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Bathgate Road

Conservation Area Appraisal

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INTRODUCTION

This document identifies and appraises the special architectural and historic characteristics of the Bathgate Road Conservation Area and it also gives practical guidance on the implications of Conservation Area status. It is in two parts: a Character Statement and a Management Strategy.

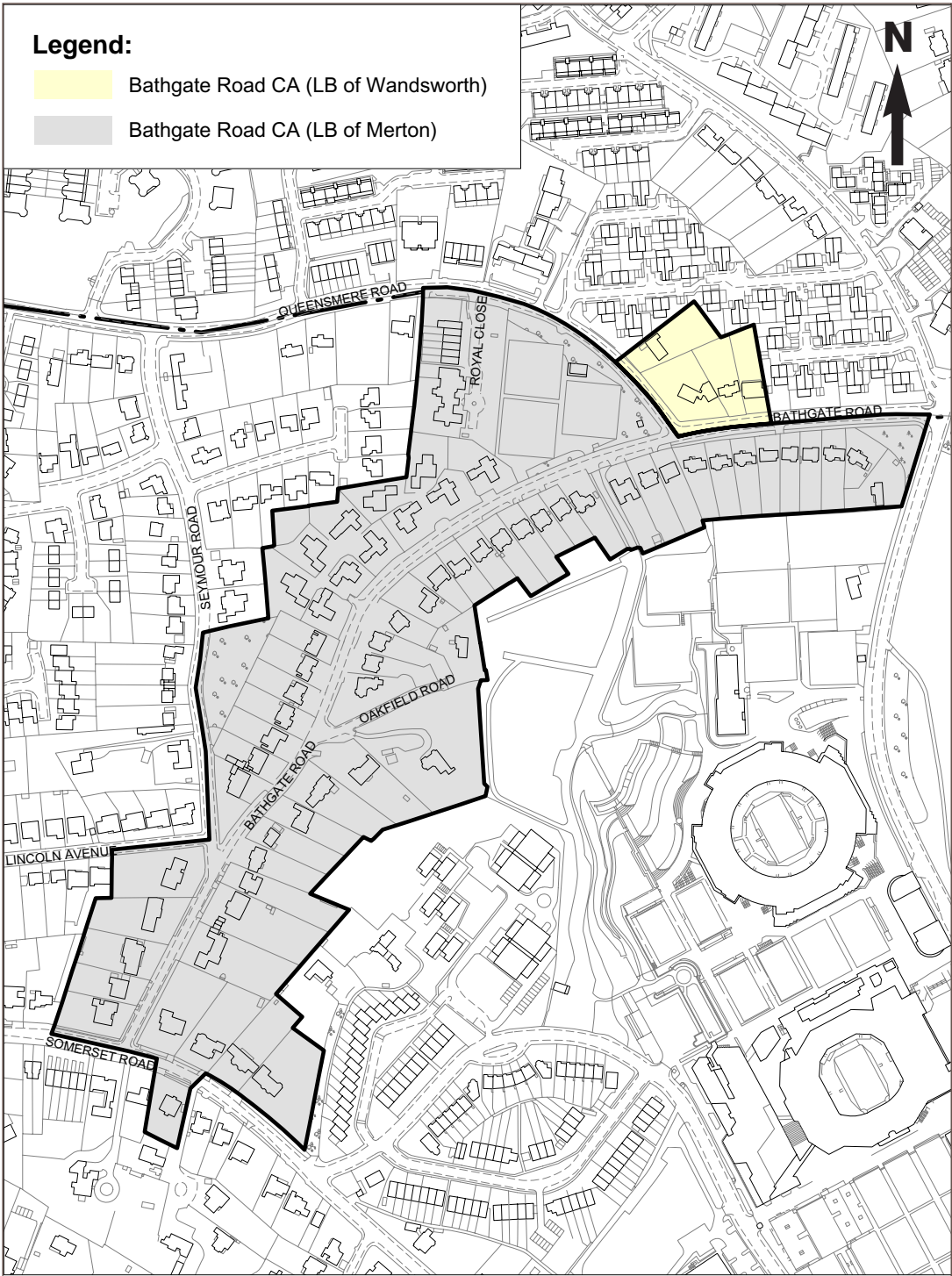
The Character Statement provides factual information regarding the Conservation Area, describing the features which give it its special character including the history, architecture and layout of the Conservation Area. The Management Strategy gives specific planning guidance. Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Bathgate Road Conservation Area was designated in 1989.

