworth Palace Theatre* as far southwards as the *Former Burial Ground* in Garratt Lane and as far eastwards as Welbeck House. The double-curve in Wandsworth High Street gives rise to 'progressively changing vistas along its length'.<sup>81</sup> The pivotal building is *All Saints' Church* (fig. 35). Nearby is the Wandle bridge, which was ordered to be repaired by Queen Elizabeth I in 1602, and subsequently rebuilt in 1757, 1820 and 1912.<sup>82</sup>



Figure 35: A view of Wandsworth High Street looking west from the church. It can be seen that the curve of the road relates to the parish church. DP070401.



Figure 36: 110-124 (even) Wandsworth High Street preserves something of the heterogeneous character of the former village. DP070402.



Figure 37: Oblique aerial photograph of Wandsworth High Street from the north. To the right of the photograph, the frontage on the south side of the street was rebuilt after an LCC road-widening scheme. Reproduced with permission from Minerva PLC.

The dense, essentially medieval grain of long, narrow plots, punctuated by narrow alleyways leading to backlands plots, is preserved at nos 110-124 (even) Wandsworth High Street (fig. 36). Their façades have all been rebuilt at various times in the 19<sup>th</sup> and 20<sup>th</sup> centuries but the sheer variation in height and detailing recalls something of the diverse character of the former village. Early survivors in the High Street sub-area include 86 Wandsworth High Street, a single-bay, early 19<sup>th</sup> century house in stock brick. Its first floor window is recessed into a large panel with a three-centred arch.

A long stretch of houses on the south side of the High Street were demolished c.1913 in an London County Council road widening scheme.<sup>83</sup> Nos 107-209 between Garratt Lane and Broomhill Road were subsequently rebuilt in eclectic variations on the neo-Georgian style. Each property was designed separately (albeit with common elements such as rusticated quoins and ashlar keystones), avoiding the homogenous character of a shopping parade. 141-143 (odd) Wandsworth High Street is an fine Edwardian Baroque refronting of an older building in dark red brick and ashlar. The building, formerly a bank, has a segmental pediment of ashlar with a cartouche bearing the date 1914 and the name



Figure 38: 141-43 Wandsworth High Street. To the right is no. 147. DP070403.



Figure 39: 153-55 Wandsworth High Street was also rebuilt c.1914. DP070404.



David Greis. The adjoining 147-155 Wandsworth High Street (and probably nos 157-161 also) were completed by A. Edwin Westerman around 1932 in a neo-Georgian style.<sup>84</sup> They are fronted in red brick with ashlar dressings and brick quoins.

Post-war rebuilding schemes sometimes amassed several plots to give monolithic commercial blocks set back from the road, such as Lyon House, (102-104 Wandsworth High Street), Welbeck House (43-51 Wandsworth High Street) and 17-27 Garratt Lane. Such overscaled developments diminish the historic character of the Wandsworth Town Conservation Area. But the most significant impact on Wandsworth as a whole is the six-hectare Arndale Centre, reclad and rebranded as 'Southside' in the late 1990s (see pages 15-16). It dwarfs the scale of Wandsworth's historical centre, and its four residential point blocks, particularly Sudbury House, the tallest and most central block, are grossly overscaled and intrude on the settings of many designated elements within Wandsworth Town Conservation Area. Only the five storey Arndale House, the first element of the scheme to be developed in the late 1960s, is of any architectural merit.

Figure 40: Differing post-war approaches to the rebuilding of a bomb site. Lyon House (102-104 Wandsworth High Street), and to the right National Westminster Bank (98-100 Wandsworth High Street). DP070405.



- **The Rose and Crown Public House, 134 Wandsworth High Street. Undesignated.**



Figure 41: The Rose and Crown Public House, 134 Wandsworth High Street. DP070406.

A prominent corner pub, the Rose and Crown is first recorded in 1721. The pub was rebuilt c.1928 in a neo-Georgian style. It comprises eight bays and two storeys. The ground floor is clad in red-brown glazed terracotta tile, and the first floor has cross windows set in red brick. Five dormer windows are set into the roof, enclosed by a balustraded parapet. The main entrance is set into a canted corner bay. The building is of social value as a public house of long-standing and of illustrative value as an important

symbol of the presence of the brewing industry in the town. It visually marks the western end of Wandsworth's commercial thoroughfare.



Figure 42: A glimpse of the 1882 Memorial Hall from Church Yard. DP070407.



Figure 43: Entrance to the National Westminster Bank (98-100 Wandsworth High Street). DP070408.

- **Memorial Hall, Chapel Yard, off Wandsworth High Street. Undesignated.**

The Memorial Hall was built in 1882 by the Congregational Church as a mission hall. It replaced a building of the 1680s known as the 'French Chapel'.<sup>85</sup> The Hall is a gabled building of stock brick with red brick dressings, in the Byzantine style gaining currency in London in the 1880s. Its three bays of recessed, paired openings lend the façade strong vertical emphasis. The Memorial Hall is located on a back plot, but can be partially viewed from the High Street and Buckhold Road via the narrow Chapel Yard (fig. 42). The value of the Hall derives from its then-fashionable Byzantine design, its commemoration of the long history of Protestant worship on the site and its illustration of a late 19<sup>th</sup> century mission hall.

- **National Westminster Bank, 98-100 Wandsworth High Street. Undesignated**

A small, rectangular, two-storeyed post-war bank on a former bombsite facing All Saints' Church. An accomplished essay in Edwardian Baroque, some 50 years after the style was current in London, but long favoured by banks. The principal façades are in banded ashlar, and the main entrance has a an enriched entablature, broken pediment and cartouche, supported on Ionic columns. This undesignated corner building enhances the setting of *All Saints Church* and its environs and is of intrinsic design value.

- **All Saints' Church, Wandsworth High Street. Grade II\*.**

A classical church of several phases on a prominent, open site north of Wandsworth High Street. The medieval church was rebuilt by William Jupp in 1779-80, who retained the western tower of 1629-30 and the north aisle of 1716-24.<sup>86</sup> The church was





Figure 44 (left): All Saints' Church prior to the 1899-1900 restoration of the tower. (NMR red box collection PC30007. Reproduced by permission of English Heritage.NMR).



Figure 45 (right): 2009 view. DP070409.



Figure 46: Western tower. DP070410.



Figure 47: Entrance porch. DP070410.

subsequently altered in 1841, 1859 and 1899-1900. The church was restored in 1955 following bomb damage. The whole is unified by consistent use of stock brick, openings with gauged, round-headed arches and a moulded eaves cornice. The apsidal east end, added 1899-1900 by the local architect E.W. Mountford, is an important aspect of the setting of Wandsworth Plain and a foil for the Georgian terrace opposite (*Church Row*).

The churchyard was closed to burial after 1854 and subsequently cleared. The grounds of the church today contribute to the immediate setting of High Street sub-area. West of the porch, the grounds are laid out with stone flags at grade with the pavement of

High Street, but separated from it by stone cubes. The boundary with All Saints Passage is marked with metal bollards and 19<sup>th</sup> century iron railings. South of the porch the churchyard is laid out to grass with a low, ashlar plinth wall.

The predominantly late-18<sup>th</sup> and early 19<sup>th</sup> century appearance of the church eloquently illustrates a formative period of Wandsworth's development and expansion as an industrial settlement. The church, and in particular the upper storey of the tower (a design of 1841 surmounted by urns) is a highly prominent landmark of aesthetic value, representing the geographical and spiritual centre of the parish. All Saints' stands on a curve in the High Street and is visible from the west as far as the junction of West Will and Merton Road, and as far east as the junction of the High Street with Garratt Lane and Ram Street.

- **1-6 (consec) Church Row, Wandsworth Plain. Grade II\*.**

Church Row is a speculative terrace of six brick dwellings, built in 1717-18 on land owned by Peter Paggen for wealthy parishioners of *All Saints' Church* opposite.<sup>87</sup> Each house is of three bays and three storeys over a basement, and has its own door, reached by a set of stone steps. There are arched carriageway entrances between nos 1-2 and 5-6, with blind windows over. At the centre of the terrace is an arched footway above which is a sundial bearing the date 1723. Windows are flush-framed sashes, some restored, with segmental arches and keystones of red gauged brick; the doorways have fluted Corinthian pilasters and there is a modillioned eaves cornice.<sup>88</sup> The symmetrical whole is unified by a central pediment and pilaster strips between each pair of houses and at the ends. Church Row is a fully urban housing form whose original setting was a small and still rural village. It is of high aesthetic value as amongst the finest 18<sup>th</sup> century dwellings of Wandsworth Borough. The location of the terrace relates both to the parish church and to the riparian industries (indeed, their gardens extend to the Wandle). It is an important and sensitive aspect of the setting of *All Saints' Church* and Wandsworth Plain.



Figure 48: 1-6 (consec) Church Row, Wandsworth Plain, viewed from All Saints' Church. DP070411.





Figure 49 (left): Rear (east) elevation of Church Row depicted in John Boydell's print of 1750. Beyond is the tower of All Saints'. (reproduced courtesy of Wandsworth Museum).

Figure 50 (right) Undated, perhaps c.1900 photograph of Church Row prior to restoration. (NMR red box collection OP04702. Reproduced by permission of English Heritage. NMR).



Figure 51: 7-9 (consec) Church Row. DP070412.



Figure 52: The King's Arms, 96 Wandsworth High Street. DP070413.

• **7-9 (consec) Church Row, Wandsworth Plain. Grade II\*.**

Two three-storey, mid-18<sup>th</sup> century extensions to nos 1-6, both stepped back from the adjoining building. No. 7-8 is of a single bay and has a triple-hung bow window to the first floor, over a canted entrance porch. No. 9 to the north is double-fronted with a central entrance. The plan is two rooms deep with corner stacks to the front and a large rear stack. The hipped front roof has deeply-overhanging eaves and there are segmental-headed, flush-framed sash windows to the ground and first floors. The floors are articulated by brick bands. The doorcase is of the late 18<sup>th</sup> century, with half pilasters, plain frieze and cornice. A workshop has been inserted into the ground floor and the front door replaced (the property was a builders' yard in the mid 20<sup>th</sup> century).<sup>89</sup> These small houses are primarily of illustrative value as rare survivors of 18<sup>th</sup> century Wandsworth, and contribute to the setting of 1-6 Church Row, All Saints' Church and other buildings in Wandsworth Plain.

- **The King's Arms, 96 Wandsworth High Street. Undesignated.**

The *King's Arms* is a large Young's Public House at the junction of the High Street with Wandsworth Plain, facing *All Saints' Church*. It is a well-established institution, being licensed in 1786, but was substantially or completely rebuilt in the early 20<sup>th</sup> century in a neo-Georgian style, echoing the adjacent *1-6 Church Row*.<sup>90</sup> The restrained ashlar ground floor has bow-fronted, leaded windows framed by Doric pilasters. The first floor is of brick with shuttered sash windows. Above is a modillioned eaves cornice and a tiled roof with dormers. The *King's Arms* is as an important and prominent symbol of the continuing presence of the brewing industry in the town, and of community value as a long-established public house.<sup>91</sup> It contributes to the setting of *All Saints Church* and *Church Row*.



Figure 53: Wandsworth Society of Friends' Meeting House and Burial Ground, 59 Wandsworth High Street. Photograph taken c.1910, before refacing in 1927 (NMR red box collection BB60/1204. Reproduced by permission of English Heritage.NMR).

- **Wandsworth Society of Friends' Meeting House and Burial Ground, 59 Wandsworth High Street. Grade II.**

Set back from the High Street, the Meeting House is a simple, single-storey building of 1778, restored c.1980.<sup>92</sup> Only its south elevation is visible, overlooking the burial ground. It is three bays of stock brick, rising to an integral parapet with a stone coping. The sash windows have segmented heads of gauged brick, and there is a double-hipped roof. The building fronting the High Street was refaced in 1927 in red brick. A Meeting House was established on this site from 1673, when the Society subleased a small house, shop and three sheds from Joan Stringer, a local Quaker.<sup>93</sup> The setting of this rebuilding largely derives from the secluded burial ground, which is today maintained as a garden. The Quaker Meeting House and Grounds is of spiritual and illustrative value.

- **Wandsworth Palace Theatre, 52 Wandsworth High Street. Undesignated.**

The Palace Theatre is a bold design of 1919 by John Stanley Beard for local businessman Mr Alderman S. Cresswell (cf *Concord House*).<sup>94</sup> It is of two storeys. The ground floor is of banded render with a moulded ashlar entablature bearing the legend 'PALACE WANDSWORTH THEATRE', the words separated by roundels. Above is a balcony, enclosed by three red-brick arches with ashlar key stones and banding. The wide central bay





Figure 54: Wandsworth Palace Theatre, 52 Wandsworth High Street. DP070414.



Figure 55: Concord House, 54-62 Wandsworth High Street. DP070415.

is entirely taken up with a large arch, flanked by two arched openings. The Palace Theatre opened in December 1920 as an independent, purpose-built cinema. Its entrance was altered c.1956. The building was later used as a bingo hall, church and is presently a nightclub.<sup>95</sup> The Palace Theatre is of historical and design value as an early and architecturally distinguished cinema by the noted London cinema and theatre architect John Stanley Beard (1890-1970).

- **Concord House, 54-62 Wandsworth High Street. Undesignated.**

The main premises of Cresswell, Ball and Co, a local furniture dealer, including a showroom. The building was remodelled c.1926 to a design by William and Edward Hunt (the latter designed the *Town Hall*). It comprises nine bays and two storeys of red brick, with leaded casement windows (the first floor windows are replacements). There is a Greek key frieze to the eaves cornice. The building is now subdivided into two premises and the shop fronts have been replaced.



Figure 56: the Spread Eagle Public House,, 71 Wandsworth High Street. DP070416.

