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Charlwood Road and Lifford Street Conservation Area Appraisal and Management Strategy

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A. INTRODUCTION

The purpose of this document

A.1 Conservation areas are "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Conservation Area Appraisals are documents that define and analyse this special architectural and historic interest according to guidance published by English Heritage and justify their designation as conservation areas.

A.2 Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of conservation areas. The management strategy in the second part of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage.

A.3 Together, the conservation area appraisal and management strategy are material considerations in the planning process and provide a sound basis for planning policies, decisions and appeals.

Public consultation

A.4 People in the conservation area were consulted for their views on this document in October and November 2009 and a public meeting was held at Putney Library on 28 October to discuss it. The public meeting was attended by five people and one other representation was made. Issues raised were as follows. Residents of Charlwood Road would like to see the railings to St Mary's School reinstated. There was concern over the extent of hard standings in the front gardens of Charlwood Road and the parking, traffic and lighting in Chelverton Road. This document has been amended where possible and if not, passed on to other services within the Council.

Designation and adoption dates

A.5 Charlwood Road and Lifford Street conservation areas were originally designated separately on 20 January 1970 and 2 June 1970 respectively. Charlwood Road Conservation Area was extended on 30 October 1974 and on 20 October 1978 the two areas were amalgamated into a single conservation area. The amalgamated conservation area was extended on 14 September 1988.

A.6 This document was approved by the Planning and Transportation Overview and Scrutiny Committee on 22 February 2010 and the Council's Executive on 1 March 2010.

Map of the conservation area

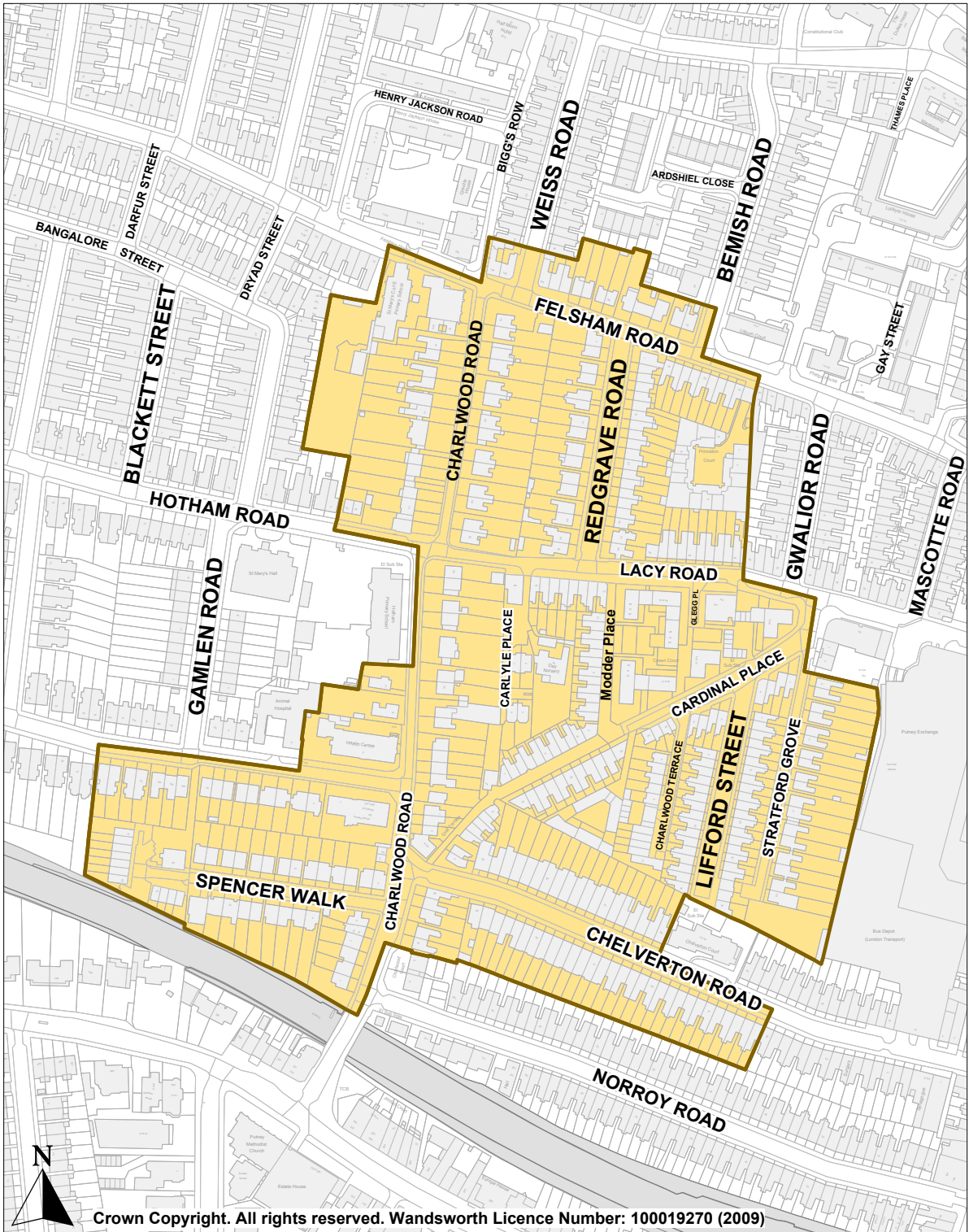


Figure 1 The boundary of Charlwood Road & Lifford Street Conservation Area

Further copies are available from:

www.wandsworth.gov.uk/planning/conservation

Maps and pictures may be enlarged for clarity when viewed online

PART ONE: CONSERVATION AREA APPRAISAL

1. SUMMARY OF SPECIAL INTEREST

1.1 Charlwood Road and Lifford Street conservation areas were originally designated separately on 20 January 1970 and 2 June 1970 respectively. Charlwood Road Conservation Area was extended on 30 October 1974 and on 20 October 1978 the two areas were amalgamated into a single conservation area. The amalgamated conservation area was extended on 14 September 1988.

1.2 The conservation area is made up of five distinct character areas which represent different phases of development and varying styles of architecture. The earliest streets include Charlwood Road, Spencer Walk and Stratford Grove which are mid nineteenth century and represent early development in Putney with the latest streets being Chelverton Road and Redgrave Road built towards the end of the nineteenth century.

1.3 Charlwood Road has a distinctly rural feel brought about by the relative spaciousness of the villas and their garden settings. This and some other streets have benefited from the installation of mock Victorian lamp posts which adds to their character. Other streets such as the Lifford Street area are narrow and tightly packed with small terraced houses with little or no front gardens, some opening directly onto cobbled streets such as Quill Lane and Modder Place. Some streets are far more urban and relate clearly to the development of Putney town centre which lies immediately to the east. Redgrave Road and Chelverton Road are examples of these with Chelverton Road representing a distinct departure from the remainder of the conservation area with its tightly packed Edwardian red brick terraces on a street which is devoid of trees.

1.4 The conservation area represents part of the development of Putney as built between the 1830s and c.1900 with a variety of house types in both semi-rural and urban settings.

2. LOCATION AND CONTEXT

2.1 The Charlwood Road and Lifford Street Conservation Area is located immediately to the west of Putney town centre and north of the London to Richmond railway line and Upper Richmond Road (A 205). It adjoins the Landford Road Conservation Area to the west and is adjacent to Parkfields and West Putney conservation areas to the south and is therefore situated in a wider area of historic significance.

2.2 The conservation area is largely residential and in a desirable area to live being near Putney town centre with its shops and restaurants, the Thames and easy underground and other transport connections to North London. Most houses appear to be privately owned and well maintained, although private ownership can mean that alterations are carried out on an individual basis rather than with regard to the whole street scene and wider area.

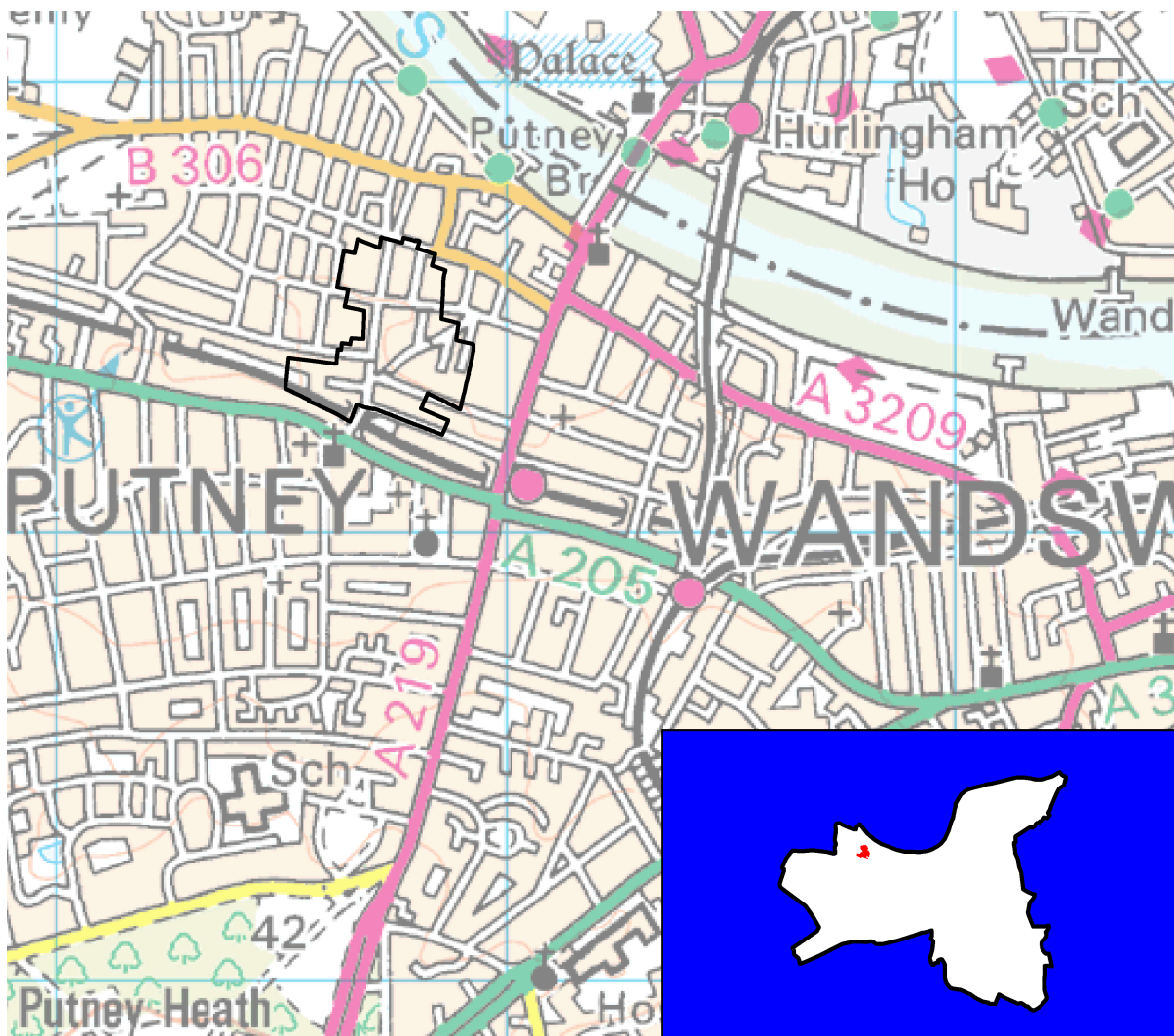


Figure 2 : The location of the conservation area within the borough

3. HISTORY & ARCHAEOLOGY

3.1 Putney was founded due to its position on an old route that involved a ferry crossing of the River Thames, which is recorded in the 1086 Domesday Survey. The tower of St Mary's Church dates from the fifteenth century. The ferry crossing was replaced by a wooden bridge in 1729, the first to be built across the River Thames between London Bridge and Kingston. This no doubt gave rise to the importance of Putney as a river crossing and stimulated its early growth.

