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Landford Road

Conservation Area Appraisal and Management Strategy

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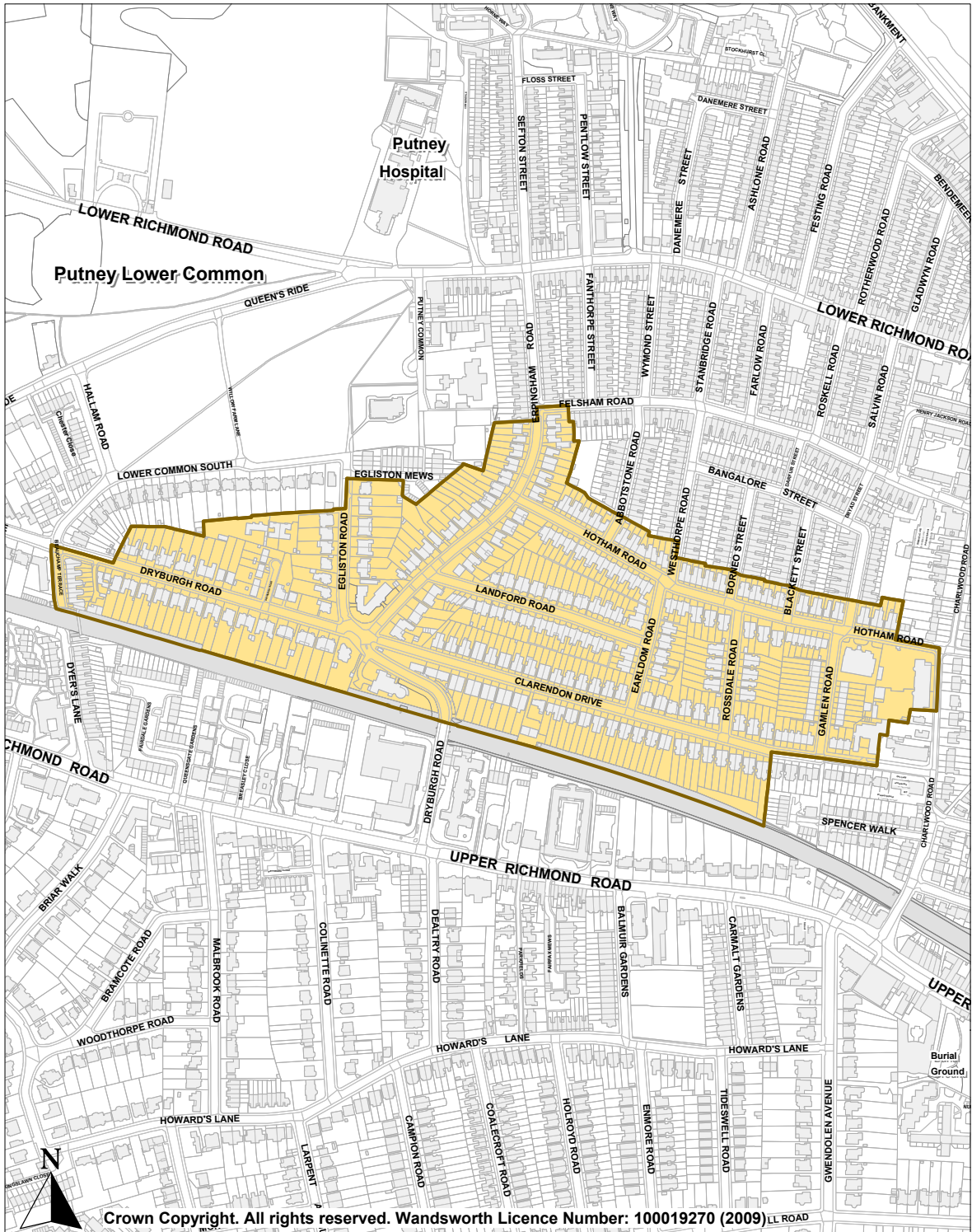
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INTRODUCTION

Map of the conservation area



The purpose of this document

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.

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

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

This document was made available for public consultation in November and December 2008. A public meeting was held at Putney Leisure Centre on 4 December 2008.

Designation and adoption dates

Landford Road Conservation Area was designated on 13 June 1978. On 2 March 2009 the boundary was redrawn to include three houses - nos 16-20 Egliston Road - that were formerly in Putney Lower Common Conservation Area.

This Conservation Area Appraisal and Management Strategy was approved by the Planning and Transportation Overview and Scrutiny Committee on 18 February 2009 and the Council's Executive on 2 March 2009.

Further copies are available from

<http://www.wandsworth.gov.uk/planning/conservation>

Maps and pictures can be enlarged for clarity when viewed online.

PART ONE: CONSERVATION AREA APPRAISAL

1 SUMMARY OF SPECIAL INTEREST

The Landford Road Conservation Area Conservation Area was designated on 13th June 1978. Characteristically, the conservation area has all the qualities of a well-established late Victorian / Edwardian suburb of varied character and rich townscape. It is a quiet conservation area, with some striking institutional buildings, contrasting well with fine landscaped streets of semi detached houses.

There is demonstrable evidence of properties being maintained and preserved; this common attitude upholds the integrity of the conservation area. However the erosion of original details manifests itself in a number of houses and this combined with the mediocre post-war infill buildings mean that the character of the conservation area is somewhat threatened.

Overall, the conservation area enjoys a rich quality of architecture with buildings mostly within the Edwardian period. Influences from the Victorian, Arts and Crafts and Art Nouveau movement are all expressed on certain types of building groups. With the exception of post-war and later infill sites, houses in the conservation area tend to be built between 1890 - 1920, a relatively short timescale, showing the transition between Victorian and Edwardian in one area nicely.

For the exception of Hotham Road Primary School and Dryburgh Mansions , (which are three and four, respectively), properties in the conservation area tend to be of two storeys, some with attic accommodation. Houses are mainly constructed in red and yellow London stock brick - a variety of elevational treatments are expressed, defining the areas' special character.

What gives the conservation area its special sense of place is the atmosphere created by its atmospheric landscaping, historic street pattern and the architectural quality of houses. The areas' harmony derives from the human scale of buildings and overall consistency in materials: decorative features, roughcast render, brick bands, terracotta friezes and clay tile roofs.

2 LOCATION AND CONTEXT

2.1 The Landford Road Conservation Area is located to the northwest of the Borough. The conservation area lies between Putney Town Centre and Barnes. The area can be reached directly from major access roads such as, Queens Ride, Lower Richmond Road and Upper Richmond Road (The South Circular/A205). Good transport links service these key roads, there are also good bus routes and train links via Putney and Barnes train stations, however, transport through and around the conservation area is generally carried out by car.

2.2 The conservation area is tightly hemmed in between the three major access roads – with Barnes and Putney Commons pleasantly breaking up the road pattern towards the north and west.

2.3 The area is made up of eight streets: Dryburgh Road, Egliston road, Erpingham Road, Hotham Road, Earldom Road, Rossdale Road, Gamlen Road and Clarendon Drive. There are three defined sub areas within this street network, which can be identified as Erpingham Road to the west; the Putney Velodrome Estate, historically this is made up of Landford Road and Earldrom Road; and the grid of streets to the south and east of the Estate made up of Dryburgh Road, Clarendon Drive, Rossdale Road, Gamlen Road and Hotham Road.

2.4 There is one main school serving the area, Hotham Primary School, although Our Lady of Victories RC Primary School is within close proximity and lies within the Charlwood Road/Lifford Street Conservation Area.

2.5 The edges of the Landford Road Conservation Area are in close reach of several other good quality residential streets. This spatial relationship is significant, as many of these streets form other conservation areas sweeping from the western to eastern edges, these are: Charlwood Road/Lifford Street, Charlwood Road and Putney Lower Common conservation areas.

