

48-60, are by WE Kerven, and 37-67 and 62-88, by WH George. Kerven's work is plain, while George favoured Art Nouveau, using different facade treatments to give variety. 62-88 are especially rich and reminiscent of Voysey, with stained glass, fretwork and joinery. Kerven built many local houses from 1894 onwards and his firm survived under his grandchildren into the 1980s.

### 5. Turn right into Wakehurst Road

Houses with wide and attractive doors with windows on either side.

### 6. Turn left into Canford Road

1-29, 1908-1909, and 2-30, 1909-1910, Samuel Rashleigh.

On 5 there is a green Wandsworth Council plaque marking the site of Battersea Rise House and commemorating the Clapham Sect, religious and philanthropic campaigners, who used to meet here. Battersea Rise House, the home of Henry Thornton, was sold off and demolished when his granddaughter died in 1907.

The 22 acre (9 hectare) estate was developed between 1908 and 1925 by Edwin Evans who became a successful local auctioneer and estate agent. The estate includes Bowood, Canford, Muncaster, Alfriston and Wisley Roads together with parts of Wakehurst, Culmstock and Chatto Roads and West Side. Over 300 houses replaced Battersea Rise House and two smaller houses on the estate.

At the junction with West Side, look across the Common to Gilmore House built by Isaac Ackermann of Battersea Rise House in 1763 and later enlarged. This is the only survivor of a pair of houses known as The Sisters intended to frame his view northwards. Gilmore House is the house on the other side of this section of the Common with the blue plaque to John Walter, founder of *The Times*.

### 7. Turn right onto West Side

89-118, by Edwin Evans with WH George or, for 115-118, Samuel Rashleigh, 1909-1911, 115-118, skittle shaped balcony supports, small gables at roof level over bays, oval plate glass panels to doors. Original street nameplate to 118.

105-110 and 111-114. 110 has arched side entrance with boot scraper.

103-104, Pair of odd shaped houses designed to turn the corner.

89-102, Red brick and part roughcast rendered terrace using a variety of Edwardian architectural elements.

86-88, Samuel Holloway 1909 have good green tiling and Art Nouveau detail. 89 has iron boot-scraper.

85, formerly Heathview 1856, T Hepburn. Three storey, double fronted, detached house with coach house attached. Classical window surrounds, sills with lion mask mouldings. Tuscan pillastered porch. In use for many years as RAOB club. Recently refurbished.

81, 82, Frankfort House, 83, Leanach Lodge and 84, Western Lodge. All built in 1792-98 by James Burton and William Hughes. Between 82 and 83, the former coach houses/stables have been converted to residential use. Western Lodge has a 1920's chapel added to the staff wing and a neo-classical stable block at the end of the rear garden.

Former occupants of these houses include the following:

81 1875 Adelina Patti – opera singer

c1930-1980 West Side Garage

1980-2000 Brooks Classic Cars – auctioneers

82 1844-1869 Sarah Hibbert, who with her sister Mary Anne, built the Hibbert almshouses in Wandsworth Road.

83 1907 Carlyle College of Music – preparatory music school for girls.

84 c1815-1828 Richard Thornton – Baltic trader, known as the 'Duke of Danzig' for his daring ventures and financial coups in the Napoleonic Wars, and later reputed to be the World's richest man.

1843-1850 Sir Charles Trevelyan – colonial administrator and UK Civil Service reformer.

1925-2012 – hostel for homeless men.

71-76 and 77-80, Two terraces of 1899 by WH George. On the grounds of Beechwood, a large 18th century mansion also built by Burton and Hughes.

61-70, 1895-96 by John Stanbury on the grounds of Broadlands, the first of the West Side mansions to be redeveloped. Some of the houses now have basement extensions and tiled gardens giving them a bleak appearance.

**You are now back at Broomwood Road where the walk ends (2 on map)**



## Clapham walks

### 6: West Side

This walk will take you from Nightingale Lane, along the west side of the Common to Broomwood Road, then through the side streets to return to the Common at Canford Road, and along more of West Side back to Broomwood Road where the walk ends.