This Appraisal has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and the English Heritage Guidance Notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care.

The intention of this Appraisal is to provide a clear analysis of the character and appearance of Bathgate Road Conservation Area, which can assist in development control decisions, and which can help to support the Council’s decisions in the event of appeals. In addition, the Management Strategy addresses issues which have been identified in the character appraisal for the enhancement and preservation of the Conservation Area. The Appraisal has been through public consultation, amended accordingly and approved by the Corporate Resources Overview and Scrutiny Committee on 20th March 2006.

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





Scale 1:3500

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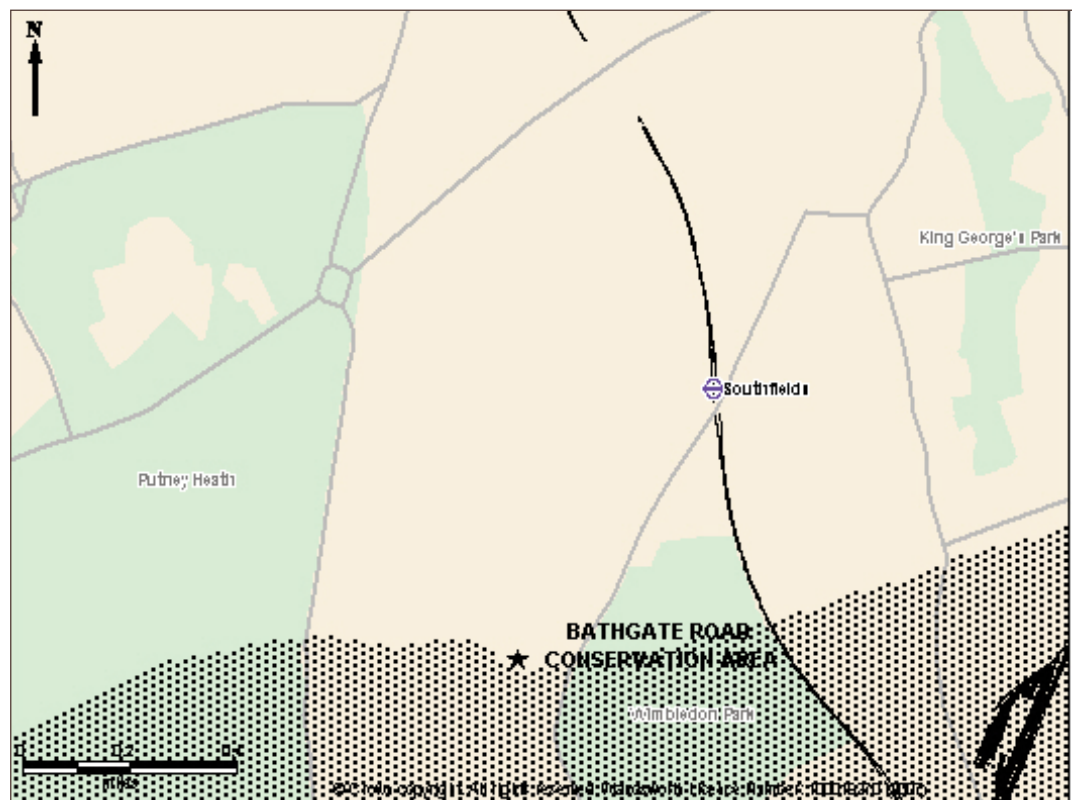
CHARACTER STATEMENT

1.0 Character analysis

The special character of the Bathgate Road Conservation Area is that it is quintessential high quality 1920's suburbia, with its spacious streetscape and its abundance of greenery. It is characterised by large houses set back from the road with a variety of mature trees and informal grass verges which give the roads a semi rural appearance.