- **Spread Eagle Public House, 71 Wandsworth High Street. Grade II.**

A well-established Wandsworth public house, rebuilt in 1898 by Keith D. Young in a Flemish renaissance style.<sup>96</sup> Young was a member of the brewing family; he had earlier rebuilt the adjoining *Assembly Rooms*. The pub is of three storeys in red brick and ashlar dressings (now painted white). The street front is divided into three sections: a four-bay central section is flanked by two advanced end pavilions with brick quoins and hipped roofs. The ground floor has a fine fascia, large

leaded lights and Composite pilasters over stone stallrisers. The adjoining 65-67 (odd) Wandsworth High Street is designed in a similar style.

The Spread Eagle is first recorded in 1664 and by 1857 was the most profitable of Young's tied houses. This was in part due to its situation at the junction of Garratt Lane, Ram Street and Wandsworth High Street, which makes it a prominent public building, much valued by the local community. The Spread Eagle has had an association with the Ram Brewery since the 18th century, and is of associative value as a symbol of the dominant presence of the brewing industry in the town.<sup>97</sup>

- **Spread Eagle Assembly Rooms, 5 Garratt Lane. Undesignated.**

A long, gabled Assembly Rooms of 1889-90 by Keith D. Young. The red brick gable end has a wide central entrance with a semicircular arch, flanked by narrow, segmental-headed openings. All arches are of gauged brick with ashlar keystones. The side elevations are in stock brick with sash windows. Like its predecessor, the assembly rooms 'lately erected' in 1793, it is linked to the *Spread Eagle* via a passageway.<sup>98</sup> In 1908 an architect named W. Hancock produced plans for A. Johnson to convert the Assembly Rooms into a cinematograph hall.<sup>99</sup> By 1912 the venue was known as the Picture Palladium and by 1916 the Court Cinema. The building has been occupied by various tenants since the cinema closed in 1931.<sup>100</sup> The building is of illustrative value as the last manifestation of the *Spread Eagle Assembly Rooms*, one of Wandsworth's most prominent community buildings throughout the 18<sup>th</sup> and early 19<sup>th</sup> centuries.

- **Wandsworth Library, (former Wandsworth County Court House), 11 Garratt Lane. Grade II.**



Figure 57: *Spread Eagle Assembly Rooms, 5 Garratt Lane. DP070417.*

The former Wandsworth County Court house was designed in 1858 by Charles Reeves, 'surveyor of county courts', and built in 1860.<sup>101</sup> Reeves's Italianate building is of red brick, with dressings in vitrified brick. It comprises a four-bay, three-storey central section, with a set-back two-storey block of two bays to the north. (There was never a corresponding block to the south, although such an extension may have been intended). The windows have raised architraves with keystones; the ground floor windows are round headed and those of the first floor are segmental. There are brick quoins throughout and the central section bears the town crest. A second court room was added to the rear of the building in the last quarter of the 19<sup>th</sup> century. The building remained the County Court house until 1973. The Wandsworth Museum opened here in 1996, and the building was opened as the new Wandsworth Library by the Mayor of London on 21 October 2009.



Figure 58: Wandsworth Library, (former Wandsworth County Court House), 11 Garratt Lane. DP070418.

The old court house is one of Wandsworth's key institutional buildings, and with Police Station, has illustrative value as a symbol of law and order in Wandsworth. The bold design conveys the civic pride of the District Board. It is located next to the *Spread Eagle Assembly Rooms*, whose Court house function it subsumed. Its Victorian setting has been diminished by the unsympathetic Arndale centre opposite, but the building relates well to the Ram Brewery complex and the red brick buildings on the corner of Garratt Street.

- **Former Burial Ground, Garratt Lane/Malva Close. Undesignated.**

This parish graveyard was presumably in use until Wandsworth Cemetery opened in 1878. Thereafter it was laid out as a public garden. In the last decade the gardens have relandscaped with a path running east from a semi-circular paved area off Garratt Lane. Several chest tombs and gravestones remain amid the lawns.



## RAM BREWERY SUB-AREA

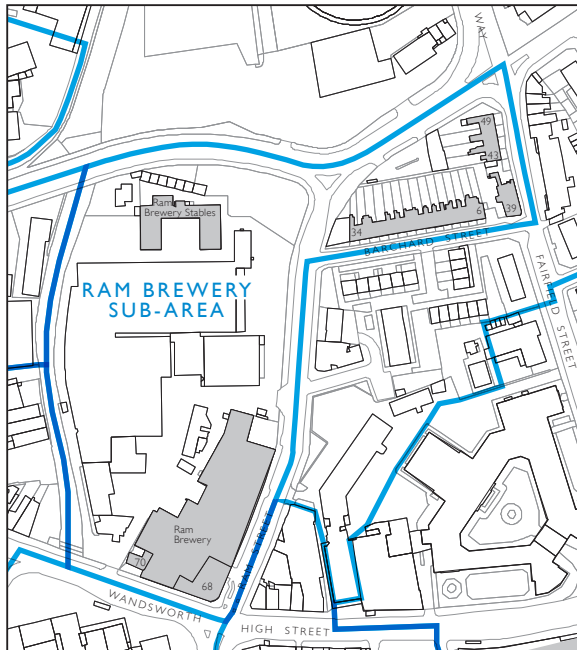


Figure 59: Ram Brewery sub-area (© Crown Copyright. All rights reserved. English Heritage 1000119088. 2009).



Figure 60: Oblique aerial photograph of the Ram Brewery sub-area from the north. Reproduced with permission from Minerva PLC.

The sub-area comprises the Ram Brewery site which is bounded by (clockwise from south) Wandsworth High Street, the river Wandle, Armoury Way and Ram Street. To this is added the wedge of 19<sup>th</sup> century terraced workers' housing on Barchard Street and Fairfield Street, with its corner pub. The character of the sub-area is heterogeneous, multi-phase and occasionally ad hoc. The outward-facing High Street and Ram Street frontages to the earliest buildings on the site comprise a combination of residential (70 High Street), industrial (the 1882-83 *Fermentation Range*) and commercial functions (the *Brewery Tap*).

It is highly unusual to find a mature industrial complex at the heart of a metropolitan settlement, and there are few London parallels. It is perhaps the most distinctive aspect of Wandsworth. Sam Price Myers wrote in 1949, 'This brewery is small enough to escape the suspicion with which modern mass brewing is regarded. It has grown with Wandsworth [and] it belongs to Wandsworth, one feels, like the parish church.'<sup>102</sup> The Ram Brewery buildings collectively reflect the dominant presence of the brewing industry on Wandsworth, giving them high historical and illustrative value. The industrial buildings fronting Armoury Way and the river are on the whole low-key envelopes of late-20<sup>th</sup> century date, with the notable exception of the *Stables*.

- **Ram Brewery Complex. Grade II\*.**

Ram Brewery is a dense, multi-phase industrial conglomeration with components ranging in date from the late 18<sup>th</sup> to the late 20<sup>th</sup> centuries. This period has seen continual investment in new plant and buildings, and periodic alterations to the flow of processes





Figure 61: General view of the Ram Brewery complex, looking east. DP070419.

and products around the site. The result is a complex and piecemeal site with evidence of alteration through its history. The Ram Brewery is listed at Grade II\* on the basis of its remarkable survival of 19th century plant, including the 1835 and 1869 Wentworth & Sons beam engines. The street elevations powerfully express the illustrative value of the main working range of an unusually intact urban brewery, complete with *Brewer's House*, *Stables* and *Brewery Tap*. Each of these components contributes group value and represents the architectural and industrial development of the long-established brewery.

The following description and analysis considers only the listed portion of the Ram Brewery, located in the south east corner of the complex and wrapped around a block rebuilt in 1974-82 (and of no special interest). It includes, but is not limited to the following elements: *Brewhouse*, *Mash Tun Building*, *Beam Engine House*, *Grain Receiving Building*, *Boiler House* and *Former Porter Tun Complex*. The *Former Brewer's House* (70 High Street), the *Brewery Tap* (68 Wandsworth High Street), and *Brewery Stables* are separately



Figure 62: 1958 bottling stores. DP070420.

listed and therefore discussed in discrete entries. Although much of the northern portion of the site is covered by large, generic sheds of the late 20<sup>th</sup> century, other, non-listed elements are considered to be of some architectural interest and share group value with designated buildings. These include the detached, single storey 1897 canteen and the distinctive barrel-vaulted bottling stores of 1958.



Figure 63: 1882-83 brewhouse by Henry Stock. DP070421.



Figure 64: The tall Mash Tun building, looming behind the brewhouse (left) and the Brewery Tap (right). DP070422.

A detailed, chronological analysis of the industrial archaeology of the site lies beyond the scope of this report, and the description that follows is chiefly limited to the exterior appearance of the listed components, reference to interiors being limited to an identification of function. This section draws on recent research by Kevin Murphy (2007) and Mason and Price (2007), in conjunction with Helen Osborn's historical account (1999). The 'Site north' adopted in the following description is orientated to the true north east.

### Brewhouse

Between 70 Wandsworth High Street and the Brewery Tap is the squat, robust brewhouse of 1882-83 by Henry Stock. It is a long, gabled range of loadbearing stock brick with a fairly low-pitched roof. Three north light gables lie across the apex. The Brewhouse is of three storeys and three wide bays, articulated by giant piers. The building material is stock brick with ashlar dressings. The full width of each bay is glazed with narrow lights; the floor levels are articulated with weatherboarded panels. Above capital level are roundels and the segmental-headed arches of the second-floor windows. The wooden gable reads as a pediment over the moulded ashlar cornice. The corner articulation is particularly well devised, with clustered columns and a bevelled corner. The Second World War shell damage at ground level is of intrinsic evidential value. The interior contains slate fermentation squares and copper fermenting vessels faced with wood, carried on wrought iron joists and cruciform columns. The brewhouse is the most expressive and well-designed of the brewery buildings, and its prominent, outward-facing position on Wandsworth High Street is deserved. Due to sheer quality of design it ranks amongst the most powerful industrial architecture in London and conveys something of the dominant role that Young's enjoyed in Wandsworth.

### Mash Tun Building

The five-storey, tower-like Mash Tun building also dates from the 1882-83 rebuilding, although the plant installation is of more recent date. It is located to the east of the 1882-

83 brewhouse and has an exterior presence. The Mash Tun building is of loadbearing stock brick with tall round-headed windows and moulded stringcourses of Portland stone. The ground floor contains mash tuns supported by a matrix of steel columns; the first floor contains columns and gearing relating to the transmission of power from the engine house; the third floor contains malt mill plant; the fourth floor contains a reinforced concrete slab which supports the fifth floor; a 20<sup>th</sup> century cooling tower composed of Braithwaite tanks.

### Beam Engine House

The narrow Beam Engine House is to the north east of the Brewhouse and Mash Tun building and has no exterior walls, being embedded by later construction. It is of two storeys of loadbearing stock brick construction with a concrete roof, and was presumably built around the first engine, installed in 1835. The building's technical value derives from the surviving machinery, which includes a pair of cast-iron A-frame beam engines manufactured by Wentworth & Sons of Wandsworth, one installed in 1835 (12-horsepower converted to 16-horsepower in 1863), the other in 1867 (20-horsepower).



Figure 65: The four-storey Grain Receiving building (left), adjoining by the Boiler House complex. DP070423.



Figure 66: One of two late 19th century copper brewing vessels within the Boiler House. DP070424.

### Grain Receiving Building

The Grain Receiving Building is located to the north of the *Brewery Tap* and is visible from Ram Street. It was constructed between 1866 and 1873, with subsequent internal alterations after the 1882 fire and in the 20<sup>th</sup> century.<sup>103</sup> It is a four storey building of loadbearing stock brick with segmental-headed windows on the third to fifth storeys.

### Boiler House

The building known as the old boiler house is a much-altered three-storey, mid-late 19<sup>th</sup> century building of stock brick with a later concrete slab roof. It adjoins the Grain Receiving Building to the north and fronts Ram Street. Two ground-floor arched vaults carry a cylindrical brick drum which in turn supports two coppers, manufactured by



'Pontifex and Wood, Shoe Lane, London' and dated 1869 and 1885 (fig 66). This plant lends boiler house technical value. It was replaced, probably after the 1882 fire, by a large, substantial single-storey building to the north which stands some 7.7 metres to its eaves. The Ram Street elevation is distinguished by six wide bays of recessed, segmental-headed windows, set high in the wall (fig. 65).



Figure 67: The 43m brewery chimney of 1908. DP070425.



Figure 68: The double-hipped form of the cooper's shop.. DP070426.



Figure 69 The ground floor of the cooperage. Note the 'fish-bellied' beams. DP070427.



Figure 70: The late 18<sup>th</sup> century timber-framed walls of the carpenters' shop (formerly vat house). DP070428.

### Former PorterTun Complex

An interlinked and much-altered complex of three storey stock-brick buildings, comprising chimney house, carpenter's shop, stores and cooperage. The east elevations fronting Ram Street are utilitarian with large, unbroken expanses of stock brick. The complex includes the oldest industrial buildings on the site, which probably date to the 1770s or 1780s.<sup>104</sup> The carpenter's shop (west of the chimney house) contains high timber-framed walls with long studding and braces, probably a remnant from an earlier timber warehouse, and paired cruciform columns supporting heavy beams. The ground floor of the cooperage contains heavy joists supported on 'fish-bellied' beams which are



characteristic of the 1830s.<sup>105</sup> The cylindrical brick chimney of 1908 is some 43 metres tall and sits on a massive square brick base, with a tall blind arch to each face above which is a corbelled brick cornice. The late 18<sup>th</sup> century stores to the west has a full-height interior, with king post trusses incorporating raking struts. The historical value of the complex is enhanced by early industrial elements such as the 18<sup>th</sup> century timber-framed wall, cast-iron cruciform columns and 'fish-bellied' beams.

- Ram Brewery: Former Brewer's House, 70 High Street. Grade II.

