



22



Dinsmore Road

Conservation Area Appraisal



number one for
service and value

Contents

Introduction

Character statement

1.0	Character analysis	5
2.0	Archaeology and history	8
3.0	Topography & townscape	10
4.0	Public realm & green elements	12
5.0	Building design, materials, joinery details	12
5.3	Building type a	14
5.5	Building type b	17
5.6	Building type c	18
5.7	Building type d	19
5.8	Other buildings	19
6.0	Negative elements	22

Management strategy **23**

7.0	Introduction	23
8.0	Enhancement	23
8.1	Windows and doors	24
8.5	Railings	24
8.4	Tiles	24
8.5	Decorative bargeboards	25
8.6	Roofs	25
8.7	Green elements	25
8.8	Grants	25
9.0	Supplementary guidance – further reading	25
10.0	What will I need permission for?	26
10.1	Trees	24
10.2	Demolition	25
10.3	Alterations	25
10.4	Front boundaries	25
10.5	Satellite dishes	25
11.0	How do I apply for planning permission?	27
12.0	Contact list	27

INTRODUCTION

This document identifies and appraises the special architectural and historic characteristics of the Dinsmore 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.

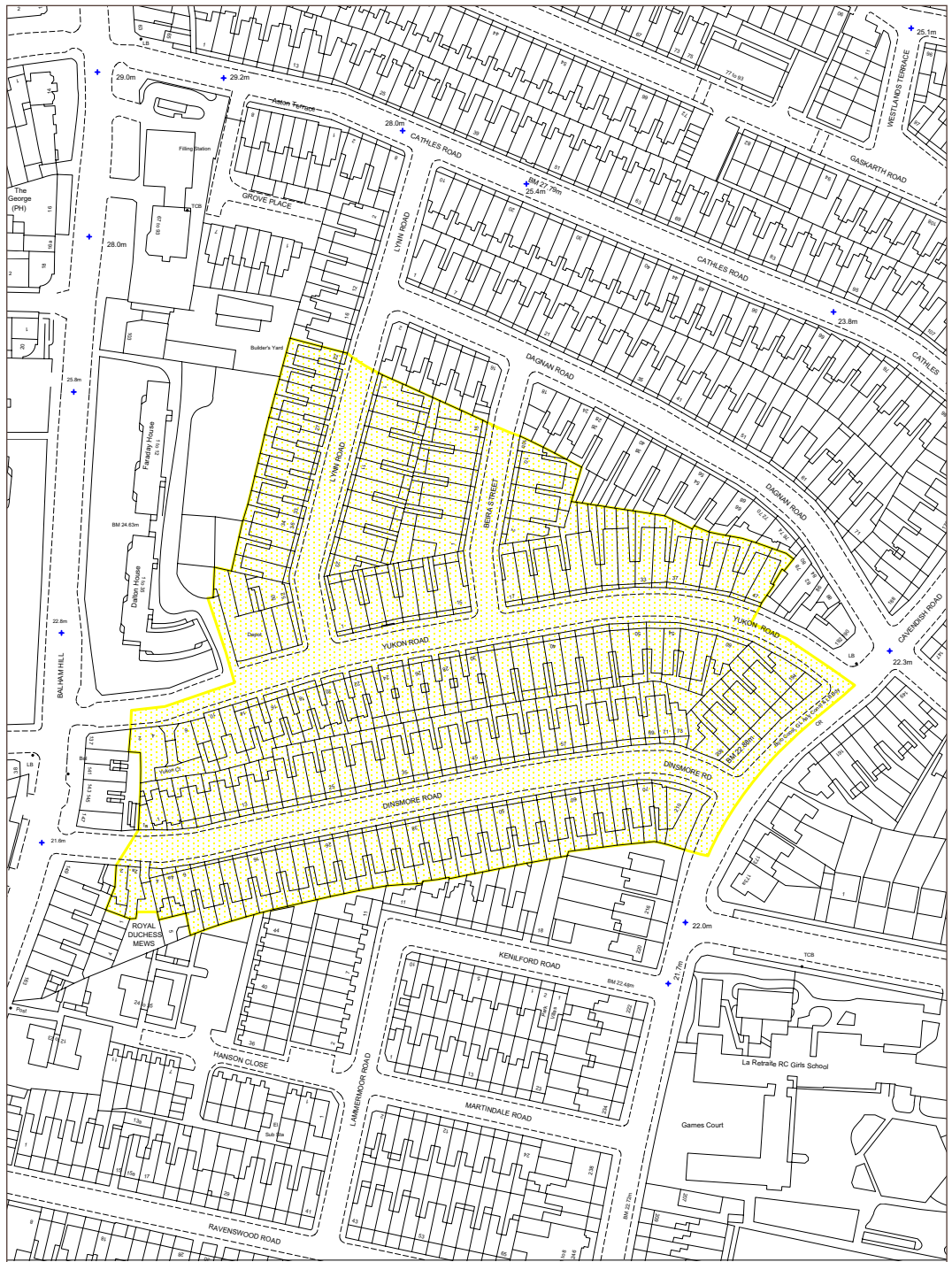
The Character Statement provides factual information regarding the Conservation Area, describing the features which give it its special character including the history, architecture and layout of the Conservation Area. The Management Strategy gives specific planning guidance and enhancement proposals.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Dinsmore 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 Dinsmore 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.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Council LA 100019270 2007