2.0 Location and context

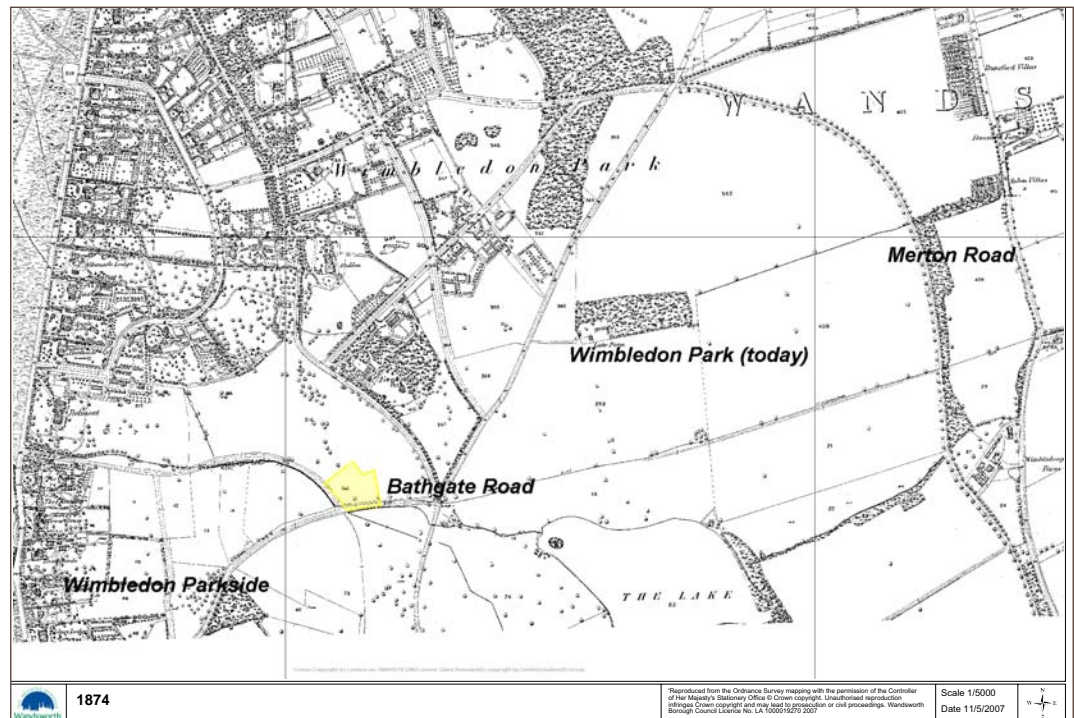
The Conservation Area is situated south of Southfields in between Wimbledon Park and Wimbledon Common. It is largely within the Borough of Merton; a small part is in Wandsworth. This Appraisal is specific to Wandsworth, giving background information to the part of the Conservation Area in Merton only to provide a context. (Please contact Merton for their Conservation Area Appraisal see section 12.0 for contact details).