3.2 To the west of Putney High Street the streets are laid down over a pre-nineteenth century system of fields largely in the ownership of the Pettiward family but with other minor ownerships. Charlwood Road is clearly shown on Rocque's Map of 1741-45 as Worple Road along with a few early buildings.

3.3 The diagonally routed Quill Lane was a main link connecting traffic from the river ferry to the Upper Richmond Road and beyond to Roehampton; the southern end of this track was closed off by the building of the railway to the south of the area in the 1840s. Other streets, e.g. Stratford Grove and Lifford Street, accurately preserve strip boundaries from the old common fields.

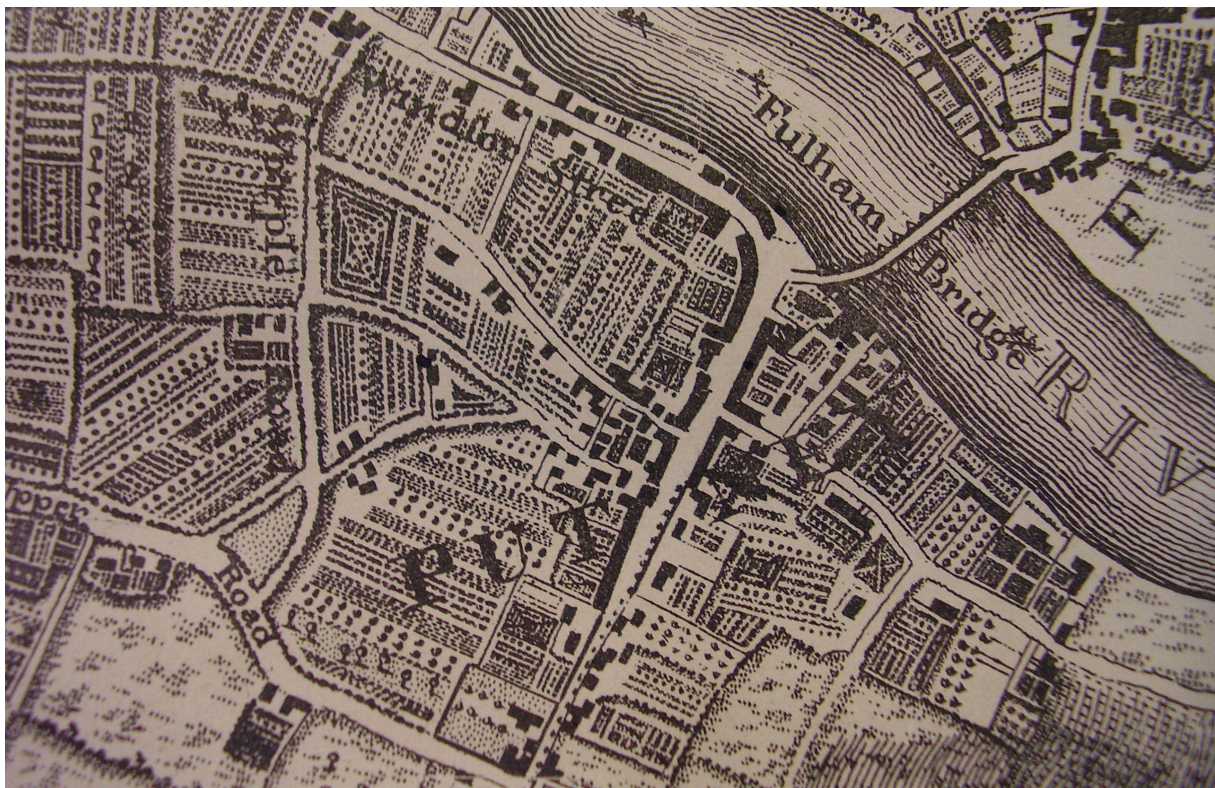


Figure 3 : Rocque's map of 1741-5 which shows Charlwood Road labelled as Worple Road to the west of Putney High Street

3.4 The new development that replaced the former Quill public house is on the site of the farm and market gardens of the Charlwood family, who owned much of the surrounding land that was developed by Henry Scarth, who was a local solicitor and property developer who created much of the townscape of Putney in the late eighteenth early nineteenth century. The area at this time was dominated by market gardens and was known as "The Gardens".

3.5 The earliest houses were the semi-detached villas built in Charlwood Road, Stratford Grove and Spencer Walk by 1850, the latter being named after William Stratford who owned that piece of land.



Figure 4 : The Ordnance Survey map dating from 1869 - 1871 shows the houses on Charlwood Road, Stratford Grove and Spencer Walk already built

3.6 The construction of the London to Richmond Railway in 1845 involved the building of a bridge in Charlwood Road. In 1886 the line was quadrupled by constructing tracks on the north side. The bridge in Putney High Street had to be widened.

3.7 Redgrave Road was developed in the later nineteenth century by a local builder Mr. F. W. Pearce, who was born at Redgrave in Suffolk. Chelverton Road was developed after 1887 with the road linking Putney High Street with Charlwood Road. The London and General Omnibus Company acquired a site around this time and is now the site of the present day bus garage. Around this time Hotham School was built on the site of several detached villas on Charlwood Road Hotham Road. Also half of a semi-detached pair of villas was demolished, with only no.19 Charlwood Road surviving. The road was also widened. Although the Victorian school is valued for its architectural and historical contribution the detached villas would have completed the townscape of the street in a way that only survives north of Hotham Road today.



Figure 5 : The map of 1896 shows Lifford Street, Redgrave Road and Chelverton Road as well as West Place and Taylor's Buildings which have since been lost

3.8 Quill Lane is not shown on Stanford's map of 1862 but does appear on the Ordnance Survey maps of 1869-74 with very little development, the two terraces seen today not being built until just after 1900.

3.9 Enemy action during the Second World War left its mark on this part of Putney. A V1 rocket came down near the railway bridge in Charlwood Road affecting houses in Norroy and Chelverton Road. Some minor bomb damage occurred to properties in Lifford Street, Stratford Grove, Charlwood Terrace and Spencer Walk.

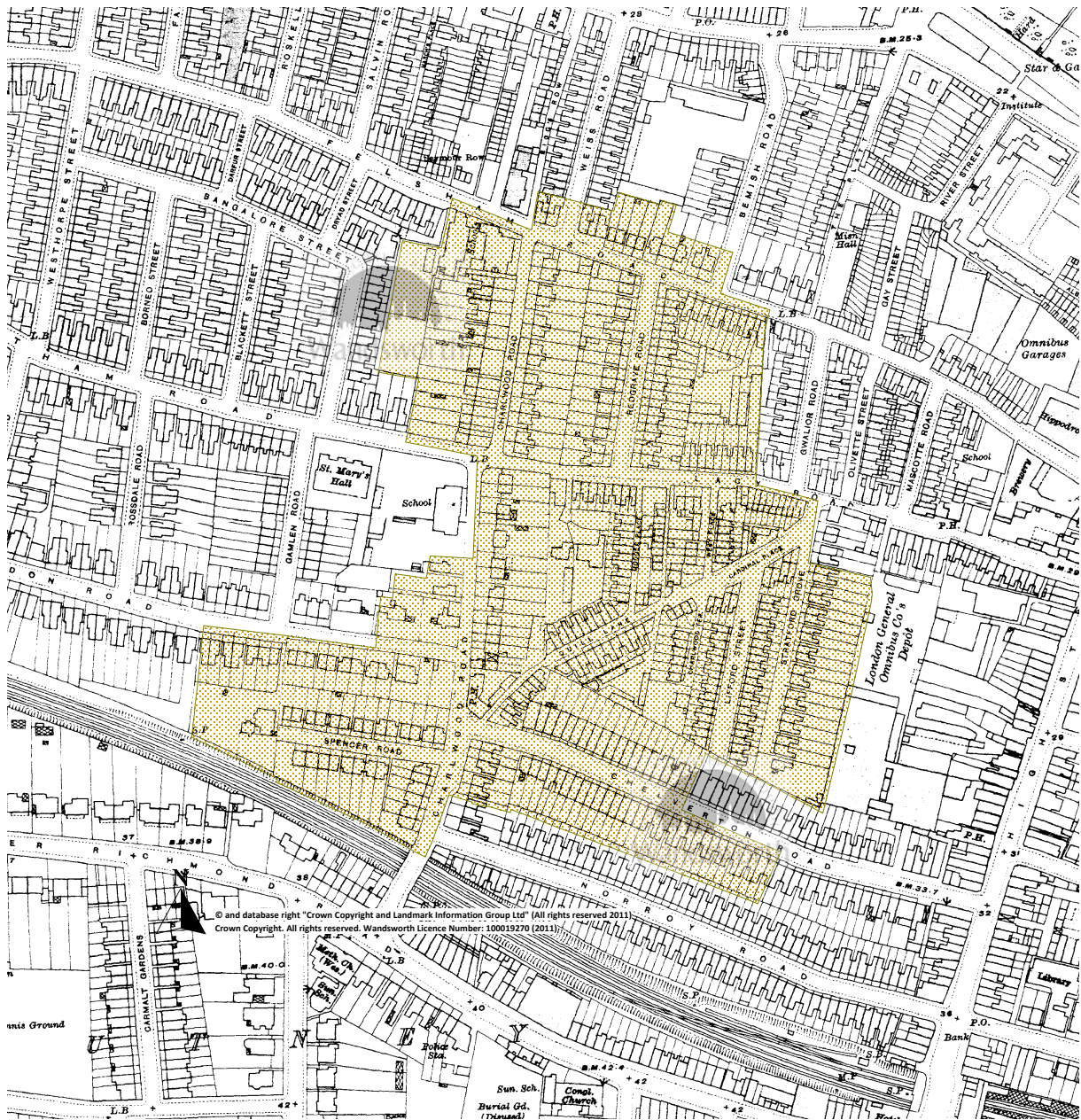
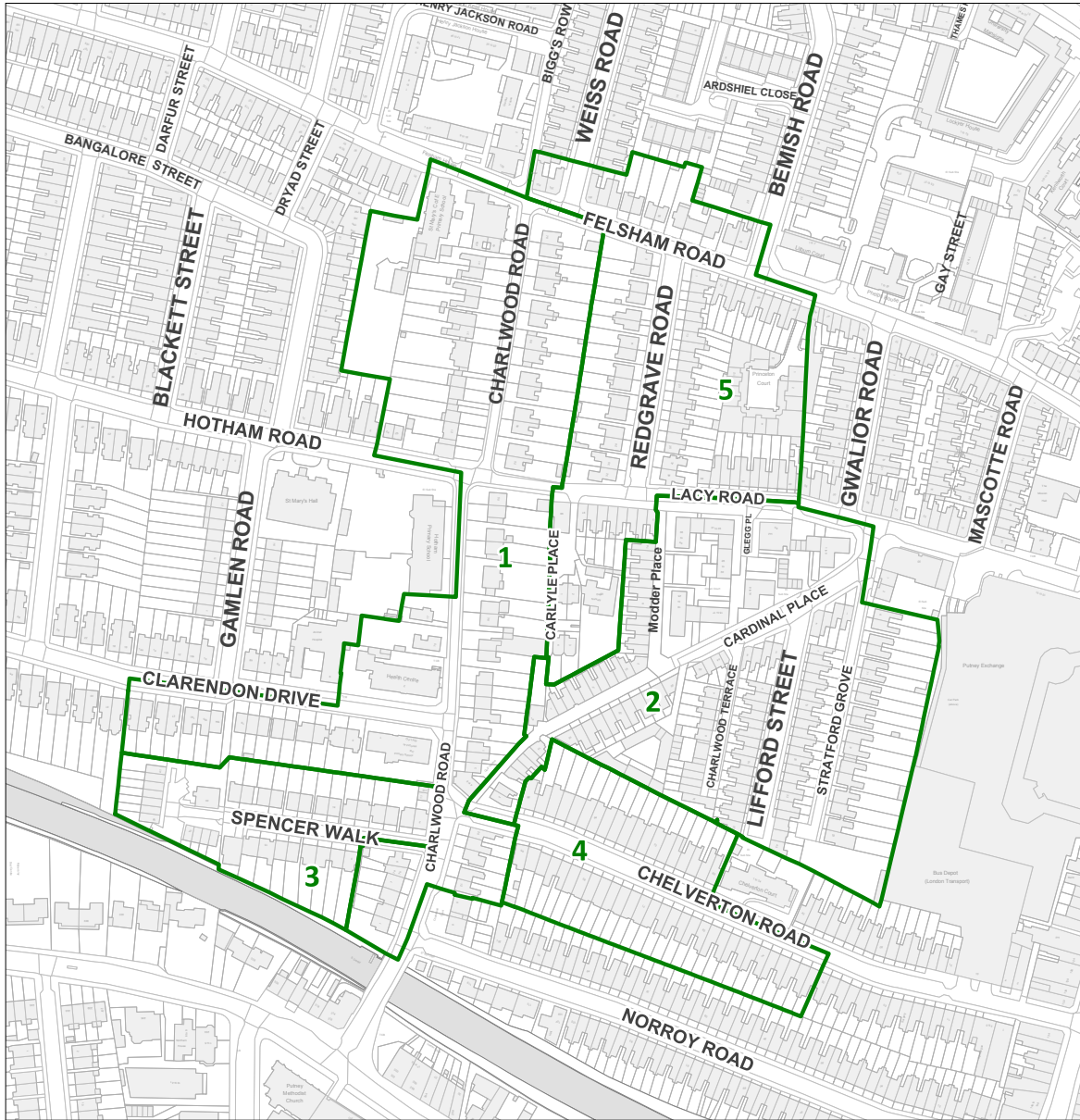