Date: 15/06/2007
Scale: 1:1750

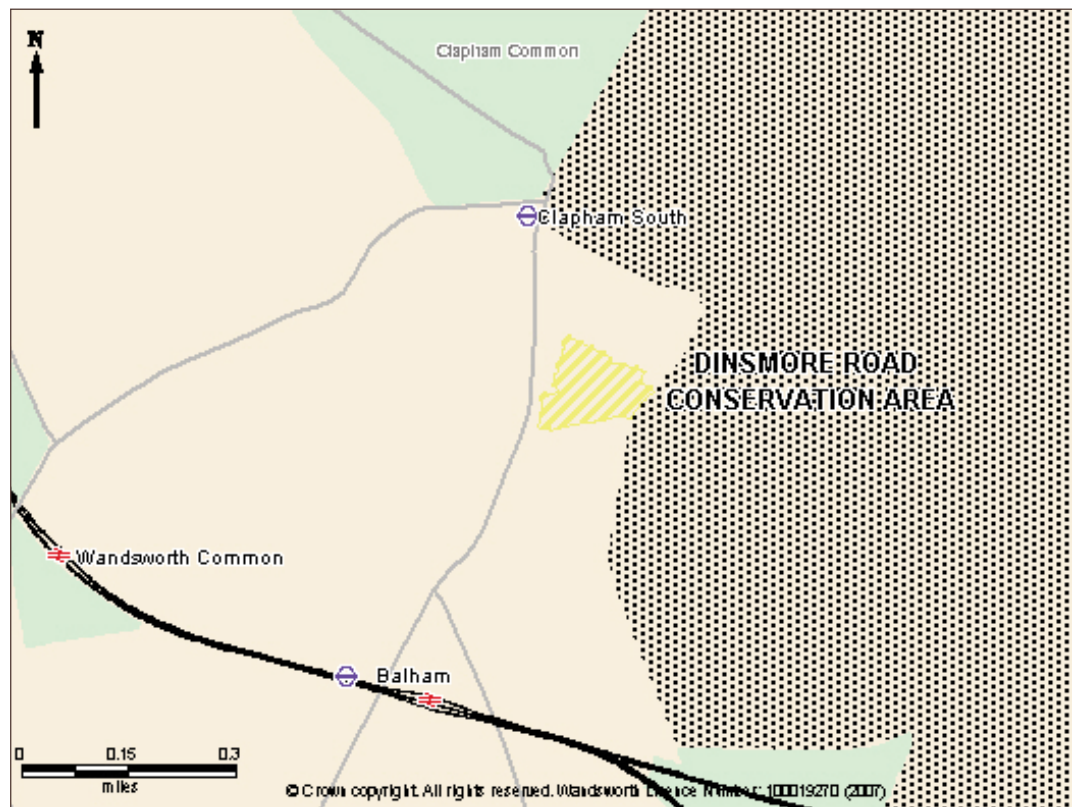


CHARACTER STATEMENT

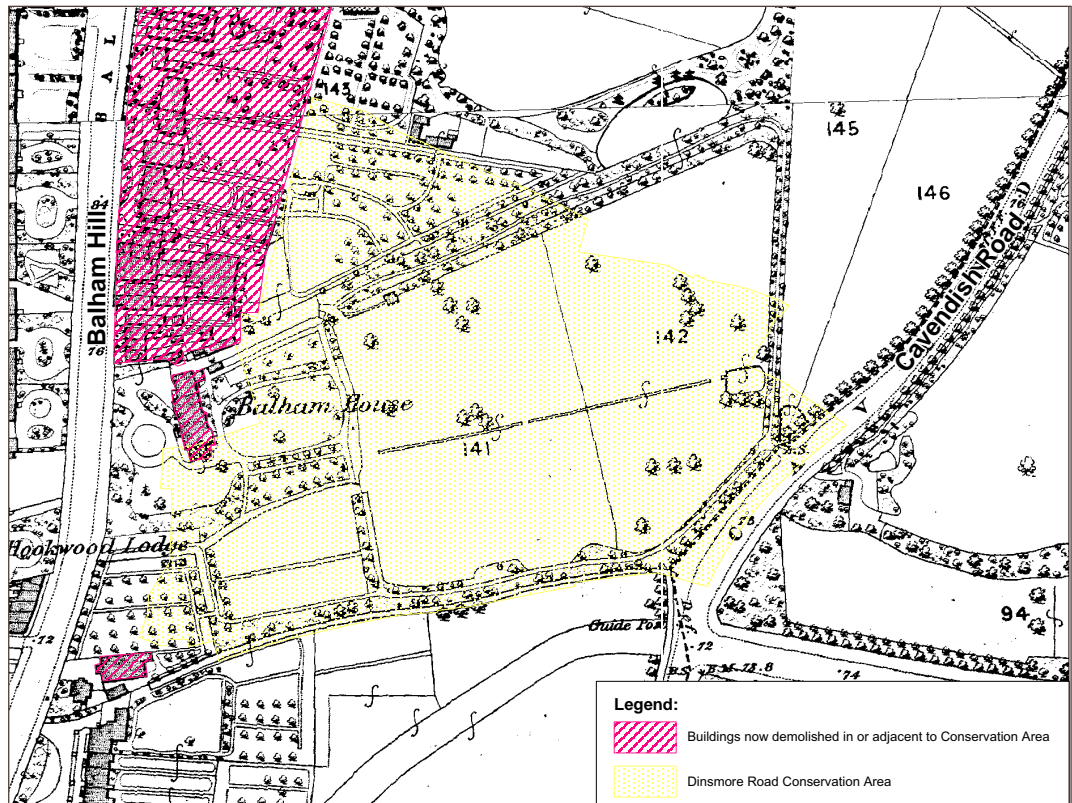
1.0 Character analysis

The gable fronts and subtle serpentine curve of the roads create a rhythmic and attractive street scene giving dinsmore road conservation area its special character. It remains virtually unaltered in most respects and so represents an important example of an early edwardian