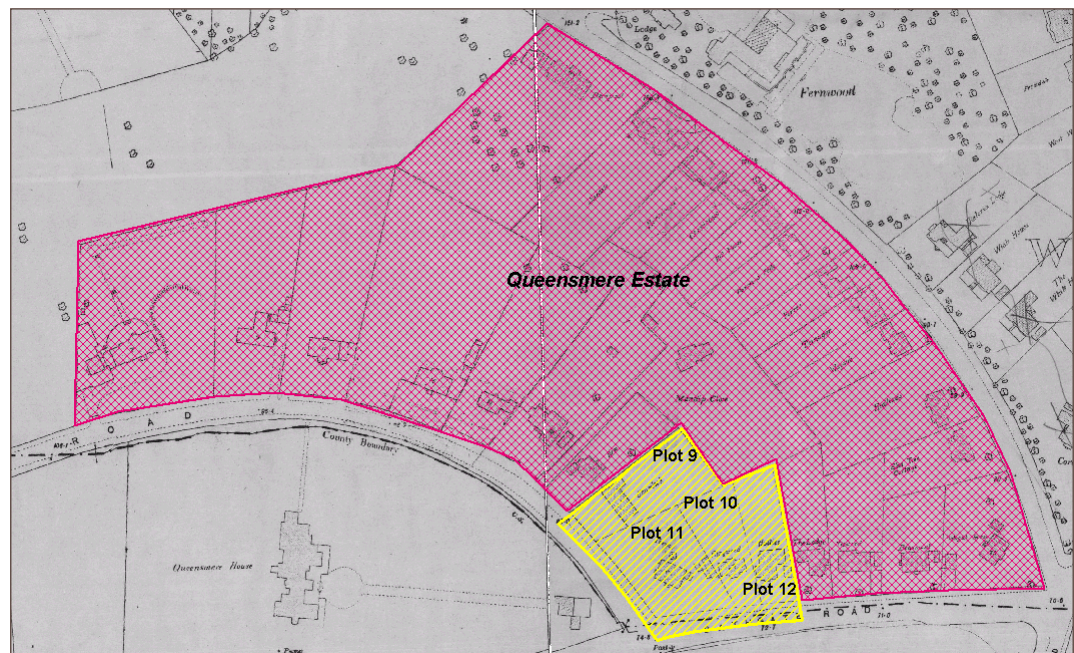
Location map

3.0 History and topography

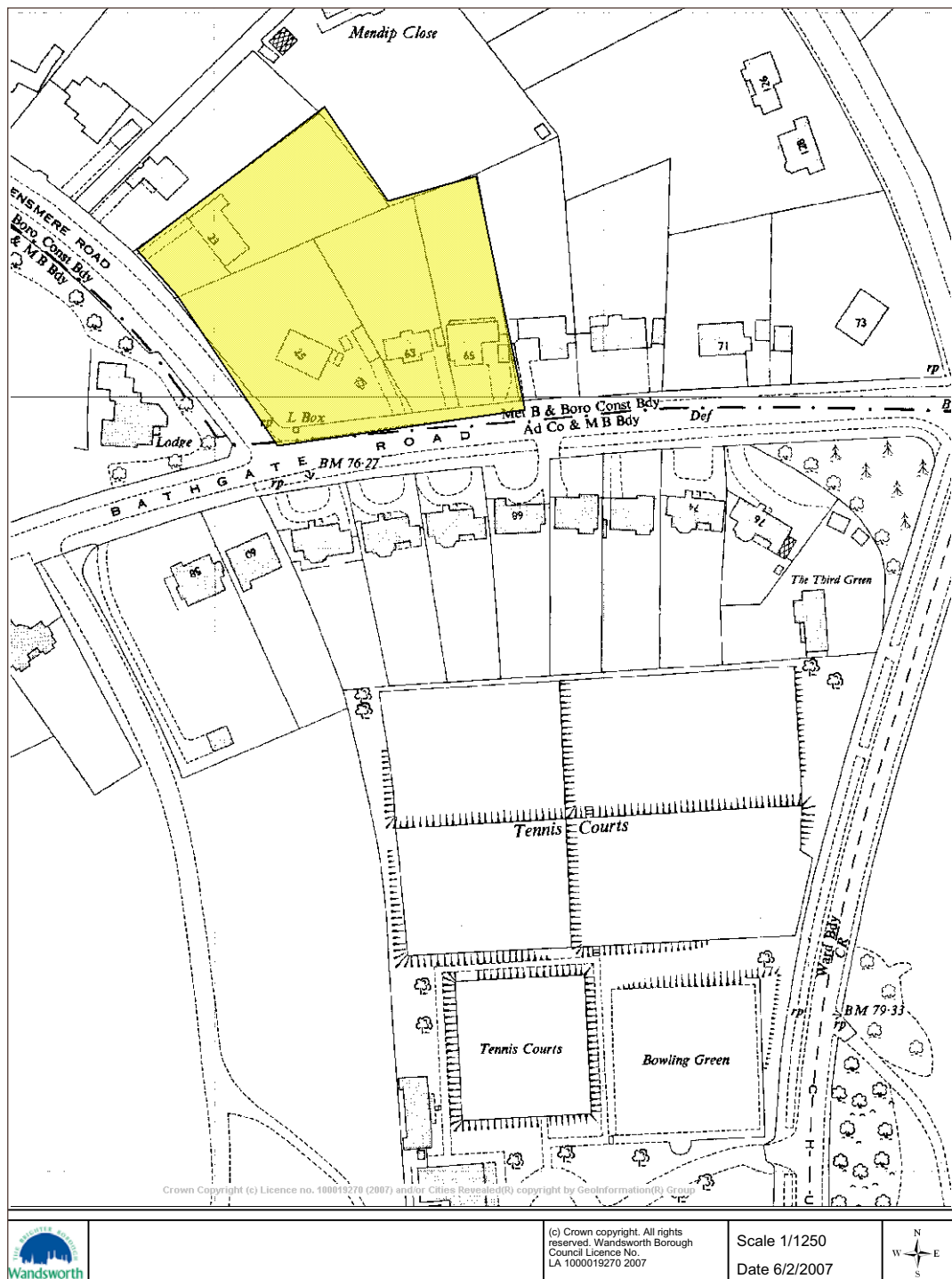
Bathgate Road is situated on land that once formed part of the Wimbledon Park Estate. The estate covered a large area extending from Parkside (Wimbledon Park) to Durnsford Road, and was originally enclosed about the time of the Armada by Thomas Cecil, the builder of the first Wimbledon Manor House (known later as the Elizabethan Manor House). Bathgate Road lies in the bottom of steeply sloping valley.



