

4. SPATIAL CHARACTER

Introduction

4.1 The character of the conservation area is made up of the sum of its buildings, streets, green space and views and can be harmed 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 or enhance.

Townscape map

4.2 The townscape map overleaf 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 and spaces that make a positive contribution. The spaces and buildings that make up the special character of the conservation area should be protected and enhanced wherever possible and it would therefore be against Council policy to allow the loss of any of these.

Townscape

4.3 The spatial character of the Heaver Estate derives from the relationship of the houses and their street pattern. The streets were laid in a grid pattern linking Balham High Road with Tooting Bec Road, via Dr. Johnson's Avenue. Ritherdon Road was the principle entrance from Balham High Road and its width reflected its importance, being wider than the other streets.

4.4 The former open fields were subdivided and developed for housing, with each plot being rectangular with a narrow frontage to each street. Plot sizes to street frontages vary from 5 metres for houses in Louisville Road to around 11 metres for the doubled-fronted properties in Bedford Hill, Manville, Elmbourne, Hillbury, and Huron Roads. All the properties were built with red brick facades and yellow stock brick to rear and flank elevations.

4.5 The streets were planted with avenues of trees, perhaps inspired by the proximity to Tooting Bec Common. The form of the buildings makes for a strong sense of enclosure and in Streathbourne Road this is intensified with the mature London Plane trees.

