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Coalecroft Road Conservation Area Appraisal and Management Strategy

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Introduction

This document identifies and appraises the special architectural and historic characteristics of the Coalecroft Road Conservation Area and also gives practical guidance on the implications of conservation area status. It is in two parts: a Conservation Area Appraisal and a Management Strategy. The Conservation Area Appraisal provides factual information regarding the conservation area. The Management Strategy gives specific planning guidance and enhancement advice.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Coalecroft Road Conservation Area was designated on 12th February 1971.

This appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this appraisal is to provide clearly defined analysis of the character and appearance of Coalecroft Road Conservation Area, which is defensible on appeal, and can be utilized in development control decisions. In addition, the Management Strategy addresses issues, which have been identified in the appraisal, for the enhancement and preservation of the conservation area. The document has been through public consultation, amended accordingly and approved by the Planning and Transportation Overview and Scrutiny Committee on 19 February 2008 and the Executive on 3 March 2008.

It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.

Coalecroft Road Conservation Area Appraisal & Management Strategy

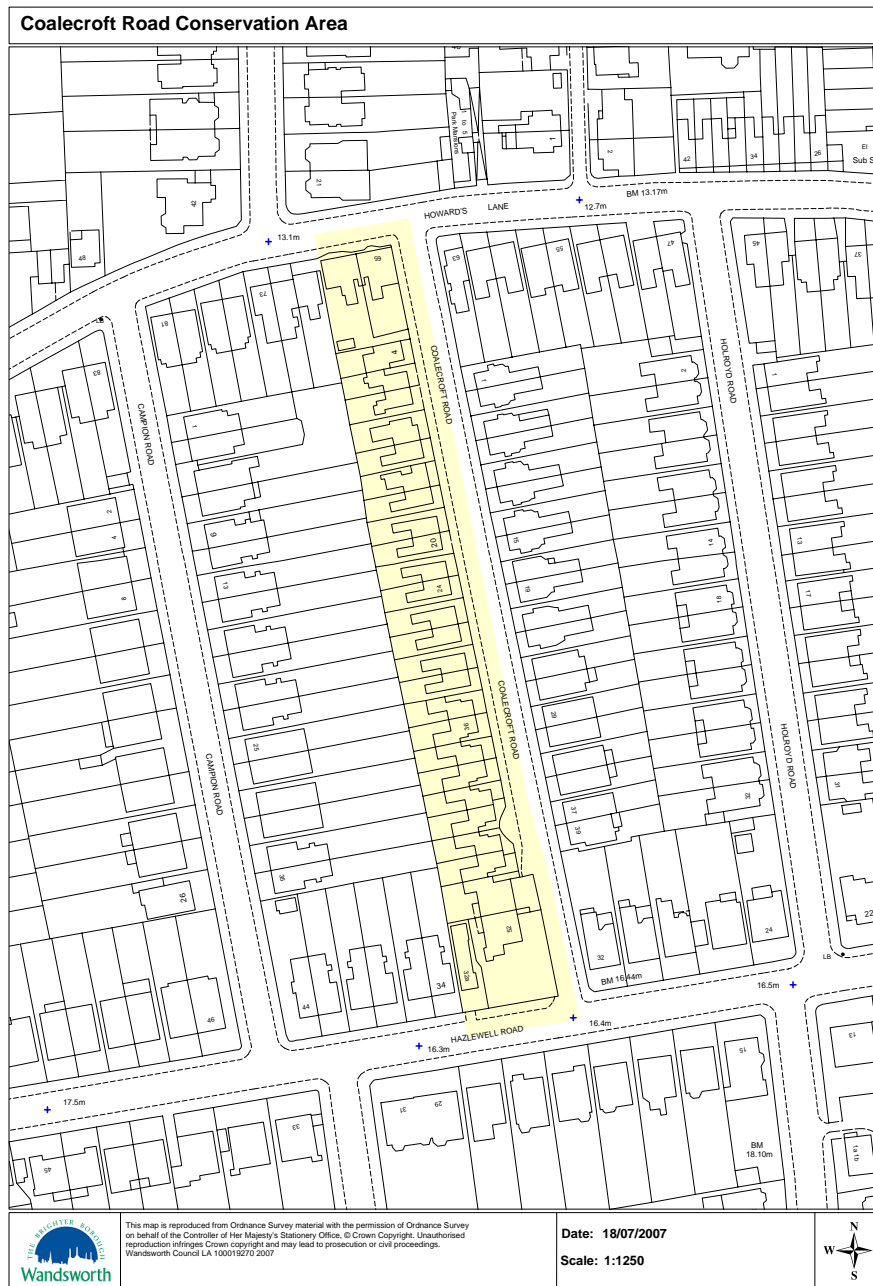


Figure 1 The boundary of the Coalecroft Road Conservation Area. The conservation area is surrounded on all sides by the much larger West Putney Conservation Area.

1 Summary of special interest

1.1 The special character of this conservation area is derived from the pairs of small early Victorian farm workers cottages lining a narrow street maintaining a different identity to the latter residential development that surrounds it.



Figure 2 Houses in Coalecroft Road

2 Location and Context

2.1 The Conservation Area sits south of the Upper Richmond Road 1/3 miles away from Putney Town centre with transport links into central London.

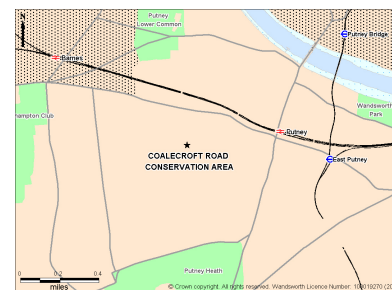


Figure 3 Map showing the location of Coalecroft Road Conservation Area

3 History

3.1 The conservation area is the west side only of Coalecroft Road with the returns to Howard's Lane and Hazlewell Road. Originally known as Upper Parkfields Cottages on Vinegar Hill, this was a later phase of the same development as Parkfields (Lower Parkfields Cottages). A local solicitor and property speculator, Henry Scarth, developed the street on land taken out of, and preserving part of the pattern of, the former common fields of Putney.