Bathgate Road 1874



Queensmere Estate



Wimbledon Park 1947-1952

3.1 In the mid 18th Century, the then owner of the estate, Earl Spencer, employed 'Capability' Brown to re-landscape the park. This resulted in the creation of a large lake and several tree-lined avenues.

3.2 John Augustus Beaumont bought Wimbledon Park Estate from the Spencer family in 1846 with the view to turn it into a 'site for villa dwellers.' Beaumont began by selling plots of land along the western edge of Wimbledon Common. As a result a increasing number of large architect – designed mansions began to appear, all within their own spacious grounds.

3.3 Bathgate Road was not laid out until between 1873 –74. It was intended that Bathgate Road should go right across Wimbledon Park to the new railway line on the eastern edge of the park, although this never happened. This road was originally named New Park Road; it was later renamed in honour of Alderman Bathgate, who had been three times the mayor of Wimbledon.

3.4 In 1923 a drainage application incorporating a ‘Plan of Proposed Layout’ was submitted for ‘The Queensmere Estate, Wimbledon Park, London, S.W.’ The drawing was signed by Harold E. Moss, A.R.I.B.A. who described himself as Architect to the Estate. The layout showed 29 numbered plots; nine on Queensmere Road; seven on Bathgate Road, and thirteen on Victoria Drive. Drainage applications are available for the public to view at the local history Library in Battersea (see 12.00 for contact details). Plan drawings for each house in this conservation area are available there.

3.5 The ‘Queensmere Estate’ had been built by the mid 1930’s with only eight houses on Queensmere Road and eleven houses on Victoria Drive. The rest of Bathgate Road was not developed until the 1940’s.

3.6 There are ten houses from the original Queensmere Estate that have survived. Four are within Bathgate Conservation Area, and six along Victoria Drive, which are in the Victoria Drive Conservation Area. Five of the original houses on Bathgate Road in the ‘Queensmere Estate’ were demolished in the 1970’s to make way for Campen Close.

4.0 Buildings And Materials

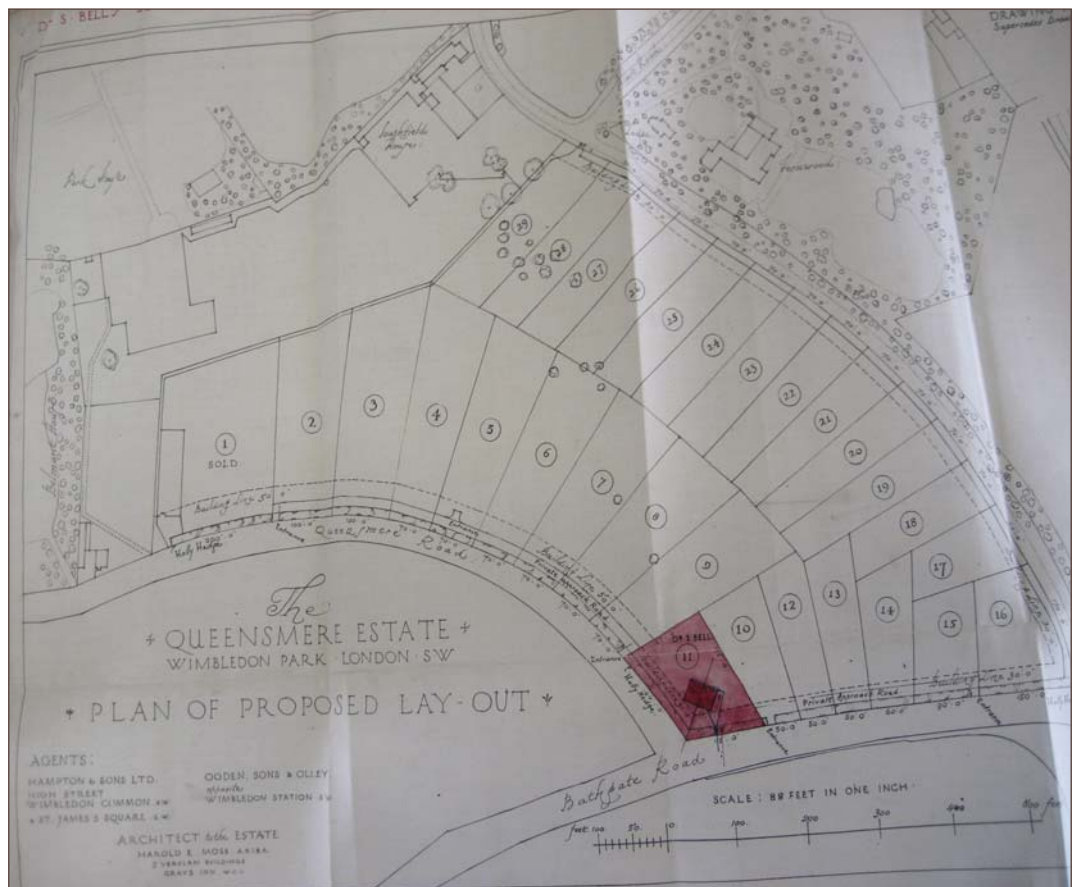
Each house in the conservation area was designed by an architect for a client. They are all detached, and are well set back from the road in sizable plots. The four houses in Bathgate Conservation Area are noted on the Queensmere Estate Plan as Plot 9 to Plot 12.