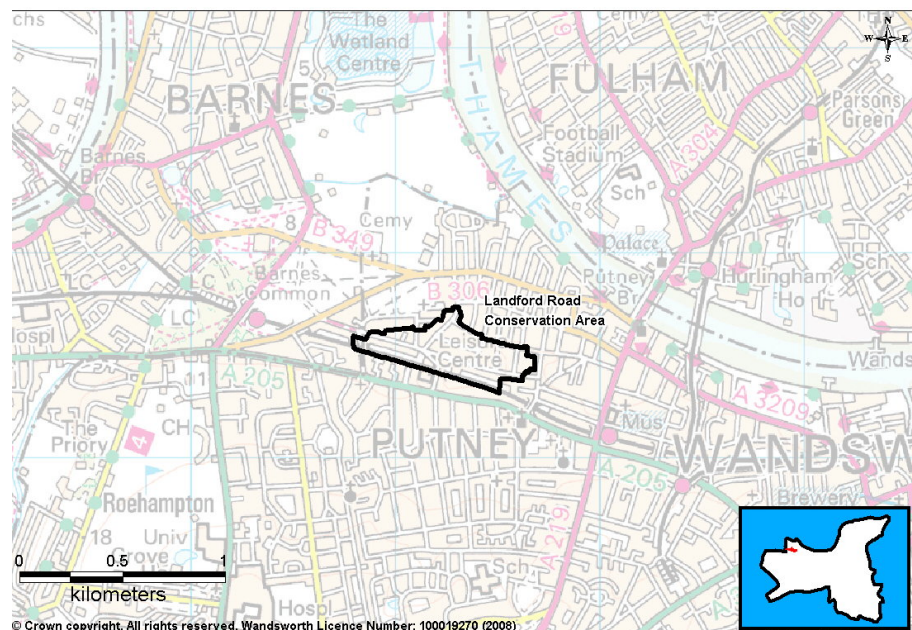


Figure 1 The location of Landford Road Conservation Area within in the borough of Wandsworth

3 HISTORY & ARCHAEOLOGY

3.1 The special character of the conservation area has been shaped through years of history and it is therefore important that we understand its development to understand its current appearance and future needs.

3.2 The Landford Road Conservation Area comprises three sub-areas: Erpingham Road westwards, the Putney Velodrome Estate and the grid of streets to the south and east of this Estate. What is common to these areas is that they were laid down over a pre-nineteenth century system of fields, which were largely in the ownership of the Pettiward family but with other minor ownerships. The Pettiwards were one of the longest residing families in Putney, having acquired Fairfax House in the High Street, one of Putney's most prestigious houses, by the mid-seventeenth century. In 1763 Putney Old Burial Ground was given to the parish by the Revd Roger Pettiward, and the family finally left Putney in around 1810, though they continued to own land and property in the area, including Fairfax House until its demolition in 1887, and the farmland upon which much of the present day Landford Road Conservation Area was built. The area, identifiable on Rocque's map of 1741, was largely one of market gardening. The 1849 Tithe map shows the railway, which opened in 1846 and which now forms the southern boundary of the conservation area, but most of the area was still open land.

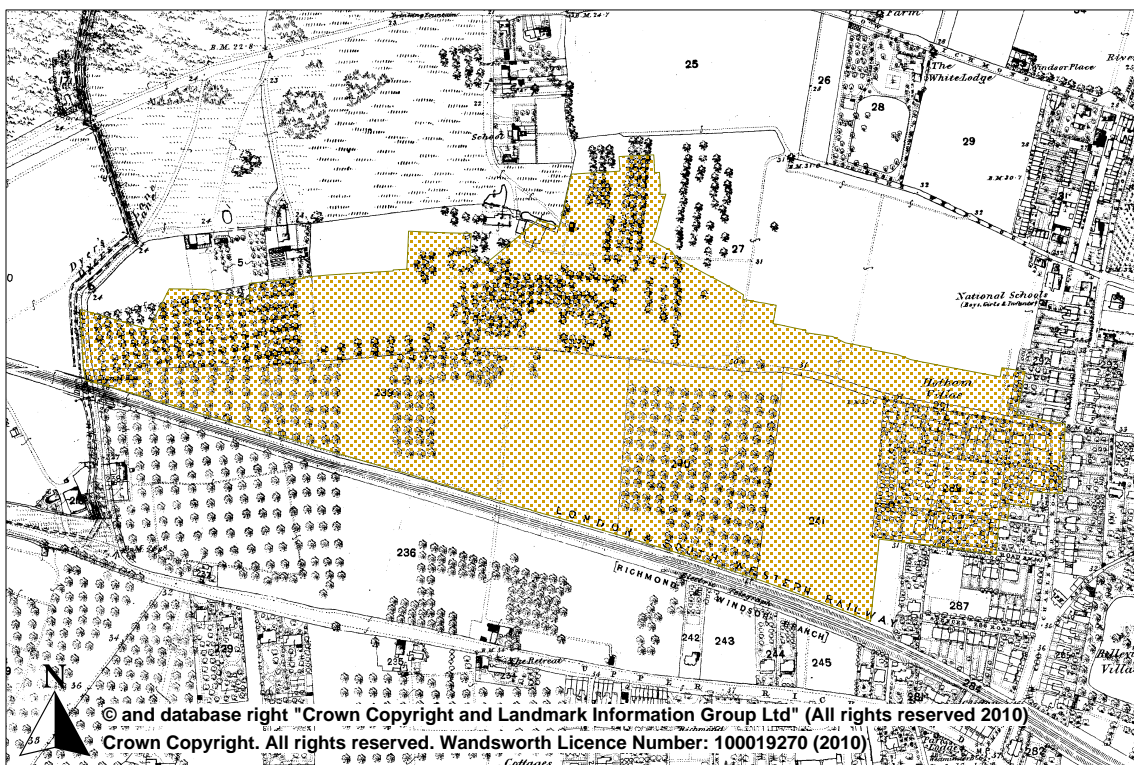


Figure 2 Map of 1868 - 1874

3.3 In 1862 all the land except the eastern extremity was open. Large detached villas fronted the east parts of Hotham Road (formerly Hotham Villas Road), Clarendon Drive and Charlwood Road. By 1897 pockets of development had occurred. Beauchamp Terrace and the adjoining land (51 Dryburgh Road), the north side and the south-eastern end of Dryburgh Road, parts of Egliston Road and most of Erpingham Road had been developed. Erpingham Road had been the first to be laid out (begun in 1877), with the final roads for development, Earldom and Landford Road (with the rest of Hotham Road) in 1906 and Gamlen Road in 1912. The central portion of the area was leased to John Davis, a local builder, in 1888 from the Pettward Trust, on which he built an athletic ground and cycling track (a concrete velodrome, the first such structure in England), which continued in use until a new lease was released in 1905. The Putney Cycling Club, founded in 1888, merged with the Charlwood Lawn Tennis Club and Putney Recreation Club to become the Putney Athletic Club in 1891, the year the Velodrome opened.