The earliest buildings in this area are from the late 18th century. They are the survivors of a number of much larger mansions, set in spacious grounds. One of the earliest was built by Christopher Baldwin, a wealthy West Indian plantation owner, who led the first steps to drain and improve the Common. He subsequently leased 15 acres (6 hectares) on West Side for development to Henry Cavendish, the experimental scientist and grandson of the Duke of Devonshire. Later residents of the mansions were Henry Thornton, William Wilberforce and other members of the Clapham Sect, the campaigners against the slave trade.

The great houses fell to the speculative developers from the 1880s onwards. Built over in a period of about 40 years, the area is a rich ground for study of the different building types and materials, and how the builders handled them. The earlier developments tended to be conventional in style, with the builders getting some variety by their use of standard catalogue materials. Later, Art Nouveau influences came in, and the architect Edwin Evans, working with WH George and other builders produced much original and charming work.

The walk will take about 1½ to 2 hours.

*The Clapham Society is a local civic amenity society, which aims to improve the quality of life for residents, promote quality in new developments and to conserve the best features of the past. For further information please visit our website [claphamsociety.com](http://claphamsociety.com)*

## 1. Start at the corner of Clapham Common West Side and Nightingale Lane.

The nearest underground station is Clapham South, and the buildings from there to the start of this walk are described in Clapham Society Walks leaflet No.3.

**At the start of West Side:** Hightrees House (Grade II listed) by RWH Jones, 1937, a five-storey block of flats in the International style with original basement swimming pool and a penthouse floor added in 1970s. It stands on the site of a former villa of the same name. In 1947 it was the subject of a landmark legal judgement by Lord Denning (1899-1999) which had a major impact on English contract law and created the doctrine known as promissory estoppel. The dispute was over the duration of a reduced rental to compensate for the low occupancy rate during the Second World War.

**14-20** and **22-24**, 1906, by John Smith, who had been developing in Battersea for over 20 years. Smith's houses have attractive details including porch tiling, stained glass and terracotta relief panels. **22-24** have unsympathetic 1980s roof extensions.

**21**, Heathfield, is one of the few grand houses remaining on this side of the Common. Almost certainly built by Thomas Poynder in 1805. In stock brick with stucco cornice and stringcourse. From 1864-78 the home of Edward Colman of the mustard family. In the 1950s a residential home for former actresses. Restored as a single home in the 1990s, it was used in 1998 for interior shots in the film *The Winslow Boy* directed by David Mamet.

Along the edge of the Common, usually behind the fence, several LCC boundary markers (Grade II listed).

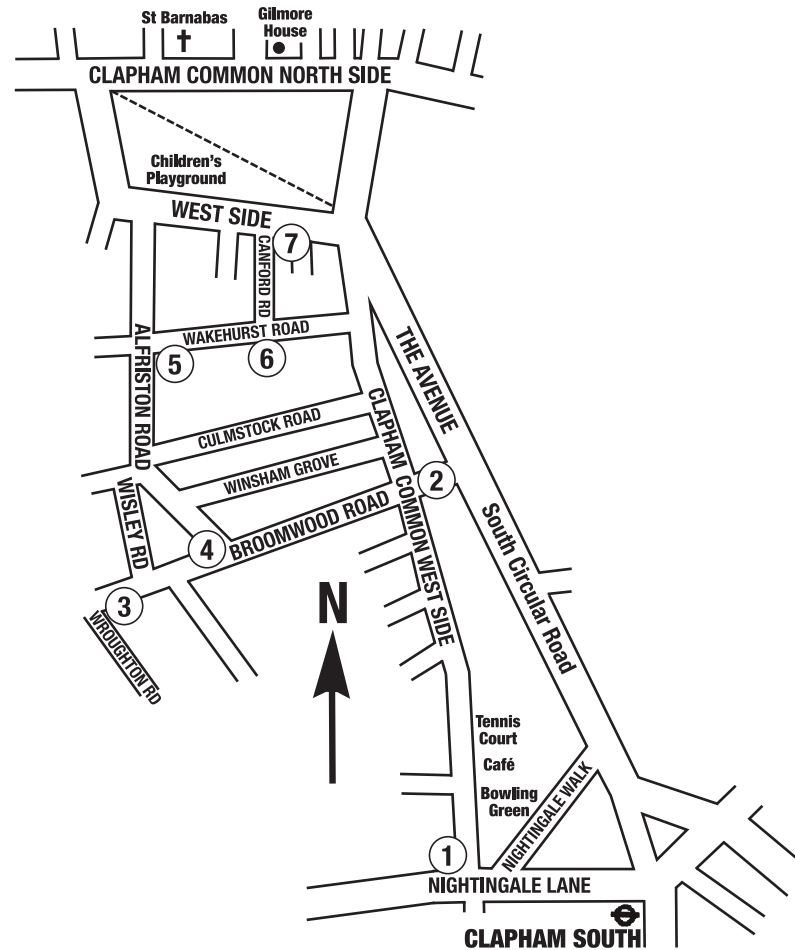
**25-32**, 1998, pastiche Victorian houses on the site of the former Marianne Thornton LCC School for Girls (later part of Walsingham School), built 1961 demolished 1997. In some of them the garage has now been converted to a room.