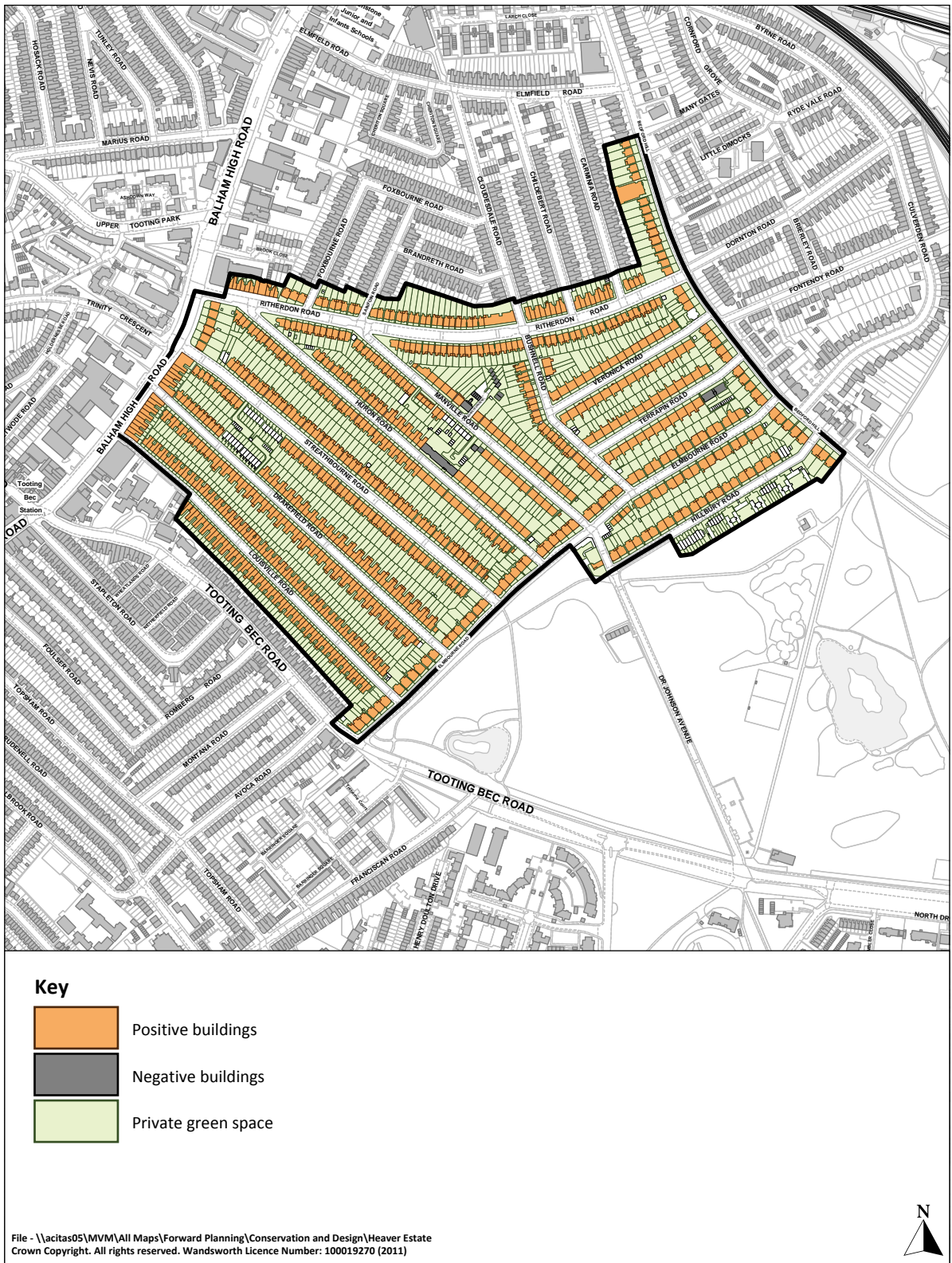


Figure 8 : Townscape map showing the buildings and spaces making a positive contribution to the character of the conservation area

Streetscape

4.6 The streets were originally paved with concrete slabs (900 x 600 format) and granite kerbs. The granite kerbs have been retained. However, in recent years the footways throughout the area have been repaved using small element pavements.

4.7 At junctions bisecting Ritherdon Road the carriageways have been narrowed by the addition of capes to help pedestrians cross the road safely and to prevent vehicles parking on street corners. A few planters have been located on the capes. All the streets within the estate had road humps installed in 1990/91 to limit vehicle speed.

4.8 A number of commercial premises have private forecourts, and these are generally not well maintained, often with vehicles parking on them, which can cause damage to the surface material as well as being visually obtrusive.

Trees and hedges

4.9 Most of the streets were planted with trees originally, but of the original planting only the London Plane trees in Streathbourne Road survive. These provide enormous visual amenity to the street scene. The trees need to be regularly maintained to ensure that the roots do not cause problems to adjacent properties. Elsewhere replacement planting to streets with smaller growing species has helped to retain visual amenity to streets.

4.10 Privet hedges were planted as part of the original garden design to complement the railings and provide enclosure. The hedges create an attractive and often uninterrupted feature in the street.

Green space

4.11 Green space is provided throughout the conservation area by front and rear gardens, many of which are lushly planted. Privet hedges were once uninterrupted features of the Heaver Estate streets and these lent coolness and softened the otherwise unrelenting red brick architecture. Today, the hedges are just as valuable and their reinstatement cannot be encouraged enough.

4.12 The houses in parts of Elmbourne and Hillbury Roads face directly on to the Tooting Bec Common. Although the common is not in the conservation area, the open space provides a welcome foil to the tightly packed houses surrounding it and these in turn give the common a well defined, high quality edge.

Boundary treatments

4.13 All the houses within the Heaver Estate had front garden boundary walls, gates and railings based on the same pattern and design which varied slightly from street to street. Overall the boundaries gave a unifying effect to the street scene. Standard cast iron components were adapted to the different house types, the double-fronted houses having the longest boundary to the street, with the smaller houses in Louisville Road having the shortest frontage to the street. The patterns used were one of several that were illustrated in 'Young and Marten's' catalogue, published around 1898.

4.14 As part of the Second World War effort boundary railings were removed ostensibly so that the iron could be re-used. With their loss residents often resorted to other means to provide an effective boundary to their property. Many boundary treatments erected after the war used materials and designs that were not in keeping with the area such as decorative blocks, fences or thin, modern railings of derivative designs.

4.15 In 1989, the Council commissioned the manufacturer Demax Designs to make up patterns for the cast iron components found on the estate. Grants were then made to help owners reinstate their front boundary wall, gates and railings to these original designs. Since 1990 around 100 front boundary walls, gates and railings have been reinstated. There are now several manufacturers who are able to carry out this work and the Conservation and Design Group can give details of these.