housing estate. The consistency of details and materials is fundamental to the special interest of the area.

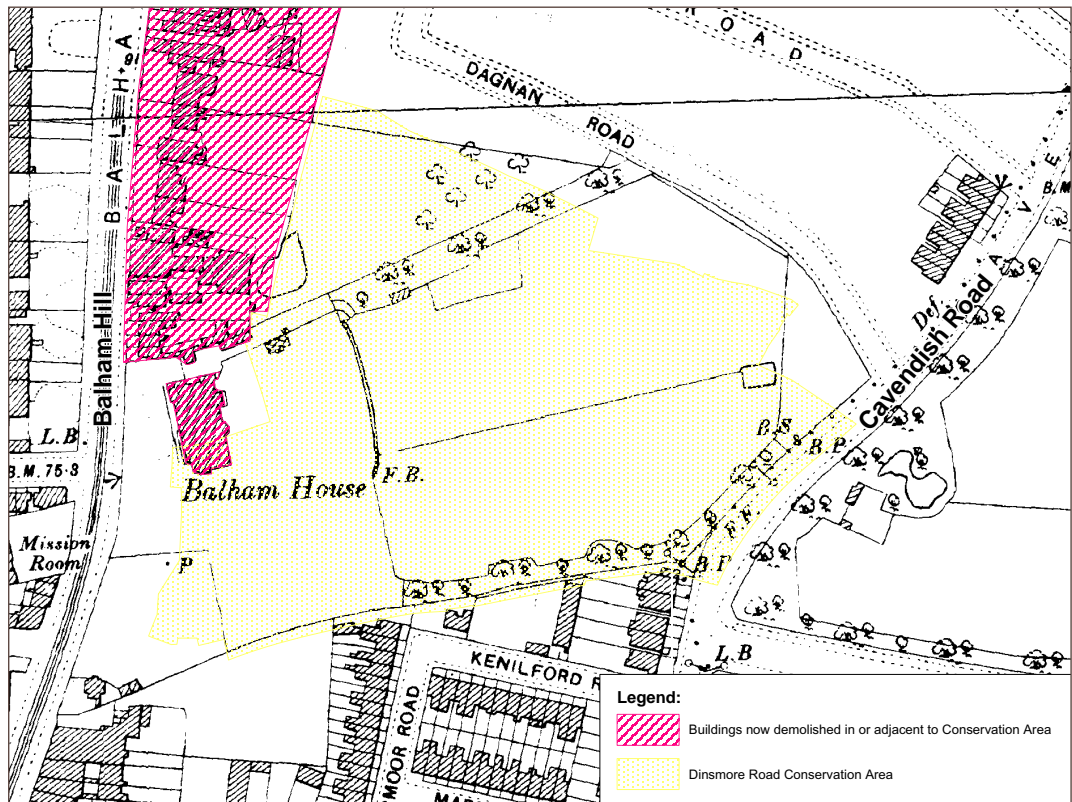
1.2 The conservation area consists of dense housing, located in balham off balham high road. It is within a predominately residential area, 15-minutes walk to balham town centre and the mainline and underground station providing good transport links into and out of central london.