70 High Street is of 1724 by the bricklayer John Porter, probably for the Draper family who were then brewing on the site.<sup>106</sup> It is almost certainly the oldest surviving component of the brewery, and one of the oldest buildings on the High Street. The building is set back from the High Street. It is of three storeys with a basement, in red-brown brick with a first floor plat band, continuous stone sill band, moulded eaves cornice and short parapet. There is a tiled, double-pitched gable roof. The principal south elevation has five bays of recessed, 19<sup>th</sup> century replacement sash windows with gauged brick heads. The windows of the third storey are shorter. The central entrance has a gauged stock-brick surround with keystone and flat hood over. The rear elevation is plainer and with inserted attic level door; it links to the later rear office wing, which is of lesser interest, and the brewery buildings.

70 High Street is one of the finest early 18<sup>th</sup> century houses in Wandsworth. The interior, which is not considered in this account, is of national interest, principally for the artistic and commemorative value of the imported, c.1730-40 imported plaster medallions with portrait busts in relief representing Inigo Jones and Andreas Palladio.<sup>107</sup> The house is an early example of the cheek-by-jowl relationship between the houses of managers or industrial proprietors and the sites themselves. It is of group value with the other listed components of the Ram Brewery site.



Figure 71: 1963 view of the former Brewers' House (70 Wandsworth High Street). LMA photographic collection: 95.0WAN 63/1965; City of London, London Metropolitan Archives.



Figure 72: Doorway to 70 Wandsworth High Street). DP070429.



Figure 73: The Brewery Tap, 68 Wandsworth High Street (formerly the Ram Inn). DP070430.

- **Ram Brewery: the Brewery Tap, 68 Wandsworth High Street (formerly the Ram Inn). Grade II.**

This well-established Young's public house occupies the corner of the Ram Brewery site. It was rebuilt in 1883 and the ground floor was remodelled c.1933.<sup>108</sup> It is of three storeys of stock brick with stucco architraves and a modillioned eaves cornice. The blind first-floor window of the curved corner bay bears the pub sign: a ram, with the legend 'THE RAME' and the date 1883, and a scallop above. The 1930s ground floor is of cream glazed terra cotta with raised letter to the frieze. The angle volutes of its Ionic pilasters symbolise rams' horns. The corner door is now blocked.

Young & Bainbridge bought the Ram brewery from Tritton in 1831, who had owned the freehold for this site since the 19<sup>th</sup> century. An earlier pub, possibly 17<sup>th</sup> century pub on the site was rebuilt after a fire in 1881. The present building itself suffered minor damage in the Second World War. The Brewery Tap is a handsome corner pub of obvious design value and illustrative value as the brewery tap for the Young's brewery, with which it shares group value. The pub commands this central junction and more than any other single building symbolises the presence of the brewery.

- **Ram Brewery: Stables. Grade II.**

The Brewery stables were built at the north end of the site in 1896 after the earlier brewery stable was demolished. The stables accommodated 31 dray horses and were still in use in 2004.<sup>109</sup> They were built to a U plan, comprising a main range with wings enclosing a courtyard. The long main range is of two storeys of stock brick with a platband, simple corbelled eaves and a hipped tiled roof with central cupola. The courtyard elevation has a central entrance with a loading door to the hayloft above,

and there a small, segmental-headed windows. The wings are of similar appearance and materials but they are single storey and have been truncated by the addition of a post-war shed to the south, as indicated by their rebuilt gables. Each wing has a stable door and segmental-headed windows to the courtyard elevations and the gable roof is surmounted by a louvre. The stables are of illustrative value as a good and largely intact example of a late 19<sup>th</sup> century brewery stables. They enhance the poor-quality setting of Armoury Way and are of group value with the other listed components of the Ram Brewery site. The horse exercise area and stablekeeper's house to the east and west respectively form part of the setting of the stables.



Figure 74: Victoria Place, Nos 6-34 (even) Barchard Street. DP070431.

- **Victoria Place, Nos 6-34 (even) Barchard Street. Locally listed.**

A modest but attractive two-storey terrace of workers' housing, built in 1839 as Victoria Place, and once forming part of Red Lion Street. Round-headed entrances and six-over-six sash windows, the latter falling out of use at this date as larger panes came into use, still used in inexpensive housing at this date. The smaller developments across the road, Hide's buildings (7-15 Red Lion Street), and Albert Place, have now been replaced by post-war low-rise local authority housing. The terrace probably housed workers for Young's brewery, although it is not known whether it was built by the brewery. The historical value of the terrace derives from the way in which it illustrates the first phase of workers' housing, stimulated by the growth of Wandsworth industries and perhaps the Ram Brewery in particular. 6-34 Barchard Street, along with the *Grapes Public House* and 43-49 Fairfield Street, represents a strong mid-19<sup>th</sup> century group in an otherwise fragmentary area of Wandsworth.

- **Nos 43-49 (odd) Fairfield Street. Locally listed.**

A terraced group of four mid-19<sup>th</sup> century houses, the survivors of a row of suburban villas of similar character to 26-30 (even) Fairfield Street. The houses are of two storeys of stock brick with slate roofs. Unusually, nos 43-45 are individually hipped. Nos 47-49 are noticeably taller, with a platband and semicircular-headed entrance. The hipped roof is hidden by a rendered parapet. 43-39 Fairfield Street, along with the *Grapes Public House*



and 6-34 *Barchard Street*, is of townscape value as a strong mid-19<sup>th</sup> century residential group in an otherwise fragmentary area of Wandsworth.

- **The Grapes Public House, 39 Fairfield Street. Grade II.**



A handsome, mid-19<sup>th</sup> century corner pub of two storeys. There are two bays to Barchard Street and five to Fairfield Street. The building is of stock brick with stucco dressings, including a rusticated keystone and swags to window architraves. The balustraded parapet incorporates the Young's crest. The terracotta facing to the ground floor is probably part of a 1930s remodelling, with panelled stall risers, Ionic pilasters and frieze.

The east elevation is symmetrical at first floor level, where flat-arched and round-headed windows are alternated. The Grapes is recorded as a beer shop in 1833 (ie. a house permitted to sell beer without a licence under the Beer Act of 1830).<sup>110</sup> Presumably it was rebuilt when Young's acquired the lease. It is an important symbol of the presence of the brewing industry in the town. The Grapes, along with 43-49 *Fairfield Street* and 6-34 *Barchard Street*, is of value as an important community building which contributes to the setting of an otherwise fragmentary area of Wandsworth.



Figures 75 (top) & 76: The Grapes Public House, 39 Fairfield Street. DP070432-33.



## ARMOURY WAY SUB-AREA

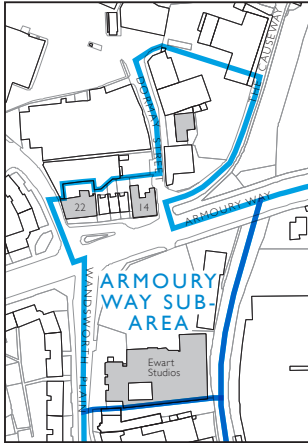


Figure 77: Armoury Way sub-area (© Crown Copyright. All rights reserved. English Heritage 1000/19088. 2009).



Figure 78: Armoury Way, looking south west towards Armoury House of c.1938. DP070434.

The Armoury Way sub-area comprises the properties east of Wandsworth Plain and Dormay Street. 22-24 *Armoury Way* and *The Crane Public House* address a triangular open space at the intersection of Wandsworth Plain, Frogmore and the Causeway. The insertion of Armoury Way makes the relationship harder to read. It was constructed in 1938 as a by-pass to relieve traffic in Wandsworth High Street and York Road.<sup>111</sup> The bypass has fragmented the sub-area and severed the visual relationship between the High Street and the routes to the Wandle and the Thames. A low-density collection of garages, metal sheds and brick warehouses is today strung along the road, which is an



Figure 79: Oblique aerial photograph of the Armoury Way sub-area from the north. Reproduced with permission from Minerva PLC.

inhospitable place for pedestrians. Of higher townscape value are the three- and four-storey flats built by Wandsworth Metropolitan Borough Council in the 1930s, which fringe the sub-area. Their red-brick façades are contrasted with ashlar and stock-brick dressings, and enlivened by gables and canted bay windows.



Figure 80 (left): Ewart Studios, Wandsworth Plain. DP098847.



Figure 81 (right) Detail of concrete rainwater head and plum stock. DP098848.

- **Ewart Studios (renamed Capital Studios in 1989), Wandsworth Plain. Undesignated.**

This former television studios, which occupies the portion of the development site to the west of the Ram Brewery, was designed in 1966-67 by Austin-Smith; Salmon; Lord Partnership (partner in charge Geoffrey Salmon; job architect John Albion). The studios were built for the photographer and cinematographer Keith Ewart (1926-89) for filming TV commercials, short films and photo shoots, although television series and music videos were later filmed there.

The Ewart studios are a rare London example of a purpose-built commercial television studio. The architectural value of the building stems from the way in which the functions of the building are articulated by strong masses, with plum-coloured brick and shuttered concrete detailing in the Brutalist manner. Like the brewery buildings, the studios are recessed from the building line, and the remainder of the site, comprising a car park and temporary buildings, is unprepossessing.

- **22 Armoury Way. Undesignated.**

A plain pair of double-pile houses, of early-19<sup>th</sup> century date. Three storeys and five symmetrical bays of stock brick, with wider end and central bays. The sash windows of the upper floor have flat, gauged-brick arches; the ground-floor openings are round headed with segmental fanlights. A blind parapet conceals a roof of double-pile form. The house fronted the triangular open space at the head of Wandsworth Plain, at the junction with Frogmore Lane and the Causeway (the insertion of Armoury Way confuses this morphology). No. 22 terminates the significant view northwards from Wandsworth Plain and forms part of the setting of *All Saints' Church* and *Church Row* (cf). The townscape value of the houses and the way they relate the Wandsworth Plain helps to mitigate the intrusion of Armoury Way.



Figure 82. 22 Armoury Way, at the head of Wandsworth Plain. DP098849.



- **The Crane Public House, 14 Armoury Way. Locally listed.**

The Crane occupies a prominent corner site at the junction of Dormay Street and Armoury Way, with doors onto both roads. It is a two-and-a-half storeyed, single-room depth building of 18<sup>th</sup> century origin, with early 20<sup>th</sup> century alterations, particularly to the ground floor. Three bays of six-over-six sashes to the first floor, with three attic dormers over. This may be a purpose-built public house. 'A Messuage called the Crane' existed in Wandsworth in 1630; the name probably relates to a crane on the Wandle.<sup>112</sup> The freehold of the building was owned by George Tritton, the predecessor of the Young family.<sup>113</sup> It is an important symbol of the presence of the brewing industry in the town. The Crane, together with 22 *Armoury Way* and the intervening three terraced houses forms a notable pre-20<sup>th</sup> century group which contributes townscape value to the degraded environment of *Armoury Way*.



Figures 83 & 84. Front and rear elevations of the Crane public house, a building of 17<sup>th</sup> century origin.  
DP098850-1

- **Wentworth House, Dormay Street. Grade II.**

An early-18<sup>th</sup> century house of two storeys. It is of five bays of brown brick, with a flat door hood on richly-carved brackets, and flush-framed sash windows with gauged flat arches. There is a later wrought-iron gate and stone-capped piers to the ramped forecourt wall. Apart from its intrinsic architectural value, the house is of historical significance as the residence of the engineering firm of Wentworth & Sons.<sup>114</sup> Dormay Street was a route from the town to part of the river Wandle, named after a prominent Huguenot family. Lesser 18<sup>th</sup> century houses survived into the 1940s.<sup>115</sup> Their clearance and replacement with brick sheds leaves Wentworth House somewhat isolated, although the presence of the river Wandle and of light industry (particular the factory buildings to the north, included in the Conservation Area) continue to define its setting.



Figure 85 (left).  
Wentworth House  
DP098852.

Figure 86: These  
industrial buildings on  
Dormay Street form  
part of the setting of  
Wentworth House  
(right). DP098853.

## CIVIC SUB-AREA

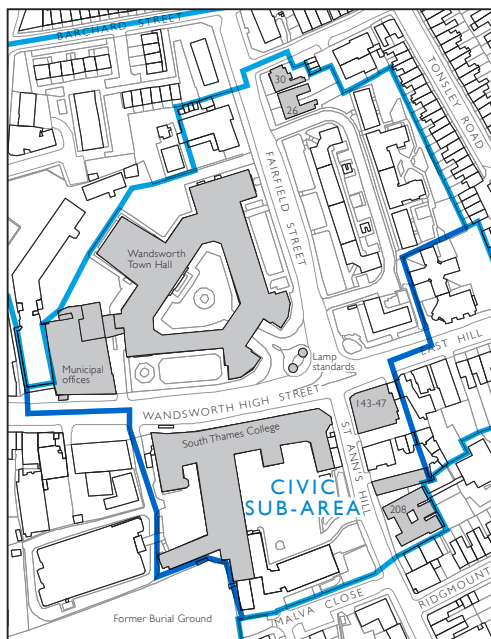


Figure 87: Civic sub-area (© Crown Copyright. All rights reserved. English Heritage 1000/19088. 2009).



Figure 88: c.1938 aerial photograph of the Civic sub-area from the south east, dominated by the newly-completed Town Hall. In the top right of the photograph, Armoury Way is in progress. © English Heritage. NMR Aerofilms Collection.