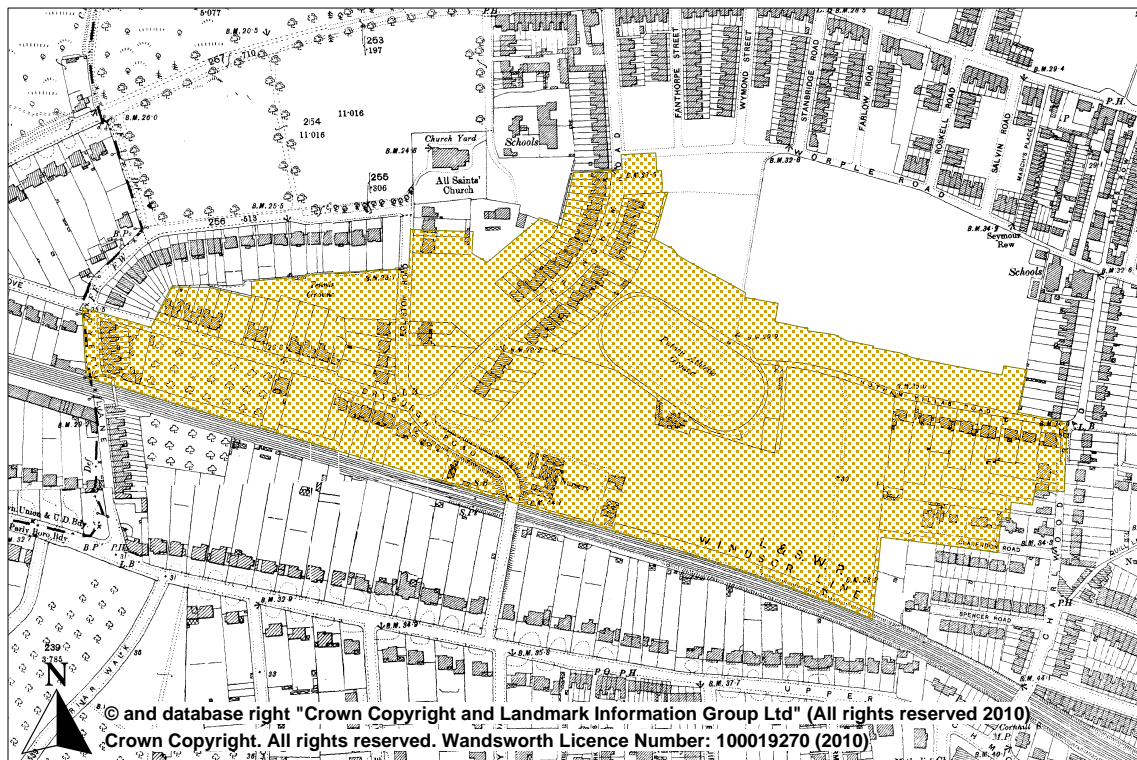
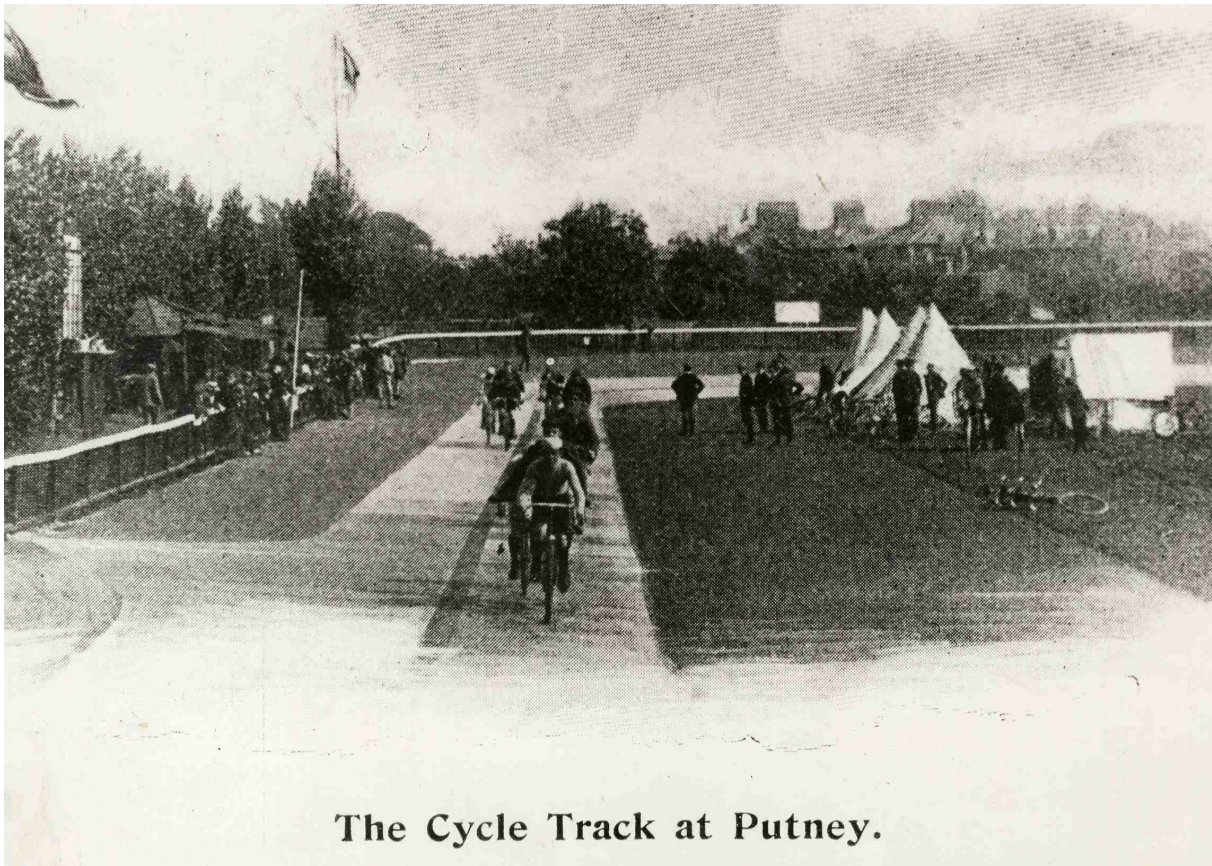


Figure 3 Map of 1896

3.4 The Velodrome was a considerable success from the beginning, with attendances of 8-9,000 spectators not uncommon for the larger cycle racing and athletic events. The grandstand (roughly where no. 1 Landford Road stands today) was fully equipped with refreshment bars, dressing rooms and offices, and even had a large billiard room. John Davis had hedged his bets however, and had the Velodrome not been a success, the grandstand had been designed so that it could be converted into two semi-detached

houses. Besides doubling as an athletics track, the Velodrome also contained twelve tennis courts, a bowling green and a quoits pitch. The banked track measured $4\frac{1}{2}$ laps to the mile, each straight was 100 yards long and there were 860 yards of curved banking. The Velodrome was registered as being fit for international as well as national competition, and the cycle track duly attracted the best names competing in the sport, with many world records set in endurance races (often 24 hours). It was very much a local institution however, with Putney tradesmen sitting on the committee and supplying the prizes for the races, which were usually displayed in their benefactors' shop windows for the week preceding the races. Marble clocks and wine decanters were typical offerings, alongside medals with the insignia of the Putney Athletic Club, a tiger defending a shield.



The Cycle Track at Putney.

Figure 4 A cycle race at the Velodrome

3.5 Local schoolchildren and scout groups also carried out their sporting activities at the Velodrome, which was a focus for the whole community. The last meeting at the Velodrome was held on 11th August 1905. It is unclear whether the closure was exacerbated by the competition from rival tracks at Crystal Palace or Herne Hill (or the indoor track at Alexandra Palace), or whether the subsequent developers simply outbid Davis for the lease, but by 1906 this unique chapter in Putney's history had come to an end. The land was developed for housing by George Gale, to designs by Herbert

Bignold, Architect, and the resulting houses, in an Arts and Crafts, English Vernacular style, were released for sale in 1908 and marketed, appropriately, as the Putney Velodrome Estate. The Estate comprised just two full streets (Landford and Earldom Roads) and a small part of a third (Hotham Road). This area remains the most distinctive part of the conservation area as it was built by one developer and designed by one architect, thus possessing an overall unity as an estate.

3.6 The purpose-built board school in Hotham Road was opened in 1909 to provide greater facilities for the pupils of the existing board school in Deodar Road that had been in operation since 1900. Following on from the Education Act of 1870 that broadened the demographic of children receiving education, and the compulsion for all children to attend school by 1880, local boards were required to set up schools in areas where existing schools were insufficient to meet the local demand. By 1919 the area appeared very much as it does now with Hotham Primary School and St. Mary's Hall having replaced the earlier villas in Hotham Road, and this late Victorian and Edwardian character has prevailed ever since.