Figure 6 : The map of 1916-19 shows Quill Lane and Hotham School. Cooper's Arms Lane has become Lacy Road and Gardner's Lane has become Felsham Road



Key

1 Charlwood Road	5 Redgrave Road Area
2 Lifford Street Area	
3 Spencer Walk	
4 Chelverton Road	

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Figure 7 : Map showing the character areas within this conservation area

4. INTRODUCTION TO CHARACTER AREAS AND TOWNSCAPE MAPS

4.1 The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by intrusions or alterations to any of these elements. The whole conservation area has five areas of separate and distinctive character (shown on the map on the previous page) and each area is analysed in the following pages.

4.2 Each character area is accompanied by a townscape map which shows at a glance the buildings and green space that make a positive contribution to the character of the conservation area.

Building use

4.3 Most of the buildings in the conservation area are in residential use. However, other buildings of a similar period are present and these served the surrounding community. There is only one remaining public house which is The Jolly Gardner at 63 Lacy Road, the other, The Quill public house, 22 Charlwood Road, having been lost to residential development.

4.4 Nos. 96-104 Felsham Road is a short terrace originally built with shops at ground floor level (the 1896 OS map shows them without front gardens), although no. 102 has been converted to residential accommodation. The Eileen Lecky Health Centre at nos. 2-4 Clarendon Drive was purpose-built as a school clinic in the 1920's on the site of two detached houses.

4.5 Elsewhere there are buildings in educational use at St. Mary's Church of England School in Felsham Road, Our Lady of Victories Roman Catholic Primary School at 1 Clarendon Drive, and Hotham School, the rear of which is on Charlwood Road, but is actually part of the neighbouring Landford Road Conservation Area. Its former school keeper's house is in the Charlwood Road and Lifford Street Conservation Area.

4.6 Prinnton Court, 53-55 Felsham Road represents a small courtyard development comprising fourteen business units that was built in the late 1980's.

Views

4.7 Views are confined to those into and out of the conservation area and along streets within it. The view towards Putney Methodist Church south along Charlwood Road is significant with the tower of the church representing a local landmark.

5. CHARACTER AREA 1: Charlwood Rd & Clarendon Drive

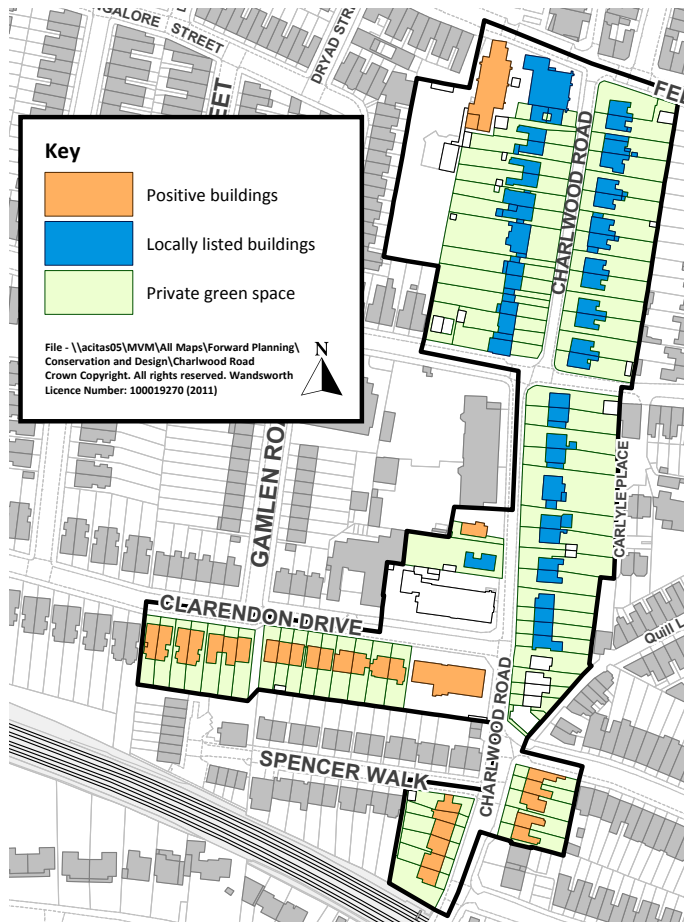


Figure 8 : Charlwood Road and Clarendon Drive townscape map

Clarendon Drive and Hotham Road were later insertions. Despite the later developments it has retained its narrow width, which contributes to its rustic charm.

5.3 Charlwood Road comprises mainly pairs of semi-detached villas which are generally of two storeys. Where there are occasionally basements and attic storeys, these do not affect the height or scale of the street. Hotham School however, does break the building line, both horizontally and vertically, but its historic value outweighs this intrusion.

5.4 The villas are set within generous plots with judiciously planted gardens creating a tranquil and rustic idyll in this part of Putney. The front gardens to nos. 19-41 are longer than the others allowing people to plant taller growing shrubs and trees. The gaps between the semi-detached pairs allow glimpses to large rear gardens which are generally well planted and verdant.

5.5 The tranquil atmosphere in this road is heightened by the low levels of traffic and absence of on-street parking.

5.1 Charlwood Road represents a well-preserved street full of rustic charm with its pairs of two storey semi-detached early villas built by Henry Scarth. They provide good examples of early Victorian villas being built around 1830-60. Although there are variations in details among the pairs of buildings, overall they possess a unity of style, scale and layout. Reproduction Victorian lamp columns, narrow street and abundant planting to front gardens adds to the rural charm. Overall this combination of historic buildings of good architectural quality and streetscape character gives this area a unique atmosphere within the borough.

Townscape

5.2 Charlwood Road is a narrow street that is orientated north-south with a junction at Lower Richmond Road. Being the earliest street, others such as Spencer Walk,

Buildings

5.6 Charlwood Road contains a sequence of semi-detached pairs of early Victorian villas which although having different architectural details, have an overall coherence of appearance and many shared characteristics. Apart from no. 11 all the houses between Clarendon Drive and Felsham Road are included in the Council's Local List of buildings of architectural or historic interest, which demonstrates the importance of the villas in this street. For a detailed description of these please refer to the appendix.

Southern end of Charlwood Road

5.7 The houses at the southern end of Charlwood Road however are distinctly different in character and design to the villas in the street. Nos. 12-20 represent to two groups of houses of two storeys with rendered facades and slate roofs and nos. 1-9 are a short terrace of six houses of two storeys with basement built c.1852. These are of yellow brick construction with projecting canted bay windows and vertical sliding sash windows. Original railings remain at several of them as do original two panel doors.

5.8 The redevelopment for the former Quill public house (no. 22) was approved in 2003 and involved demolition of the 1965 building and the construction of a three storey block of flats and three houses (Quill Terrace). The three-storey block of flats has been



Figure 9 : 12-20 Charlwood Road



Figure 10 : 1-7 Charlwood Road



Figure 11 : New houses at 1-3 Quill Terrace



Figure 12 : New flats at 4-6 Quill Terrace

orientated on an angle to reflect the spatial definition of the street that was afforded by the Quill public house. The design of the flats and houses are in a mock Classical Style, with the houses finished in yellow stock brick and the flats in render.

Between Clarendon Drive and Felsham Road

5.9 The villas along Charlwood Road that are north of Clarendon Drive, are mostly of two-storeys and semi-detached but varying in scale from small villas to larger houses. They were built between 1830 and 1860 by Henry Scarth a local developer. The houses are arranged in groups of similar architectural style. Around six different groups are evident. These are nos. 19-27, 31-41, 26-32, 34-40, 44-50, 52-58, 60-70 and 72-78. The variations occur in terms of external finish: some are brick, others are rendered; some have projecting canted bay windows; some have projecting classical porches with Doric columns, whilst others are in brick with rounded window arches and stone quoins.



Figure 13 : Stucco villa pair with timber porches



Figure 14 : Stock brick villa pairs



Figure 15 : Brown brick villa pairs with chimneys to the sides



Figure 16 : Stucco villa pair with blind boxes to windows

5.10 The earlier villas at the northern end, nos 19-27 are simple in detail with small timber latticed porches. The others, built over a long period, vary in size and detail but possess a unity of style and proportion. A majority of houses have large front gardens containing a number of mature trees.

School buildings

5.11 St. Mary's School at the northern end of Charlwood Road dates from a Deed of 1819 although the main building dates from 1867. It is constructed of yellow stock brick and its steeply pitched roof and gabled frontage to Charlwood Road contrasts with the early villas around it. Its Gothic composition was the natural choice of style for schools founded by the Church of England. The Gothic arch to the entrance and iron railings to the street frontage have been lost; and the school building lost windows and dormers to bombing in the Second World War. Period style railings to the Charlwood Road frontage were reinstated with the aid of a Conservation & Enhancement Grant from the Council.



Figure 17 : St Mary's School with the damaged arch but also the new period style railings



Figure 18 : Hotham Lodge

5.12 Apart from Hotham Primary School (in neighbouring Landford Road Conservation Area) and the Eileen Lecky Health Centre, there has been no major development and the character of the street has remained little changed despite some extensions to sides and rears of houses. To the south of Hotham School is Hotham Lodge (c.1839) an attractive Victorian Gothic style villa, built on an old orchard called Dog Kennel Field.

Clarendon Drive

5.13 The houses at the eastern end of Clarendon Drive are mainly semi-detached, of three storeys with basement, raised principal floor and short front garden and date from around 1870. Front garden car parking detracts generally from their overall appearance.

5.14 Nos 3-5 are a pair of three storey houses of yellow stock brick with steps to recessed side entrances. Windows are vertically proportioned timber sashes. A deep eaves cornice at roof level reveals eaves brackets adding a richness of architectural detail. Nos 7-9 are similar but with the front doors further forward and modern dormer windows to their front roof slopes. Doors are timber with two solid panels.



Figure 19 : Victorian detached houses on Clarendon Drive photographed c.1900



Figure 20 : Nos. 3-9 Clarendon Road. Similar to the old photo, but not quite the same

5.15 Nos. 11-13 and 15-19 represent a semi-detached pair and a short terrace of three storey houses with modern dormers and projecting, square section window bays at upper and lower ground floor level. They are constructed of yellow stock brick with red brick details. Unfortunately nos. 15 and 17 have had the front facades painted, which obscures architectural details.