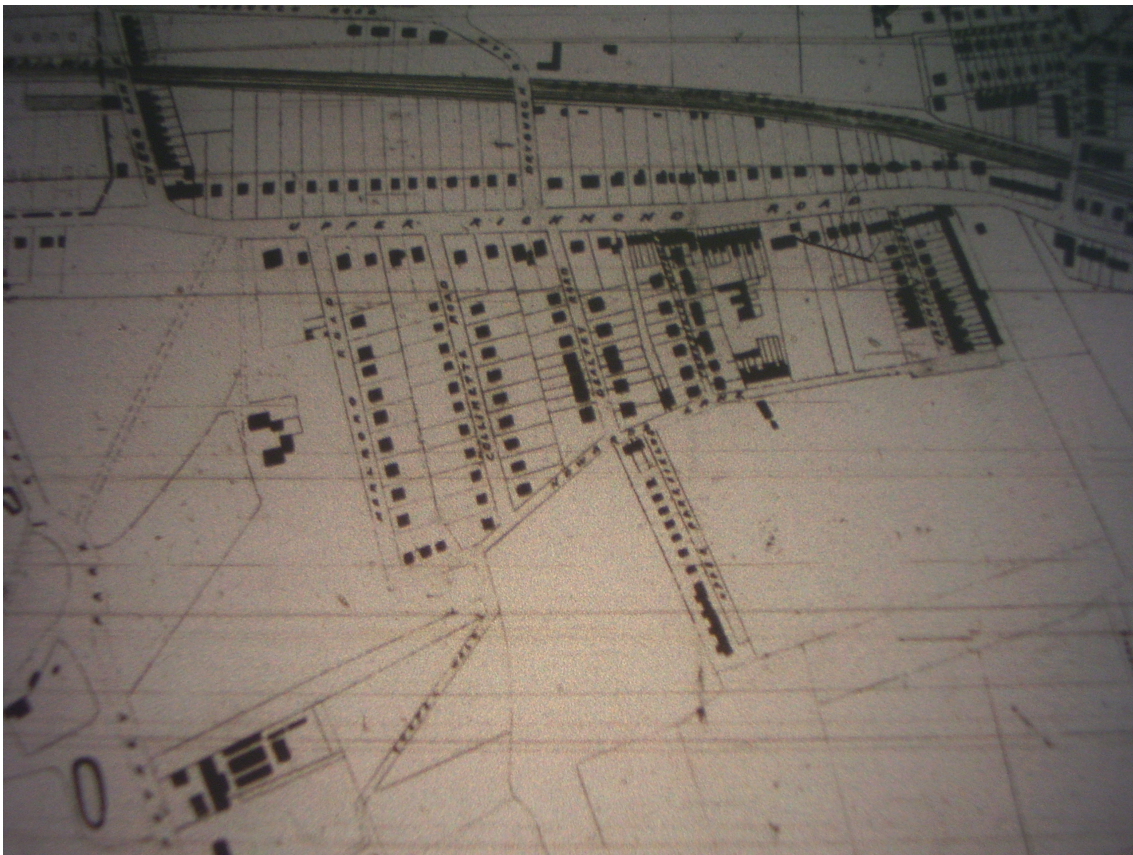


Figure 4 Map of Coalecroft Road in 1888

4 Townscape

4.1 The conservation area has a limited range of materials, a consistent size and scale, and close spacing of buildings and plots, with the extension of this in the later buildings to form, in effect, a terrace. This is in the late Georgian tradition of neat, regular cottages or villas, and preserves a semi-rural scale and appearance distinct from the more obviously suburban residential townscape of the later 19th Century and early 20th Century villas opposite and surrounding with their great variety of materials, detailing, scale and style.

4.2 The houses are set within limited curtilages with small, but mature, front gardens, many with hard landscaping.

4.3 The gardens are enclosed by a variety of low brick walls, most of recent construction, and occasional timber wicket fences. This is a feature particularly of 65 & 67 Howard's Lane, where there is no front garden at all. Such wicket fencing was probably the original boundary treatment, reinforcing the rural appearance of the development. This is further reflected by the street itself, which originally gave access only as far as the two earliest houses at the south end of the road.



Figure 5 Photograph showing Vinegar Hill in the 1930s

4.4 It narrows beyond this point, with no footpath, and with a large plane tree incorporated into the garden wall of no.52, and with granite glinter posts set against the wall to protect it from traffic. Although both sides of the street are paved in concrete paving slabs, the gutters on the west side are of blue-glazed engineering brick, on the east side of granite. Both sides of the street have rows of reproduction Victorian style street lamps.

4.5 Both ends of the road narrow to pinch points: the north end is closed with the high rendered wall and single storey wing of 67 Howard's Lane, the south end with the high rendered garden wall and trees of the garden of 52 Coalecroft Road. The east side of the road is partially screened by the row of plane trees along the pavement. The effect of this streetscape is to isolate the row of mid-C19 cottage pairs and make them stand out as a distinct, discreet development, as clearly distinguished from its surroundings as it must have been when it stood alone in the fields for the first 20 to 30 years.

5 Buildings and Materials

5.1 There were four main periods of development. Nos. 50 and 52 pre-date the 1848 Putney Tithe Map but have later nineteenth century alterations. Built of stock brick, rendered with slate roofs and of two storeys with battlement parapets to gabled roofs, they have moulded window and door details and are set in large gardens with high rendered walls and mature trees.