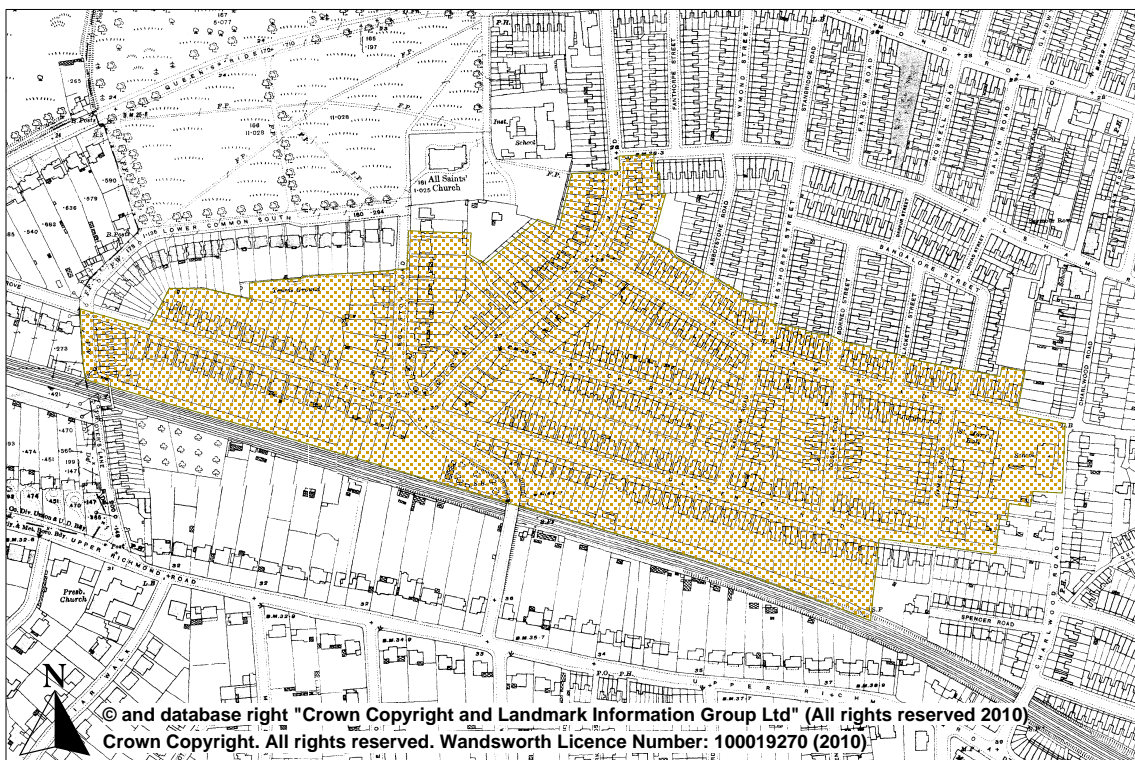


Figure 5 Map of 1916-19

4 SPATIAL CHARACTER

Introduction

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 insensitive alteration to any of these elements. This section analyses those spatial characteristics that provide the setting to the buildings and therefore are important contributors to the character and appearance of the conservation area that we seek to preserve.

4.2 The conservation area can be divided into three separate areas of distinct character and these are shown on a map in the Architectural Character chapter. Many of the features described in the following paragraphs are shown on the townscape map on the next page.

Townscape map

4.3 The townscape map sets out at a glance the positive features of the conservation area. The Council has a duty to preserve or enhance the character of the conservation area and there is a presumption in favour of retaining buildings making a positive contribution to the character of the conservation area. The spaces and buildings that make up the character of the conservation area should be protected and enhanced wherever possible. It would be against Council policy to allow the loss of important space or buildings within the conservation area.

4.4 The spatial characteristics of Landford Road Conservation Area are described in this section whereas the architectural characteristics are described in the next section.

Townscape

4.5 The Lanford Road Conservation Area is rich in local townscape details that cumulatively give interest and quality to the street scene and make a positive contribution to the character and appearance of the area. Where historic details remain, it strengthens the distinctive quality of the area. These range from: low front boundary walls, often with tall gate piers; the generous layout of housing plots to street furniture such as the post boxes on Egliston Road and Hotham Road, both of which are included in Local List.

4.6 The public realm of the conservation area is generally quiet and pleasant to walk and cycle around. Street and pavement areas are wide enough to handle the typical hierarchy of use - pedestrian, cyclists and motorists. Most roads have well landscaped gardens and leafy street trees. Several of the streets retain pockets of historic surfaces, including pennant stone, slabs and setted crossovers.

Landford Road Conservation Area Appraisal & Management Strategy



Figure 6 The townscape map shows spaces and buildings that make a positive contribution to the character of the conservation area

4.7 Routes through the conservation area tend to be from the north and south. The main route through the area is the diagonal road created by Dryburgh Road, which merges with Clarendon Drive. The east and west streets tend to be shorter roads that either loop around or directly feed into the central core of the conservation area.

4.8 The urban grain of the area consist of broad streets, their configuration defined principally by the railway and the pre-existing field boundaries; only Dyers Lane is an earlier established route. The three principal roads gather at a broad crossroad, which provides a focus for the area, and from which it is possible to follow each street visually. The townscape in Landford Road Conservation Area retains a generally consistent and domestic scale. Groups of buildings in a similar style combine to create an informal and picturesque townscape. Houses tend to be low in scale, often emphasised by chimney stacks and in some cases elaborate detailing of brickwork and other features such as decorative projecting porches and canted bays. Although there is no defined green open space, properties are generously spaced out, often with sizable rear gardens. The gaps between buildings are an important feature which characterises the area.

4.9 Individually and collectively these characteristics contribute to the overall quality of the townscape.

Streetscape

4.10 Physically, the conservation area retains much of its historic street plan. Original street surfaces have unfortunately been overlaid with modern surfaces and although mostly hidden, there is evidence of original surfaces, the majority of which is seen at road edges and on some pavements. Loss of traditional street surfaces, together with unsympathetic alterations to boundaries and loss of traditional architectural details has led to a slow erosion of the historic fabric.

4.11 The post box on Egliston Road and Hotham Road are both important items of street furniture and are included in the Local List for their historic interest. Both are cylindrical, dating between 1883-87.

Trees

4.12 Street trees are common in all streets but with particularly fine specimens in Landford Road and Earldom Road, the former Velodrome Estate, where mature lime trees were planted when the Estate was built. This is an important component of the streets' attractiveness. Some have been replaced with other smaller species and some gaps are appearing. Occasional glimpses of large garden trees are obtained in breaks in the buildings and, particularly, at street corners.

Green space

4.13 The contribution made by trees, hedges and gardens are a large factor in the attractiveness of the area. Although front gardens are generally only medium sized and not particularly generous, they are often well planted with mature vegetation and good-sized trees. Large trees are also evident in the grounds of the Hotham Primary School. In several streets, grass verges add to the verdant character, this is particularly the case for Dryburgh Mansions. There is no public green space within the conservation area.



Figure 7 Street trees

Boundary treatments

4.14 Front gardens and their boundary treatments are a part of an owner's private property that is also part of the shared public realm or townscape that is made up of street surfaces, street trees, pavements, street lighting and building frontages. Just as the houses are laid out in regular terraces, so the front boundaries were built to match and complement them.

4.15 Within the conservation area, boundary walls contribute significantly to the character of the conservation area. Boundary treatments in the area add interest and a sense of scale to the streetscene, often marking the boundaries between public and private spaces. A distinctive feature of the conservation area is the simple and continuous low, often decorative brick garden walls and piers. Hedges and trees behind the boundary walls contribute significantly to the visual continuity and softness of character. There are a number of cases where boundary treatments have been inappropriately altered (e.g. Low brick walls are made higher or reconfigured using an alien material to the area or entirely removed). Hardstandings are slowly creeping in, this is considered to be a negative change, which breaks the green continuity of the areas' strong character.

4.16 Using different boundary treatments harms the character of the estate.



Figure 8 A rare survival of original cast ironwork. The simple rail dividing the two paths is probably also original



Figure 9 An impeccably clipped hedge over a typical low brick wall and coping stone

Views

4.17 The typography of Wandsworth is distinctive and views across it make an important contribution to London's character. Although in close proximity to Putney Town Centre - the Landford Road Conservation area remains undisturbed by the busy street activity associated with this area.

4.18 Curving roads often obscures views into the conservation area. Views out of the conservation area are limited for this same reason. However, the one key view in and out of the conservation area can be enjoyed from looking northwards up to Putney Lower Common from Egliston Road.

4.19 There are more local views towards key buildings within the conservation area; Hotham Primary School has a significant presence due to its well preserved architectural detailing and location at the corner of Hotham and Charlwood Road. The school dominates views within the conservation area, as it stands higher than its neighbours. Similarly, Hotham Hall and Dryburgh Mansions have a strong presence, Hotham Hall for its low-key presence but fine architectural detailing and proportions; Dryburgh Mansions for its elaborate vertical emphasis, grand presence and corner location.

4.20 Views between buildings are often limited to mature back gardens and in some cases - it can be seen where garden boundaries meet another. Where back garden boundaries meet a street, for example at the end of a terrace or road, there are short views and glimpses across green gardens, trees and glimpses of the rear elevations and roofs of houses in other streets.

4.21 The views between buildings are an important feature of the conservation area.

4.22 There are long and short vistas to the ends of streets - in most cases these are long but often interrupted by curving streets.