Figure 21 : A photograph nos. 11-19 Clarendon Drive taken around 1900



Figure 22 : 11-19 Clarendon Road today. Note some of the triangular dormers survive as do some pillar caps but the old boundary walls and hedges have been lost

5.16 The Convent and School of Our Lady of Victories partly occupies a Victorian four storey former house which is a yellow stock brick construction with vertically proportioned timber sash windows. The two and three storey extension which also fronts Charlwood Road jars uncomfortably with the original building in form, fenestration and materials.



Figure 23 : The Eileen Lecky Health Centre

5.17 The Eileen Lecky Health Centre at nos. 2-4 Clarendon Drive is a single storey red brick building which shares the corner with Charlwood Road. It dates from around 1920 when it was built as a school clinic on the site of two villas. It is different in scale and materials from the remaining villas that make up the essential character of the area, but is a well-considered architectural composition.

Boundary treatments

5.18 Much of the original boundary treatments have been lost and only a few piers, some brick, some rendered, remain. St. Mary's School originally had iron railings but these were lost for the World War II effort in the 1940's.

5.19 From the evidence that does survive the original front boundaries appear to have been varied, some with a plinth and railings with brick or rendered piers. Many of the replacement walls are of a simplistic design.

Streetscape

5.20 The original granite kerbs to the carriageway have survived but the paving slabs have been replaced by small element paving blocks, which are less satisfactory from a visual appearance viewpoint, though equally functional. The street lamps have been replaced with a mock Victorian design.



Figure 24 : View northwards showing the granite gutters and kerbs and well planted front gardens

5.21 The original stone channels do exist and these help to reinforce the historic charm and narrowness of the street. The yellow lines detract visually but are of reduced width to lessen their impact.



Figure 25 : Charlwood Road with trees

5.22 Elsewhere at the southern end of this street an array of street paraphernalia has lead to the cluttering of the street. It is the combination of the gate across the street, signs, pedestrian guard railing and bollards that mar the street scene.

Trees and green space

5.23 The generous gardens to properties are judiciously planted with an array of trees and shrubs and this adds to the visual amenity of this part of the conservation area.



Figure 26 : Trees along Clarendon Road

6. CHARACTER AREA 2: Lifford Street Area



6.1 This area is characterised by a pattern of development comprising terraces and semi-detached villas fronting on to short culs-de-sac and the narrow lanes of Quill Lane and Modder Place. The villas in Stratford Grove are early Victorian and of two storeys of brick and render, some with basements. Lifford Street comprises two long terraces of two storey mid-Victorian houses of yellow stock brick. Crown Court and Glegg Place differ markedly in character and represent groups of buildings arranged as flats and built in the 1960s, set back from the street frontage in contrast to the historic buildings in surrounding streets.

Figure 27 : Lifford Street area townscape map

Townscape

6.2 Quill Lane, Lifford Street, Modder Place, Charlwood Terrace and Stratford Grove represent a quiet enclave of narrow streets and a surviving piece of early settlement in Putney. They represent a fine grained tightly knit form of development with narrow plot frontages with front doors opening on to the street and small rear gardens. The spatial configuration of the streets is characterised by their narrowness and a high degree of enclosure by surrounding buildings.

6.3 The rear gardens of the Stratford Grove houses back onto the Putney Exchange Shopping Centre and the bus garage, marking a dramatic change in scale, use and building form. The back gardens and boundary walls of the Lifford Street properties form the western side of Stratford Grove making this an unusual street with housing on only one side.

Buildings



Figure 28 : An photograph of Stratford Grove taken in the 1950s

Stratford Grove

6.4 Stratford Grove has early - mid Victorian pairs of semi-detached villas of two storeys along the east side of the street only. Several pairs are finished in render with moulded hoods to ground floor windows and porches. Windows are vertical sliding timber sashes with those on the ground floor having margin lights. All properties were originally covered with natural slate to hipped roofs.



Figure 29 : The western side of Stratford Grove showing the rear elevations and the line of street trees



Figure 30 : A villa pair on the eastern side of Stratford Grove

Lifford Street



Figure 31 : The terrace on the west side of Lifford Street

6.5 Lifford Street comprises two terraces of two storey houses constructed of yellow London Stock brick. This street was built towards the end of the nineteenth century after Stratford Grove had been completed. The uniformity of the street relies on the rhythm of window and door openings and the retention of original details. The buildings terminate in a parapet at roof level. Only no. 6 has had the exterior front facade painted, which undermines the appearance of the northern end of the terrace.

Charlwood Terrace

6.6 Charlwood Terrace is a short terrace of five mid Victorian houses. Originally there were six, the end one being lost following enemy action in the Second World War. The houses are finished in stucco with mouldings to hoods above doors and ground floor windows. Nos. 10-14 represent a later infill development. These contrast with the historic buildings insofar as the plots are narrower and the development includes a gap between them for garages.



Figure 32 : Charlwood Terrace



Figure 33 : Typical Victorian rear additions backing onto Charlwood Terrace

Quill Lane and Modder Place

6.7 Quill Lane and Modder Place contain two-storey terraced houses built just after 1900 of London stock brick with red brick details. They front onto a pleasant narrow pedestrian street connecting Charlwood Road with Cardinal Place.



Figure 34 : Quill Lane viewed from its eastern end



Figure 35 : Modder Place: the Victorian terrace faces the 1960s Crown Court on the right

Crown Court

6.8 The area bounded by Lacy Road, Cardinal Place and Modder Place, known as Crown Court, was given planning permission in 1961 and developed for blocks of flats. They were built on the site of Taylors Buildings and West Place. The form, layout and design of the development is generally out of character with that of the conservation area. This is due to the lack of definition of the street frontage by buildings, the creation of communal rather than individual private amenity space, the absence of plot formation and the vocabulary of building design, which fails to pick up on the essential architectural elements of the earlier historic buildings. The buildings consist of four blocks of three storey flats of pale brown brick construction, rendered bays beneath windows and steel windows.



Figure 36 : Quill Lane (far left) in the 1950s. The white house in the foreground buildings was in West Place and the pair seen to the left of it were Taylor's Buildings, all of which were demolished to make way for Crown Court



Figure 37 : Crown Court with Modder Place in the background



Figure 38 : The Jolly Gardeners public house

6.9 The only building that was retained when Crown Court was built is the Jolly Gardener at 63 Lacy Road. This is a two storey public house of three bays with the central bay being of three windows with a rendered surround. It is a well designed building of the interwar period.

Boundary treatments

6.10 A number of properties in Lifford Street have recently reinstated the front boundary railings to the original pattern and design based on historic photographic evidence. Elsewhere in the street a variety of treatments exist. In Stratford Grove a few original railings exist, notably where there are basements.



Figure 39 : Original railings in Stratford Grove.

6.11 On the west sides of Quill Lane and Modder Place properties open directly on to the paved street with no front boundary. On the east side of Quill lane brick walls tend to dominate the front boundary to the street, although some recent railings have been erected. Some walls have been rendered. A few hedges exist and may have been planted as part of the original boundary treatment. The changes to the front boundaries do not irrevocably damage the appearance of the conservation area.



Figure 40 : Copies of period railings in Lifford Street

Streetscape

6.12 In Lifford Street the original granite kerbs have been retained and concrete paving slabs have been used for the footways. Original granite kerbs exist in Stratford Grove with the narrow footway behind finished in concrete on the east side and paving slabs on the west side. The overall width of the street is very narrow with the west side forming the rear boundary to gardens of Lifford Street properties.

6.13 Quill Lane and Modder Place have been re-paved as a pedestrian street with concrete paving slabs and dark engineering bricks for a central gully although York stone slabs have been used in the western part of the lane. Granite setts have been used to define the space in front of houses on the northern side of Quill Lane and in Modder Place very effectively. Replica Victorian street lamps have been used for street lighting and represent a suitable scale for the narrow pedestrian street.

Trees and green space

6.14 Lifford Street is planted with street trees comprising mainly Birch and Cherry. In Stratford Grove the street trees are mainly Lime and False Acacia. Here the trees are attractive mature specimens and help to reinforce privacy to properties.

6.15 Charlwood Terrace has a row of Lime trees on the east side of this narrow street. These make an important contribution to the setting of the buildings and the attractiveness of the street through their colour and texture and by providing enclosure to the street.



Figure 41 : The western end of Quill Lane with York stone slabs



Figure 42 : Trees in Stratford Grove

7. CHARACTER AREA 3: Spencer Walk

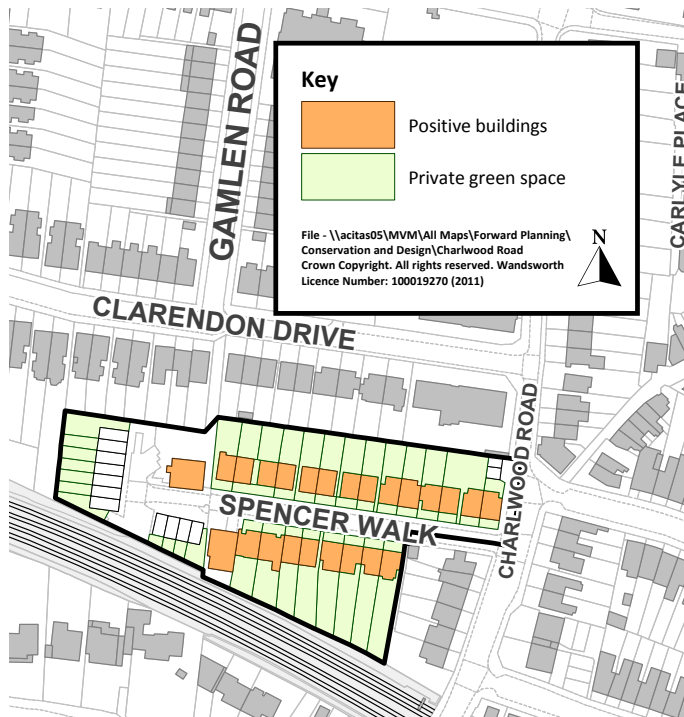


Figure 43 : Spencer Walk townscape map

with the almost ruralness of neighbouring Charlwood Road with its spacious plots and generous, well planted gardens.

Buildings



Figure 44 : Spencer Walk

A feature of the street is the paired stepped entrances up to the main entrances leading to often original and unusual two-panelled timber doors with glazed transom panels above. Some houses have recessed porches such as at nos. 5-7.

7.5 Although a variety of timber window patterns exist in the street, some of the originals still survive and it is considered that the original window type was the vertical sliding sash with margin lights.

7.1 This street of early Victorian town houses terminates in a modern cul-de-sac development. The houses are arranged mainly in semi-detached pairs, of three storeys in stock brick, a distinctive feature being that the entrances are stepped with the front doors being at upper ground floor level.

Townscape

7.2 The scale of the houses and the fact that it is a cul-de-sac give a strong sense of enclosure to this street. The pairs of houses are of three storeys and set close to the street frontage as well as having very little space between them. This tightly packed built form gives a strong sense of urbanity contrasting

7.3 Spencer Walk contains large three storey mainly semi-detached pairs of early Victorian Italianate houses in stock brickwork of elegant proportions and capped by low-pitched roofs with overhanging eaves with decorative eaves brackets.

7.4 A feature of the street is the paired stepped entrances up to the main entrances leading to often original and unusual two-panelled timber doors with

7.6 No. 30 Spencer Walk represents a detached early Victorian building, which has been rendered. Its setting has been compromised by recent infill development comprising nos. 21-41, which are arranged as two terraces.



Figure 45 : Original sash windows with different glazing pattern on each floor



Figure 46 : A pair of houses with central chimney stack and flanking entrances



Figure 47 : Original front doors with two long flush beaded panels. (Paint is the correct finish)

Boundary treatments



Figure 48 : Original railings with Fleur de Lys finials

7.7 Original iron railings survive to the street frontage. On the north side this takes a 'barley sugar' pattern, whereas on the south side they are plain. Both have Fleur de Lys finials. Some staircases to front doors retain original railings.

Streetscape

7.8 Original granite kerbs survive to the carriageway but the paving slabs have been replaced by small paviours. The carriageway surface is tarmac with yellow lines to show the parking restrictions.