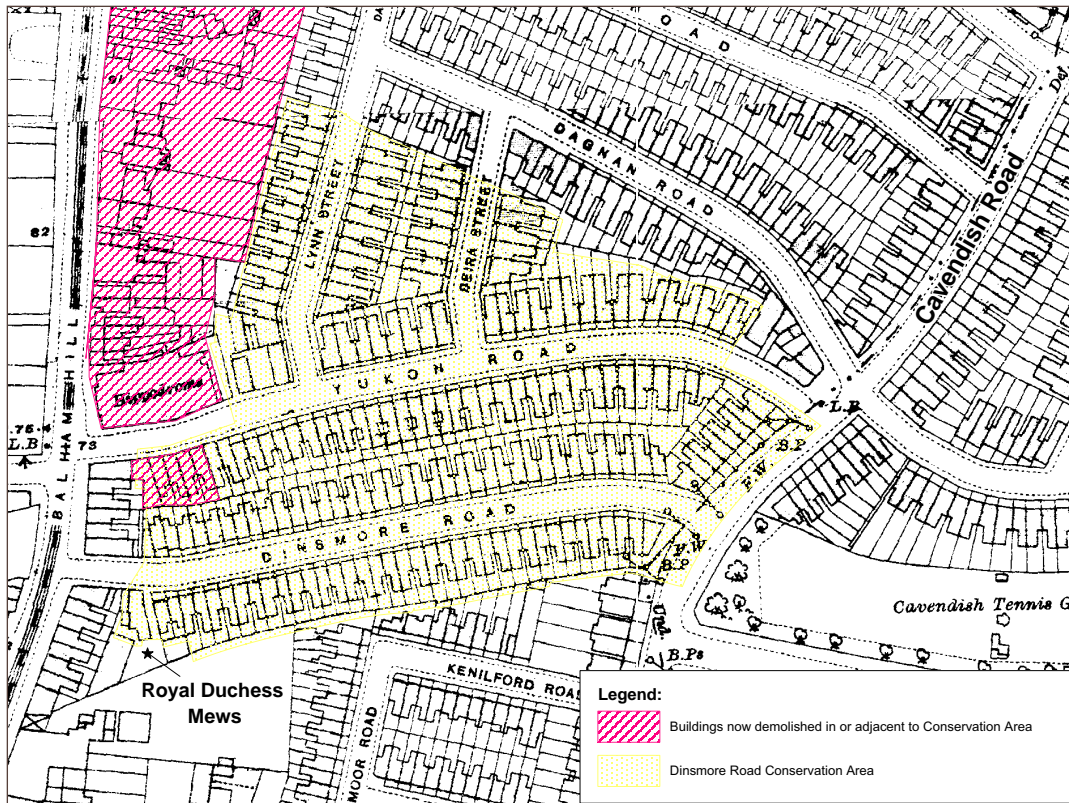
Location map



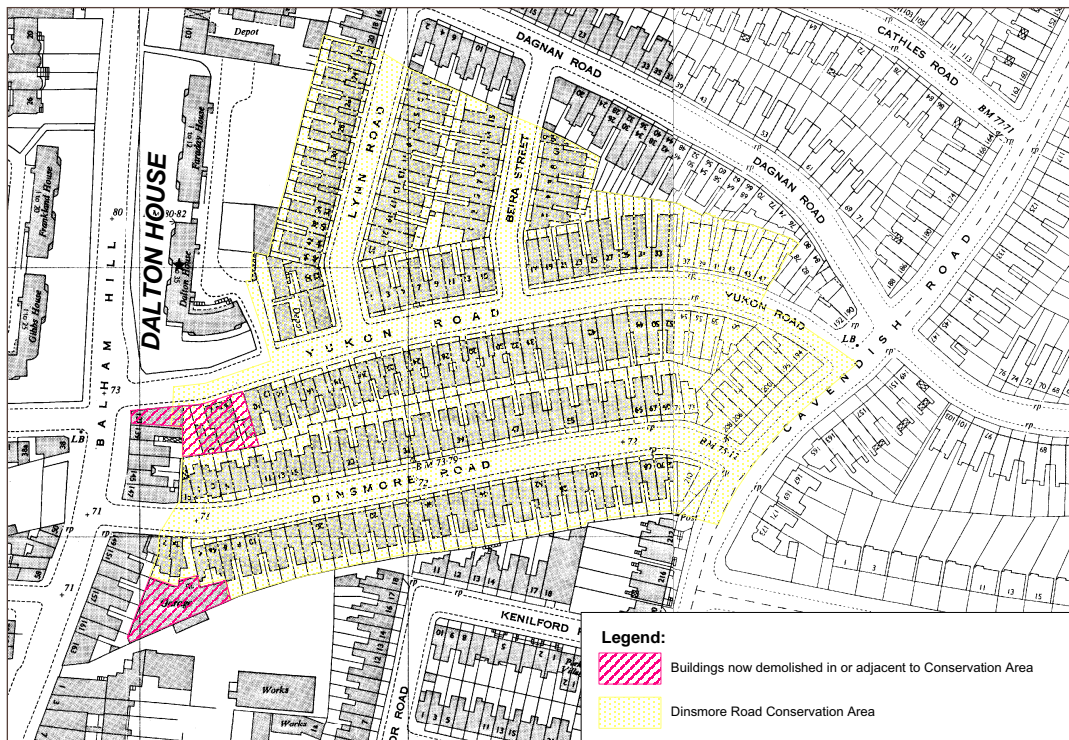
Historic map: 1869-1874



Historic map: 1869



Historic map: 1916



Historic map: 1951-1978

2.0 Archaeology & history

Balham High Road is an important ancient highway that connected London to the south west of England. Balham developed from its saxon origins into a small settlement on this road. Much of the early settlement was based on an agrarian economy and the lands around the settlement were characterised by small fields and smallholdings.

2.1 The Balham Hill frontage is within an archaeological priority area, in recognition of the early development of this important ancient highway.