The sub-area is dominated by the large, inter-war set-pieces of *Wandsworth Town Hall* and *South Thames College*. The town hall was intended as the focus of a five-acre 'civic centre', planned by Wandsworth Metropolitan Borough Council.<sup>116</sup> In the event only the



Figure 89 Well-designed new build in Wandsworth Town Conservation Area: nos 5-9 (odd) Tonsley Place, by Mark Fairhurst Architecture & Design. DP098854.

town hall was built, which today provides the focus of a small civic complex which includes the 1926-28 and 1973-75 Town Hall extension to the west (excluded from the Conservation Area) and former *Wandsworth Technical Institute* south of the High Street. North of the town hall is an Infant Welfare Centre of 1921.<sup>117</sup> Contrast and relief are provided by the early 19<sup>th</sup> century villas, inter-war housing and well-designed new build east of Fairfield Street, and by a good sequence east of St Ann's Hill including the *Brewer's Inn*, *St. Anne's Church of England School* and the former *Royal Mail sorting office*.<sup>118</sup>

- **Wandsworth Town Hall and Council Offices, Wandsworth High Street. Grade II.** The moderne town hall is of 1935-37 by Edward A. Hunt. Its triangular plan, with inner courtyard, is a product of the wedge-shaped corner site. The mass of the three-storey building is carefully modelled, with the splayed wings recessed behind a garden forecourt. The building is steel framed with hollow-tile and reinforced-concrete floors and roofs. The exterior is faced in Portland stone, with the Fairfield Street and courtyard elevations





Figure 90 (top): Wandsworth Town Hall: the central entrance block, viewed from the south east. DP098855.

Figure 91 (middle): High Street frontage of Wandsworth Town Hall, with sculpted frieze depicting historical scenes from the Borough of Wandsworth. DP098856.

Figure 92 (bottom): Wandsworth Town Hall: boldly-detailed doorway in the internal courtyard. The keystone bears a depiction of Motherhood by David Evans. Photograph © Chris Partridge.



in honey-coloured Bath stone (fig. 92). The detailing, freely adapted from Classical sources, is unusually bold and invites comparison with contemporary commercial architecture.<sup>119</sup>

The exterior has banded rustication to ground floor, tripartite metal windows in unmoulded surrounds, deep eaves and a moulded cornice adorned with incised and decorative bands incorporating capitals to orders implied in the vertical bands of stonework below. The integration of low-relief sculptural panels into the façades give the town hall a combination of design and artistic value. High up on the High street façade (fig. 91) is a low-relief frieze by David Evans and John Lineham, depicting a pageant of historic characters from each of the ancient parishes amalgamated in 1900 into the Borough of Wandsworth: (from left to right) Wandsworth, Streatham, Clapham, Putney and Balham with Tooting. The architraves of external entrances have carved keystones by David Evans representing Manual Labour (frontispiece) and Motherhood (fig. 92). The *Lamp Standards* illuminating the main entrance forecourt are separately listed Grade II.

The processional route for civic dignitaries passes along the main axis of the building, from the corner entrance, through a carriageway into the stone-faced courtyard, and terminating in an ornate ceremonial entrance within. The entrance bay of the courtyard

is in Portland stone and projects from the flanking elevations of Bath stone; the entrance is surmounted by the arms of the Council and a cornice frieze. In the centre of the courtyard stands a polygonal bronze and ceramic tiled fountain.

The town hall is a important civic statement, and a symbol of the presence and authority of local government in Wandsworth. It is situated on a prominent corner site, dominating the crossroads of High Street/East Hill with Fairfield Street/St Anne's Hill. The principal view is north west from the *Brewer's Inn*, along the building's main axis. Emerging views are available from the west end of East Hill and the north end of Garratt Lane. An equally important aspect of the setting is the symmetrical courtyard which is a moderne set piece and offers a sense of enclosure away from the busy junction.



Figure 93: Detail of the Evans tableaux showing the first of two panels depicting the history of Wandsworth Town. From left to right: ancient Britons, a Roman soldier, a medieval Bishop, riverside industry and scenes of brewing, forging and engineering. The Surrey Iron Railway is depicted in the background. Photograph © Chris Partridge.



Figure 94: Detail of the second Wandsworth panel. From left to right: Dyeing cloth, a figure bearing symbols of Victory and peace greets returning soldiers, a Mayor of Garret, Huguenot refugees with the Lower Mill in the background, a Viking and ancient Britons. Photograph © Chris Partridge.

- **Municipal Offices, Wandsworth High Street. Undesignated.**

The building presently named the 'Civic Suite' was constructed in 1926-28 as an eastern extension to the now-demolished Town Hall of 1880-82.<sup>120</sup> The architect, Ernest J. Elford, placed the council offices on the ground floor, with a public hall over. This is reflected by the neo-classical elevation to the high street, in which red brick, segmental-headed windows and paired Doric pilasters are supported by a rusticated ashlar base. Above is a well-modelled dentilled eaves cornice in ashlar and a hipped tile roof. The entrance has a wide pediment over the arms of the Council. To the east is a first floor balcony carried on brackets. The well-detailed exterior has architectural value as a confident, if





Figure 95: a 1971 GLC photograph of the Municipal Offices (1926-28 by Ernest J. Elford). LMA photographic collection: 95.0WAN 71112078; City of London, London Metropolitan Archives.



Figure 96: South Thames College. DP098857.

late example of the Edwardian Baroque, a style which lent itself to civic commissions. The municipal offices directly address the street, providing a sense of enclosure and a contrast with the later civic buildings of 1935-37 and 1973-75, which are recessed from the building line.

• **South Thames College, Wandsworth High Street. Grade II.**

The former Wandsworth Technical Institute was built in 1926 with extensions of 1937 to the designs of the London County Council Architect's Department (job architect possibly George Weald).<sup>121</sup> It is of four storeys in fire-proof, steel-framed construction, faced with dark red-brown brick in English bond. The neo-Tudor detailing is spare and includes widely-spaced casement windows, gable windows and an oriel set above the main entrance. The corner is well-handled: the northeast angle is set diagonally, with a prominent

pyramidal lantern roof and large cross windows. An undistinguished extension of 2007-08 occupies the southern part of the site, fronting St Ann's Hill.

The *South Thames College* building stolidly occupies its corner site, providing a foil to the classical *Wandsworth Town Hall* and punctuation to the east end of the High Street. It's historical value derives the way in which it represents the contribution of metropolitan government to Wandsworth's inter-war civic complex.

• **26-30 (even) Fairfield Street. Locally listed.**

26-28 Fairfield Street is a large, mid-19<sup>th</sup> century semi-detached house. It is of two storeys of stock brick with a hipped slate roof and a tall, central stack. The dressings are of red gauged brick and include a giant order in red brick which divides the bays. No. 28 is a detached, double-fronted house of similar date. It is of two storeys of stock brick with red brick dressings and ashlar keystones, and a slate roof in four hips. These are of historical and illustrative value as the last survivors of the detached and semi-detached middle-class residences built along the southern section of Fairfield Street. They are examples of early suburban development in Wandsworth.

- **Brewer's Inn Public House, 143-47 East Hill (formerly the Two Brewers).**

**Undesignated.**

A large, corner pub of 1900 at the junction of Fairfield St, St Ann's Hill, Wandsworth High Street and East Hill.<sup>122</sup> It is of three storeys of red brick with limestone dressings in a late example of free Renaissance style. The curved corner bay incorporates the main entrance and large cross windows on the first and second floors, separated by two carved brick panels. Above is a steep conical roof. The ground floor has panelled stallrisers and pilaster strips and segmental-headed windows. Their keystones develop into consoles for the string course above. In 1786 the licence was held by Ann Weller.<sup>123</sup> The Brewer's Inn has been tied to the Ram Brewery since at least 1799.<sup>124</sup> It is an important symbol of the presence of the brewing industry in the town.



Figure 97: Brewer's Inn Public House, 143-47 East Hill (formerly the Two Brewers). DP098858.

- **St. Anne's Church of England School, 208 St Ann's Hill. Undesignated.**

Marking the southern boundary of the sub-area is *St. Anne's Church of England School*, Garratt Lane, a short distance north of St Anne's Church. It was built in 1858 to the designs of Joseph Peacock of Bloomsbury Square, in a vaguely ecclesiastical style.<sup>125</sup> It is a multi-gabled, symmetrical, single-storey building of stock brick with slate roofs. A central entrance range with gables and tall pyramidal louvre is flanked by single-bay



Figure 98: St. Anne's Church of England School, 208 St Ann's Hill. DP098859.

cross wings with delicate clasping buttresses. The gables and roofs have been rebuilt. The range to the north may be an addition of 1870, also by Peacock.<sup>126</sup> Beyond its association with St Anne's Church, the school has townscape value for cohesion it lends to the characterful but discontinuous Victorian buildings of St Ann's Hill.



## EAST HILL SUB-AREA

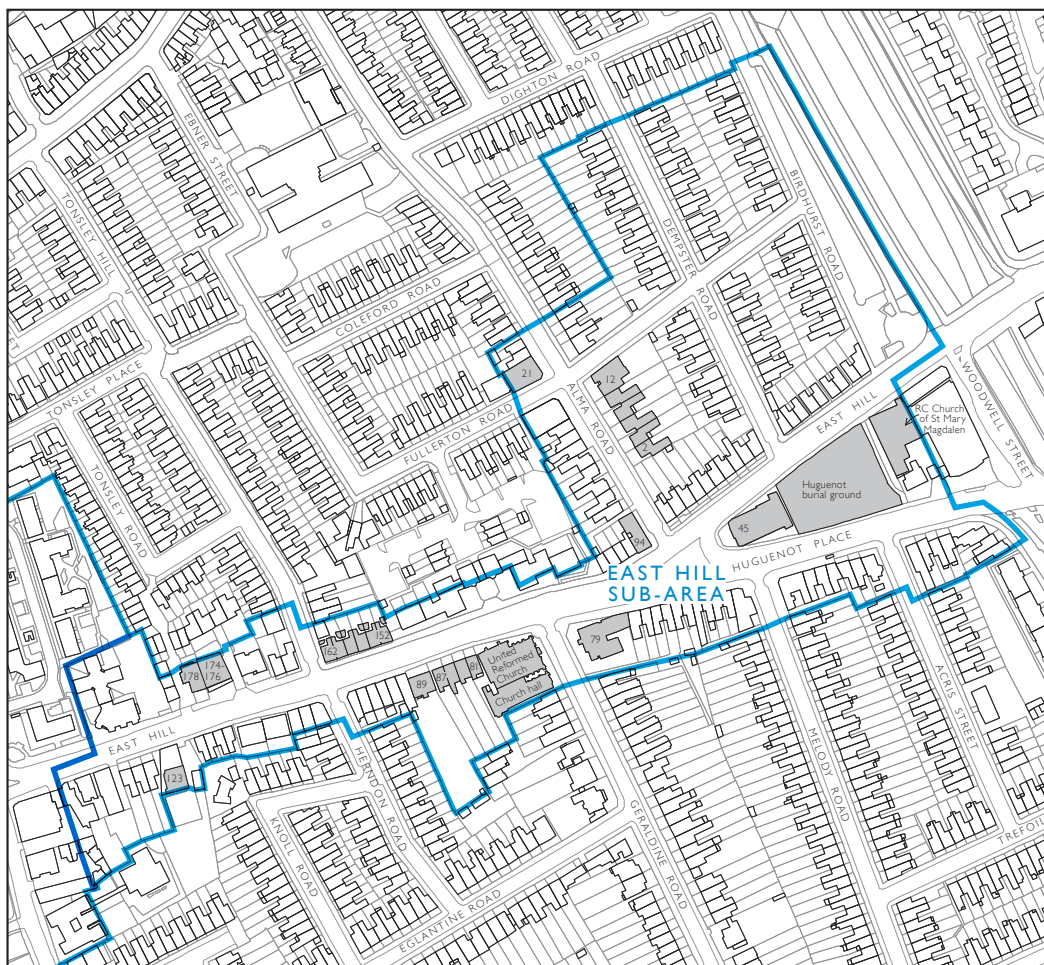


Figure 99: East Hill sub-area (© Crown Copyright. All rights reserved. English Heritage 1000/19088. 2009).

The East Hill sub-area runs eastward from the bottom of East Hill to the *Roman Catholic Church of St Mary Magdalen*. An extension to the north takes in a portion of the terraced housing laid out over Bridge Field. *The Elms*, *Wandsworth House* and *178 East Hill* is an important 18<sup>th</sup>-century townhouse group. Further north is *89 East Hill*, a double-fronted early 19<sup>th</sup> century villa and two early speculative terraces, *Craven Terrace* and *East Hill Terrace*. Post-war clearance has claimed some notable losses, such as the East Hill Baptist Church of 1862 by James Cubitt, which was demolished in 1994 and replaced in 1996 with a new church and housing by Initiatives in Design.<sup>127</sup>

The wedge-shaped group formed by *Book House*, the *Mount Nod burial Ground* and the *Roman Catholic Church of St Mary Magdalen* acts as the institutional focus of the late 19<sup>th</sup> century terraced housing to the north and south, and the eastern 'gateway' to the Wandsworth Town Conservation Area as a whole. The speculative terraced housing to the north of East Hill, laid out by two or three local builders, is of uniformly high quality (figs 100-103). Here the Conservation Area boundary appears arbitrary in selecting, for example, half of Alma Road, when the excluded portion is of equal merit.



Figures 100-103 (clockwise from top left): Four views of the area of terraced housing north of East Hill. Tonsley Place (Figure 100) and Tonsley Hill (Figure 101) were two of the earliest streets to be laid out; they retain attractive short terraces from the second quarter of the 19th century. The lintels of many of the late 19th century terraces are decorated with inscribed floral decoration (Figure 102). Figure 103 shows Lancaster Mews, a sensitive late-20th century development south of Tonsley Road. DP098860-63.



Figure 104: 1974 aerial photograph of East Hill sub-area. NMR 771152; © Crown copyright. NMR



- **The Elms, 123 East Hill. Grade II.**

The Elms is a detached, early-18<sup>th</sup> century house, set back from the south side of East Hill. It is of two storeys of brown brick; the north elevation has four bays of sash windows with cambered, gauged brick heads. Above a blind parapet, is a steeply-pitched, hipped gambrel roof with dormer windows. The principal entrance is on the longer eastern elevation. It has a moulded entablature with an open pediment, supported on consoles. The plan is two rooms deep, with a pair of stacks heating the front and back rooms.