7.9 Ornamental street lamps of a mock Victorian design were installed some years ago to enhance the character of the street.

Trees and green space

7.10 There are few trees in the street due to the short front gardens. One Lime tree is half located in the carriageway rather than the footway but nevertheless its attractiveness as an amenity feature outweighs any notion of inconvenience to vehicles.

7.11 Gardens are equally sparse with the exception of one where a group of limes remain, yet all might have been like this when the houses were built.

8. CHARACTER AREA 4: Chelverton Road



Figure 49 : Chelverton Road townscape map

a fine grain of development. The rhythm of the projecting bay windows and gabled roofs gives a strong sense of unity to the terraces. The lack of trees and the smallness of front gardens give the street a rather stark urban appearance.

Buildings



Figure 50 : A pair of houses in Chelverton Road. Note the different gable designs and the stone balustrade above the porch

8.1 This character area comprises two red brick terraces on the north (nos. 60-96) and south (nos. 37-95) sides of Chelverton Road dating from the end of the nineteenth century. This part of the conservation area is more urban in character due to its proximity to Putney High Street.

Townscape

8.2 This street has a strong sense of enclosure formed by the terraces of three storeys which front on to the street with minimal front gardens. Narrow plot frontages give a

8.3 The terraces in Chelverton Road are two storey late Victorian / Edwardian houses with attics that are significantly larger than the small terraced houses in the Lifford Street character area.

8.4 Their architectural interest derives from the unified appearance of the red brick houses with their projecting two storey square bay windows with gabled roofs above. The door and window openings have rendered surrounds and there are decorative terracotta panels between the ground and first floor windows. The roof coverings would have originally been natural slate.



Figure 51 : Houses on the north side of Chelverton Road. Note the matching window and front door designs

8.5 The timber windows are particularly distinctive having multi-paned upper sashes with the front doors being of a matching pattern. Small panes of stained glass remain intact in many windows and front doors. The front doors generally have a lower raised panel with varying numbers of stained glass panels above and a glazed transom light above the door. A good number of houses have retained their decorative tessellated tile paths.

8.6 Unfortunately a number of the brick elevations and terracotta panels have been painted or rendered. At roof level the triangular pediments to the gables appear to have been mainly replaced with the steeply pitched gables. Only nos, 64, 94, 65, 73 and 85 have retained the original gables unaltered.

8.7 In World War II, a V1 rocket hit the southern end of Charlwood Road at the railway bridge. Bomb damage maps show that nos. 44 -58 were totally lost and a number of houses damaged. This may explain why so many gables have been rebuilt to the same design, albeit different from the original.



Figure 52 Three different styles of door found in Chelverton Road

Boundary treatments

8.8 Little survives of the original front boundaries. Apart from no. 96, which had iron railings, historic photographs show front boundaries were mainly timber fences and gates. The timber fences and gates survive to nos. 73-75. Some had hedges behind the fences and a few of these also survive. The front boundaries now comprise mainly brick and rendered walls with piers, although it would be preferable to reinstate the original style fences.



Figure 53 : An excellent original style boundary in Chelverton Road: red brick wall with coping stone topped with a short feather edged fence, neatly clipped privet hedge and wooden gate

Streetscape

8.9 This street has retained its original granite kerbs, although the footways have now been replaced with small element pavements which give less visual definition than the original paving slabs. The street has been converted to one-way traffic with parking spaces to both sides of the carriageway constructed in small blocks and tarmac, which does little to reinforce the traditional appearance of the road. Street lamps are modern.

Trees and green space

8.10 In Chelverton Road there are no street trees and with the close proximity of the two and a half storey buildings to the street frontage this gives little opportunity for planting. Where planting has occurred this is mainly confined to the hedges or small shrubs which have a welcome softening effect against the hard architecture.

9. CHARACTER AREA 5: Redgrave Road Area

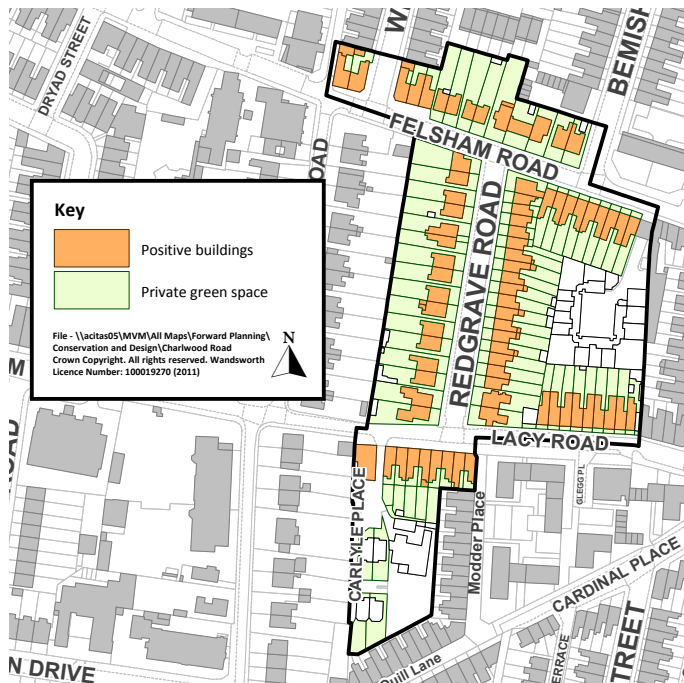


Figure 54 : Redgrave Road area townscape map

9.1 This character area comprises mainly groups of two storey semi-detached and terraced houses dating from the late nineteenth century. They are mainly of gault brick with slate roofs. A number of properties have original basements. There are shops on Felsham Road and shops now converted to residential accommodation on Lacy Road. This character area consists of the following properties:

- Redgrave Road (1-39, 2-32)
- Lacy Road (38-58 and 77-91)
- Felsham Road (78-104, 53-75)

Townscape

9.2 The Redgrave Road area represents a fine grain network of streets with narrow fronted properties, contrasting with the more open pattern represented in Charlwood Road. The houses here have small front and rear gardens and are generally of two to three storeys providing a sense of enclosure to the street and a uniformity of scale.

Buildings

Redgrave Road



Figure 55 : 1-35 Redgrave Road (east side)

9.3 Nos. 1-35 Redgrave Road comprise a terrace of two storey late nineteenth century houses, some with attic storeys and others with basements. All have ground floor and/or basement projecting canted bays with decorative cornice to parapet. The houses are constructed in gault brick with paired entrances. Heads of openings have decorative cornices over four-panelled timber doors with glazed upper lights. Windows are timber vertical sliding timber sashes. Pitched roofs were originally covered in natural slate.

9.4 The west side comprises nos. 2-32 which are arranged as semi-detached pairs of houses. They are generally of two storeys and constructed of yellow London Stock brick with red brick used for string courses, window heads and cornices to eaves and porches. Apart from nos. 10-12 which have two storey canted bays all the other pairs of houses have tripartite windows to ground and first floors. The doors are of four panels in timber. All properties have pitched roofs, originally covered in natural slate. Off-street car parking detracts from the setting of nos. 10-12, 16, 22, and 26-30.



Figure 56 : Houses on the west side of Redgrave Road with red brick dressings and tripartite windows

Lacy Road

9.5 Nos. 77-91 Lacy Road were originally three-storey shop houses with residential accommodation above. A number of the shopfronts have been removed as a result of changes of use of the ground floor from commercial to residential use. The last original shopfront was removed in 2002 at no. 89. The shopfronts have now largely been infilled with brick walls and tripartite sash windows with timber panelled doors. Ideally the fascias should have been retained.



Figure 57 : 77-91 Lacy Road - all former shops now converted to residential accommodation



Figure 58 : An old shopfront at no. 91



Figure 59 : The north side of Lacy Road

Cardinal Place. The form, design and layout of the buildings contrast with the tight knit nature of the surrounding houses.

Felsham Road

9.8 Felsham Road has a mix of terraced mid and late Victorian buildings, some with ground floor shop units. The buildings are mainly three storey and some with basements.

9.9 Nos. 78-80 represent a pair of semi-detached two storey villas with basements. They are mid Victorian dating from around 1860 and built of yellow stock brick with slate roof and stepped entrances to front door. The windows are vertical sliding timber sashes.



Figure 60 : 82-86 Felsham Road: a classical style building marred by its front garden parking

around 1850 and have timber sash windows

9.6 Nos. 40-56 are a terrace of two storey late Victorian houses, of gault brick construction with yellow brick used for string courses. The terrace is divided up visually into individual buildings through the parapet party walls which project at roof level. Projecting ground floor canted bay windows, timber sash windows, timber panelled doors and natural slate to roofs are common features.

9.7 The Crown Court development (see Character Area 2), built in the 1960's has a frontage on Lacy Road as well as

9.10 Nos. 82-86 forms a short terrace of three three-storey buildings with attic storeys and stepped entrances to the upper ground floors. They represent a rendered classical composition with eaves cornice to parapet roof. The roof is concealed behind a parapet and the windows have bracketed cornices above. The appearance of this group has been severely harmed by the obliteration of the front gardens for parking.

9.11 Nos. 88-90 and 92-94 represent two pairs of two storey semi-detached houses with basements. They date from divided into six lights (three to upper sash

and three to lower). Again they have stepped entrances leading to timber panelled doors, the two upper panels being glazed. Again car parking in front gardens detracts from their overall appearance.

9.12 Nos. 96 and 98-100 represent a plain Victorian terrace with commercial use on the ground floor and residential accommodation above. Upper floors are constructed of yellow stock brick with red brick used to continue the pilasters between each unit. At ground floor level, the fluted timber pilasters terminate in triangular pediments at fascia level. No. 96 has had an incongruous conservatory addition to the front. Nos. 102-104 are similar and both groups, having chamfered corners, frame the entrance into Weiss Road.



Figure 61 : 88-100 Felsham Road with the two villa pairs are in the foreground at no. 88-94

9.13 Princeton Court, nos. 53-55, comprises 14 units of light industrial use that was developed in the 1980's on the site of the former Imperial Works. The design of the buildings and the use has little to do with the character and appearance of the conservation area.



Figure 62 : This historic shopfront at no. 98 makes a good entrance for the restaurant but sadly the conservatory extension next to is rather incongruous



Figure 63 : The conservatory that breaks up the terrace frontage

9.14 Nos. 57-73 Felsham Road represent a terrace of two storey late Victorian houses. They have single-storey canted bays with plaster surrounds; and gault brickwork with contrasting red brick banding at window head levels and first floor cill level. Red, cream and black decorative tiles are used for the band at upper window head level.



Figure 64 : The south side of Felsham Road (odd numbers)



Figure 65 : Decorating tiling under the eaves

Boundary treatments

9.15 Remnants of original boundary treatments are sometimes discernible, but no complete original boundary treatments exist in this character area. Redgrave Road has many modern steel railings. The commercial nature of Felsham Road and the existence of forecourt parking means that the boundary definition in this street is poor, although some of the houses do have hedging which improves the appearance of the street greatly.

Streetscape



Figure 66 : Traditional style paving slabs in Redgrave Road

9.16 The original granite kerbs survive in Redgrave Road and the traditional style concrete paving slabs help to give visual definition to the buildings.

Trees and green space

9.17 Redgrave Road has several street trees, which provide visual amenity. These are important as the front gardens to the properties are small and of insufficient size to accommodate a larger growing tree. The species planted include Rowan and Thorn, recently introduced.

10. CONCLUSION & ASSESSMENT OF CONDITION

10.1 Overall the character and appearance of the conservation area has been maintained despite the fact that there are threats from permitted development. So far the alterations to windows and facades have not been so widespread as to warrant making additional planning controls.

10.2 In 1981 the Council produced a design guide to assist owners and occupiers in their decisions about alterations to doors and windows. This has been expanded to include other works and can be found in section 2 of the management strategy.

10.3 Properties throughout the conservation area are generally well-maintained, both buildings and gardens, and this reflects on the investment made by owners and occupiers.