5 ARCHITECTURAL CHARACTER

Introduction

5.1 Perhaps the most visible and well known aspect of any conservation area is its buildings. Most historic buildings in the conservation area contribute to its special interest and their loss would have an irreversible impact on the historic character of the area. Buildings making a positive contribution to the character and appearance of the conservation area are discussed in this section and shown on the townscape map in the previous section.

5.2 The omission of any particular building does not mean it is of no importance. Advice should always be sought before considering the alteration or demolition of any building from the Conservation, Design & Development team.

5.3 The Landford Road Conservation Area has a coherent architectural heritage, having been built between approximately 1890 and 1920. Architectural styles vary between sub areas, though despite this variation in age and type of building to the north and western fringes, buildings are generally consistent in scale, often with an elaborate vertical emphasis.

Character areas

5.4 The conservation area can be divided into areas of similar character, where buildings of a similar type are found. Each character area differs slightly from the other and this in turn makes up the special overall character of the conservation area. These character areas or sub-areas are shown on the character area map on the next page.

Building use

5.5 The conservation area has a quiet residential character. The idea of residents mixing normal life with children accessing educational facilities in close proximity was well planned. This can be seen from the land use make up of the area, which is limited to the Hotham Primary School and associated St Mary's Hall, which has now been suitably converted to residential - this has been done particularly well, with key architectural features retained or sensitively adapted to support this new use.

5.6 Building uses also contribute considerably to the character and appearance of the conservation area. These not only have a direct influence on the building types and make-up of an area but also on the appearance, impression and use of the spaces and streets. The uses create activity at different times in the day and also provide variety in building type within an otherwise repetitive townscape. For the exception of the primary school, there are no other uses within the conservation area.

5.7 Original building use that once characterised the individual streets in the conservation area has not changed over time. The primary school is an important building within the conservation area and used as a school. The close proximity to urban areas of activity such as Putney Town centre helps to mitigate any issue relating to the lack of activities such immediate public transport connections and shopping etc. facilities.

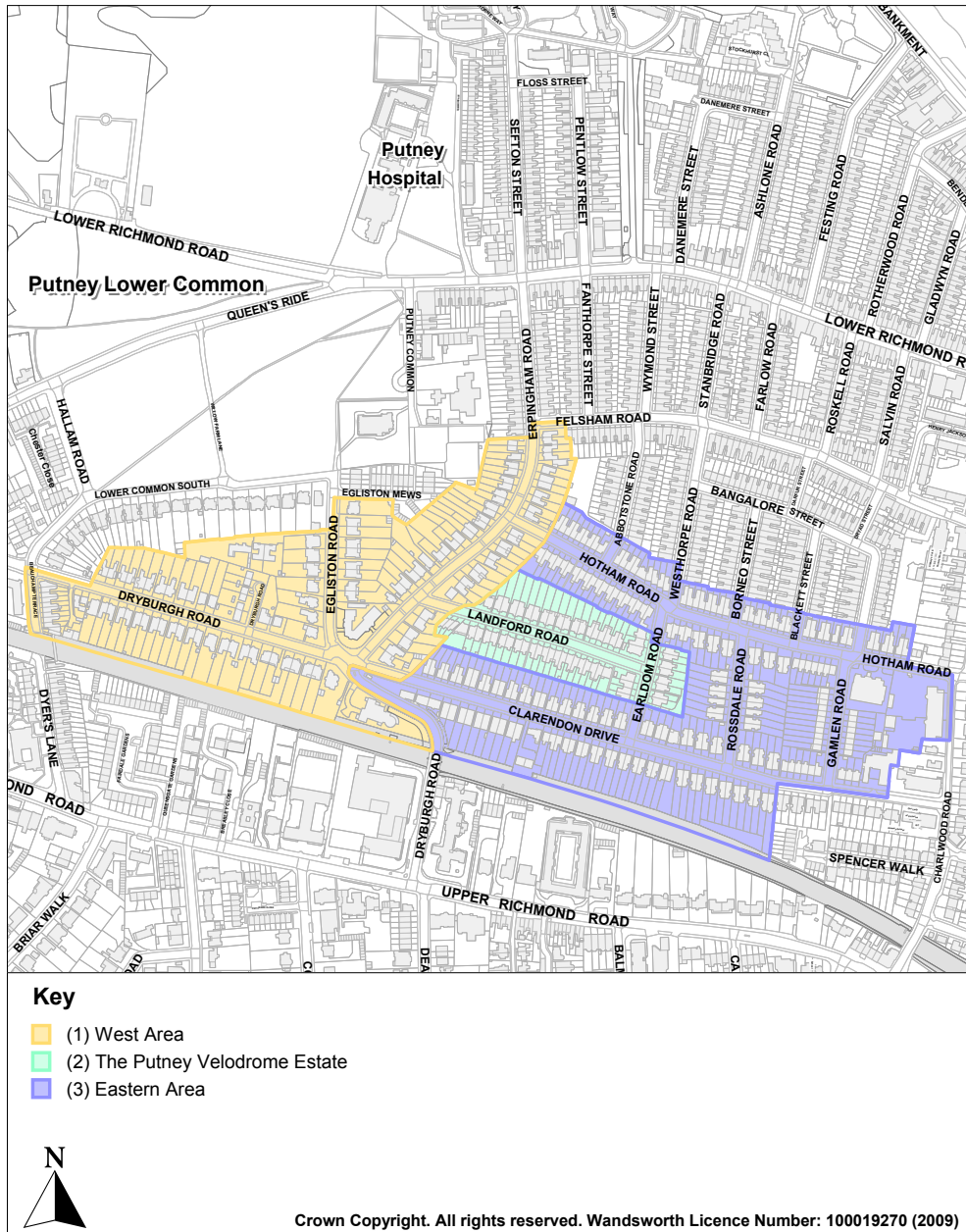


Figure 10 The character areas within the conservation area

WEST AREA: Erpingham Road, Egliston Road, Dryburgh Road and Beauchamp Terrace

5.8 The earliest extant buildings in the area, comprising Erpingham, Egliston and Dryburgh Roads with Dyers Lane, display the features of a late Victorian middle class suburb. Plot sizes are relatively large and houses are paired semis and occasional detached properties. There is much variety of detail in the building elevations but a consistent character built upon common architectural reference to Arts & Crafts and Victorian Gothic (known also as Victorian High Gothic) motifs. Houses are broad fronted with offset or side entrances, nearly always with porches displaying decorative detail such as carved barge boards or pointed arches. Some of the entrances are raised, adding to the sense of grandeur. Elevations are multidimensional with various types of protruding bays, extended gables and set back entrance halls.



Table 5.1

5.9 Erpingham Road is lined with two-storey semi-detached houses, some occasionally detached, most have large consistent plot widths, giving a sense of some regularity to the streetscape. Houses are typically detailed with red and yellow stock, elevational treatment varies but a common feature is the projecting gable roofs and porches, where

they are paired individualised features are expressed for example on porches or bays. The road here is wide and curving, creating a dramatic streetscene against strong landscaping features.

5.10 Egliston Road is less consistent in layout, with houses displaying some variety in architectural detailing, often contrasting but contributing to a positive mix within the conservation area. Houses here consist of a strong architectural reference to Arts & Crafts and Victorian Gothic detailing, such features are expressed mainly in the two-storey bay windows and contrasting brickwork, often supported by faience details. The road here has a direct relationship with Putney Lower Common northwards, this break in built up townscape creates an entirely different atmosphere to the other streets within this sub-area.

5.11 Nos. 16, 18 and 20 Egliston Road (nos. 16 and 18 form a semi-detached pair) are notable for their distinctive architectural style and grand presence. All three buildings are of late Victorian/Early Edwardian and are built of yellow stock, with red brick dressings; projecting bays, detailed and recessed or projecting porches are important features. The existing chimney stacks and roof form create a major element in the architectural composition of the group, this is especially the case for no. 20, its detached nature asserts this far more than the semi-detached pair that no. 18 forms.

5.12 Dryburgh Road also displays fine architectural detailing – this is especially the case for Dryburgh Mansions. The difference with this street is the strong formality of plot layout combined with an informal architectural treatment, consisting of a variation in detailing such as stained glass windows, projecting bays, purpose built attics and detailed chimney stacks. The link with Beauchamp Terrace to the west adds interest, as the scale of buildings change from large semi-detached (in some cases detached) houses down to modest two-storey.