2.2 During the 1770's a number of fine mansions and villas were built along this road as merchants from the city sought more rustic locations. During this period Balham House was built to front on to Balham Hill between present day yukon road and dinsmore road. Unfortunately none of these mansions survive today.

2.3 In 1856 the railway was constructed with a station at Balham providing regular services into central London. This provided a stimulus to development with many of the fields that lay behind the early ribbon development of Balham Hill and Balham High Road, being divided up for new residential estates. From this time Balham Hill and Balham High Road began to be redeveloped for commerce, notably shops, banks and places of entertainment. The introduction of the electric tram service in 1903 along this route provided a further stimulus to its commercialisation.



Caption

2.4 Balham House was demolished in 1899 the grounds were redeveloped for housing with commercial development to the Balham Hill frontage. The Duchess Palace, later called the Hippodrome, was built on part of the site. It was a magnificent baroque building designed by William George Robert Sprague and opened as a theatre in 1899. This was demolished in the late 1940's after bomb damage and was replaced with Dalton House – residential flats.

2.5 Drainage plans, which are available for the public to view at the local history library in Battersea, provide a lot of information on the development of the houses in the borough. L.S Rogers a local surveyor administered the development of Dinsmore Road, Yukon Road, Lynn Road and Beira Street and Cavendish Road on behalf of his client, a Mr John Jenkins of 134 Denmark Hill.

2.6 The first drainage plans submitted for the conservation area were for eight houses on Cavendish Road dated 1898. Dinsmore Road was originally called Klondike Road, Cavendish Road was named after Henry Cavendish but was originally called Dragmire Lane and Lynn Road was originally called Lynn Street. The last set of plans were submitted on 2nd september 1901 these were amended plans for the houses on Lynn Road, Beira Street and part of Yukon Road. When L.S Rogers first submitted drainage plans for the Dinsmore Road development he was living at eight Cathles Road by 1900 he had moved to a larger house in Thurleigh Road, Nightingale Lane.



3.0 Topography & townscape



Crown Copyright (c) Licence no. 100019270 (2007) and/or Cities Revealed(R) copyright by GeoInformation(R) Group



Aerial Photograph

(c) Crown copyright. All rights reserved. Wandsworth Borough Council Licence No. LA 100019270 2007

Scale 1/2585

Date 21/6/2007



Location map

The houses in the conservation area were built on a slight gradient, rising to the east, this gives an interesting roofline, and there are views down to Yukon Road from the top of Lynn Road and Beira Street.

The back-to-back terracing and small front gardens have resulted in a very compact townscape and a street scene showing mainly only front façades. The houses on the end of the terraces present attractive side elevations and a break in the repetition of front façades. The grid street layout also affords interesting views between the rows of houses, behind Yukon Road from Lynn Road and Beira Street.



Example of interesting views of between end of terraces

4.0 Public realm & green elements

Due to the compact layout the public realm is limited to the streets and pavements. The roads still have original brick gutters and granite curbs. Granite cobbles form the entrance linking the royal duchess mews to dinsmore road.



The street trees and hedges in the front gardens give a welcome relief to the somewhat relentless hard quality of the terraces. There is no green space for amenity use in the immediate area.

5.0 Building design, materials, joinery details

There are four main building types in the conservation area, which include purpose built maisonettes and flats. In addition to this there are some interesting adaptations of the predominant house types, shops (some of which have been converted), and stables or workshops.



Scale 1:1500

© Crown copyright. All rights reserved. Wandsworth Licence Number: 100019270 (2006)

5.1 All the houses in the dinsmore road conservation area originally had iron railings. The iron stubs on some of the original walls give evidence of this. Unfortunately, as throughout the borough, the gates and railings were taken away as part of the second world war recycling scheme.

5.2 There were two main types of railing and brick walls. Yukon Road, Lynn Road and Beira Street had low brick walls. The two bottom courses of brick were rendered and the wall was topped with a rounded copingstone. Panels of iron railing were inserted into the copingstone. These panels were also used in the heavier estate Dinsmore Road had low rendered walls with squared ended coping stones with panels or iron railings with a sun motif detail also seen in Putney.



Yukon Road



Dinsmore Road



Cavendish / Dinsmore Road

5.3 Building type A

The photograph below shows how the terrace is formed by a sequence of pairs of houses with shared gabled front and adjoining entrance porches. Features such as the terracotta banner running between the ground floor windows decoratively bring continuity to the terrace. The gabled fronts are crowned with the quirky terracotta lion finials.



A view of Dinsmore Road



- Recessed porch, with brick arch.
- Fanlight above the door. Original leaded coloured glass panels, in the timber doors.
- Low timber gates provide a pleasing feature to replace the original wrought iron gates



- Decorative terracotta plaques.
- The recessed front porches are roofed over at first floor level creating balconies with decorative balustrades. The doors leading to the small balconies are timber with coloured glass inserts with in decorative glazing bars.
- Flemish bond brickwork.