5.2 Nos. 65 & 67 Howard's Lane and the seven semi-detached pairs 6 to 32 Coalecroft Road were built about 1850 of stock brick with Welsh slate roofs. They are two storeys high on rendered plinths with box eaves to hipped roof with central party-line parapet and central stack. Each floor with two margin light sashes with gauged brick heads and a variety of wooden shutters. Entrances are in the return elevations with (originally) single storey rear wings. Attached to 65 Howard's Lane is a single storey hipped wing.

5.3 Nos. 34 to 48 (four terraced pairs) are slightly later in date, though completed by 1862. They are similar in size and material to the earlier blocks but are joined by two storey rear return wings, and have red brick detailing on the main elevations, with small projecting bay windows with rendered tented roofs on the ground floor.

5.4 No. 4 is a detached house of c.1880, of stock brick and slate, of two taller storeys, and with an enriched ground floor bay window.

6 Green Elements

6.1 There are no street trees on the west side of the road and indeed few large garden trees apart from the large gardens of nos.50/52. This contrasts with the east side of the road which has a row of Plane trees typical of the late 19th Century suburban layout of the area. Front gardens however bring a wealth of green to the conservation area.



Figure 6 Well planted front gardens

1 MANAGEMENT STRATEGY

1.1 This part of the document is not just about the council preserving the special character of your conservation area through planning controls, but is also about how you as a resident or a business can make it a more attractive place.

2 Negative Elements

2.1 Alterations to the buildings include additional rear wings up to two storeys and side porches. In some cases the space between buildings has been infilled, leading to a loss of original character. Other alterations include a variety of changes to windows and removal of front walls.

2.2 Dropped kerbs have been made in two or three places, although there appear to be no hardstandings or vehicles parked in the front gardens. The garage in Coalecroft Road at the corner of Howard's Lane is unfortunately prominent, as it is on the pavement edge and nearly closes the vista to the north.

3 Enhancement

3.1 Conservation area status and the retention or reinstatement of the original features increases the value of the houses in Coalecroft Road. So please retain the original appearance of your house.

Repair original features

3.2 Whenever possible repair original features such as timber windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows. Repair work does not require planning permission.

Reinstate original features

3.3 If you are planning any changes to your home consider reinstating the original designs for windows, doors, or roof coverings.

Extensions

3.4 Extensions to dwellings that are part of a pair must respect the symmetry and uniformity of the pair of houses even when designing an extension for only one house. It is recommended that stock brick is used to match the original building materials.

Grants and Advice

3.5 The council offers grant assistance to help with the cost of certain enhancement work, particularly with the restoration of original features. The council can also offer advice and give details of specialist contractors. Painted brickwork can now easily be cleaned and even render and pebbledash can be removed from brick elevations. Grants will only be given for works that faithfully replicate the original design.

4 Supplementary Guidance and Further Reading

4.1 The following supplementary planning guidance has been produced by the council and is available on the website www.wandsworth.gov.uk or on request, please call (020) 8871 6636.

Council Guidance

- Do it in Style – a guide to the care, repair and adaptation of your home.
- Making More of your Loft – design guidance on converting your loft
- What is a Conservation Area? – information on Conservation Areas in general
- Tree Strategy for the Borough – the action plan for trees in the borough
- Shop front design guide – design guidance on shopfronts

Government Guidance

4.2 This has been published by central government and is available on the planning portal www.planningportal.gov.uk or on request from the council.

- Planning A Guide for Householders -What you need to know about the planning system; a guide to permitted development rights.
- A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

Further reading

- Period House – How to Repair and Restore Your Home (English Heritage, Collins) 2005
- Cherry, B & Pevsner, N (1983) The Buildings of England London 2: South; Penguin

5 Planning controls as a result of conservation area status

5.1 Additional planning controls exist within conservation areas and this section explains what works will require consent. Most 'material alterations' to buildings that are not houses require planning permission. Some works to houses will require permission from the Council. For further information on these or any other planning matter please contact us using the contact details given at the end of this document.

