

25: WANDSWORTH COMMON

(i) HOLY TRINITY

(For an account of the history of the area see **Wandsworth Common: Introduction.**)

History

Rocque's Map of 1746 shows a small settlement, Upper Tooting, had become established at the junction of Balham High Road and what is now Trinity Road. Trinity Road linked Upper Tooting with Wandsworth Town crossing Wandsworth Common. On each side the land was laid out as fields. The Tithe Map circa 1840 shows the area as enclosed field systems with the only settlement being along the Balham High Road.

By 1871 Balham High Road had become a fashionable place to live. Substantial villas had been built on both sides of the road with large gardens to front and back. Each villa had its own coach house. Nearby in St. Nicholas Road (now Trinity Crescent), Trinity Church had been constructed as well as a few buildings on the north side. On the west side of Trinity Road stood Wandsworth Lodge set amidst its estate. The gardens included orchards and ranges of greenhouses. Trinity Road was lined with trees. Beyond Wandsworth Lodge Trinity Road was known as Wandsworth Lane.

The construction of the West End and Crystal Palace Railway in the 1850s, and the opening of Balham station in 1856, brought pressure on local land owners to relinquish land for speculative development. Between 1871 and 1890 Alfred Heaver acquired Wandsworth Lodge and soon afterwards developed houses as part of a large estate, most of which was located to the east of Balham High Road. The estate brochure lists Dalebury, Crockerton and Trinity Roads along with those to the east of Balham High Road. A pair of houses were also developed on the south side of Hendham Road. Some of the greenhouses of the gardens to Wandsworth Lodge were retained as part of a small nursery. A few houses were also built

in Trinity Crescent on what was a field, the boundaries of the houses being consistent with the former field boundaries.

Buildings

121-147 Trinity Road formed the original group of buildings developed by Heaver fronting this road. They represent a group of link detached buildings with three storey gabled frontage and adjoining two storey element with projecting canted bays. Nos.133-135 have been replaced by an infill development. Insensitive alterations to those that remain include the pebbledashing, rendering or cladding of elevations, the loss of front doors, the installation of inappropriate windows of a different design, and inappropriate boundary walls.

No.139 is the best surviving example. It has decorative carved brickwork to the eaves, apex of gable, below second floor windows, above recessed porch and five panels at first and second floor levels. Timber sash windows have the upper portions patterned. 48 and 50 Hendham Road are also representative of this type of building. Their isolation from the rest of the group was no doubt due to the shape of the parcel of land that was acquired for development.

The houses in Dalebury and Crockerton Roads are grouped in pairs and short terraces of four. 37-45 Crockerton Road were probably lost as a result of bombing in World War II. Both Dalebury and Crockerton Roads exhibit the same type of building, although there are subtle variations within each street. The buildings are either of red brick, or yellow brick with red brick dressings. 1-11 and 2-14 Dalebury Road have two storey projecting

square bays whereas elsewhere in the road they are three storey. In Crockerton Road only 1 and 2-12 have two storey bays, the remainder three storey. Here nos.1-7 and 2-12 were built without dormers to the roof. In Dalebury Road nos.26-42 and 33-41 were built with original dormer windows. The buildings exhibit decorative carved brickwork below first floor windows and around porch entrances. Windows are timber sashes, the upper portion of which has a patterned glazing bar arrangement. Above the porch and projecting ground floor some buildings incorporate a balcony with timber balustrade. At eaves level and to the projecting ground floor are decorative cornices with nailhead string course below. All properties had timber panelled door with stained glass, tessellated tiled paths and ornate cast iron railings to front. Only 9 Dalebury Road has reinstated the original wall and railings.

Holy Trinity Church was designed by Anthony Salvin and dates from 1854-55. It is constructed of Kentish Ragstone. A tower was added in 1860 by Benjamin Ferrey. He also added the north transept and widened the north aisle in 1889. The south aisle, widened in 1889, was divided off as a church hall in 1976. The church has a plain interior although wall paintings in a Pre-Raphaelite style by Richard Castle (1906-13) still survive. It contains much nineteenth century stained glass, the north aisle windows and the window to the founder, Henry Browse (1897), are of special interest. Outside are decorative boundary railings. The building is listed grade II.

Opposite, 1 Trinity Crescent (grade II) comprises a large late nineteenth century house of two storeys. It is of red brick in

an Arts and Crafts Style, with stone mullions and brick arches to decorated windows. To the side is the stable block which is entered via an elaborate ogee canopy in cast iron and glass.

Adjoining is the Police Station which was built around 1890 and constructed of a plum brick. It has egg and dart mouldings to string course and stone doorcase.

Around the corner in Trinity Road is the Fire Station (grade II) built in 1907 by the London County Council Architects' Department Fire Brigade Section. It is four storeys in a lively eclectic style typical of this type of building from this period. It has a high pitched tiled roof with deep eaves soffit and a pair of gables at each end. The chimneys are prominent. Three oriel bay windows, two storeys high help articulate the front elevation. The ground floor is of ashlar with brick to the upper storeys including a panel of glazed brick on each side of the central bay.

5-19 Trinity Crescent are four pairs of mid-nineteenth century houses of three storeys with basements. They are of yellow brick construction with rendered canted bays to ground floor and basement. All have moulded architraves to windows and projecting porch supported by Doric columns. All have stepped access to front entrances. Nos.21-23 are a pair of two storey buildings with basement, of yellow stock brick construction, with a strong roof supported at eaves level by timber brackets. Ground and first floor windows have decorative cable mouldings. No.25 (Trinity Lodge) is a two storey villa of yellow stock brick with rusticated projecting porch. No.27 is a rather plain two storey building of yellow stock brick construction.

Opposite are St. Nicholas Mansions a block of flats of three storeys with basement. They are of red brick construction with canted bays to ground floor and basement. First floor windows are tripartite with segmental arch to central window.

Nos.12-24 represent a further group of houses developed by Alfred Heaver. The design of the houses bears the typical hallmarks of the 'Heaver' buildings with their warm red brick construction, stained glass to front doors and decorated windows. They resemble those at the western end of Ritherdon Road. 83 Trinity Road is a large three storey building of heavy red brick appearance with three storey canted bay. Nos.85-87 represent an Italianate composition of three storeys with basement. It has heavy rustication to the ground floor with render to basement and painted brick to first and second floors. The first and second floor windows are richly embellished with egg and dart mouldings and decorative swags with central figurehead.

93-105 Trinity Road comprise a terrace of two storey buildings with basements. The ground floors and basements are rendered with yellow brick to upper floor. Nos.107-111 are an Arts and Crafts composition with heavy stone porch and stone facing to projecting ground floor. Otherwise elevations are mainly of yellow stock brick. The three storey building is articulated by a full height bay to right and a two storey bay to left.

Nos.80-114 are two groups of two storey buildings, of red brick construction with projecting two storey square bays. Each bay has tripartite windows to first floor with

segmental arch to central window. Recessed porches have canopy supported by columns with balcony above. No.114 neatly terminates the group with its fine octagonal tower.

This character statement is intended to give an overview of the development and current character of the conservation area; it is not intended to be prescriptive, nor to be a summary of planning constraints or an inventory of individual buildings or other features whether listed or otherwise.