11. APPENDICES

Listed buildings

Listed buildings are buildings that are listed by English Heritage or the Government for the special architectural or historic interest. These buildings are important not just to the local area but to the nation as a whole and represent buildings that make the most important contribution to England's architectural history. They are therefore protected and listed building consent is required for any alteration to any part of a listed building, either externally or internally or to a curtilage structure associated with it. These consents are dealt with by the Council, who may consult English Heritage if required.

There are no listed buildings in this conservation area.

Locally listed buildings

The Council holds a list of buildings that are of special architectural or historical interest at a local level. The list is a record of some of the historic buildings that are of particular interest, not just to this conservation area, but to the borough as a whole. These are different from buildings that are listed by English Heritage and the Government for which consent is required for alteration. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

The following buildings in this conservation area were locally listed in 1983:

CHARLWOOD ROAD:

Nos. 26-28 & 30-32: These are pairs of mid nineteenth century villas of three storeys with stepped entrances. They have rendered facades with vertical sliding timber sash windows with moulded cornice above. At roof level they are terminated with a parapet cornice replete with cornice.

Nos. 34-36: These form a pair of three storey mid nineteenth century villas built of yellow stock brick. Two storey rendered canted bay windows dominate the front elevation. Windows are vertical sliding timber sashes of two lights to both upper and lower sashes. Upper floor windows have rendered surrounds. The roofs are pitched and finished in slate, with chimneys located on the party wall.

Nos. 38-40: These are a pair of mid nineteenth century two storey villas with basements. The paired projecting Classical porches with Doric columns dominate the front facades to these properties. The front facades are finished in render, whereas the flanks and rear show yellow stock brick. Ground floor windows project slightly in the form of subtle bays. Windows to the ground and first floors are vertical sliding timber sashes with margin lights. The pitched roofs are covered in natural slate.

Nos. 42: This represents a detached two storey mid nineteenth century villa. It is a symmetrical composition with projecting canted bay windows to ground floor on each side of a projecting Classical porch with Doric columns. The house is finished in painted render. Vertical sliding timber sash windows are of single panes to upper and lower sashes. The pitched roof is covered in natural slate.

Nos. 44-46: These form a pair of mid nineteenth century villas built of a dark brick with rusticated quoins to flank elevation returns and red brick dressings to porches, window heads and slightly recessed bays. Vertical sliding timber sash windows of two lights to upper and lower sashes. At roof level there are projecting eaves brackets with a pitched roof above covered in natural slate. Chimney stacks are located to the flank elevations.

Nos. 48-50: These represent a similar pair to nos. 44-46, but are built of a lighter yellow brick with red bricks to window heads, bays and porches. Unfortunately the front elevation to no. 48 has been painted.

Nos. 52-54 and 56-58: These form pairs of mid nineteenth century two storey villas with lower ground floor and attic storeys. They are mainly of yellow stock brick construction with ground floor finished in rusticated render, and render to lower ground floor. Hooded cornices to upper ground floor windows and porches add richness of detail. Upper ground floor windows are tripartite vertical sliding timber sash windows, whilst those at first floor are single windows with margin lights to vertical sliding timber sashes. The pitched roofs are covered with natural slate. Unfortunately the upper floor of no. 52 has had the brickwork covered in render.

Nos. 60-62, 64-66 and 68-70: These form pairs of mid nineteenth century two storey villas with lower ground floor and attic storeys. They are generally of yellow stock brick construction with the facades of painted render. Upper ground floor windows are set in subtle bays with triangular pediments above tripartite windows. Hooded cornices to porches add richness of detail. Windows are vertical sliding timber sashes and most have retained their decorative timber valences. The dentil cornice at eaves level adds interest. The roofs are pitched and covered in natural slate.

Although nos. 64-66 are similar to nos. 60-62 above they have lost their decorative timber valences to windows. Again nos. 68-70 are similar to nos. 60-62, although no. 68 has a rather incongruous roof addition.

Nos. 72-74 and 76-78: These form a pair of mid nineteenth century two storey villas with basements and attic storeys. They are constructed of yellow stock brick. Ground floor windows are tripartite set within subtle projecting bays. Hooded cornices to ground floor windows and porches add interest. First floor windows are vertical sliding timber sashes, though those at no. 72 have been altered. Windows to first floor have rendered surrounds. The pitched roofs are covered in natural slate.

No. 15: This is a detached mid nineteenth century building finished in render. It is in a Gothic Style with moulded hoods above windows, pointed arches to windows and to front gate.

No. 19: This is now a detached property, although formerly part of a semi-detached pair. The other half of the property was demolished around 1908 to make way for Hotham School, which was built by the London County Council. Hotham School makes an important visual contribution to the street scene, but is located in the Landford Road Conservation Area due to the entrance being in Felsham Road. No. 19 represents a three storey mid nineteenth century villa of yellow stock brick construction. It has vertical sliding timber sash windows of six lights both to upper and lower sashes. The pitched roof is covered in natural slate.

Nos. 21-23 and 25-27: This pair of two storey and basement semi-detached villas is similar to no. 19 and constructed of yellow stock brick. Both entrances have external timber latticed porches with leaded roof above.

No. 29: This is a detached mid nineteenth century villa of two storeys and finished externally in painted render. The vertical sliding timber sash windows have each sash divided into six lights. A pitched roof is covered with natural slate.

Nos. 31-33, 35-37 and 39-41: These pairs of villas are similar to nos. 21-23, except that the facades are finished in painted render. Again the timber, latticed porches add interest to the front. Nos. 35-37 differ in that each has ground floor windows set in slightly projecting bay windows.

Nos. 43-43a: These two houses are unusual in that they are grouped one behind the other and were built in conjunction with St Mary's School. They are of yellow stock brick with vertical sliding timber sash windows and pitched roofs covered in natural slate.

St. Mary's School: The school dates from a Deed of 1819. The main Gothic building seen today dates from 1867. Constructed of yellow stock brick with steeply pitched roof and gabled frontage to Charlwood Road.

PART TWO: MANAGEMENT STRATEGY

1. MANAGEMENT STRATEGY

Introduction

1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. The management strategy therefore outlines both what the Council does to preserve or enhance the character of the Charlwood Road and Lifford Street Conservation Area and what residents and businesses can do.

Boundary review

1.2 As part of the appraisal process, the boundaries of the conservation area were reconsidered. No extensions to the boundary of the conservation area were proposed as a result.

The planning process

1.3 Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications in conservation areas are advertised in the local press so that anyone can make a comment.

1.4 In determining planning applications, the Council must take into consideration all material considerations as well as the views of the public and other consultees. For large developments in conservation areas or alterations to listed buildings, those consultees may include English Heritage or a number of national amenity societies, such as the Georgian Group, Victorian Society or Twentieth Century Society. You can see how the Council consults people in its Statement of Community Involvement which is available on the website or from the Planning Policy Group (see contacts).

1.5 We must also consider national policies set out by Government. For conservation areas the guidance is set out in Planning Policy Statement 5: Planning for the Historic Environment.

1.6 The Council's policies are set out in our Development Management Policies Document which is available on our website or from the Planning Policy Group. Where planning permission is required, it is Council policy to grant permission where alterations or development would sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment. If an application has been refused permission, the applicant has the right to appeal to the Planning Inspectorate who will reconsider the application.

1.7 Planning authorities may control small scale alterations to family houses by making an **Article 4 direction**. This serves to control alterations which are harmful to the historic character of conservation areas such as installing uPVC windows and front doors, concrete roof tiles, laying hard surfaces across front gardens, and other unsympathetic alterations.

1.8 See the sections on what works require planning permission and conservation area guidance for information that is specific to this conservation area.

Heritage assets and positive buildings

1.9 The Government's guidance, Planning Policy Statement 5: Planning for the Historic Environment, defines heritage assets as follows: "A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment."

1.10 Significance is "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic" which can be further divided into aesthetic, evidential and communal values.

1.11 Positive buildings are those considered to have significance and contribute to the special character and appearance of the conservation area. All positive buildings, listed buildings and locally listed buildings in the conservation area are shown on the townscape map in the appraisal along with green space that is also considered of importance.

1.12 The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Communication with residents

1.13 Conservation area status is registered as a local land charge. When a person or a solicitor carries out a land charge search when someone buys a property, this information will be given.

1.14 When the boundaries of a conservation area are changed, the Council will inform those affected by writing to them directly and placing an advert in the local press.

1.15 Before carrying out any works affecting the external appearance of a building, owners are advised to check with the Planning Service if they are in a conservation area. The onus is on the owner to find out this information and ignorance is no defence should any matter be the subject of legal action.

1.16 From time to time the Council may distribute leaflets to the conservation area to give information to residents. The Council will consult residents of conservation areas on possible changes to the conservation area or when reviewing character appraisals in accordance with English Heritage's guidelines and our Statement of Community Involvement.

1.17 All conservation area maps, appraisals, management strategies and guidance are published on the Council's website. Officers can print copies of these documents for those who do not have access to the internet or have other difficulties downloading them. These documents can be downloaded from the following web page:

www.wandsworth.gov.uk/planning/conservation

Grants

1.18 The Council's Conservation & Enhancement grants budget was suspended in response to the Government's Comprehensive Spending Review of 2010. No further grants will therefore be offered in the year 2011-2012. Any changes to this situation will be announced on our website.

1.19 Town Centre Improvement Grants and Business Improvement Scheme grants remain available for small businesses mainly to improve commercial premises and shopfronts. These are available from the Council's Economic Development Office (contact details at the end). Grants to bring empty homes back to a habitable standard are also available from Environmental Services and further details of these is available from the Grants Helpline on 020 8871 6127.

1.20 Outside the Council, grants may be available from English Heritage, the Heritage of London Trust and other similar bodies, mainly for listed building projects. See their websites for details or look at the Funds for Historic Buildings website for other grant aiding bodies: www.ffhb.org.uk

1.21 Any grant aided work carried out in the conservation area should comply with the guidance in this appraisal and management strategy and any issues arising from this should be discussed with the Conservation & Design Group to avoid problems.

Guidance on alterations to buildings

1.22 Officers in the Conservation and Design Group can give informal advice on carrying out sensitive works to historic buildings and can often give details of specialist craftsmen if needed. If you are considering any external works in the conservation area you are advised to contact them to discuss your proposals before making a planning application.

1.23 To give you advice, officers will often need to see a photograph of your building and a sketch of the works proposed, unless the works are very simple and easy to explain, when a telephone conversation may suffice.

1.24 Other basic guidance on works that are appropriate in the conservation area are given in the section "Conservation Area Guidance".

Enforcement

1.25 In carrying out its planning function, the Council may take enforcement action against unauthorised developments or alterations that harm the character of the conservation area where planning permission would be required.

1.26 Anyone can report breaches of planning control or officers may see these whilst carrying out their daily work. If you wish to report a breach, contact the Planning Enforcement Group using the address and telephone numbers given at the end of this document or the following webpage:

http://www.wandsworth.gov.uk/faqs/1003/planning_enforcement/answer/158/how_can_i_report_a_breach_of_planning_control#a158

Listed buildings

1.27 Listed buildings are buildings of special historic or architectural interest that have been listed by English Heritage or the Government. English Heritage is responsible for adding new buildings to the statutory list, whereas the Council is responsible for dealing with listed building consent which is required for alterations.

1.28 Any works of alteration or demolition that affect the special architectural or historic interest of any listed building must first be granted listed building consent by the local planning authority. This requirement applies to all parts of a listed building including internal and external fixtures and fittings and any structures within the curtilage of the listed building.

1.29 If you think a building should be listed, you may write to English Heritage. Their website (see Contacts) gives details of what information they need and what factors they will take into consideration when dealing with the application.

1.30 Listed buildings are shown in Appendix 1 to the conservation area appraisal and on the townscape map(s).

1.31 There are currently no listed buildings included in this conservation area.

Locally listed buildings

1.32 The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may (or may not) be of sufficient heritage significance to be added to the statutory list by the Government and English Heritage and are therefore different to statutorily listed buildings. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

1.33 Locally listed buildings in this conservation area are shown in Appendix 2 and on the townscape map(s) in the conservation area appraisal.

