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# Latchmere Estate

## Conservation Area Appraisal and Management Strategy



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## Introduction

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

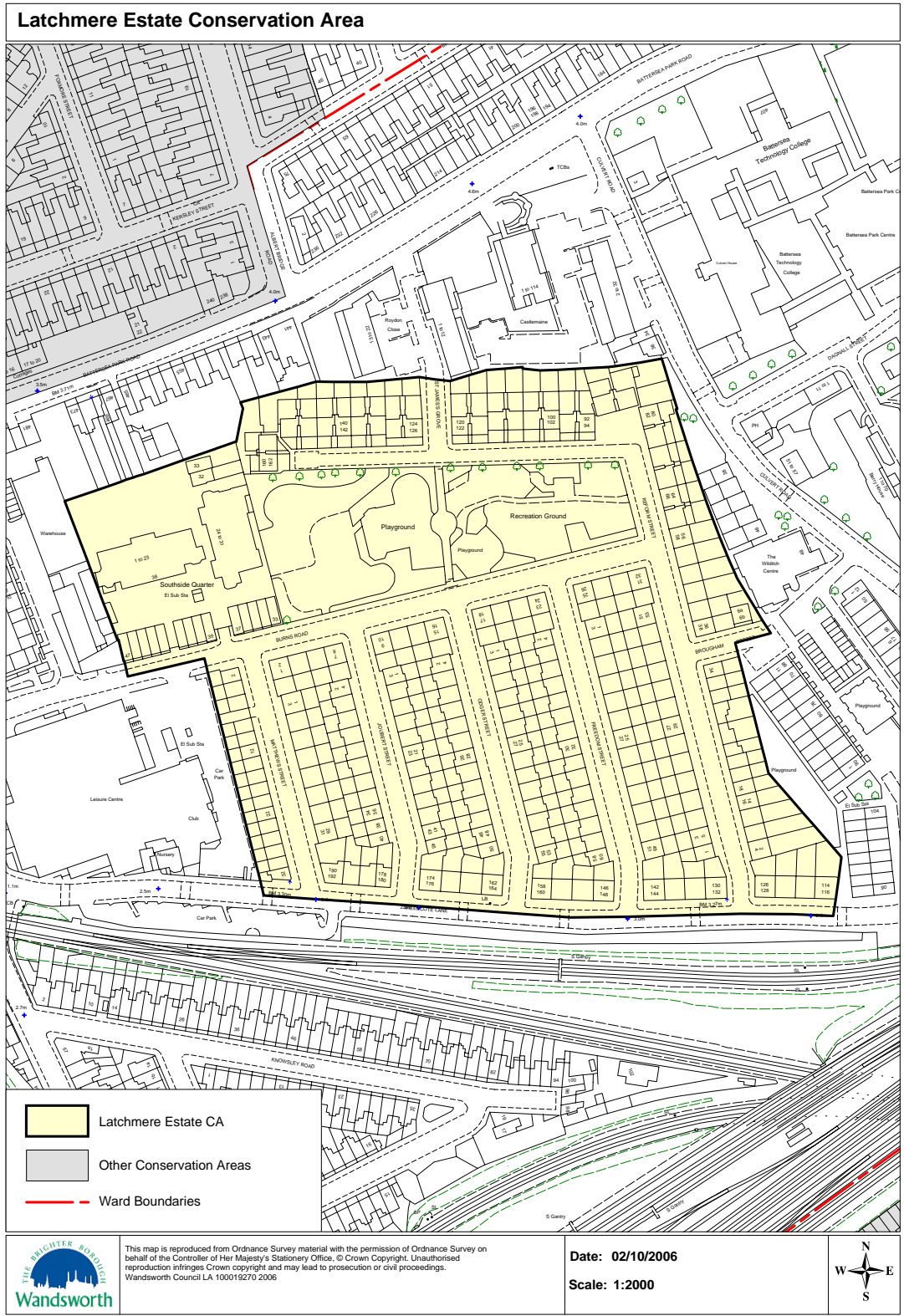
The Character Appraisal provides factual information regarding the special character and appearance of the conservation area. The Management Strategy gives specific planning guidance and enhancement proposals.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." The Latchmere Estate Conservation Area was designated on 19 September 1978 and an Article 4 Direction was made on 23 March 1990 to control alterations.