Figure 11 Beauchamp Terrace

5.13 The architecture of Beauchamp Terrace has an uninterrupted late 19th century Victorian core. The terraces are modest in scale but express a strong vertical emphasis considering the short nature of the street – the corner detailing of no.10 including the introduction of a balcony, adds significant interest. Diaper features and a continuous stringcourse unite the terrace.

5.14 The three-storey end house (no.10 Beauchamp Terrace) is particularly noteworthy because of the balcony with projecting roof above a double height bay, which displays diaper work. Victorian warehouse to the rear (51 Dryburgh Road) is associated with John Davis, the builder of much of the early housing in the area. It has a particularly good facade to the railway line (visible from the footbridge).

5.15 The Dryburgh Mansions dominate the focal junction, and are visually distinguished in being four storeys with parapet. The combination of orange brick, roughcast, and faience detailing and its vaguely classical elevations reinforce its distinctiveness. The building is believed to date c1900 and is a locally listed building.

5.16 With the exception of Beauchamp Terrace, most character areas have streets interrupted by some later in-fill developments which tend to have basic architectural detailing and are neutral in quality



Figure 12 Dryburgh Mansions

5.17 Despite some variation in age and detailing, buildings in the West sub-area are generally consistent in scale and remain in good quality. The orientation and relationship of layout creates the link for these streets to be specifically grouped within this sub-area.

THE FORMER VELODROME ESTATE: Landford and Earldom Roads

5.18 The Former Putney Velodrome Estate is the strongest sub-area in terms of historic relevance, architectural form and character. Both Landford Road and Earldom Road are well landscaped, spanning a short distance; in terms of proximity, the streets are closely connected, creating an intimate feeling to the sub-area.



Figure 13 Houses by Bignold

5.19 For his estate, Bignold devised three house plans, but used much variety of elevational detail within this constraint. All the houses have superficially similar elevations, with the exception of corner houses, but closer inspection shows that the properties are symmetrically paired and differ from all other pairs. Even so a regular pattern is established along the street by the use of the common feature of two-storey fronts emphasised by projecting bays, rich red clay tile roofs and dressings to the window heads and entrance porches. For this reason the streets are distinctive and visually coherent.



Figure 14 Close up of an original porch

5.20 All the houses are two storey semi detached pairs. Both houses in each pair are identical, but each pair along the two streets have individualised features, such as cast iron spandrel panels or painted timber balustrades over the porches. In this way a richness of detail is given to these streets distinguishing them from the wider area. Basic elements repeated throughout the estate are the open porches, two-storey bay windows with gables over, hipped roofs, low front

boundary walls and tall gate piers, to name a few. The proportions of these elements, and those of window and door openings, are consistent throughout the estate.



Figure 15 Terracotta detail

5.21 The major influence on the design of the detailed features was the Art Nouveau style. This is seen in the doors, 'chinoiserie' gates and trellis work, terracotta motifs. It is seen most vividly in the stained glass of the porches. The same materials are used in the construction of all properties; red brick is used in building frontages and boundary walls, clay tiles on roofs and some bays. Terracotta friezes run below all the eaves.

EAST AREA: Clarendon Drive, Rossdale Road, Gamlen Road and Hotham Road

5.22 Parts of the eastern section of the conservation area attempt to emulate the slightly earlier suburban development to the west. Much of Clarendon Drive and parts of Hotham Road (e.g. the groups of semis, nos.17-39) pick up features of the properties in the Erpingham/Dryburgh groups, such as timber detailing, but with narrower plot widths and more compact building forms they do not achieve the same sense of a well-to-do suburb.

5.23 There is more earnestness about the development in these streets and slightly more formality in the gridded layout. Indeed, some of the streets (such as Gamlen Road and adjoining groups) almost achieve an urbanity closer in form to the streets adjacent to Putney High Street in that their form and density is arguably higher than that expressed anywhere within the conservation area, which is largely characterised by semi-detached or detached properties.



Figure 16 Group of red brick houses with rough cast to the first floors

5.24 Some degree of cohesion exists through the consistent use of materials, which relate to the other sections described previously. Houses tend to be of roughcast render or red and yellow stock brick. Hotham School and St Mary's Hall stand out, not just by dint of their size, but because of the fine detail both display. Their development is closely associated with that of the surrounding area and served the burgeoning early twentieth century population.

5.25 Built 1908-9 Hotham School dominates views within the conservation area as it stands higher than its neighbours. Mainly of yellow stock brick with red brick dressings, its scale, architectural style and particularly strong window pattern of timber sashes, leaves a positive impression on the area. The associated St Mary's Hall expresses fine architectural detailing - the roof forming decorative bell gables at intervals to the front facade, combined with the aged and darkened red brick, gives the building its unique character and presence. This is a substantial former public hall set on three/four storeys, subdivided into nine flats in 1995. Both buildings are locally listed.

5.26 The houses on Hotham Road express rich architectural details; some rows are brought forward slightly to give them more emphasis, main elevations are brick faced with yellow stock. Well-crafted windows, porches and projected gables provide continuity to the group. Gamlen Road and Rossdale Road are similarly detailed, though the overall consistency is not as strongly incorporated.



Figure 17 Pair of stock brick houses. Note the timber details in the gables and the decorative cast iron spandrels to the porches



Figure 18 Houses in Clarendon Drive

Materials and details

5.27 This section gives a brief overview of materials and details that are typical of this conservation area or are particularly special. All of the items in this section should be looked after and reinstated wherever possible if lost.

5.28 The palette of materials found in the Landford Conservation Area include red and yellow stock contrasting brick bands; decorative features (e.g. voussoirs, quoins, Dressings); plaster/stucco, roughcast render, terracotta and clay tiling; mock half timbering; red clay tile roofs; some slate roofs; red brick soldier bands; carved string courses; moulded plaster porch details; stained-glass; Terracotta friezes. Much of this architectural detailing reflects the dominant style, building age and construction methods of the area.

5.29 Brick, red and yellow stock, is the common textural theme in these buildings, but it is nearly always combined with other elements to reinforce the richness of the elevations. In the simplest forms contrasting brick bands and decorative features are used, but very often there is a combination with other materials, such as plaster/stucco, roughcast render, terracotta and clay tiling. Even mock half timbering appears (23 & 49 Dryburgh Road). Two exceptions in this area are Beauchamp Terrace and Dryburgh Mansions. The former - possibly the earliest development in this area, fronting onto Dyers Lane near the railway line - is a terrace of two storey yellow stock brick workers' cottages, with single storey canted bays. Neat decorative features, including red brick soldier bands, carved string-courses and moulded plaster porch details distinguish these properties.

5.30 Roofs are overwhelmingly red clay tile. Roof forms are rarely simple, are usually made up of a number of planes and are often repeated on bays and porches. Original dormers are common, sometimes singly and sometimes in pairs, but also well related to the roof form and elevation. Predominantly two storeys in height, many of the houses have attic accommodation (hence the frequency of dormers). Elevational treatment varies; bays may be single or double height; pitch or flat roofed; square, canted or semi-circular. The variety within the fenestration adds significantly to the visual delight of the buildings and is always generous. Windows (originally timber) may be single or multi-paned; single, double or triple-opening; sash or casement - often a combination of all of these in an elevation.

6 CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS

6.1 The area as a whole is generally well maintained. However, there are some aspects that detract from the area's appearance and could benefit from improvement. This issue is largely at a domestic scale, mainly to do with insensitive alterations, such as inappropriate roof extensions, overuse of roof lights; the removal and replacement of original features; excessive paving of front gardens and a few poorly maintained properties.

6.2 The townscape map on page 13 gives an overview which indicates buildings and other features that are considered to make a positive contribution to the special quality of the area. Therefore, when considering any changes to these positive elements, care should be taken to ensure that the change proposed will preserve the positive contribution made. The map also identifies negative elements, i.e. those buildings and features which have been judged to not make a positive contribution to the area's special quality. These negative elements offer the opportunity to improve or enhance the quality of the area as and when any changes to them are being considered. The map indicates that there are few negative elements and that the great majority of buildings and other features are, in general, positive contributors to the quality of the area.