Figure 9 : Well tended hedge and reproduction railings

5. ARCHITECTURAL CHARACTER

Introduction

5.1 Perhaps the most visible and well known aspect of any conservation area is its buildings. Most buildings in the Heaver Estate 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.

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 Group.

Building use

5.3 Most buildings in the conservation area are generally in residential use. The residential properties vary from detached, semi-detached to terraced houses and include purpose-built maisonettes in Louisville Road. A number of properties have been converted to flats and multi-occupied residential properties. There are two parades of shops: nos. 2-24 Ritherdon Road and nos. 237-277 Balham High Road (Queen's Parade) that cater to the needs of local residents.

5.4 Plans showing the original layout and room uses of many of the houses are available from Wandsworth Heritage Services or the Conservation & Design Group.



Figure 10 : Houses on Streathbourne Road

Buildings

5.5 The Heaver Estate comprises predominantly two and three storey houses some of which have basements and many having accommodation in the attic. Around a dozen different house types can be identified varying from the substantial detached and semi-detached houses in Bedford Hill to groups of short terraces in Elmbourne, Streathbourne and Huron Roads as well as long terraces in Drakefield, Louisville, Veronica and Terrapin Roads. All houses in the conservation area originally had front gardens finished with gates and railings on low brick walls to similar designs.

Balham High Road



Figure 11 : A view along Balham High Road (opposite Ritherdon Road junction)

Nos. 227-237

5.6 Three groups of buildings were constructed to the Balham High Road frontage. Nos. 227-237 comprise a group of six detached two storey gable fronted buildings of yellow and red brick construction. Decorative carved brickwork above porches and first floor windows adds visual interest. To the front boundary were originally brick walls, piers and timber gates.



Figure 12 : A view along Balham High Road today (buildings are within the conservation area)

Queen's Parade, Nos. 239-277

5.7 Nos. 239-277 comprise two groups of four storey terraces with shops on the ground floor, and residential accommodation above, known as Queen's Parade. These buildings, of red stock brick with their patterned windows and gabled roofs are believed to have been built by Alfred Heaver. Several properties, notably 257-263 have unfortunately changed the upper floor windows from timber sash windows to UPVC.

5.8 The front elevation of no. 251 has been rendered, which mars the unity of the terrace comprising nos. 239-255. No. 255 has retained most of its original details including the timber sash windows to the original pattern and design. The shopfront also retains much of its original appearance.

Bedford Hill

**Nos. 138-166, 168-172, 176-210
(originally nos. 168-210)**

5.9 This street comprises houses that are detached, semi-detached and in short terraces, appearing in five groups, separated by streets. Originally 24 buildings were proposed of which 22 were built. Unfortunately No. 174 has been replaced with a rather insensitive block of flats prior to conservation area designation.



Figure 13 : Historic photograph of Bedford Hill



Figure 14 : Oriel window

5.10 The houses were designed by the architect Charles J Bentley for the builder/developer Alfred Heaver in 1889. Nos. 168-174 were purpose-built as flats. The lower flat comprised the whole of the ground floor with a second bedroom on the first floor accessed from the inner hall. The upper flat occupied most of the first floor and the whole of the attic storey and included four bedrooms. Separate staircases led from the first floor to the front entrance and rear garden.

5.11 The detached houses were built over three floors with eight bedrooms on the upper two floors and drawing, dining and morning rooms and kitchen on the ground floor with extensive cellarage below.

5.12 The houses are distinctive because of their first floor projecting canted oriel windows with decorative carved brickwork of differing motifs, ornate dentil cornice, carved brick capitals to front porches and patterned windows. The windows are vertical sliding timber sashes, the lower half being clear glazed, the upper portion characteristically patterned.

5.13 Main roofs are of natural slate with plain clay tiles to projecting canted oriel



Figure 15 : A beautifully restored house on Bedford Hill

windows. Clay crested ridge tiles and finials add visual interest to the skyline. Tuck pointing to the warm orange-red brick gives a crisp finish, whilst patterned stained glass to panelled front doors and side panels adds richness of detail.