1.34 The full Local List can be seen on our website:

[www.wandsworth.gov.uk/downloads/200129/
locally_listed_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)

Archaeology

1.35 Where a development falls within an Archaeological Priority Area as set out in the Council's Local Development Framework, a detailed archaeological assessment will be required before applications are determined. In some cases, excavation or preservation of finds may also be required.

Trees

1.36 Trees are an essential part of the character of the conservation area and it is important that all trees and particularly the mature trees are retained and managed.

1.37 All trees in conservation areas are given protection by the conservation area designation. Trees may also be protected by Tree Preservation Orders, both in or outside a conservation area. The Council must be notified of any works to any tree in a private garden in the conservation area and can make a Tree Preservation Order in response to these notifications if it is necessary to prevent the loss of an attractive healthy tree.

1.38 The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting

- Tree Surgeon's contact details
- Our Tree Strategy

www.wandsworth.gov.uk/downloads/200023/conservation (scroll to bottom of web page).

1.39 The Conservation & Design Group can give advice on trees on privately owned land in conservation areas (tel 020 8871 6631) and Leisure & Amenity Service's tree officers can advise on trees on Council owned land (tel 020 8871 6370).

Streetscape

1.40 The conservation and highways teams in the Council are working together to prepare a streetscape manual which will set out how the Council carries out works to streets across the borough. This will include the preservation of original features such as paving slabs, granite kerbs and granite setts or the reinstatement of these where possible. It will also cover how new works such as traffic calming, new signage, etc, could be carried out sensitively and by using traditional style materials and appropriate colours and finishes.

New development in the conservation area

1.41 It is against Council and Government policy to allow the demolition of heritage assets which contribute to the significance of the conservation area unless there are exceptional circumstances.

1.42 The townscape map(s) in the conservation area appraisal shows buildings and spaces (such as gardens and other green space) which are important to the character of the conservation area and should therefore be retained and looked after.

1.43 Development may be possible where buildings or spaces are not considered to be positive contributors and in these cases the Conservation and Design Group will be able to offer advice on suitable design options if contacted at an early stage.

1.44 Basic principles for new development are given in the guidance section later in this document.

Section 106 agreements

1.45 Section 106 Agreements are legal agreements between the Council and a developer that form part of a planning permission. These agreements often include a payment by a developer that the Council may use for local improvements which will benefit the public and it is recommended that these are used for conservation area enhancements where possible.

2. CONSERVATION AREA GUIDANCE

2.1 Looking after the special character of the Charlwood Road & Lifford Street Conservation Area is a partnership between all those who live, work and use the area and various departments of the Council. There are many things you can do, such as looking after original features where they have survived, reinstating lost features or removing unsightly intrusions to improve not only your property but the value and appearance of the overall area.

2.2 Conservation areas are all sensitive to change and even a minor change can have a detrimental effect on the overall character of the area. We recommend that alterations should differ as little as possible from the original style and fabric of the building. The guiding principle for all buildings in conservation areas is to repair and maintain rather than replace. If replacement is unavoidable, then an exact replica of the original is always best. This section aims to give some basic guidance on the building elements that are important in the conservation area and can often be controlled by the Council's Planning Service.

2.3 Officers in the Conservation and Design Group can give informal advice on carrying out sensitive works to historic buildings. If you are considering works you are advised to contact them to discuss your proposals, particularly before making a planning application. To give you advice, officers will need to see a photograph of your property and a sketch of the works proposed, unless the works are very simple and easy to explain, when a telephone conversation may suffice.



Figure 67 : Houses with their original features. From left to right: Chelverton Road, Lifford Street and Felsham Road

Reinstatement of missing features

2.4 Throughout this section and the character appraisal you will find items in your conservation area that are important to the character of the area, but may be missing from your property. Wherever possible, try to reinstate missing features from decorative stucco detail, through to timber framed windows and doors.

Windows



Figure 68 : Sash window with central glazing bar (note also the original cast iron window box guard)

2.5 Generally windows to most properties in the conservation area are vertical sliding timber sash windows. These vary from street to street in terms of the arrangement of glazing bars. Several are still original or have been replaced on a like-for-like basis retaining joinery details such as mouldings and horns. As the buildings in the conservation area are generally arranged in terraces or semi-detached pairs, any changes within the pair or terrace can affect the overall character of the street.

2.6 The installation of windows of a different pattern, design and construction material, such as aluminium should be avoided, Upvc windows usually fail to replicate original detail sufficiently and are also not recommended. Installing new airtight windows can cause damp in traditionally constructed buildings and therefore the correct ventilation would be necessary.

2.7 Old windows lose heat through the glass and through gaps between the frames, however they can easily be overhauled and draughtproofed and some companies specialise in this (ask the Conservation & Design Group for details). Installing secondary glazing meets the regulatory requirements for new windows whilst retaining the original windows. Even the use of shutters, blinds or curtains has been proved to reduce heat loss by between 41-58%. English Heritage provides advice in their publication Energy Efficiency in Traditional Buildings and have published Research into the Thermal Performance of Traditional Timber Sash Windows. See their website www.english-heritage.org.uk

Some original window types that should be retained or reinstated are given below. Further illustrations can be found in the conservation area appraisal.

Lifford Street: Upper and lower sashes are divided into two panes by a vertical glazing bar.

Stratford Grove: Timber sash windows at ground floor have margin lights whereas to the first floor the upper and lower sashes are divided into three panes by glazing bars.

Chelverton Road: Design varies, but generally the lower sash is a single pane and the upper sash is divided into a multi-pane format in several different ways usually relating to the front door design.

Spencer Walk: Upper floor windows having two sashes divided by a vertical glazing bar. Raised ground floor sashes have margin lights.

Charlwood Road: A number of different glazing patterns exist here, for example:

- Nos. 21-41 have six lights to upper and lower sashes.
- Nos. 38-40 Charlwood Road have upper and lower sashes with margin lights.

Redgrave Road: The main windows to ground and first floors are tripartite (divided into three parts) with the sashes divided into two by a vertical glazing bar.



Figure 69 : Sash window with margin lights



Figure 70 : Sash window from Chelverton Road



Figure 71 : Another window type in Chelverton Road

Front doors



Figure 72 : Six panelled door on Lifford Street

Generally front doors within the conservation area are painted timber in a variety of designs specific to each street. The installation of doors of a different pattern, design and materials, such as aluminium and UPVC should be avoided. Typical door types are outlined below. Further illustrations can be found in the conservation area appraisal.

Lifford Street: Painted solid timber doors of six panels.

Stratford Grove: Painted solid timber doors of six panels.

Spencer Walk: Unusual type of door which is becoming increasingly rare: solid with two vertical moulded panels and no glazing.

Chelverton Rd: Three types, all originally with stained glass:

- Four panels with the three upper panels glazed and the lower panel raised to a point,
- Seven panels with the four upper panels glazed, a three solid but recessed panels below,
- Two panels with the upper glazed pane divided and the lower panel raised to a point.



Figure 73 : Fanlight in Lifford Street



Figure 74 : A typical four panelled door with the top two panels glazed

Charlwood Road: Painted timber four panel doors with the two upper panels glazed and the head of the window arched.

Redgrave Road: Doors generally of four panels with the two upper panels glazed.

Roofs

2.8 Generally the roof covering to houses in the conservation area was originally natural slate. Natural slate is a very durable material and its aesthetic appearance is generally superior to that of artificial slate, which is often more mechanical in appearance. The covering of roofs in concrete tiles should generally be avoided, where the original material was natural slate. This is not only for reasons of appearance, but concrete tiles are heavier and may affect the structural integrity of the roof.

2.9 Planning permission is needed for roof extensions and these should be designed to be in keeping with the character of the house and generally small and well proportioned.

Facades

2.10 The front facade and the flank facade of corner properties are the most important as these are part of the public realm. Any changes to these facades can also adversely affect the adjacent properties, most notably if part of a terrace or part of a semi-detached pair. Original brick facades and detailing should be retained intact and repaired where necessary. The painting of facades not originally intended to be painted should be avoided. This can obscure architectural details and patterns of brickwork and is extremely harmful to the appearance of terraces and semi-detached houses. Where facades have been painted consideration should be given to a scheme of removing paint.

Chimneys



Figure 75 : A full set of chimney pots in Redgrave Road. The slate roof is an original finish and the dormer is suitably small and traditionally designed

2.11 Chimneys should always be retained as they form part of the character and appearance of the houses that make up the conservation area. Whilst in many houses the chimneys may be functionally redundant with internal fireplaces removed or altered they are an integral part of the architectural and historic character of the building. Chimneys form part of the structural fabric of houses and alterations may need approval under the Building Regulations as well as planning permission.

Front gardens, hardstandings and boundary treatments

2.12 Front gardens and their boundary treatments represent a small area of open space that is part private and part public. The planting in gardens is important in creating a softening effect on the surrounding hard architecture. Front gardens should therefore be kept planted and hedges in particular are recommended.

2.13 The boundary treatments in the conservation area are a mixture of original timber fences (eg Chelverton Road and a historic photograph shows one at 50 Charlwood Road), railings (eg Redgrave Road, Spencer Walk) and modern brickwork (seen in all streets) that are not as sympathetic to the character of the area.

2.14 Close boarded fences may need replacing due to their short life span, but it is inappropriate to replace them with a brick wall or railings or even to raise the height of the boundary as these disrupt the uniformity of the street.

2.15 Some streets in the conservation area retain a number of original decorative cast iron railings which can provide templates for others in the same street to copy. Original railings can be seen in Spencer Walk and Redgrave Road. Cast iron railings would also have existed at some properties in Charlwood Road and a simple design has been used next to St Mary's School but no original designs have survived. A grant scheme initiated by a resident in Lifford Street has resulted in the reinstatement of front boundary railings to the original pattern and design to a number of properties.

2.16 Hard standings have been laid out in many front gardens in Charlwood Road. Where these are well planted and retain some boundary treatment, these are acceptable, however, the hard surfaces should not be made more extensive and wherever possible the surfaces should be reduced and more planting introduced.

Green space

2.17 Green space is extremely important in creating a peaceful and attractive environment that complements the hard architecture of the buildings. The Council will therefore resist development on green space such as front and rear gardens. Planting lawns, shrubs and other long lasting plants will be encouraged.

Extensions

2.18 Extensions to the rear of properties should generally be designed to be in keeping with the host building and should never project so far that they become visible from the front of the house. Side extensions are not encouraged as they interrupt the architects' original intention to give quality to the street by creating spaciousness between the houses.

Shopfronts

2.19 All early shopfronts and parts of old shopfronts are of historic value should be retained and looked after. Traditional materials such as timber are recommended in the conservation area and many shopfronts currently offer the opportunity for improvement. Historic shop surrounds, including narrow raked fascia boards, tessellated thresholds and carved console brackets and pilasters should always be kept and repaired.

New buildings

2.20 It is Council policy to protect the buildings that make a positive contribution to the character of the conservation area and these are shown on the townscape map in the conservation area appraisal.

2.21 Where there are opportunities for new buildings that do not involve the loss of a positive building or a space that is of value to the character and appearance of the conservation area, a new building may be acceptable. The appraisal gives details of the characteristics that are special to the conservation area and these characteristics, such as scale, mass, height, quality, and visual interest should be echoed in a new building.

2.22 There is limited scope for new buildings within the conservation area although there are some existing buildings that fail to make a positive contribution to the character of the conservation area and these could be the subject of sensitive redevelopment.

2.23 Only buildings of the highest quality that will enhance the character of the conservation will be recommended for approval and any proposals for new buildings should benefit from discussions with the Conservation and Design Group before submission.

Sustainability and energy efficiency

2.24 Looking after existing buildings is an inherently sustainable act as old buildings embody the energy that was used to create the materials and build them in the first place. Traditional buildings function in a different way to modern buildings. Unmodernised houses lose naturally generated moisture through windows and doors that are only loosely sealed; through open fire places; and also by occupants airing the house daily. When sealing an old building to prevent heat loss it is important not to impede ventilation which will eventually cause damp problems.