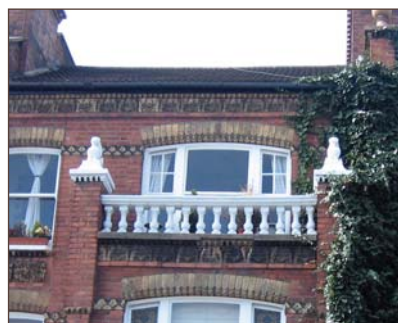


- Timber composite windows; the central sliding sash has ogee horns and no glazing bars. The side windows have upper sashes divided into four with ogee horns.
- Stone sill, brick framed decorative terracotta plaques.
- Decorative rubbed brick voussoirs forming curved arches.
- Terracotta banner
- Timber composite window, the central sliding sash is topped with a semi circular arch with stained glass inserts in the corner. Upper sashes divided into six. Leaded stained glass inserts at the top.
- Decorative terracotta string course.
- The horns were added to the windows to take the extra weight of the larger panes of glass.

5.4 The design of house in Dinsmore Road with the distinctive lion finials can be seen on the peterborough estate, Fulham. The finials are the trademark of the builder J Nichols. The Fulham estate was built from the 1890's and is now part of the sturbridge conservation area.



Sturbridge Road



Sturbridge Road



Sturbridge Road

5.5 Building type B

Although the houses in the terrace are quite different to building type A, there are decorative features that visually link the two terraces. These include the terracotta panels in between the ground and first floor windows and the decorative terracotta string course.



Two-storey projecting bay with gable. Most of the attractive white bargeboards around the gable have been removed.

Diamond terracotta plaque.

Dogtooth brickwork.

The decorative plaque in between the windows, is different in design to design A.

The windows are timber-sliding sash, with decorative glazing bars on the top sash. These windows can also be seen on the heavier estate in tooting.



Slate roof with red terracotta ridge tiles and finials.



• The timber spindles link the doorways together, creating a stronger feature.

• The timber front doors with fanlights and six panels of leaded glass can again be seen on the heaver estate.

• Timber gates to match design A.

5.6 Building type C

To some in the edwardian period purpose built flats were not considered desirable. This could be the reason why these purpose built flats were designed to look like a double fronted house, with a shared entrance between two – storey projecting bays.



• Stone window surrounds, mullions and brackets matching design D.

• Single timber sliding sash windows with a thin meeting rail.

• Wooden spindles, above entrance, to match both design B and D.

• This is the original front door; the original glass panels could have been leaded coloured glass.

5.7 Building type D

The exterior of this building type is almost identical to the building design C, the obvious difference is the line of four front doors.



- White tooth decorative brick work frame the gable ends. These are crowned with terracotta finials.
- Stone window surrounds, mullions and brackets matching design C.
- The windows are timber sash.
- Timber spindles over the porch

5.8 Other buildings

The addition of other building types adds range to this conservation area as the following examples show.