4.1 The houses share the same form, the same vocabulary of features and materials; red brick, white render, orange red pantiles and the same generous greenery. Each house is detached, with a pitched roof and each has elements of neo Georgian style; windows with glazing bars and fanlights above the doors. Although not individually of special merit, they contribute, through their harmonious unity of style to the distinctive character of Bathgate Road and Queensmere Road.

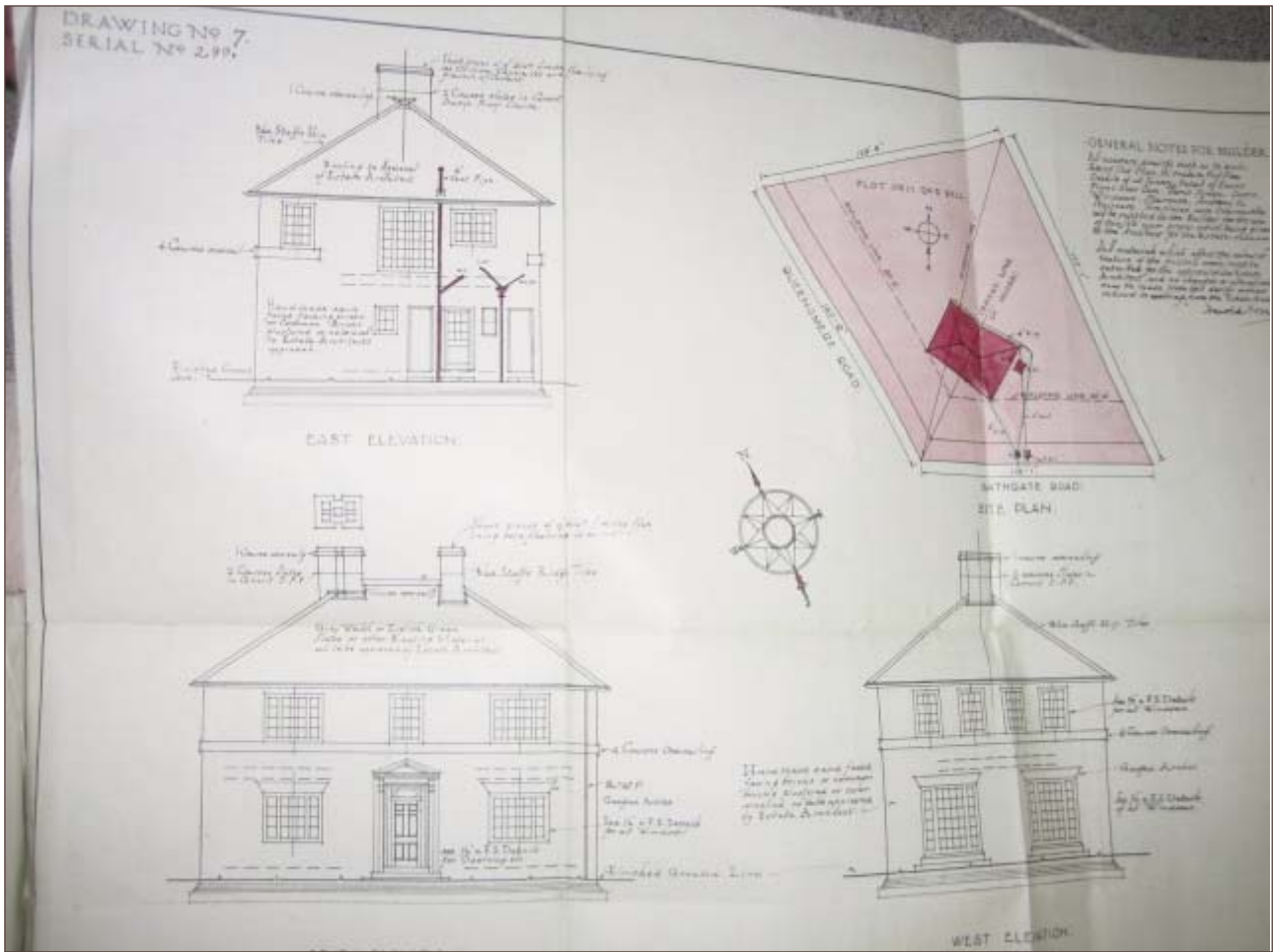
4.2 The architect Alan B Stanford of 2 Raymond Buildings, Grays Inn submitted amended drawings for Plot 9 (now 23 Queensmere Road) on behalf of his client PLJ Bateau Esq of 56 Ridgeway Wimbledon in December 1934. This house is rendered white and has similar to other houses. It has steel casement windows with Georgian glazing bars. The original plan shows a tiled Art Nouveau front porch and shutters for some of the windows. It would have been a very modern house as the original floor plans boasted not only an integral garage but also two upstairs bathrooms.