2.25 However, old buildings can be unnecessarily draughty and it is sensible to prevent excessive heat loss before considering installing micro generators such as solar panels and wind turbines. It is also wise to carry out all energy saving measures possible to avoid generating energy needlessly. When thinking about where to locate such equipment it remains crucial to conserve the appearance and character of the conservation area and street as a whole. Obvious discreet and unobjectionable locations include rear roof slopes, back gardens, shed roofs or even valley roof slopes that are concealed by a parapet.

2.26 The need to conserve energy does not have to conflict with the need to conserve the character of the conservation area. If both requirements are considered in a balanced manner, it should be possible to achieve both objectives without harm to either.

2.27 Finally, it is useful to remember not to focus all your efforts on reducing energy loss in the home and forget about other areas of your family's life. Plane journeys, car use, food and commodity miles are all equally important. Work out your carbon footprint at <http://carboncalculator.direct.gov.uk> and find more advice on energy saving at www.climatechangeandyourhome.org.uk and www.energysavingtrust.org.uk.

Planning permission

2.28 Many of the works mentioned in this section will require planning permission. Please contact the Conservation and Design Group to discuss your proposal before carrying out works and check whether planning permission is required. Enforcement action will be taken against unauthorised and harmful works. See the section "What works require consent" for further information.

3. WHAT WORKS REQUIRE CONSENT

3.1 Additional planning controls exist within conservation area 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 planning 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:

3.2 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:

3.3 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.

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

3.5 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 in stone, artificial stone, pebbledash, render, timber, plastic or tile
- 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 that takes up over 50% of the curtilage
- Hard surfaces in front gardens, unless they are less than 5 square metres or are porous or water runs off into a porous area

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

Works to commercial buildings

3.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. 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

3.7 Conservation area consent only applies to demolition and is required as follows:

- Demolition of a whole building or substantial part of a building in a conservation area
- Demolition a boundary treatment (fence, wall, railings, etc) that is over 1m high adjacent to a highway or over 2m high elsewhere.

Works to trees

3.8 All trees in conservation areas are protected and consents required are as follows:

- For trees in conservation areas, the Council must be given six weeks notice of any works including pruning and felling
- For trees covered by a Tree Preservation Order, an application must be made to do any works including pruning and felling and this application takes eight weeks
- Separate forms for both cases are available on our website or from the Planning Portal.

Further information can be found at
www.planningportal.gov.uk
www.wandsworth.gov.uk/planning
or contact Wandsworth's planning service on 020 8871 6636
or the Conservation & Design Group on 020 8871 6646 or 6631

4. HOW TO MAKE A PLANNING APPLICATION

4.1 This is a brief guide to applying for planning permission. Planning officers are available to answer simple queries between 9.00 - 5.00 at the One-Stop counter on the 5th floor of the Town Hall Annexe on Wandsworth High Street. If you have a more complicated query or you wish to discuss development at your property you may need to make an appointment to see a planning officer and a conservation and design officer. Such a meeting will only be granted when you have submitted initial sketches for discussion and the matter cannot be adequately discussed over the telephone.

Application forms

4.2 You should make your application through the Planning Portal (see web address below) which has all the relevant forms and guidance. If you don't have access to the internet please come in to the One Stop counter (as above) to collect a form or telephone us (see Contacts).

www.planningportal.gov.uk

4.3 Forms are also available to print from our website:

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

Making your application

4.4 For all but the simplest alterations, you are advised to appoint a qualified architect or other competent person with experience and understanding of conservation issues.

4.5 To apply for planning permission you must submit the correct application form (often the householder application form alone) and submit scale drawings showing the existing and proposed plans and elevations. Each application form gives guidance on what plans are required. For applications to replace doors or windows, it is usually sufficient to include a photograph to show the existing, but the drawing for the proposed must be to scale of 1:50. It must show how the window will open and close. This is best shown in a cross section.

Design & access statements

4.6 All applications for planning permission in conservation areas must be accompanied by a Design and Access Statement which should set out the design concept for your proposal. Thinking about what is important about the building before you actually decide on the design should help you to choose a scheme that will conserve or possibly even enhance its appearance.

4.7 The statement should include a description of the building as well as an assessment of the impact of your proposal on its character and appearance. We welcome photographs or sketches that will help to illustrate your proposals. If it involves a lot of change to an important building (especially a listed one), a detailed Statement of Heritage Significance may be necessary.

4.8 The Design and Access Statement does not need to be long. Often a few short paragraphs will do. Your statement could start by answering the following questions:

- Is the building listed, locally listed or shown as a positive building in the conservation area character appraisal?
- Why is the building considered to be of heritage value? Hopefully the conservation area appraisal will tell you the answer to this question
- What are its main important features and does it have any interesting details?
- What original materials were used? e.g. brick, stone, timber
- Has it already been altered or extended?
- Are there any original features missing that could be reinstated? Restoring them could count as enhancement.

4.9 The Design and Access Statement should then go on to explain how you think the alteration or extension that you want permission for has been designed sympathetically to suit the building and preserve (or enhance) its appearance.

Planning policy

4.10 All applications are determined in accordance with Council policy as set out in our Development Management Policies document which is available on our website. The conservation area appraisal and guidance given in this document will also be taken into consideration when determining applications. Further policy guidance is given in Planning Policy Guidance Statement 5: Planning for the Historic Environment and the practice guide associated with it, available from English Heritage's website (see Further Information).

Pre-application advice

4.11 You are welcome to ask for advice on your proposed development before making your application.

How long does it take?

4.12 It takes eight weeks to process most planning applications. If the correct information is not provided the application cannot be validated and your agent or you, the applicant, will be notified of this within 10 days. The 8 week period only starts when the application has been validated.

4.13 When the application is received it is allocated to a planning officer who will be your case officer and main contact. You, the applicant, or your agent can contact your case officer at any time. If you have an agent, correspondence will be automatically conducted with the agent unless otherwise requested. The case officer will be responsible for consultation on the application which includes consulting neighbours and liaising with the Conservation and Design Group.

Building control

4.14 Approval under the Building Regulations is a separate requirement and you should check this with the Building Control Service as well as the Planning Service before carrying out your works. See Contacts.

FURTHER INFORMATION & CONTACTS

Further information

Council publications

The Council publishes a number of useful guidance documents which can be found on the following web page. (Scroll down the web page to find 'Supplementary Planning Guidance'):

www.wandsworth.gov.uk/downloads/200074/planning

Publication	What it contains
What is a Conservation Area?	Basic information about conservation areas
Do it in Style	A guide to the care, repair and adaptation of your home
Making More of Your Loft	Design guidance on altering your roof
Shopfronts: A Guide to Good Design	Designing new shopfronts and retaining historic ones
Design Guidelines for the Conversion of Shops to Residential Use	How to convert shops sensitively
Hardstandings for Cars	How to design car parking space sensitively
Residential Basement Extensions	Guidance on lightwells
Tree Strategy for the Borough	The action plan for trees in the Borough
Tree Care	How to look after your trees
Trees and the Law	What tree works require permission
Tree Planting	How to plant trees

Government & English Heritage publications

Many of the following documents are available from:

www.english-heritage.org.uk

www.planningportal.gov.uk

Planning: A Guide for Householders

Planning Policy Guidance Note 5: Planning for the Historic Environment. 2010
Guidance on Conservation Area Appraisals, English Heritage (Product code 51185) 2006

Guidance on the Management of Conservation Areas, English Heritage (Product code 51184) 2006

Conservation Principles: policies and guidance for the sustainable management of the historic environment by English Heritage (Product code 51393) 2008

Energy Conservation in Traditional Buildings by English Heritage (Product code 51367) 2007

Climate Change and the Historic Environment by English Heritage (Product code 51392) 2008

Building Regulations and Historic Buildings by English Heritage (Product code 50900) 2004

Understanding Historic Buildings: A Guide to Good Recording Practice by English Heritage (Product code 51125) 2006

Books

A Stitch in Time: Maintaining your Property, available from The SPAB

Building Conservation Directory. Available from Cathedral Communications 01747 871717 or www.buildingconservation.com

The Elements of Style, An Encyclopaedia of English Architectural Detail, edited by Stephen Calloway (Mitchell Beazley)

London County Council Bomb Damage Maps 1939-45, ed A. Saunders & R. Woolven

Informed Conservation by Kate Clark. Available from English Heritage

Old House Care and Repair by Janet Collings (Donhead) www.oldhouse.info

Period House: Complete Care, Repair and Restoration by Albert Jackson and David Day (English Heritage & Collins)

Structural Repair of Traditional Buildings by P. Robson (Donhead)

Suburban Style: The British Home from 1840-1960 by Helena Barrett & John Phillips (MacDonald & Co)

The 1930s House Explained by Trevor Yorke (Countryside Books)

The Buildings of England: London South by Cherry and Pevsner (Penguin)

The English Terraced House by Stephan Muthesius (Yale)

The Edwardian House Explained by Trevor Yorke (Countryside Books)

The Victorian Society Book of the Victorian House by Kit Wedd. Available from the Victorian Society

Useful organisations and websites

Organisation

Planning Portal

Website / Phone number

www.planningportal.gov.uk

Planning Aid for London

www.planningaidforlondon.org.uk
020 7247 4900

Funds for Historic Buildings

www.ffhb.org.uk

HELM: Guidance on the historic environment from across the country compiled by English Heritage

www.helm.org.uk

English Heritage

www.english-heritage.org.uk

- London Region
- Customer Services (publication requests, etc)

020 7973 3000
0870 333 1181

Georgian Group

www.georgiangroup.org.uk
087 1750 2936

Victorian Society

www.victoriansociety.org.uk
020 8994 1019

Twentieth Century Society

www.c20society.org.uk
020 7250 3857

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk
020 7377 1644

SAVE Britain's Heritage

www.savebritainsheritage.org
020 7253 3500

Images of England: Details and pictures of listed buildings nationwide

www.imagesofengland.org.uk

Pastscape: information on archaeological and architectural heritage

<http://pastscape.english-heritage.org.uk/>

Climate Change and Your Home: information about energy efficiency in old houses

www.climatechangeandyourhome.org.uk/live/homepage.aspx

Building Conservation Directory: Articles and specialist craftsmen

www.buildingconservation.com
01747 871717

Work out your carbon footprint

<http://carboncalculator.direct.gov.uk>

Heritage Gateway: comprehensive national and local historic environment resources

www.heritagegateway.org.uk

Organisation

Wandsworth Historical Society

Website / Phone number

www.wandsworthhistory.org.uk

Public archives

Wandsworth Heritage Service

Battersea Library
265 Lavender Hill
SW11 1JB
Tel: 020 8871 7753

Email: heritage@wandsworth.gov.uk
See the Council's website for opening times.

London Metropolitan Archive

40 Northampton Road
Clerkenwell
London
EC1R 0HB

Website: http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/

Local amenity group

The Putney Society

Email: putneysociety@hotmail.com
Website: www.putneysociety.org.uk

Council contacts

**Wandsworth Council
Borough Planner
Town Hall,
Wandsworth High Street,
London, SW18 2PU**

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

Planning Service: General enquiries	020 8871 6636
Conservation & Design Group	020 8871 6646 or 6631
Conservation & Design Group (trees on private land)	020 8871 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services (grants)	020 8871 6127
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	http://www.wandsworth.gov.uk/info/200089/street_care_and_cleaning or 020 8871 6708
Arboricultural Service (trees on Council land)	020 8871 6370

This document was approved by the council's executive on 1 March 2010. Further copies are available on our website.

www.wandsworth.gov.uk/planning/conservation

If you have difficulty understanding this document or require further information, please contact:

e-mail: boroughplanner@wandsworth.gov.uk

**Address: Wandsworth Council
Planning Services
Conservation & Design Group
Town Hall, Wandsworth High Street
Wandsworth, SW18 2PU**

Tel: 020 8871 6646

**Or visit our website at:
www.wandsworth.gov.uk/planning**



Technical Services Department
Wandsworth Council