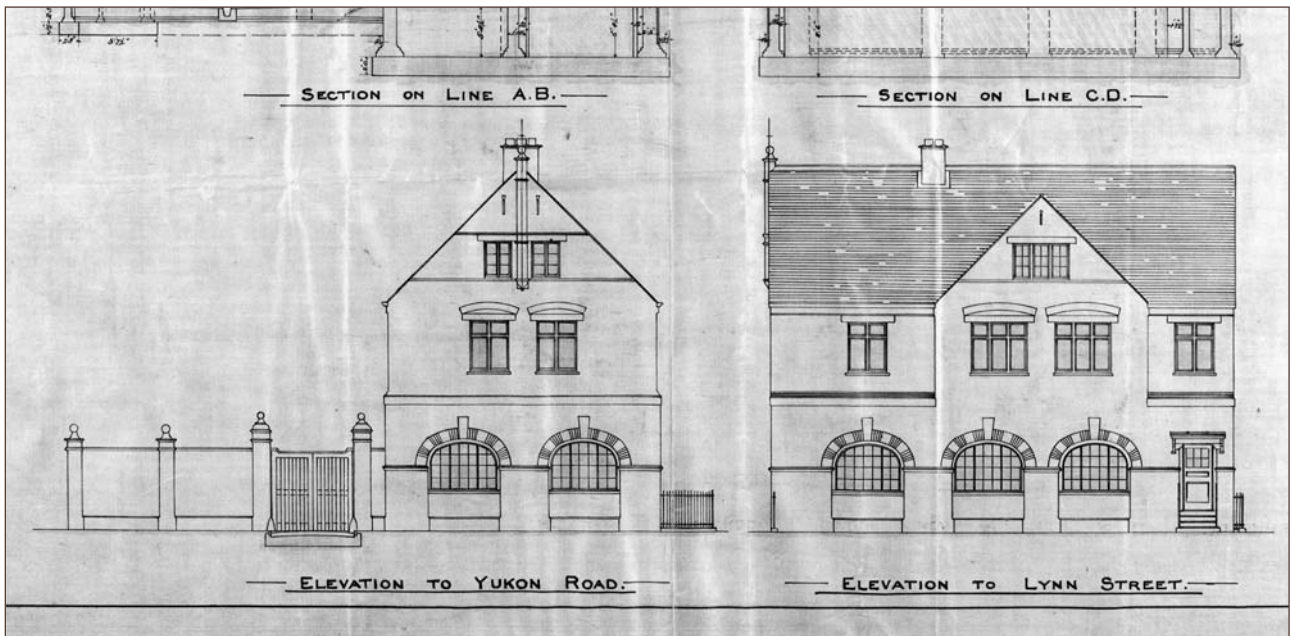
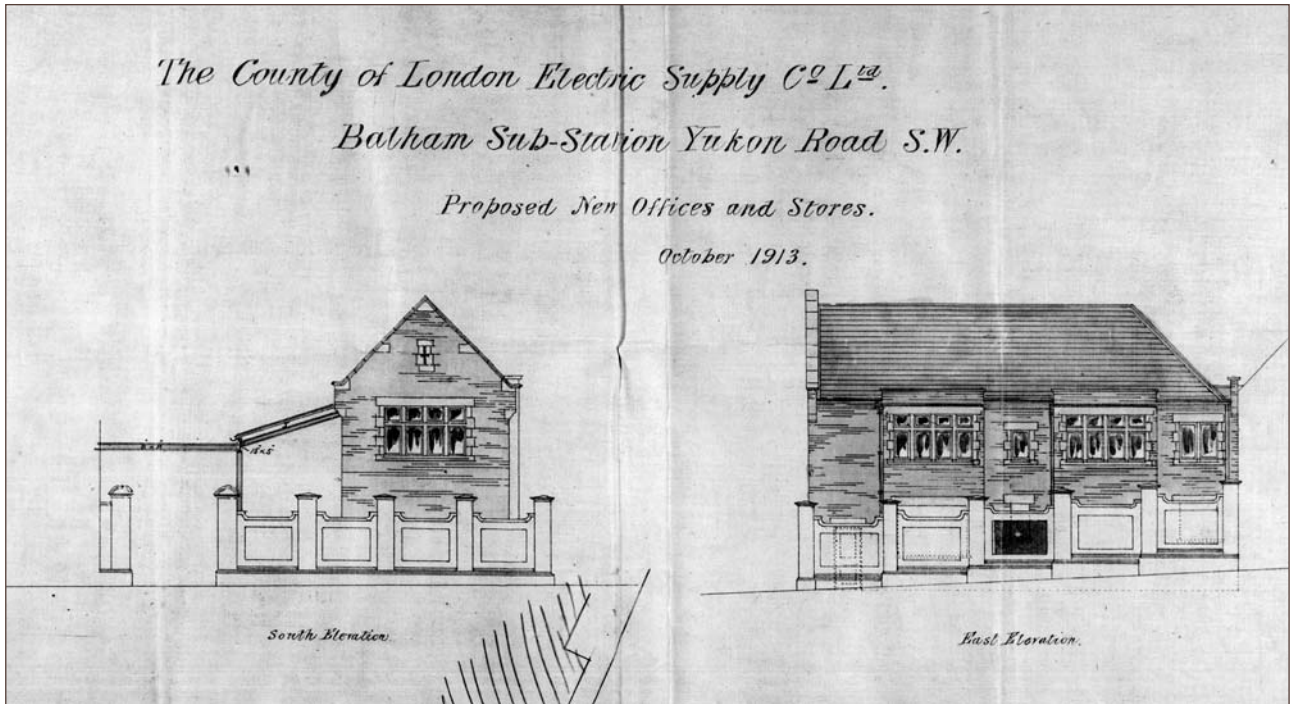


These shops are similar in design and retain many original features. Our advice on any future planning applications would be to retain these details.

The 1916 OS map shows that these two houses were once part of a terrace that extended to the end of Yukon Road. By the 1951 – 1974 OS map only these two (8 – 9 Yukon Road) are left possibly due to bomb damage.



Yukon Road was built as the Balham substation owned by the County of London Electric Supply Company Limited. It is now used as a depot. A much larger substation was originally planned.





210 Cavendish Road



73 Dinsmore Road



208 Cavendish Road

End of the terrace houses have been carefully designed to utilise all the space available whilst using features from the adjoining terrace.

6.0 Negative elements

Shared porch areas with a mishmash of adjoining front doors and different fences, erode the uniformity, which is so essential in the character of conservation area.



MANAGEMENT STRATEGY

7.0 Introduction

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

8.0 Enhancement

8.1 Windows and doors: This area has been designated partly because it is so little altered. However, throughout the area, a number of properties have had their original windows and doors replaced with ones of an inappropriate design and material. The window designs in Dinsmore Road in particular are very distinctive and difficult to reproduce in UPVC. The originals should be retained wherever possible.



The windows on the left are UPVC replacement windows, considerable effort has been made to mirror the original, however due to the limitation of the material it has not been possible to replicate both the proportions and the detail.

8.2 The council can advise on the practicalities and benefits of keeping, repairing or restoring the originals. Where inappropriate changes have been made restoration will be encouraged.