6.3 Other negative features are elements that generally detract from the special character of a conservation area, therefore presenting an opportunity for improvement. This can include both small and large features relating to buildings or the streetscape. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features. Some properties have lost features, which affect the integrity of individual elevations. Removal of original front boundary treatments is a particular case, and the associated laying out of hardstandings for car parking has a deadening effect on some parts of the area (Clarendon Drive is especially prone to this effect).

Excessive paving of front gardens

6.4 Loss of green space and natural boundaries results in the reduction of green landscaping that would normally make a positive visual contribution. Loss of traditional garden plots and boundary walls to infill or create off-street parking is impacting on the landscape quality and biodiversity value of the area. Much of the original environment of front gardens is becoming slowly eroded by paving or the introduction of garages.

6.5 The use of non-traditional materials detracts from the appearance of the street, in some cases giving a patchy appearance that fails to make a positive contribution to the character of the conservation area. Owners should be encouraged to reinstate

original boundary treatments, where necessary, to ensure that future changes to gardens do not compromise the sense of enclosure of properties. The Council may offer a grant for suitable restoration projects. (See management strategy)

Roof extensions

6.6 The potential loss of traditional roof forms and skyline of the area, mainly through the addition of unsympathetic dormers and the construction of new development, ignores the low scale aspect of the existing area. Where poor extensions have been inserted these have had a significant and detrimental impact on the architectural integrity of individual buildings.

6.7 Maintaining the historic skyline and resisting roof additions that detract from traditional building forms will preserve the character of the conservation area.

The removal and replacement of original features

6.8 Loss of significant architectural and local details that contribute to the special interest of the locality e.g. original doors and windows. Modern replacement of traditional features such as windows and doors are, in some cases executed in poor quality materials or design. Loss of evidence relating to the period when houses were built is harmful as is the loss of traditional street surfaces, which all gradually erode the quality of the public realm. Pennant setts are frequently overlain with tarmac, creating an inconsistent mixture of materials. This erodes the local distinctiveness and townscape merit of the conservation area.

6.9 Traditional buildings and their settings make a positive contribution to the character of the area should be preserved as far as possible in order to maintain the character and appearance of the conservation area. Original details should be always be preserved and restored and the reinstatement of lost features sought where possible. (See Grants section)

Small-scale accretions

6.10 Small-scale additions to a building's façade, such as satellite dishes, roof mounted antennas, telephone wires, external gas and electricity boxes, boiler flues etc. have a significant cumulative impact on a building and on the wider street scene.

6.11 Careful siting and choice of materials and colours should be considered – as well as the removal of such when redundant.

Gap sites and negative buildings

6.12 There are no notable gap sites within the area. The only negative building is the Health Centre on Clarendon Drive and there would be no objection to this building being suitably refurbished or redesigned to become a building that contributes positively

to the conservation area. Opportunities for potential enhancement lie with the 'infill sites' which are clearly identified by their bland architectural presence in comparison to the beautifully detailed houses found in the conservation area. Such buildings are noted as neutral on the townscape map. In all cases, the scale and massing of these buildings fit into the streetscape, however, their lack of quality and detailing means they provide nowhere near as much interest and character as the original properties. Should the opportunity arise, there would be no objection in principle to the redevelopment of such sites, though they would have to be of exceptional architectural and urban design quality and respect the scale and massing of the surrounding streetscape.

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 Landford Road Conservation Area.

Locally listed buildings

The Council holds a list of buildings that are of architectural or historical interest at a local level. 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. However, the list is a record of some of the historic buildings in the borough that are of particular interest.

The following buildings are proposed for inclusion on the Local List:

Dryburgh Mansions

1902. This is an imposing Victorian mansion block of four storeys, with parapet, dominating the junction of Egliston Road, Dryburgh Road and Erpingham Road. Built mostly of red brick, with faience detailing around windows and quoining detail. A detailed projecting arch forms the front entrance of the building. A distinctive terracotta frieze is detailed below the parapet. Some roughcast render used just below the parapet creates a band at the upper level.



Figure 19 Dryburgh Hall

Hotham Primary School

1908-9. This tall three storey school building dominates views in the conservation area. Built mainly of yellow stock brick, with red brick dressings and a slate roof with a mixture of timber sash and horizontally pivoting windows.

Hotham Hall (St Mary's Hall)

1913. This is a well-proportioned substantial former public hall (formerly known as St Mary's Hall) of three floors (including roof accommodation), situated on the corner of Hotham Road and Gamlen Road. Distinctive dark red brick, with dramatic gable frontage and decorative dutch gables over some windows at upper levels. Natural slate roof, with some lead dressings, extensive (brick) quoining and relief patterns can be found on most elevations.



Figure 20 St Mary's Hall

Pillar boxes on Egliston Road and Hotham Road

1883-1887. Victorian pillar boxes which add richness to the historic street scene.

PART TWO: MANAGEMENT STRATEGY

1 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. This section therefore outlines both what the Council does to preserve or enhance the character of Landford Road Conservation Area and what residents and businesses can do.

Boundary alterations

1.2 As part of the appraisal process, the boundaries of the conservation area were reconsidered. Nos. 16-20 Egliston Road were formerly in Putney Lower Common Conservation Area and were included in Landford Road Conservation Area in 2 March 2009. This was due to their clearer relationship with the rest of Egliston Road.

The planning process

1.3 Where planning permission is required, it is Council policy to grant permission only for developments or alterations which preserve or enhance the special architectural or historic character and appearance of the conservation area as set out in the conservation area appraisal. This is in accordance with government guidance: Planning Policy Guidance 15: Planning and the Historic Environment and the Planning (Listed Buildings & Conservation Areas) Act 1990.

1.4 Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications are advertised so that any interested person can comment or object and applicants have the right of appeal if they have been refused permission. See the following section on what works require planning permission. You can also see how the Council consults people in its Statement of Community Involvement, available on the website or from the Forward Planning team (contact details at end of document).

1.5 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. There was not sufficient support for this during the public consultation in December 2009.

Enforcement

1.6 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.

1.7 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 team using the address and telephone numbers given at the end of this document or through the web link below:

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

Guidance on alterations to buildings

1.8 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.

1.9 To give you advice, officers will 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.

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

New development in the conservation area

1.11 It is against Council and Government policy (as set out in PPG 15) to allow the demolition of buildings making a positive contribution to the character of the conservation area unless there are exceptional circumstances. Where new development is possible, the Conservation, Design & Development team will be able to offer advice if it is sought at an early stage.

1.12 The townscape map in the conservation area appraisal indicates buildings that do and do not make a positive contribution to the character of the area. Basic guidance on new development is given in the section "Conservation Area Guidance"

Listed buildings

1.13 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.

1.14 If you think a building should be listed, you may write to English Heritage giving details of the building and why you think it should be listed. Further details are available from them, see their details at the end of this document.

1.15 Listed buildings in this conservation area are shown in appendix 2 and on the townscape map in the conservation area appraisal.

Locally listed buildings

1.16 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 not be of sufficient special interest to be listed 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.

1.17 The full 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)

1.18 As part of the conservation area appraisal process it is timely to consider any buildings in that area that could be added to the Council's local list. On 2 March 2009 Hotham Road School and St Mary's Hall were added to the Council's Local List.

Trees

1.19 Trees are an essential part of the character of the Landford Road Conservation Area and it is important that all trees and particularly the mature trees are retained and managed.

1.20 All trees in conservation areas are given protection by the conservation area status. Trees may also be protected by a Tree Preservation Order 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 we will make Tree Preservation Orders in response to these notifications as necessary to prevent the loss of attractive healthy trees unless there are exceptional circumstances.

1.21 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

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

Grants

1.23 The Council operates and Conservation & Enhancement Grant Scheme to offer financial incentives to owners of historic buildings to reinstate lost features or remove unsightly features. Anyone is eligible for these grants, but the key criterion is that the work will make a significant impact in conserving and enhancing the special character of an important area or building. Examples of possible grant aided works include:

- removal of paint, render or pebbledash from a brick elevation;
- replacement of boundary walls, railings, gates and fences to the original design;
- reinstatement of original style windows or original roof material.

1.24 Grants offered are normally between 25% to 50% of the 'eligible costs'. Eligible costs are for the actual conservation or enhancement work - not routine maintenance, conversion, alteration or modernisation which may be going on at the same time. More information can be found on the following web page:

http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/230/conservation_and_enhancement_grants

1.25 Grants are also available for commercial premises and are dealt with by Council's Economic Development team. See contact details at the end. Other grants for renovation or improvement of houses are dealt with by the council's Environmental Services team. Ring the Grants Helpline on 020 8871 6127.