No. 123 was a large and grand house outside the 18<sup>th</sup> century village, located on the higher ground overlooking the Wandle flood plain. The house is recessed from East Hill, from which it is partially screened by a hedge, tree and the three-storey terrace to the west. The Elms is of aesthetic and townscape value as part of a group of fine, early-mid 18<sup>th</sup> century houses on East Hill.

- **Wandsworth House, 174-76 East Hill. Grade II\*.**

Wandsworth House is a large town house of c.1736.<sup>128</sup> It is of three storeys of red brick with cellars and a slate roof in four hips. There are five bays to the front elevation and six to the rear. There are plat bands between floors and to the parapet, and the windows have dressings and flat arches of red gauged bricks. The sash windows relate to a 20<sup>th</sup> century restoration.<sup>129</sup> The entrance has a fielded six-panelled door and a pedimented Doric architrave. The design as a whole is of high architectural value.



Figure 105: 178 East Hill (left) and Wandsworth House (right). DP098864.

- **178 East Hill. Grade II.**

No. 178 East Hill is an early-mid 18<sup>th</sup> century house of L-plan, perhaps altered or a fragment of a larger building.<sup>130</sup> Three storeys of red brick with a lit, stuccoed basement and a blind parapet concealing a garret roof. There are plat bands to the first and second floors and gauged brick arches to the windows. Like its neighbour *Wandsworth House*, this house may have been associated with Huguenot or Dutch immigrant families. The design as a whole is of high architectural value.

The first recorded occupant was a William Vander Esche Esq.<sup>131</sup> In the early 19<sup>th</sup> century the building was occupied by a 'boarding school for young ladies'. This is one of the earliest and the best preserved of the middling size houses of wealthy Huguenot or Dutch immigrant families who lived in Wandsworth and Putney in the early 18<sup>th</sup> century, giving it considerable illustrative value.



- **Craven Terrace, 152-162 (even) East Hill. Undesignated.**

Craven Terrace is a mid-19<sup>th</sup> century terrace of six houses, which presumably once had a flight of steps up to a maisonette down to a separate basement flat. The steps have now been removed and the paired ground floor entrances converted to windows, giving a curious and illegible appearance. The main entrances are now at basement level. It is presumed that the terrace came into the ownership of the Local Authority, who divided them into three floors of flats.



Figure 106: Craven Terrace, 152-162 (even) East Hill. DP098865.

- **89 East Hill. Undesignated.**

89 East Hill is a two-storeyed, double-fronted villa of the mid-19<sup>th</sup> century, on a wide plot. The street front is of stock brick with a modillioned eaves cornice and moulded stucco window architraves. The contemporary porch has Ionic pilasters and a dentilled entablature. A self-contained, contemporary wing adjoins to the west, perhaps servants' accommodation, a nursery or dower house. No. 89 is of historical value as an illustration of the suburbanisation of Wandsworth. It is perhaps the latest example of a wider group of 18<sup>th</sup> and early 19<sup>th</sup> century houses on East Hill, outlying and overlooking what was Wandsworth village.



Figure 107: 89 East Hill. DP098866.

- **East Hill Terrace, 81-87 (odd) East Hill. Undesignated.**

Also of townscape value is East Hill Terrace, an Italianate, mid-19<sup>th</sup> century terrace nestled between the *Congregational Church* and 89 East Hill. This comprises four houses of three storeys with a basement. The grand façade, with its porch on Corinthian pilasters, stucco window architraves and hoodmoulds and modillioned eaves cornice, implies that it was the residence of more wealthy parishioners.



Figure 108: East Hill Terrace, 81-87 (odd) East Hill. DP098867.



Figure 108: East Hill United Reformed Church (formerly Congregational Church) and Church Hall. DP098868.

• **East Hill United Reformed Church (formerly Congregational Church) and Church Hall. Grade II.**

Aisled, cruciform church of 1859-76 in a decorated Gothic style by John G. Stapleton. The nave is of four bays of stock brick with limestone dressings. The four-light east window has two quatrefoils and a sexfoil above, flanked by similar two-light windows in the aisle walls. The interior was rebuilt after being bombed in 1940. The adjoining Church Hall of 1881

by E.W. Mountford is also listed for group value.<sup>132</sup> It is now a nursery. Integral to the setting of the buildings is the double-pile Gothic vicarage opposite (79 East Hill). The Congregational Church moved here in 1860 from the French Chapel (formerly on the site of the *Memorial Hall*). The group shares aesthetic value as part of the mid-19th century setting of East Hill and is a reminder of Wandsworth's well-established history of non-conformity, commemorated by a plaque on the church.

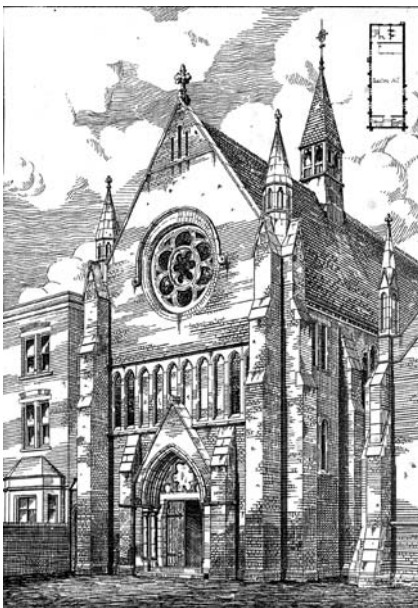


Figure 109: Lecture Hall of East Hill United Reformed Church (NMR red box collection. Reproduced by permission of English Heritage.NMR).



Figure 110: 79 East Hill, the vicarage to the East Hill United Reformed Church (formerly Congregational Church). DP098869.

• **Cecil House, 94 East Hill. Undesignated.**

Cecil House is a distinctive corner group of three houses of yellow stock brick with red gauged and moulded brick dressings. It was recently converted into flats. This building contributes to the late-Victorian setting of Book House and the surrounding area.





Figure 111: (top) Cecil House, 94 East Hill. DP098870.



Figure 112: (right) Book House (former Board of Works Offices), 45 East Hill. DP098871.



Figures 113 & 114: Two photographs illustrating the townscape value of Book House. Figure 113 (left) is a c.1900 view (reproduced courtesy of Hans Swift). Figure 114 (right) is a view to the south towards the United Reformed Church. (Book House is visible to the left). DP098872.

- **Book House (former Board of Works Offices), 45 East Hill. Locally listed.**

The former Wandsworth Board of Works Offices is of 1888 by J. Newton Dunn. It is asymmetrical, Italianate composition of red brick with ashlar dressings. The principal western façade is of five bays with an porch supported on double Doric columns, a *piano nobile* of round-headed ashlar arches separated by Ionic pilasters and a clock tower surmounted by a cupola. The building retains its original railings and gate piers and the immediate setting is enhanced by mature planting which complements that of the *Mount Nod Burial Ground* behind.

Book House has illustrative value as an symbol of late 19<sup>th</sup> century civic pride and local government. The building is a key element in the East Hill townscape, situated on a prominent site at the fork of East Hill and Huguenot Place, overlooking the Wandle flood plain and closing the view east along East Hill. It fronts a triangular space to the west which is enclosed by late 19<sup>th</sup> century housing. The Character Statement for Wandsworth Town Conservation Area notes that Book House acts as a 'gateway marker', providing a sense of arrival into the Conservation Area.





Figure 115: Mount Nod Burial Ground: 1911 memorial to Wandsworth's Huguenot community. DP098873.

community and the early table tombs it accommodates are of intrinsic historical value. As a historic burial ground and resting place of important Wandsworth families it possesses spiritual and commemorative value. It is also significant as a 19<sup>th</sup> century public garden, forming a coherent Victorian/Edwardian group with *Book House* and *St Mary Magdalen Roman Catholic Church* (cf). This wedge-shaped group acts as the institutional focus of the late 19<sup>th</sup> century terraced housing to the north and south.

- Mount Nod Burial Ground, East Hill/Huguenot Place. The following tombs are listed at Grade II: Paggen table tomb (1720), Cotterell & Allen table tomb, Samuel John table tomb, John Gilham table tomb (1728), Errington Ward table tomb.

The burial ground known as Mount Nod was opened c.1680 as an overflow cemetery for the parish church.<sup>133</sup> Many of Wandsworth's Huguenot refugees were buried here in the 17<sup>th</sup> and 18<sup>th</sup> centuries. It was enlarged in 1700 and 1735, but closed in 1854, later reopening as a public garden.<sup>134</sup> In 1911 a memorial to the Wandsworth Huguenots was funded by public subscription; it is of Portland stone and was designed by Harold Trimnell ARIBA. The space comprises a grassed area with stone tombs of various forms partially screened by mature trees and shrubs. The burial ground is enclosed by 19<sup>th</sup> century cast-iron railings.

Mount Nod represents the industry and wealth of Wandsworth's Huguenot



Figure 116: Mount Nod Burial Ground. DP098874.

- **Roman Catholic Church of St Mary Magdalen, East Hill. Undesignated.**



Figure 117: Roman Catholic Church of St Mary Magdalen. DP098875.

This red-brick Roman Catholic church was completed in 1906 to the designs of Lawrence Butler.<sup>135</sup> One of around 20 'Ellis churches', named after their benefactor Miss Frances Ellis. These churches often adopted a stripped Romanesque style of sheer brick, often omitting mouldings to openings, reflecting the influence of the recently-completed Westminster Cathedral and, of course, their limited budgets. St Mary is a simple, aisled church which, due to its

constrained site, forgoes an apsidal east end. Its clerestorey comprises groups of three round-headed lancets set in recessed panels.

St Mary Magdalen served the Roman Catholic community who lived in the late 19<sup>th</sup> century terraced housing to the north and south of East Hill. It is of illustrative and spiritual value as a representative of the strength of the late 19<sup>th</sup> century Roman Catholic revival in Wandsworth (cf *Church of St. Thomas a Becket*, West Hill). Together with *Book House* and the *Mount Nod* burial ground, the church forms a distinctive historic group on the triangular plot at the fork of East Hill.

- **2-12 (even) Alma Road. Undesignated.**



Figure 118: 2-12 (even) Alma Road. DP098876.

Nos 2-12 (even) Alma Road is a distinctive gabled group in stock brick with Gothic details and polychromatic brickwork. The copy deeds of no. 2 describe it as a 'parsonage house'.<sup>136</sup> The three-storeyed, stepped-back infill to no. 12 Alma Road is probably of the 1970s and shows the influence of Colin St John Wilson.





Figure 119: The East Hill Public House, 21 Alma Road. DP098877.

- **The East Hill Public House, 21 Alma Road. Undesignated.**

A well-integrated corner pub, set at an intersection in the street grid and using the same architectural vocabulary of the surrounding speculative terraces, although it is larger and more embellished. It is of three tall storeys of stock brick, with five bays to Alma Road and seven to Fullerton Road. The windows have lintels with low-relief inscribed floral decoration, and alternate segmental and triangular relieving arches with keystones; they are separated by foliate capitals. A modillioned eaves and elaborately bargeboarded dormer window completes the treatment. Like many of Wandsworth's corner pubs, the main entrance is located in the canted corner with a stack corbelled out above. It is of illustrative value as an important symbol of the presence of the brewing industry in the town.



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## ENDNOTES

- 1 Menuge forthcoming.
- 2 Malden 1912; Gerhold 1998.
- 3 The opening of the novel *Henry Dunbar*, quoted in Davies 1898, 183.
- 4 Weinreb & Hibbert 1983, 921. The early and manorial history of the village is set out in Malden 1912.
- 5 Such was the strategic importance of Wandsworth it was chosen as was the meeting point between a deputation of 400 London citizens and Richard II, who was travelling between Richmond and Westminster (Lysons 1792).
- 6 Phillips 1817, 74.
- 7 One of Wandsworth's earliest brick buildings was the former 102 Wandsworth High Street, a mid-17th century house in the Artisan Mannerist style which survived into the early 20th century (photograph in the **NMR Red Box Collection**).
- 8 See, for example, the 1913 collection of **LCC** photographs of houses prior to demolition (**LMA** photographic archives, **95.0WAN**). It should be borne in mind that early fabric often survives in attics and basements, and hidden under refacings.
- 9 Phillips 1817, 74. Guillery 2004, 253. The demolished house is shown in a 1957 photograph (**LMA** photographs collection, **n51778; 95.0WAN**).
- 10 eg. Anon 1800; Anon 1823.
- 11 Anon 1823, 38.
- 12 Gerhold 1998, 7.
- 13 From the early 17th century, an expansion of market gardens served the growing London market. Some of the Flemish and Walloon refugees who arrived at Wandsworth via Sandwich were skilled gardeners, encouraged to settle there by demand (Smiles 1867, 107). The 218 acres of market gardens recorded in 1792 were located on the sandy river terraces; many survived to be recorded on the first edition Ordnance Survey of 1868 (Lysons 1792, 502-18).
- 14 Gerhold 1998, 16 & 113.
- 15 *Punch*, 4.3.1865, pp92-93.
- 16 A bowling green and tennis courts were added in the 1920s.
- 17 London Parks and Gardens Trust 2003, 31.
- 18 London Parks and Gardens Trust 2003, 10.
- 19 The Domesday book records that in 1086, seven mills contributed 56% of the total value of the manor (Gerhold 1998, 13). This suggests that the manor was a surplus producer, supplying meal to the London market.
- 20 In 1610 there were three separate corn mills in Wandsworth: the lower, middle and upper mills (Crocker 2000, 46). The Upper Mill survived as a flour mill until a fire in the 1920s; it was eventually demolished in 1962.

The textile mills were of early origin also. A letter of 1573 implies that foreign cloth was processed locally: 'divers broodeclothes are brought of other countries and mylled at a myll near Wymbleton by Wandsworth' (Quoted in Davies 1898, 185). The last remnant of this industry was probably the Blackmore Bolting Cloth Factory which manufactured seamless bolting cloth, used to sift flour and meal. It operated at 60 Frogmore from 1814 to its closure in 1919 (Rockman 1990).