4.3 The architect Brian L Sutcliffe of 44 Temple Fortune NW11 submitted drawings for Plot 10 (now 63 Bathgate Road) on behalf of his client, H E Courtenay of Ringwood, Longhurst Gardens N3 on 16th February 1928. This is a brick house with steel casement windows with Georgian glazing bars and shutters.

4.4 Harold E Morris submitted the drawings for Plot 10 (now 61 Bathgate Road) and Plot 12 (now 65 Bathgate Road) in October 1924 and November 1925 respectively. Plot 10 was designed for Dr Samuel Bell of 3 Southdean Gardens Wimbledon Park. The original floor plan shows a room set out to be Dr Bells study at the front and a maid's sitting room and pantry at the rear. There are gauged arches over the timber sash windows. The roof is made of orange pantiles, the original plans proposed, either grey Welsh slate or English green tiles. The walls were to be made of handmade sand faced facing bricks or common bricks plastered or colour washed all to be approved by Estate Architect. Plot 12 was designed for C.H. King of 40 Kingston Road Malden 22nd November 1925. It originally L shaped and was a mirror copy of the house on Plot 13 (this has since been demolished). Again this house boasted modern features, which included an integral garage and an upstairs bathroom. It has orange pantiles on the roof, it is white rendered and the windows are timber-sliding sash with Georgian glazing bars.



This is copy of an original Queensmere plan



This is copy of an original H E Morris drawing for plat 11



Views of the Conservation Area



Views of the Conservation Area

5.0 Green Elements, Townscape And The Public Realm

There is no strong townscape definition from the buildings, but the front garden hedges provide a solid edge to the street. The 1923 Queensmere Estate plan drawings notes the existence of a holly hedge running continuously from the corner of Victoria Drive, along Bathgate Road to the end of Queensmere Road. Large sections of this hedge in the conservation area survive.



5.1 The houses on Queensmere Road and Bathgate Road in Estate were set back 50 foot from the pavement and 30 foot respectively. So each house has a sizable front garden, which are well planted with trees and shrubs. There is a mature Beech at 23 Queensmere Road, a mature Larch at 61 Bathgate Road and a beautiful Cedar of Lebanon at 63 Bathgate Road.

5.2 Bathgate Road is characterised by its mature trees and informal grass verges which give the road a semi-rural appearance. The green emphasis ensures that the original country atmosphere remains. The houses in Merton on the opposite side of Bathgate Road are also well set back, surrounded by greenery and there are grass verges in place of a formal footway. Attractive stones have been spaced on the verges to prevent cars parking. More formal yet attractive black bollards have been used in front of 61 Bathgate Road.