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 Latchmere Estate 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 Planning and Transportation Overview and Scrutiny Committee on 10th January 2007.

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.



Map 1 The boundary of the Latchmere Estate Conservation Area

## 1 CHARACTER APPRAISAL

### 2 Summary of Special Interest

**2.1** The Latchmere Estate Conservation Area was designated on 19th September 1974. The special character of the area derives from the fact that little has changed since the Estate was completed in 1903. Latchmere was the first municipal housing estate in the country to be built using a council's own workforce. The most striking feature of the Estate's appearance is the uniformity of the terraces. There is no variety between individual houses and little variety between terraces. Consequently, an alteration to the appearance of any one house spoils the uniformity of the terrace and can spoil the appearance of the whole street. Overall, there is a unity and totality about the area deriving from the simple, complementary nature of the architecture.



Picture 1 Maisonettes in the Latchmere Estate



Picture 2 Looking across park to Reform Street

### 3 Location and Setting

**3.1** The Latchmere Estate is one of the last remnants of traditional streets of Battersea terraced housing in the land between Battersea Park Road and the Clapham Junction-Waterloo/Victoria main railway line.

### 4 Townscape and Topography

**4.1** Burns Road forms the spine of the Estate with Sheepcote Lane to the south running parallel to the railway line. Between these two roads the bulk of the housing has been laid out in a rigid rectilinear grid. North of Burns Road there is more freedom in the layout where buildings have been consciously arranged around the recreation ground. It can be argued that the single storey school building acted as the generator for the design and layout of the later Estate housing. The two school buildings form the east side of the open space, the earliest part of the Estate forms the south side

and the later extension to Reform Street forms the north and west side. The recreation ground is reminiscent of a London square and has the same function in relation to the adjoining housing and school. Almost every street has a vista onto the open space.

## 5 Historic Development and Archaeology

**5.1** The area on which this Estate was built was originally part of Latchmere Common. The common land was incrementally encroached upon and the residual open land became allotments. Efforts were made by the local Vestry to gain permission to build houses on the allotments. However, this was resisted for a considerable time because of the historical amenity of the open space. Eventually, by the strenuous efforts of John Burns, one of the first local members of the LCC and also at the same time the MP for Battersea, the LCC through an Act of Parliament obtained permission for the erection of housing, on the condition that part of the land was laid out as a recreation ground.

**5.2** The resultant housing - the first municipal housing in the country built using a council's own workforce - was officially opened in 1903 by John Burns. Some 15 years later 26 more dwellings were added to the northern side of the Estate resulting in the extension of Reform Street and the enclosure of the recreation ground. The streets were named after trade union leaders.



Picture 3 The area in 1896 before the estate was built

## 6 Buildings and Materials

**6.1** The two storey houses and purpose built maisonettes are all built in an identical style with similar materials. They are built in yellow stock brick with red band courses and quoins to windows with salt-glazed bull-nosed reveals to door openings. Moulded heads and cills are in granolithic (concrete made with crushed granite). Entrance doorways are marked by projecting canopies with moulded brackets, supported by a

segmental arch. Roofs are covered with Welsh slate capped with red terracotta ridge tiles. Houses on the earliest part of the Estate, south of Burns Road, have narrow forecourts, which were originally defined by cast metal railings. These were removed during the Second World War leaving no boundary to the footway. The houses erected later in Reform Street have larger windows and the same roof and wall treatment but lack the robust moulded window heads and entrance canopies. These are simpler cottage style houses and this theme is carried through on the north side of the recreation ground where houses lie behind small front gardens bounded by timber fences and privet hedging.



**Picture 4 Projecting canopy over the front door. Timber sliding sash windows**

**6.2** The former Latchmere School buildings to the east of the recreation ground are good examples of London Board schools. The "triple decker" (1883) was the last school built under the direction of E. R. Robson the famous first architect to the School Board for London. As such it represents the high watermark of the evolution of Board schools under his direction with the typical Queen Anne Style, which he pioneered for school buildings. The other school building is a good example of the architecture of T.J. Bailey, the successor to Robson as architect to the Board. Built in 1891, it returns to the earlier ideal of a single storey school, retaining the Queen Anne Style but with more intimacy than its three-storey neighbour.