In the early 19th century, Wandsworth also hosted an oil mill, where oil used in cattle feed was obtained from flax seed (Griscom 1824, 238). In 1852, there were also snuff, flock and felt mills in Wandsworth (Evidence of W.A. Miller, 18.5.1852, from Minutes of Evidence Taken Before the Select Committee on the Metropolitan Water Supply Bill. The House of Lords, 1852; page 757). Mills on the banks of the Wandle were said to continually employ 2,000 people in 1823 (Anon 1823, 38). The papermill on Garrett Lane operated by Thomas Creswick in the early 19th century was one of the most extensive in London and well-known for the quality of its rag paper (Evidence of C. Ansell, 18.5.1852, from Minutes of Evidence Taken Before the Select Committee on the Metropolitan Water Supply Bill. The House of Lords, 1852; page 752). In the late 19th century the proprietor was William McMurray, and it was known as the Royal Papermills. 160 men were left of out work in 1903 when the mills were gutted by fire (Crocker 1986).

- 21 Bleaching of cloth is recorded in Wandsworth from the 13th century (Weinreb & Hibbert 1983, 921). The presence of dyers in Wandsworth is recorded in the 1550s, a Brazil wood mill is recorded in 1578: Brazil wood being milled for its orange, red and peach-coloured dyes (Gerhold 1998, 33). In the mid-17th century there was an influx of dyers from the Low Countries, who introduced new techniques, particularly for scarlet dying (Gerhold 1998, 43). The calico industry may have been introduced from France. In 1820 two calico printing works survived (one belonging to Gardiner and the other to Moore and Mason). Kerseymere was also printed (Anon 1800, 226). By the 1850s, calico printing was no longer carried out at Wandsworth.
- 22 'I do understand that divers broodeclothes are brought of other countries and mylled at a myll near Wymbelton by Wandsworth' A letter of 1583, quoted in Davies 1898, 185. Broadcloth refers to the whole length of cloth as manufactured, before being cut to size.
- 23 The earliest reference to hatmaking in Wandsworth is from the 13th century; in 1376 a dispute over water rights occurred between the hurrers (makers of hats) and the fullers, who bleached cloth (Weinreb & Hibbert 1983, 921).
- 24 Weinreb & Hibbert 1983, 921; Gerhold 1998, 23.
- 25 Smiles 1867, 323.
- 26 Gerhold 1998, 22, 27.
- 27 Gerhold 1998, 39.
- 28 Several automotive manufactures were located in Wandsworth Borough, mostly in Putney and Clapham. Three Wandsworth firms manufactured light cars in small quantities in the early 20th century. In the 1920s two firms were active in Wandsworth: the Wandsworth Engineering Works of 30-32 High Street were manufacturing the two-seater 'Chelsea Electric Coupe' in 1922 at £700; and from 1929, Allan Taylor fabricated commercial vehicles and tractors from Ford components. In c.1950, Taylor built a showroom on the corner of Armoury Way, and manufactured Bren gun carriers during the Second World War (Loobey 1988).
- 29 Capital-intensive industries, characterised by relatively specialised plant, have existed at the mouth of the Wandle since at least the mid 17<sup>th</sup> century. From the 1660s Edward Barker, an arms dealer in the civil war, maintained an iron forge at Point Pleasant, west of Bell Lane creek, which manufactured 'armour plate and other iron plate' (Gerhold 1998, 42).
- 30 Gerhold 1998, 126-27.
- 31 Gerhold 1998, 127.
- 32 Gerhold 1998, 130.
- 33 James Townsend manufactured water colours and oil colours on the banks of the Wandle at Garratt Lane from the 1830s (Evidence of E. Gibson and James Townsend, 18.5.1852, from Minutes of Evidence Taken Before the Select Committee on the Metropolitan Water Supply Bill. The House of Lords, 1852; pp 750-53).



- 34 Wandsworth Metropolitan Borough Council 1948, 12. John Aubrey noted the 'manufacture of brass plates [for cooking implements] by Dutch men, who keep it as a mystery'. Mention of forges and 'frying pan houses' in the hearth tax list of 1665 implies the processes of forging brass plate and bashing it into shape were conducted in separate buildings. The parish register records the workers as 'batterers' (Gerhold 1998, 41). Wandsworth was also one of three noted centres of copper processing on the River Wandle, where squares of smelted copper named 'tiles' or 'cakes' were melted and cast into the required forms, such as sheets or a specific vessel (Gerhold 1998, 22; Dodd 1843, 541).
- 35 An account of 1800 records a vinegar manufacturer by the name of Gattey (1800, 226).
- 36 Osborn 1999; Murphy 2006; Mason and Price 2007.
- 37 Osborn 1999, 34.
- 38 Gerhold 1998, 39.
- 39 Gerhold 1998, 39.
- 40 Gerhold 1998, 39.
- 41 Although this was due in part to the large amount of open space (Dickens 1850, 332).
- 42 Gerhold 1998, 131. The job architect was possibly Reginald Minton Taylor of the LCC Architect's Department (LMA: GLC/AR/DA/02).
- 43 Wandsworth Metropolitan Borough Council 1948, 41.
- 44 Cherry and Pevsner 1994, 661.
- 45 House of Commons debate 16 June 1891: Hansard Vol 354 p540 (source: <http://hansard.millbanksystems.com/commons/1891/jun/16/postal-facilities-wandsworth>).
- 46 The Library (trans. Bibliographic Society), Series I, Vol. 2, 1891, p.189.
- 47 This section owes much to Smith 1998.
- 48 Malden 1912, 108-120.
- 49 Brook 1813, 285.
- 50 Dunan-Page 2006, 29.
- 51 Gerhold 1998, 92.
- 52 Wesley 1855, 444.
- 53 Weinreb & Hibbert 1983, 922.
- 54 Lass 1904.
- 55 Gerhold 1998, 93.
- 56 Gerhold 1998, 93.
- 57 Belcher 1987, 245.
- 58 Wandsworth Borough Council nd, 147.
- 59 Bailey 1981. James Pampellone, probably a French protestant refugee, also maintained a noted preparatory school in the mid 18th century (Pembroke et al 1939, 18). The writer William Massey maintained a boarding-school, as did John Whitehead, later John Wesley's physician and biographer (Malden 1912, 108-120).
- 60 Gerhold 1998, 98.
- 61 LMA:Y/SP/95/12/A-B.

- 62 Gerhold 1998, 26.
- 63 Wandsworth Metropolitan Borough Council 1948, 220.
- 64 Leicestershire, Leicester and Rutland Record Office: administrative history to **DE 2357/3-130**.
- 65 **LMA: GLC/AR/BR/34/001872**
- 66 Obituary of Arnold Hagenbach in The Times, April 8, 2005.
- 67 Thompson 1988, 309.
- 68 Cited in Gerhold 1998, 118.
- 69 Gerhold 1998, 125.
- 70 Anon 1823, 41.
- 71 Cherry and Pevsner 1994, 702.
- 72 An extension to the entrance of 37 West Hill is shown in a 1967 photograph in the **NMR** Red Box Collection.
- 73 Nos 25-27 and 33 West Hill are shown with shopfronts in a 1967 photograph in the **NMR** Red Box Collection.
- 74 No. 23 West Hill is shown with a shopfront in a 1967 photograph in the **NMR** Red Box Collection.
- 75 Gerhold 1998, 86; House of Commons debate 24 July 1882 vol 272, pp1619-61 (source: <http://hansard.millbanksystems.com/commons/1882/jul/24/class-i-public-works-and-buildings>).
- 76 Phillips 1817, 74. Guillery 2004, 253. The demolished house is shown in a 1957 photograph (**LMA** photographs collection, n51778; **95.0WAN**).
- 77 Cherry and Pevsner 1994, 704.
- 78 Gerhold 1998, 122.
- 79 Gerhold 1998, 122.
- 80 Gerhold 1998, 121.
- 81 **WBC** nd, 2.
- 82 Gerhold 1998, 9.
- 83 The scheme enabled a tramway to be laid to connect existing circuits in Putney Bridge Road and Ram Street (Gerhold 1998, 80). The dates of the clearance of these buildings and their reconstruction is uncertain. Gerhold's date of 1915 for the widening of this section of the High Street does not correspond with the Ordnance Survey edition published in 1916, which shows the old, erratic building line. The 1951 edition shows the widened street and rebuilt properties. The condemned houses were photographed by the **LCC** in 1913 prior to demolition (**LMA** photographic archives, **95.0WAN**).
- 84 **LMA: GLC/AR/BR/34/001872**.
- 85 Gerhold 1998, 92.
- 86 Malden 1912, 108-120.
- 87 Gerhold 1998, 26.
- 88 Bond 2000.
- 89 Myers 1949, 125.
- 90 Gerhold 1998, 121. A photograph of c.1890 shows a three storey stuccoed building with three bays to the High Street (**LMA** photo collection **95.0WAN**; photo no.53/405C).

- 91 Osborn 1999, 170; Gerhold 1998, 95.
- 92 Myers 1949, 124.
- 93 London Parks and Gardens Trust 2003, 31.
- 94 Report of 1993 by Elain Harwood in the English Heritage Historians' Files (reference **WW104**).
- 95 Reference: <http://cinematreasures.org/theater/14768/>
- 96 Report of 1993 by Elain Harwood in the English Heritage Historians' Files (reference **WW104**).
- 97 Osborn 1999, 170; Gerhold 1998, 95.
- 98 Gerhold 1998, 118.
- 99 Report of 1993 by Elain Harwood in the English Heritage Historians' Files (reference **WW104**).
- 100 Anon 2001; Gerhold 1998, 122.
- 101 **NA:WORK 30/757-767**.
- 102 Myers 1949, 124.
- 103 Mason and Price 2007, 7.
- 104 Mason and Price 2007, 9.
- 105 Mason and Price 2007, 9.
- 106 Gerhold 1998, 26. See also research carried out by the Historic Buildings Division of the **GLC**, held in the English Heritage Historians' Files (reference **WW33**).
- 107 Research on the busts carried out by the Historic Buildings Division of the **GLC** is held in the English Heritage Historians' Files (reference **WW33**).
- 108 Osborn 1999, 176.
- 109 See listed building description.
- 110 Gerhold 1998, 122.
- 111 Wandsworth Metropolitan Borough Council 1948, 41.
- 112 **LMA: HMD/X/051**; Gerhold 1998, 121.
- 113 Osborn 1999, 168.
- 114 The partnership of J and W.H. Wentworth of Wandsworth, 'engineers and millwrights', is recorded in the European Magazine and London Review in 1822 (vol 81; p.472). The firm installed steam engines at the Ram Brewery and various mills in Wandsworth.
- 115 See 1949 photograph of 5-6 Dormay Street in the **NMR** Red Box Collection.
- 116 Smith 1998.
- 117 Wandsworth Metropolitan Borough Council 1948, 39.
- 118 The new build is nos 5-9 (odd) Tonsley Place are by Mark Fairhurst Architecture & Design.
- 119 I am grateful to Joanna Smith for this point.
- 120 Smith 1998.
- 121 **LMA: GLC/AR/DA/02**.
- 122 Gerhold 1998, 122; Its predecessor is shown in an undated but perhaps turn of the century photograph in the **NMR** Red Box Collection.



- I23 Minutes of the Petty Sessions for the west half of the Brixton Hundred, quoted in Davies 1898, 186.
- I24 Osborne 1999, 168.
- I25 **LMA: Y/SP/95/6/A-B.**
- I26 **LMA: Y/SP/95/5** 1870.
- I27 See Historians' File, held in the London office of English Heritage (reference **WWII7**).
- I28 Cherry and Pevsner 1994, 706.
- I29 19th century replacement windows are shown in a photograph of 1959 (**NMR** red box collection).
- I30 Cherry and Pevsner 1994, 706.
- I31 Vestry Minutes of 1772, cited in list description.
- I32 Burton 1960. The source for the attribution of the Church Hall to E.W. Mountford is an undated illustration of the 'Lecture Hall, East Hill, Wandsworth' held in the **NMR** Red Box Collection (fig. 109).
- I33 Thomas 1985.
- I34 London Parks and Gardens Trust 2003, 10.
- I35 Evinson 1998, 24.
- I36 **LMA: DS/OP/1983/011.**

## APPENDICES: LARGE-SCALE MAPS







Figure 120: John Rocque's 26" map of London, 1746.