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Aerial Photo

MANAGEMENT STRATEGY

6.0 Introduction

This document is not just about the Council preserving the special character of your Conservation Area through planning controls, but is also about how you as a resident can make it a more attractive place.

7.0 Supplementary guidance

The following supplementary guidance has been produced by the council and is available on the website www.wandsworth.gov.uk or on request please call (020) 8871 6646.

Do it in Style – a guide to the care, repair and adaptation of your home.

Hardstandings for cars – what to do when you want to create a car-parking space in your garden

Making more of your loft space – design guidance on altering your roof

What is a Conservation Area? – information on Conservation Areas in general

Tree Strategy for the Borough – the action plan for trees in the borough

Government Guidance

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

Planning A Guide for Householders -What you need to know about the planning system; a guide to permitted development rights.

A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

8.0 What will I need permission for?

8.1 Works to any tree in the Conservation Area

Before carrying out any work to any tree in a Conservation Area it is necessary to give notice to the council - this includes any kind of work whether it is just minor pruning through to complete removal. If you want to remove a tree completely, be sure to give full reasons.

The notice period is six weeks. To serve a notice you can fill out a form entitled

‘Application to carry out work to a tree in a Conservation Area.’ Please see 9.1, or you can write a letter or an e-mail. This must include; the address of the property where the tree is located, the proposed works to the tree, the type of tree (if known) and whether it is in the front or back garden.

8.2 Tree Preservation Orders

There are a number of trees in the Dover House Estate protected by a Tree Preservation Order (TPO). To carry out works to a TPO tree it is necessary to complete the form entitled ‘Application to carry out work to a tree protected by a Tree Preservation Order’

It is an 8 week process. You could be prosecuted and fined if you do work to a tree without the necessary permission.

For a list of specialists to carry out the works see Appendix 1

8.3 Placement of a satellite dish

Full information on the regulations governing the size and location of satellite dishes is given in the, 'A householder's Planning guide for the installation of Antennas, including satellite dishes.' This document is available on request from the Council see 12.0.

8.4 Demolition.

You will need to apply for Conservation Area Consent to demolish any front garden walls or any building bigger than 115 cubic metres.

8.5 The council has a presumption in favour of retaining buildings which contribute to the character of the Bathgate Road Conservation Area. Anyone who wishes to demolish a building must produce convincing evidence to do so.

8.6 The proposed redevelopment of the site will be a material factor in deciding whether to give consent for demolition; this will normally only be granted subject to planning permission for redevelopment being granted, and a contract for carrying out the works having been signed, where these are required.

9.0 Planning applications - Council policy

9.1 Application Forms

All application forms are available on the website www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm or on request. To apply for a planning application it is necessary to complete the form and submit scale drawings showing the existing and the proposed elevations and site plan.

9.2 Planning Applications – Council Policy

Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes Bathgate Road Conservation Area.

9.3 To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to discuss, with any resident of the borough or local business, proposals to alter or extend their property and, if planning permission is required, how it can be obtained. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

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

9.5 How long does a planning application take?

It takes eight weeks to process a householder planning application.

9.6 When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. You the applicant or your agent can contact your case officer at anytime. If you have an agent correspondence will be automatically conducted with the agent unless otherwise requested.

9.7 If the correct information is not provided the application will not be validated, your agent or you the applicant will be notified of this within 10 days of the case officer receiving the application.

10.0 London Borough of Merton

Wandsworth Council and the London Borough of Merton consult each other on planning applications, you can make comments on any planning application regardless of its location.

London Borough of Merton has a Conservation Area Appraisal available for the rest of the Bathgate Road Conservation Area.

11.0 Building control

If you want to do new building work you will probably need building regulations approval. If you want advice on this, phone (020) 8871 7620.

12.0 Contact list

Wandsworth Council

Development Control (020) 8871 7657

Conservation and Design (020) 8871 6646

Building Regulations (020) 8871 7620

Website: www.wandsworth.gov.uk/planning

Email: boroughplanner@wandsworth.gov.uk

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

Wandsworth Local History Service,
Battersea Library, Lavender Hill,
SW11 1JB

Tel: 020 8871 7753

Fax: 020 7978 4376

Email: localhistory@wandsworth.gov.uk

Merton Council

Telephone: 020 8545 3055

Email: conservation.areas@merton.gov.uk

Address: London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

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

If you have difficulty understanding this in English, please contact:
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