## 7 New Development at Latchmere School

**7.1** In 1996 Latchmere School and the playground area was redeveloped to create flats and terrace housing with a frontage to Burns Road. These houses have been designed to respond sympathetically to the style of the houses on the Estate.

## 8 Green Elements and Open Areas

**8.1** The recreation ground is the most dominant landscape feature. It has been laid out with a children's playground as its focal point and around this is an informal landscaped garden with mature tree planting. To the south of Burns Road the regular grid of streets contains an equally regular arrangement of street tree planting - mostly pollarded Plane trees. These trees are a very important element in the character of this part of the Conservation Area.



**Picture 5 Weeping willow frames Reform Street**

## 9 Public Realm

**9.1** Footways are paved appropriately in traditional, large oblong slabs with granite kerbs and these materials complement the simple urban quality of the buildings. Street trees have been planted and these are now well established and make a welcome contribution to the attractiveness of the streets. The Council restored railings to the front of most of the houses. The design of the railings does not replicate the appearance of the originals. They are a modern interpretation of the originals and follow the same overall plan and dimensions. These railings now define small private thresholds and contribute positively to the appearance of the area.

## 10 Negative Elements

**10.1** There have only been a few alterations to properties and these do not have a significant impact on the character of the area. Insensitive changes are now controlled through an Article 4 Direction.

## 1 MANAGEMENT STRATEGY

### 2 Preserving Character

**2.1** 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 help to make it a more attractive place.

**2.2** The pressure for change is becoming greater as private ownership is increasing and more and more residents wish to alter, adapt and extend their homes. This management strategy is mindful of the need to preserve what gives the estate its special character and justifies its conservation area status without making it unworkable for today's needs.

**2.3** Any change to the appearance of a maisonette or house that makes it stand out within the group will inevitably harm the appearance of the overall group. The cumulative effect of these changes in turn harms the appearance of the area. Conservation area status and the Article 4 Direction are planning tools in place to help conserve the special character of the estate. This document has been produced to provide information and guidance to ensure consistency with regard to the implementation of planning legislation.

### 3 Enhancing Character

**3.1** Conservation Area status and the retention or reinstatement of the original features will maintain or even increase the value of properties on the Latchmere Estate.

#### **Repair & Reinstatement**

**3.2** Whenever possible repair original features such as window frames and doors rather than replace them. It is possible to replace damaged or rotten components, draught proof or install secondary glazing at the fraction of the price of replacing original windows. Replacing windows or doors requires planning permission as set out in a subsequent section. Repair work does not require planning permission.

**3.3** Where original features have been insensitively altered, the result has been damaging to the appearance of the whole terrace or street. Removing these insensitive changes and reinstating the original features improves the appearance of the Conservation Area enormously.

## **The Battersea Society**

**3.4** The Battersea Society aims to preserve and improve amenities in Battersea through encouraging good architecture, town planning and civic design, the planting and care of trees and the conservation and proper maintenance of open spaces. Find out more from their website [www.batterseasociety.org.uk](http://www.batterseasociety.org.uk) or telephone 020 7228 4873 for membership information.

## **Grants and Craftsmen**

**3.5** The Council offers grant assistance to help with the cost of certain enhancement work, particularly the restoration of lost features. The Council can also offer advice and give details of specialist contractors. For example, painted brickwork can now easily be cleaned and even render and pebbledash can be removed.

**3.6** Grants will only be given for works of reinstatement that faithfully match the original.

## **4 Planning Permission and Article 4 Direction Details**

### **What is an Article 4 Direction?**

**4.1** In 1991 the Council was granted special powers by the then Department of the Environment to control virtually all alterations to the external appearance of houses on the Estate. These powers were granted under a provision of planning legislation known as an Article 4 Direction. This gives the Council additional control over alterations that would not normally require planning permission.

### **What Requires Planning Permission as a Result of the Article 4 Direction?**

**4.2** The following works require planning permission as a result of the Article 4 Direction. A fee is not needed for these applications, but they will only be approved where the alterations succeed in preserving or enhancing the character of the conservation area.

- External alterations to houses which would be visible from the street; i.e all front elevations and some side and rear elevations; this includes the replacement of windows and doors.
- Changes to the roofs of houses; including re-roofing in a different material.
- Building porches at the front of the house.
- Laying out hard surfaced areas, e.g for car parking within the front and some side gardens of houses.
- Building walls, fences or gates on front boundaries, which face a road or footpath.