1.26 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: <http://www.ffhb.org.uk>

Section 106 agreements

1.27 Section 106 Agreements are legal agreements between the Council and developers and are connected with planning permission. These agreements often include a payment by a developer that the Council may use for local improvements which will benefit the public. There are no large developments foreseen in this area, but future section 106 contributions in neighbouring areas could be made to the Council's Conservation & Enhancement grant fund for use in this conservation area.

2 Conservation area guidance

2.1 Looking after the special character of the Landford Road 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.

Reinstate missing features

2.3 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. Grants may be available to help you do this. See the Grants paragraph in the previous section.

2.4 The following elements are particularly special to Landford Road Conservation Area:

- Terracotta friezes at eaves level
- Roughcast
- Balusters to porches
- Cast iron spandrel panels to porches
- Leaded light glazing
- Hipped roofs; gabled roofs over bays
- Queen Anne style painted timber sash windows
- Front doors with panelling and stained glass
- Note that pairs of houses should always match

Reinstate front boundary treatments and gardens

2.5 Many houses still retain their original boundary treatment. This is of enormous benefit to the character of the conservation area, especially when they exist alongside properties with minimum modern alteration and well maintained front gardens. However in many cases such features have been lost to poor quality replacements and in places hardstanding have been installed to provide vehicular access. There is great potential

to improve the street scene by restoring or reinstating front boundary treatments (fences, gates or walls) and green front gardens. The Conservation and Design Group can offer advice on appropriate designs and specialist contractors.

2.6 All 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 or the covering of front garden space with hard surfacing. Planting lawns, shrubs and other long lasting plants will be encouraged.

Repair & reinstate traditional windows

2.7 To the benefit of the conservation area many of the original windows and doors survive unharmed today. However, some have been lost and replacements are often unsympathetic to the original design or material. It would enhance the conservation area enormously if when replacing windows, replicas of the original in terms of material and design are reinstated. It is very difficult to replicate some of the intricate timber window styles evident across the conservation area in uPVC and where possible one should replace windows in the original material – timber.

2.8 When replacing windows and doors please consider the following. Does the replacement window match the original in terms of the: -

- Opening mechanisms
- Profile and proportions; and the
- Pattern and design of glazing bars

2.9 Those living in a semi-detached pair of houses, terrace or a large house converted into flats should consider the effect of their replacement windows upon the property or the terrace as a whole. When making changes to your property please be aware of the effect these changes upon the wider conservation area. Where windows, doors or other joinery features have been replaced with inappropriate designs, these can be restored to the original appearance, both enhancing the street scene and adding value and character to the individual house.

Front doors

2.10 Front doors contribute to the richness of detail in the conservation area. Features of particular importance include correct type of panelling and number of panels; stained glass and side lights with matching stained glass. Read the conservation area appraisal to find out what the original door type for your street or house is. Alternatively, look at your neighbours' front doors. If you are part of a pair of houses, see what your next door neighbour has. Find other houses in your street that have the same original features as yours and ask a joiner to copy their door, if original. Doors are usually painted timber and modern materials such as upvc are out of keeping.

Roofs

2.11 Roofs are generally red clay tiles in the conservation area and should therefore be recovered in the same when renewal is needed. Keep as many good tiles as you can as these can often be used again. Roof extensions should be designed to complement the character of the house. A small hipped dormer with a casement window might suit the Arts and Crafts inspired houses in this area. However box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes and the elegant design of the houses.

Chimneys

2.12 Chimneys should always be retained and rebuilt if they have become unstable. These are the terminating features of houses and their existence gives a satisfying rhythm to a street.

Extensions

2.13 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 architect's original intention to give quality to the street by creating spaciousness between the houses.

New buildings

2.14 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.

2.15 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.

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

Planning permission

2.17 The works mentioned in this section may require planning permission so see the section "What works require consent" for further information. You may also 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.

3 What works require consent?

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

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

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:

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

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

Works to commercial buildings

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. As an example, some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- Advertisements and signage may require advertisement consent depending on size. All illuminated advertisements will require consent.

Conservation area consent is required to:

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

Works to trees

- All trees in conservation areas are protected and the Council must be given six weeks notice of any works, including pruning and felling.
- An application must be made to do any works to trees which are subject to tree preservation orders.
- Forms for both are available on our website.

Further information can be found at

<http://www.planningportal.gov.uk>

or contact Wandsworth's planning teams on 020 8871 6636

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

4 How to make a planning application

4.1 This is a brief guide on 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 All application forms are available on the website or by contacting the planning service (see contact details at the back).

4.3 <http://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 with experience and understanding of conservation issues.

4.5 To apply for planning permission you must use the correct application form (often the householder application form alone) and submit scale drawings showing the existing and the proposed. Each application form gives guidance on what basic plans are required. 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.

4.6 All applications should be accompanied by a Design & Access Statement which should set out the process by which your development or alterations have been designed and how they conserve the special interest of your property. Guidance is available on the website.

Planning policy

4.7 All applications are determined in accordance with Council policy as set out in our Unitary Development Plan and emerging Local Development Framework. These are available on our website. The conservation area appraisal and guidance given in this document will also be taken into consideration when determining applications. The overarching policy set by the Government is that development or alterations should preserve or enhance the special architectural or historic interest of the conservation area.

Pre-application advice

4.8 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. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

How long does it take?

4.9 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.

4.10 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 anytime. 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

4.11 Approval under the Building Regulations is a separate requirement and you should check with Building Control if this is required before carrying out your works, independently of planning. See Contacts at the end.

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:

http://www.wandsworth.gov.uk/downloads/485/apply_for_planning_permission

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 the Planning Portal or HELM (see Useful Websites).

Planning: A Guide for Householders

Planning Policy Guidance Note 15: Planning and the Historic Environment. 1994
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

Books

Putney and Roehampton Past by Gerhold, D. (ed.) Historical Publications Ltd (London), 1994

The Putney Velodrome and the Putney Velodrome Estate written and published by Heery, P. 1999

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

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

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)

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

The Edwardian House Explained by Trevor Yorke (Countryside Books)

The English Terraced House, by Stefan Muthesius (Yale 1982)

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

Victorian Architecture by R. Dixon and S. Muthesius (Thames & Hudson)

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/](http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/)

Useful websites

Organisation

Planning Portal

Planning Aid for London

Funds for Historic Buildings

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

English Heritage

Victorian Society

Twentieth Century Society

Society for the Protection of Ancient Buildings

SAVE Britain's Heritage

Images of England: Details and pictures of listed buildings nationwide

Pastscape: information on archaeological and architectural heritage

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

Building Conservation Directory: Articles and specialist craftsmen

Web address

www.planningportal.gov.uk

www.planningaidforlondon.org.uk

www.ffhb.org.uk

www.helm.org.uk

www.english-heritage.org.uk

www.victoriansociety.org.uk

www.c20society.org.uk

www.spab.org.uk

www.savebritainsheritage.org

www.imagesofengland.org.uk

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

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

www.buildingconservation.com

Contacts

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

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council contacts

General planning enquiries	020 8871 6636
Development Control	020 8871 7657
Conservation & Design Group	020 8871 6646 or 6612
Conservation & Design Group (trees on private land)	020 8871 6631
Planning Enforcement Group	020 8871 6643
Forward Planning / policy group	020 8871 6647
Building Control	020 8871 7620
Highways	020 8871 6689
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services (grants)	020 8871 6127
Wandsworth's Local Studies Centre	020 8871 7753

External contacts

English Heritage (London Region)	020 7973 3000
English Heritage (Customer Services, publication requests, etc)	0870 333 1181
The Victorian Society	020 8994 1019
The Twentieth Century Society	020 7250 3857
SAVE Britain's Heritage	020 7253 3500
Society for the Protection of Ancient Buildings (SPAB)	020 7377 1644

External contacts

Local Residents Association

Contact Conservation & Design
Group

Planning Aid for London

Unit 2, 11-29 Fashion Street
London, E1 6PX
Tel: 020 7247 4900

This document was approved by the council's executive on
2 March 2009. Further copies are available from:

www.wandsworth.gov.uk/planning/conservation

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Wandsworth Interpreting Service: (020) 8871 5751 English

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