Works to maisonettes, flat blocks and houses converted to flats:

5.2 These buildings do not benefit from permitted development rights and therefore most external alterations will require planning permission, including:

- Changing windows and front doors
- Reroofing and altering chimneys
- Cladding or rendering external walls
- Laying out a hard surface in the front garden
- Altering boundary treatments

Works to houses that require planning permission in the conservation area:

5.3 This list is intended as a guide and is not exhaustive. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action.

5.4 You may also apply to the Council for a Certificate of Lawful Development which will confirm that planning permission is not required.

5.5 The following works require planning permission:

- Any roof extension
- Any side extension
- Any extension to the front of a house
- All rear extensions over one storey and beyond the rear wall of the original house
- Cladding a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or takes up over 50% of the curtilage
- Hard surfaces in front gardens, unless they are less than 5 cubic metres or are porous or water runs off into a porous area

- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Air source heat pumps
- Wind turbines

Works to commercial buildings

5.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. As an example, some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- All changes to shopfronts require planning permission. This includes any external security shutters.
- Advertisements to shopfronts may require planning permission depending on size. All illuminated advertisements will require consent.

Conservation area consent is required to:

- Demolish a building or substantial part of a building in a conservation area as well as to demolish boundary treatment (eg fence, wall, railings, etc) that is over 1m adjacent to a highway or over 2m elsewhere.

Works to trees

- All trees in conservation areas are protected and the Council must be notified of any works, including pruning and felling.
- The notification procedure also applies to trees which are subject to tree preservation orders.

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's Planning Service on 020 8871 6636

or the Conservation & Design Group on 020 8871 6646 or 6612

6 Planning Application - Council Policy

Application Forms

6.1 All application forms are available on the council's website:

www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm

6.2 To make a planning application it is necessary to complete the relevant form and submit scale drawings showing the existing and the proposed development including details of elevations.

Planning applications – Council policy

6.3 Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes the Coalecroft Road Conservation Area special in the first place which is set out in the conservation area appraisal. To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the Technical Services Department One-Stop reception on the 5th floor of the Town Hall extension to discuss proposals to alter or extend their property and how to apply for planning permission. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

6.4 Planning applications are determined using national and local policy. Wandsworth Council's Unitary Development Plan (UDP) adopted in 2003 sets out the Local policies used to determine planning applications. Policies TBE10 & TBE11 apply specifically to Conservation Areas. Policy H4 is also important as it relates to proposals to extend or alter residential properties.

How long does a planning application take?

6.5 It takes eight weeks to process a householder planning application, conservation area consent or listed building consent. When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. You as the applicant, or your agent can contact your case officer at any time. If you have an agent to handle the application for you, any correspondence will be automatically conducted with that agent unless otherwise requested.

6.6 If the correct information is not provided the application will not be validated, your agent or you, the applicant, will be notified of this within 10 days of the case officer receiving the application. The 8-week period starts on the date of validation. Within this time the application will be advertised and anyone can comment on your application. If applicable, other departments of the Council will also be consulted; this often includes the Conservation and Design Group within the Planning Service.

Building Regulations

6.7 If you want to carry out any new building work you will probably also need approval under the Building Regulations. Contact Building Control using the number at the end check.

7 Contact List

Wandsworth Council
Technical Services Department
Town Hall Extension
Wandsworth High Street
London
SW18 2PU

Website: www.wandsworth.gov.uk

Email: boroughplanner@wandsworth.gov.uk

Development Control (020) 8871 6639

Conservation and Design (020) 8871 6646

Enforcement (020) 8871 8418

Building Control (020) 8871 7620

This document was approved by the council's executive on
3 March 2008. Further copies are available from:

www.wandsworth.gov.uk/planning/conservation

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Wandsworth Interpreting Service: (020) 8871 5751 English

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