## **What Requires Planning Permission as a Result of Conservation Area Status?**

### **Works to Any Tree in the Conservation Area**

**4.3** Before carrying out any work to any tree in a conservation area it is necessary to serve a notice to the council six weeks before you intend to do the work - 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 the reasons why. The notice period is six weeks. To serve a notice you can fill out a form entitled 'Application to carry out works to a tree in a conservation area.' This must include; the address of property where 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. Contact the tree officer for a list of specialists to carry out tree works.

### **Placement of a Satellite Dish**

**4.4** Satellite dishes must not be placed on a chimney, roof or wall that is visible from a highway. You are therefore advised to locate any satellite dishes in rear gardens or use another service. For further information on the regulations governing the size and location of satellite dishes see 'A householder's Planning Guide for the Installation of Antennas, including Satellite Dishes.'

### **Demolition**

**4.5** You will need to apply for Conservation Area Consent to totally or substantially demolish any structures bigger than 115 cubic metres or higher than 1m fronting the road. There is a presumption in favour of retaining buildings that contribute to the character of the Latchmere Estate Conservation Area as set out in national and local planning policy. Demolition will only be permitted in exceptional circumstances. Further guidance can be found in PPG15 (Planning Policy Guidance Note 15: Planning and the Historic Environment) or from the Conservation and Design Group.

## 5 Further Guidance

**5.1** There is plenty of guidance available to help you understand the planning system and conservation area requirements.

### Council Guidance

The following leaflets are available on the Council's website at this page:

<http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Information/publications.htm>

- 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
- 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

The following guidance has been published by central government and is available on the Planning Portal website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)) or on request from the Council.

- Planning: A Guide for Householders - guidance on the planning system and permitted development rights.
- A Householder's Planning Guide – includes satellite dish guidance.

### Further Reading

- Period House – How to repair and restore your home published by English Heritage / Collins (2005)
- [www.london.gov.uk/assembly/scrutiny/environment.jsp](http://www.london.gov.uk/assembly/scrutiny/environment.jsp)

## 6 Applying for Permission & Council Policy

### Making a Planning Application

**6.1** All application forms are available on the Council's website at [www.wandsworth.gov.uk/ Home/EnvironmentandTransport/ PlanningService/Planningapplications/plappforms.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm) or on request, just contact the planning department (see contact details at the end).

To apply for a planning application it necessary to complete the form and submit scale drawings showing the existing and the proposed. For applications to replace doors or windows, it is possible 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.

It takes eight weeks to process a householder planning application. When the application is received it is allocated to a planning officer in the Development Control section, this planning officer will be your case officer. 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. If the correct information is not provided the application will not be validated and your agent, or you as the applicant, will be notified of this within 10 days of the case officer receiving the application.

The 8-week period starts on the date of validation. Within this time the application will be advertised and anyone can comment on your application, if applicable other departments of the Council will also be consulted and this will include the Conservation and Design Group for applications in conservation areas.

### Planning Policy

**6.2** 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 Latchmere Conservation Area special in the first place. This is described in the character appraisal in the first part of this document.

**6.3** 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 proposals to alter or extend a property in the borough. Simple enquiries can be dealt with by telephone.

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

**6.5** National policies for conservation areas are set out in Planning Policy Guidance Note 15: Planning and the Historic Environment.

### **Extensions**

**6.6** Proposed extensions to houses must respect the symmetry and uniformity of the overall terrace to warrant planning permission.

### **Replacement Doors and Windows**

**6.7** The original windows are sliding sash windows with glazing bars and the doors are timber with glass lights on the top half. Windows and doors that do not match the original will not be granted planning permission.

### **Building Control**

**6.8** 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.

## **7 Contact Us**

Development Control	(020) 8871 7657
Conservation and Design	(020) 8871 6645
Planning Enforcement	(020) 8871 8418
Building Control	(020) 8871 8871
Housing (Council) Eastern Area	(020) 8871 7439
Website:	<a href="http://www.wandsworth.gov.uk">www.wandsworth.gov.uk</a>
Email:	<a href="mailto:boroughplanner@wandsworth.gov.uk">boroughplanner@wandsworth.gov.uk</a>





This document was approved by Wandsworth Council in January 2007. Further copies are available on our website.

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