**35-42**, 1902, Excellent doors with original stained glass. **40** has good reproduction railings.

**43-46**, John Smith again in 1900, on the grounds of one of the first houses on West Side, called Laurentum and later The Grange, built for Christopher Baldwin in about 1762.

**47-50**, and **51-53**, are by different builders, but use the same balcony railings. **49** has a plaque in Welsh with lines by the late 19th century poet Alafon. Due to overpainting these are now difficult to decipher.

To the right on the Common, the asphalt pads, remaining from the Second World War, are probably the tops of air-raid shelters, the steps to which have been filled in.



**2. Here is Broomwood Road.** Turn left down Broomwood Road which is aligned with the carriage drive to Broomwood House (formerly Broomfield) home to William Wilberforce.

**152-222**, on the right side are all by John Stanbury between 1896 and 1899. **196-222** is a striking Gothic fronted terrace, almost Mogul, with fretted bargeboards to gables, and iron columns to bays. Some houses spoilt by painting.

**154**, Stained Glass Shop, and around the corner in Alfriston Road. One of the two remaining shops in this section. The others closed in the 1970s and 1980s and have been converted to residential use.

On the corner of Kyrle Road, Ash Court, c1987. Methodist Homes Housing replacing former Methodist Church.

**128**, 1907, caretaker's house, LCC marker in wall.

**122-126**, 1906-07, School Board for London: architect TJ Bailey. Now Thomas's Preparatory School. One of Bailey's most striking schools with its twin circular staircase towers visible from a good distance. Originally the County Secondary School for Girls (see Blue Commemorative Plaque) and from 1976 Walsingham School. The novelist Pamela Hansford Johnson (1912-1981) was a pupil.

## 3. Here is Wroughton Road.

**III**, LCC tile plaque on side wall facing Wroughton Road commemorating the site of Broomwood House where William Wilberforce resided (1797-1807) during the campaign against the slave trade. The house was demolished in 1904.

## 4. Retrace your steps back along Broomwood Road and turn left into Alfriston Rd.

Look down Winsham Grove.

Unusually this street is all of a piece, 1898-1900 by William Henry George. He was a successful local builder who became a developer in his own right. Winsham Grove, together with part of Culmstock Road, was built on the site of Beechwood, a large, detached 18th century mansion once occupied by George Hyde Wollaston, compiler of a detailed historical account of Clapham published in 1827.

## Alfriston Road

A stretch not developed until 1922, mostly to designs by Edwin Evans.

**90**, The Cottage, 1914, WH George for Edgar James George, his son. An architectural gem in roughcast render over red brick with '1914' set in clay tiles above the door. A tour-de-force in whimsical Art Nouveau style, one of the delights of this side of the Common. Edgar George, a private in 14 battalion, London Regiment, died on the Somme in 1916, aged 25.

**92-120**, have good Art Nouveau glazing, some original timber casements. Some nice original boundaries remain complete with obelisk gate piers.