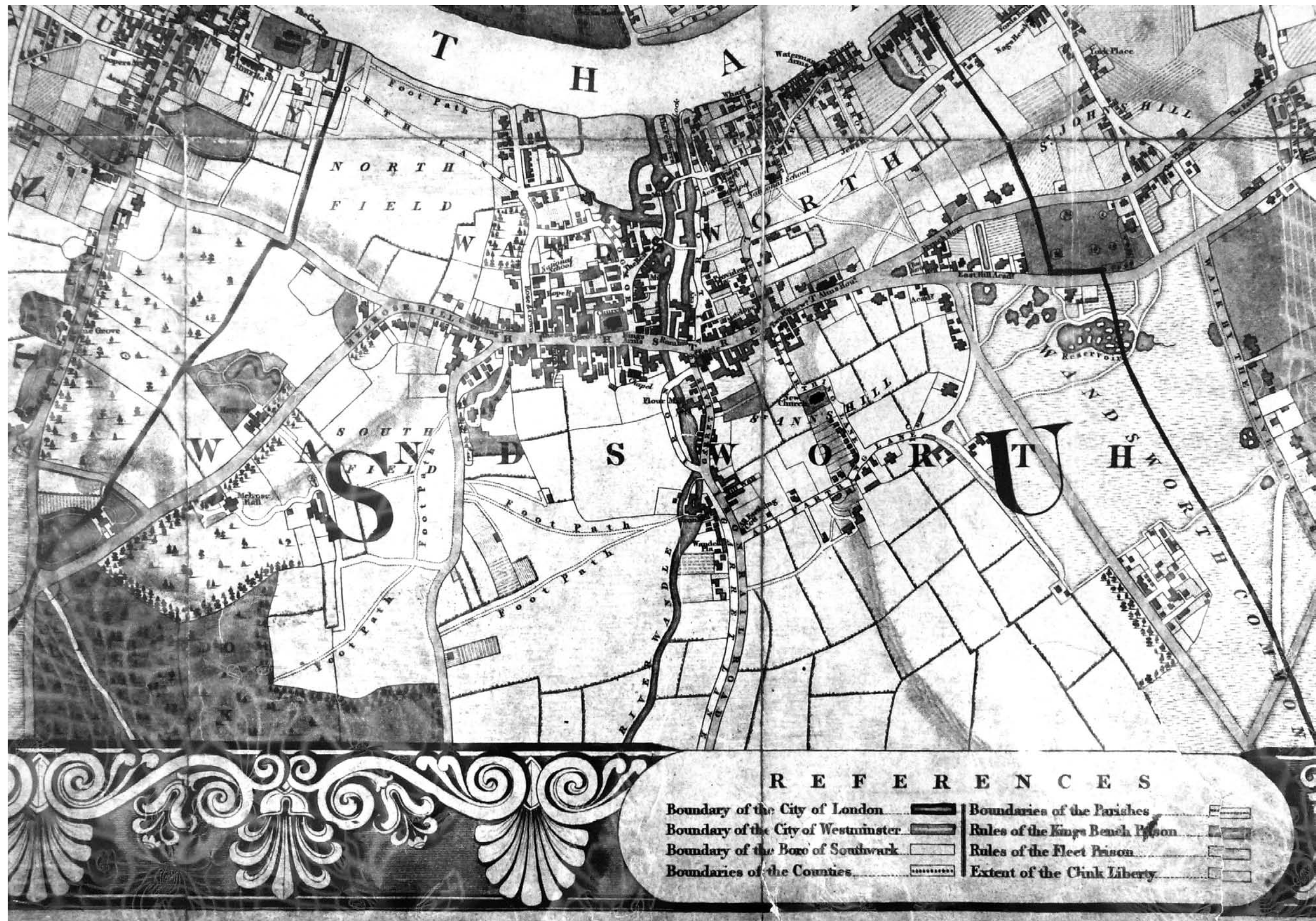


Figure 121: G.F. Cruchley's 'New Plan of London and its Environs' of 1829.





Figure 122: James Wyld's 3" map of London, 1843-44.





Figure 123: Ordnance survey 25" edition, published in 1868. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).





Figure 124: Ordnance survey 25" edition, published in 1871. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).



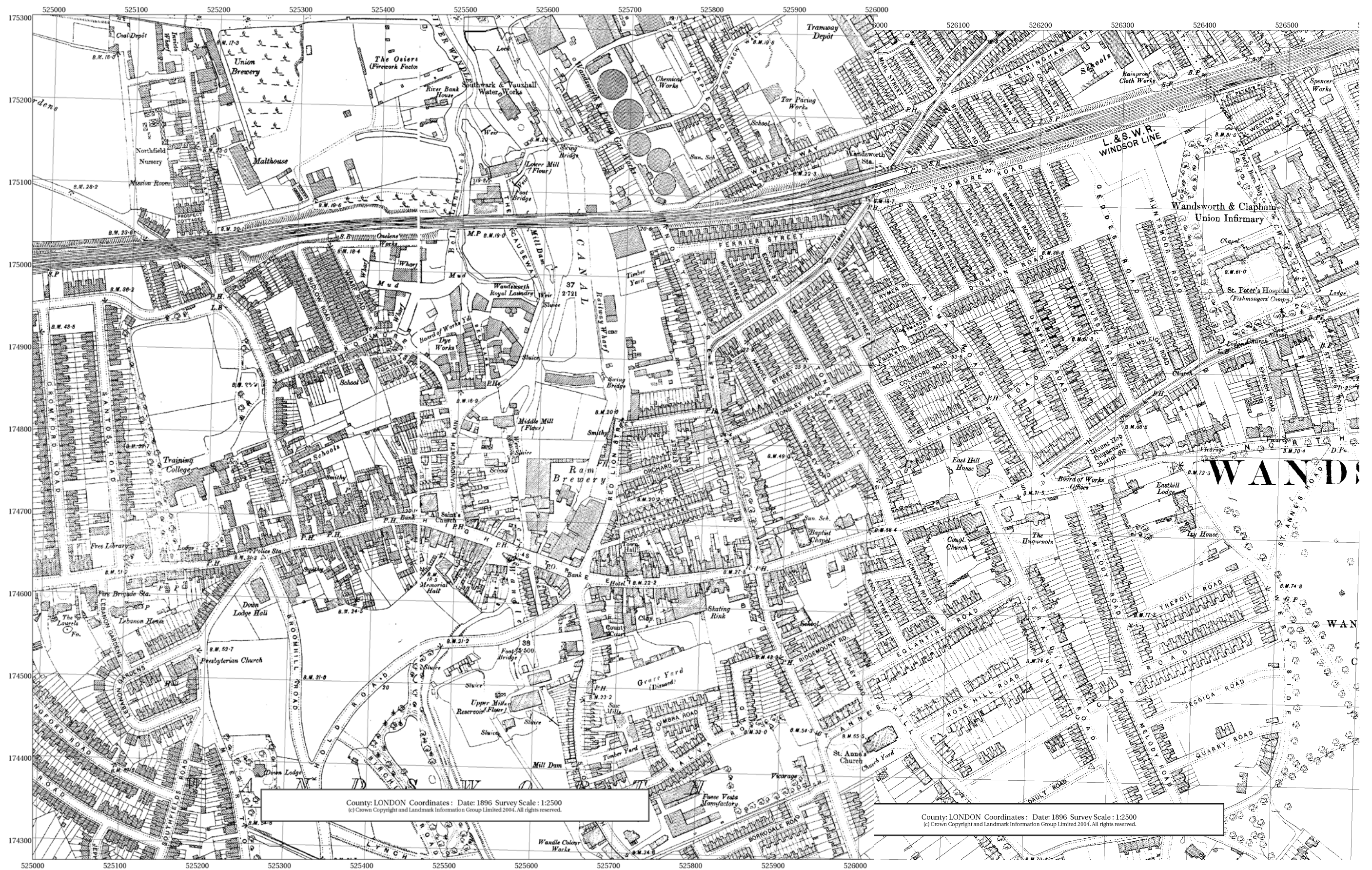


Figure 125: Ordnance survey 25" edition, published in 1896. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).



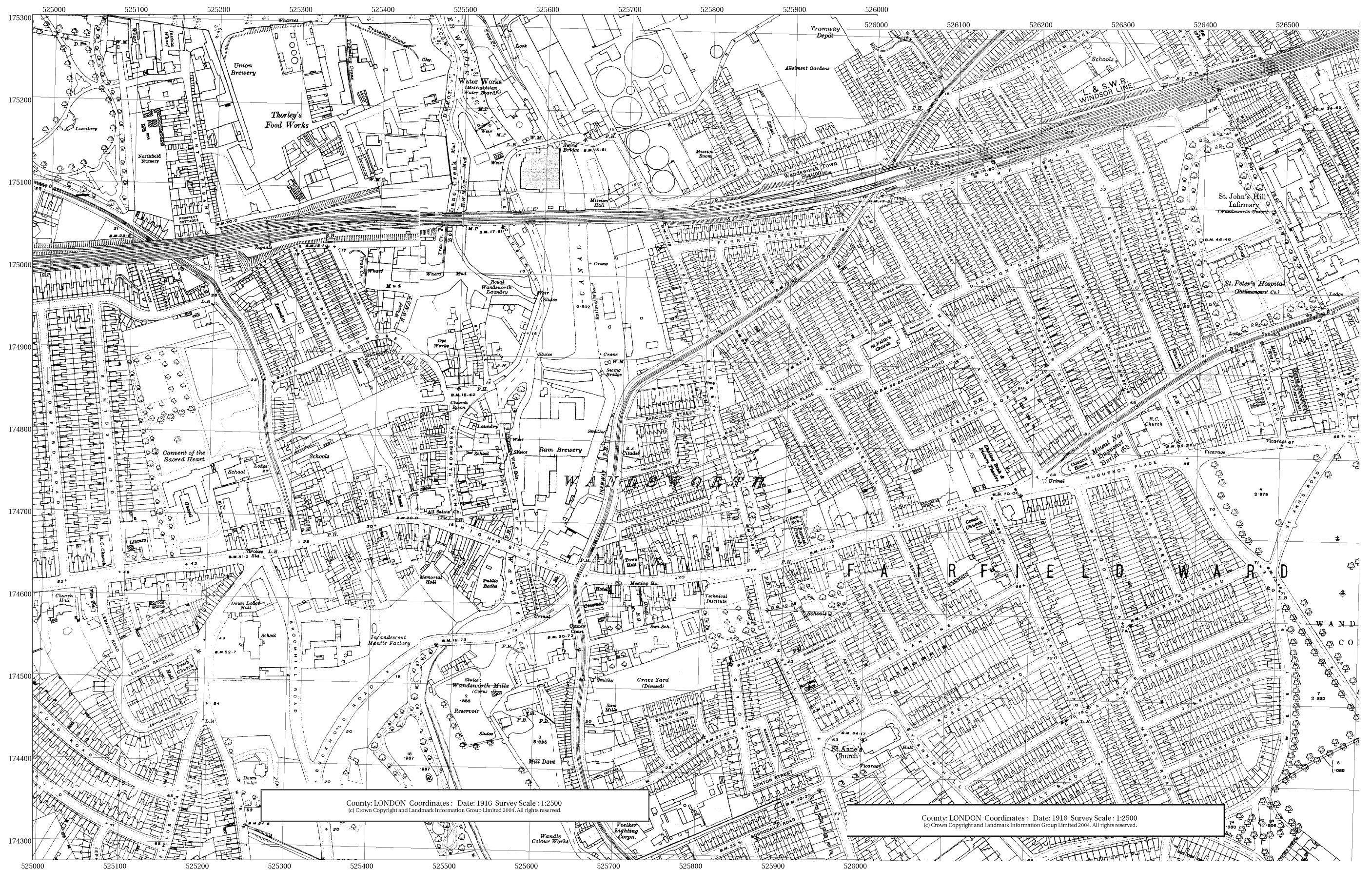


Figure 126: Ordnance survey 25" edition published in 1916. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).



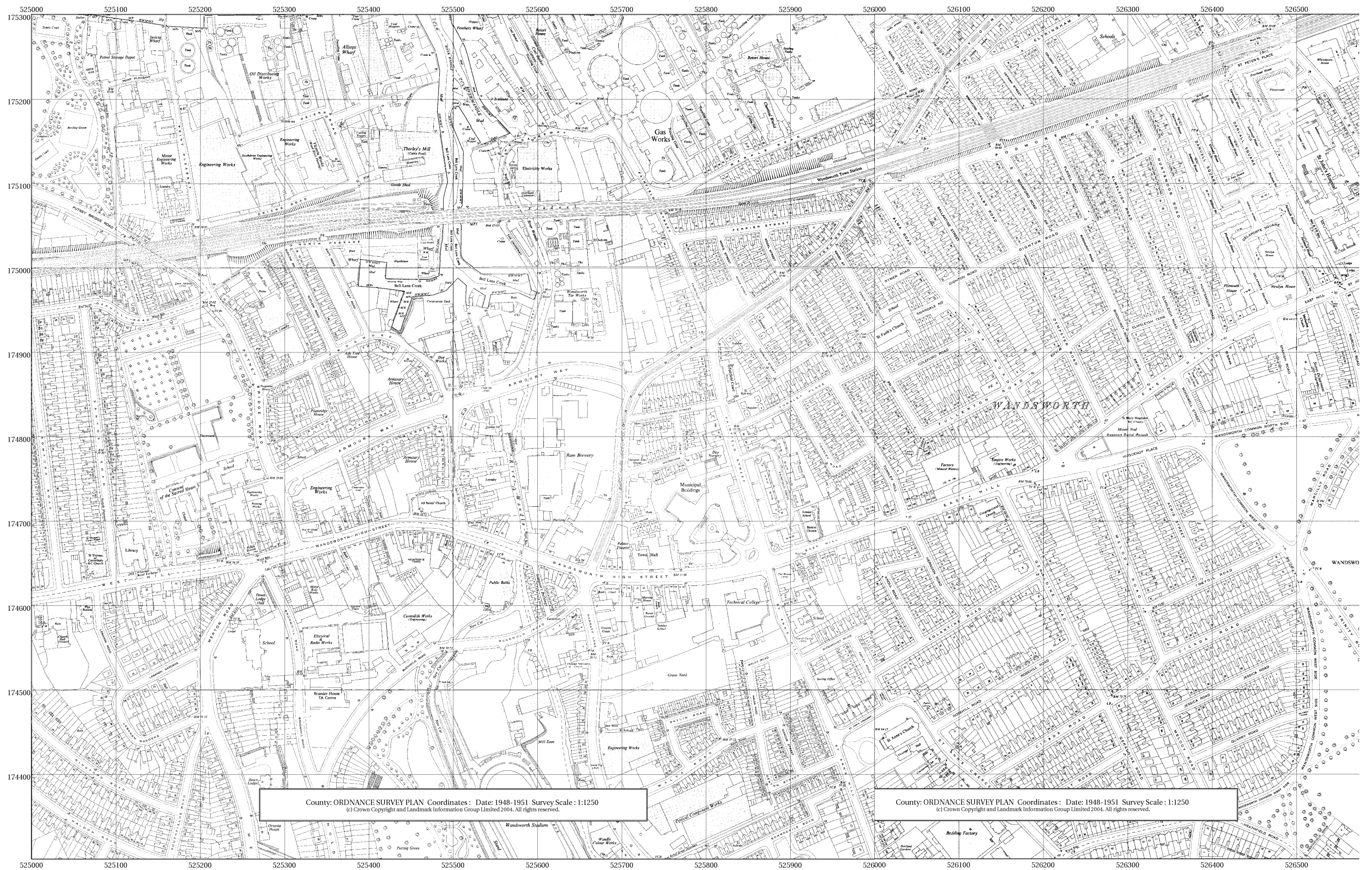


Figure 127: Ordnance survey 25" editions published in 1948-51 (see key to right for date of tiles). © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).