8.3 Railings: All original railings have been removed, but almost all front boundary walls remain. Where privet hedges exist these provide good front boundaries. Railing restoration would offer worthwhile enhancement of the street scene. Reinstatement to the original design might be grant-aided, subject to availability of the budget. Historic photographs show that the design was the same as on the nearby Heaver estate and these railings are now readily available. (see page 8)

8.4 Tiles: In parts the area looks somewhat rundown particularly where the front boundaries are non-existent or dilapidated or front tiles are concreted over. Where the houses are divide into flats the front gardens appear cluttered with bins. There is three types of tiles all of which can be purchased reinstated or repaired.



Yukon road – diamond patterned square tile path, with a dividing stone with remnants of the cast iron dividing rails. The path on the right looks as if it was once painted.



Dinsmore road – rectangle tiles arranged in a herringbone fashion.



Yukon replacement tiles, they should not replace the original but make a good alternative.

8.5 Decorative bargeboards on the roof gables have mostly been replaced with plain items. Restoration of the original decorative feature, painted in a range of complementary colours, would lift the image of the street.

8.6 Roofs: Natural slate roofs have been recovered with concrete tiles in several instances. Reinstatement of slate would restore the uniform appearance.

8.7 Green elements: Where there are hedges these give a welcome relief from the hard quality of the brick elevations. The council intends to provide a step-by-step guidance to growing and maintaining a privet hedge. The street trees especially in Dinsmore Road are essential to the character of the conservation area. Opportunities for further planting should be investigated.



8.8 Grants: Grants might be offered, subject to availability, for the reinstatement of original features and the removal of pebble dash.

9.0 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.

Residential basement extensions – best practice design guidance

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

Making more of your loft – 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.

10.0 What will I need planning permission for?

10.1 Trees: If you want to do any work to a tree you must give the council six weeks notice before carrying it out. The notification form is on the council's website (see below). Trees are a valuable amenity, and the six-week period gives us a chance to decide whether or not to make a tree preservation order. If you want to remove a tree completely, be sure to give full reasons.

10.2 Demolition: You will need to apply for **Conservation Area Consent** to demolish any building bigger than 115 cubic metres or front boundaries over one metre in high. Consent for demolition may be made conditional on an approved replacement building going ahead.

10.3 Alterations: If you live in a flat you will need to apply for planning permission to replace your windows, unless you are replacing them like for like i.e. Timber sliding sash with timber sliding sash.

10.4 Front boundaries: If you wish to erect or add to a fence that is more than 1 metre high and facing a highway (this includes a pavement or footpath) you will need to apply for planning permission.

10.5 Satellite dishes: For information on the regulations governing the size and location of satellite dishes please see, 'a householders planning guide for the installation of antennas, including satellite dishes'.



11.0 How to apply for Planning Permission, Conservation Area Consent or Works to a tree?

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 Dinsmore Road Conservation Area special in the first place.

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.

Advice notes are available on how to make a planning application, together with copies of the council's planning policies and other relevant documents, as well as general leaflets on the development control system.

All forms can be sent out on request, or can be picked up from the town hall or downloaded from the website, or you can also submit your application on-line.

12.0 Contact List

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

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:
Wandsworth Interpreting Service: (020) 8672 1043/3649 English

যদি আপনার এটি ইংরেজিতে বুঝতে অসুবিধা হয় তাহলে অনুগ্রহ করে এখানে যোগাযোগ করুন: Wandsworth Interpreting Service: (020) 8672 1043/3649 Bengali

Si vous avez des difficultés à comprendre ce texte en anglais, veuillez contacter: Wandsworth Interpreting Service: (020) 8672 1043/3649 French

અગર તે અંગ્રેજીમાં સમજવી મુશ્કેલ લાગે તો મહેરબાની કરીને
Wandsworth Interpreting Service: (020) 8672 1043/3649 પર સંપર્ક કરો. Gujarati

यदि इसे अंग्रेजी में समझने में समस्या हो तो कृपया Wandsworth Interpreting Service का (020) 8672 1043/3649 पर संपर्क करें। Hindi

W razie problemów ze zrozumieniem tekstu w języku angielskim prosimy o kontakt z: Wandsworth Interpreting Service: (020) 8672 1043/3649 Polish

Se tem dificuldades em compreender isto em Inglês, por favor, contacte: Wandsworth Interpreting Service: (020) 8672 1043/3649 Portuguese

ਜੇ ਤੁਹਾਨੂੰ, ਇਸਨੂੰ ਅੰਗ੍ਰੇਜ਼ੀ ਵਿਚ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਿਲ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ:
Wandsworth Interpreting Service: (020) 8672 1043/3649 Punjabi

Hadday kugu adag tahay inaad ku fahamto Ingriis fadlan la xiriir:
Wandsworth Interpreting Service: (020) 8672 1043/3649 Somali

Si tiene dificultad para entenderlo en inglés favor contactar a:
Wandsworth Interpreting Service: (020) 8672 1043/3649 Spanish

இதை ஆங்கிலத்தில் புரிந்துகொள்வதில் சிரமம் இருந்தால் நீங்கள் தொடர்புகொள்ள வேண்டியது: Wandsworth Interpreting Service: (020) 8672 1043/3649 Tamil



CUSTOMER SERVICE EXCELLENCE



INVESTOR IN PEOPLE