|      |      |
|------|------|
| 1950 | 1948 |
| 1951 |      |



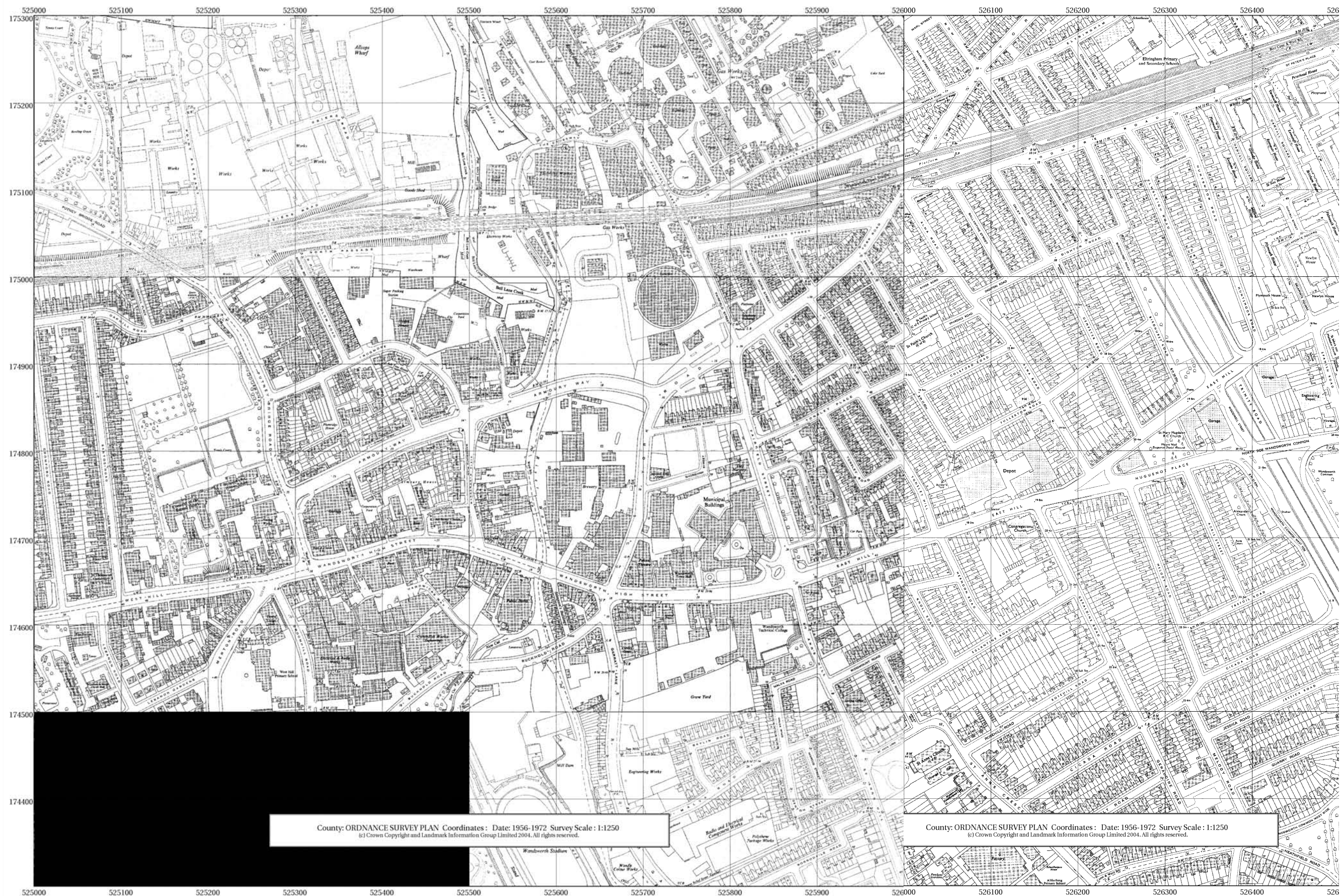


Figure 128: Ordnance survey 25" editions published in 1956-72 (see key to right for date of tiles). © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).

|      |      |      |
|------|------|------|
| 1959 | 1968 | 1956 |
| 1965 | 1964 | 1972 |
|      | 1956 | 1962 |



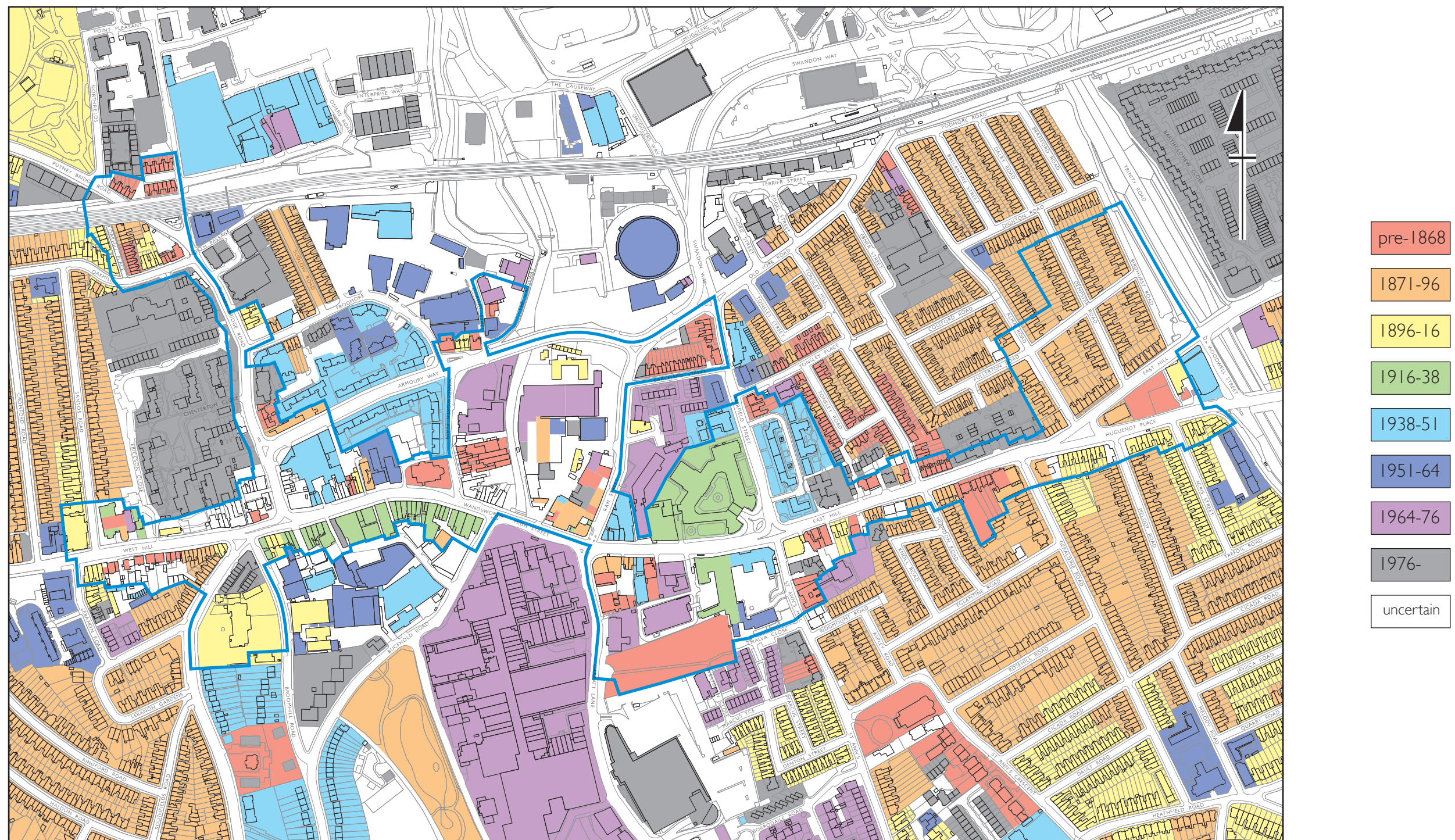
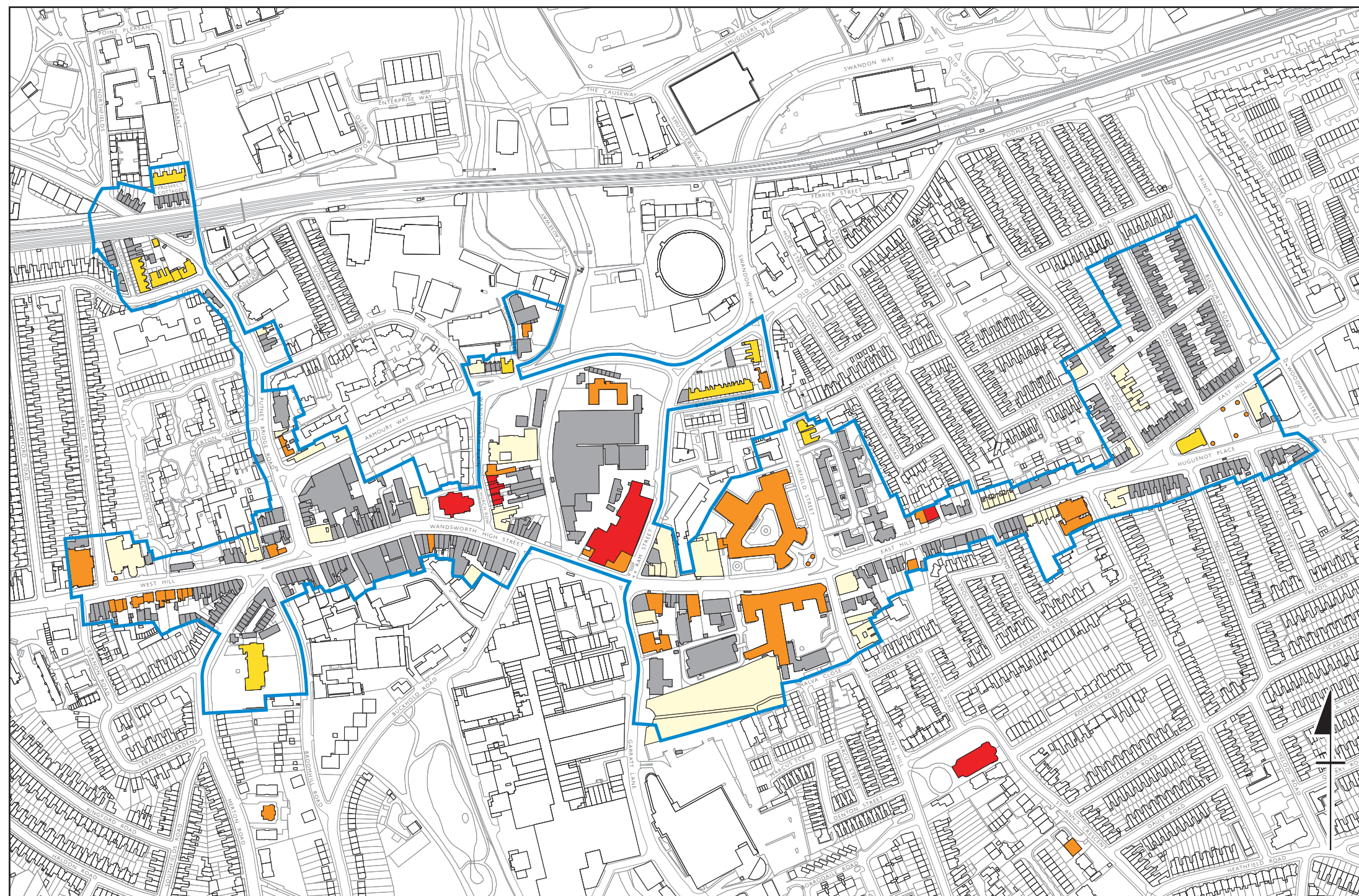


Figure 129: Composite phase map. © Crown Copyright. All rights reserved. English Heritage 100019088. 2009).









- Grade II\*
- Grade II
- Locally listed
- Undesignated, but included in gazetteer

Figure 131: Map of Wandsworth Town Conservation Area showing designated elements.  
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## ENGLISH HERITAGE RESEARCH DEPARTMENT

English Heritage undertakes and commissions research into the historic environment, and the issues that affect its condition and survival, in order to provide the understanding necessary for informed policy and decision making, for sustainable management, and to promote the widest access, appreciation and enjoyment of our heritage.

The Research Department provides English Heritage with this capacity in the fields of buildings history, archaeology, and landscape history. It brings together seven teams with complementary investigative and analytical skills to provide integrated research expertise across the range of the historic environment. These are:

- \* Aerial Survey and Investigation
- \* Archaeological Projects (excavation)
- \* Archaeological Science
- \* Archaeological Survey and Investigation (landscape analysis)
- \* Architectural Investigation
- \* Imaging, Graphics and Survey (including measured and metric survey, and photography)
- \* Survey of London

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We make the results of our work available through the Research Department Report Series, and through journal publications and monographs. Our publication Research News, which appears three times a year, aims to keep our partners within and outside English Heritage up-to-date with our projects and activities. A full list of Research Department Reports, with abstracts and information on how to obtain copies, may be found on [www.english-heritage.org.uk/researchreports](http://www.english-heritage.org.uk/researchreports)

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