5.14 Patterned tessellated tile paths once led up to front doors with brick boundary walls and cast iron railings and gates. The railings and gates were of a more intricate, detailed design than that found elsewhere in the Heaver Estate.



Figure 16 : Stock brick houses on Bedford Hill

entrance with a timber front door.

5.15 Nos. 138-146 and 148-166 represent a different style of building, being detached two storey houses with a third storey in a gabled roof above a two storey projecting canted bay. The front facades are generally of yellow stock brick with red bricks used for surrounds to windows and pilasters to porches. Natural slate was used to cover roofs. Windows are vertically proportioned timber sashes with the upper sash divided into nine panes. There is a recessed porch to the front



Figure 17 : St John's Church

St John's Church

5.16 In between nos. 146 and 148 is the former St John's Church. This is a massive yellow brick construction of around 1883. The Chancel is by R J Withers and the nave by E H Elphick. The building was converted around 1990 to a hostel for people with hearing disabilities. It is in a Victorian Gothic style with trefoils to the windows at ground level and circular stone windows at high level.

Bushnell Road

Group A: Nos. 2-8, 1 & 3

Group B: Nos. 10-44

Group A

5.17 These houses, similar in style to those in Manville and Huron Roads, lie at each end and on opposite sides of Bushnell Road. They were most probably designed by the architect William C Poole for Alfred Heaver. They are double-fronted with projecting ground floor square bay windows, and central porch. On the ground floor were the drawing and dining rooms, and kitchen, with the breakfast room on the first floor. Three principal bedrooms were also located on this floor with four further bedrooms and box room on the attic storey. Access from the ground floor led down to a small cellar.

5.18 The houses are constructed of a warm orange-red brick, with vertical sliding timber sash windows and natural slate roof with clay crested ridge tiles. Architectural features include a concave dentil cornice to eaves of main roof and to eaves of roofs to projecting bay windows. A terracotta string course runs across the front facade at window head level to ground and first floors.

5.19 The generous entrance porches are given identity through the arched brickwork which is neatly tuck pointed, and the carved terracotta capitals. The stained glass to the panelled front door and the side panels owes much to the craftsmanship of the period. No.6 contains a glazed entrance porch which formed part of the original specification for the building as requested by the first occupant.

Group B

5.20 Three variations occur within this group of houses which are similar to those at the western end of Ritherdon Road. They were built in 1902-03 by the builder F. Peacock. Whilst all three types have a gabled front to projecting bay, the differences occur mainly at roof level. No.38 has no attic storey and the apex of the gable is finished in timber panels with roughcast infilling. No.10 differs from No.36 in terms of the window to the apex of the gable. The



Figure 18 : A pair of 'Group B' houses on Bushnell Road

former has a venetian window whereas the latter has a curved window head. The gabled bays to all three types comprise triple sash windows to ground and first floors with a carved brick motif between. Plain clay tiles were used for main roofs and roofs to porches. Some porch roofs contain bands of fish-scale clay tiles for added decoration. The upper half of the top sash to windows is patterned with coloured glass.

5.21 Other architectural features include the convex dentil cornice at eaves level and terracotta string course running through at window head level to ground and first floors, and stained glass to panelled doors.

5.22 Front brick boundary walls, cast iron gates and railings were of the same style as elsewhere on the estate.

Drakefield Road



Figure 19 : Historic photograph of Drakefield Road



Figure 20 : 'Group A' houses

- Group A: Nos. 1-21
- Group B: Nos. 2-16
- Group C: Nos. 43-77, 28-72
- Group D: Nos. 81-91, 76-96
- Group E: Nos. 93-127, 98-126

Group A

5.23 These houses form part of what was formerly a much longer terrace. They are two storey with attic, of red brick construction and date from the mid 1890s. They were most probably built by James Phillpott.

5.24 The main living and dining rooms were on the ground floor with bedrooms on the upper floors. Externally the main architectural features are the projecting two-and-a-half storey gabled bays with triple sash windows to the ground and first floors with a single round headed sash window to the apex.

5.25 The upper half of the top sashes is divided by glazing bars in

the distinctive Heaver style and lights are of variously coloured glass. The ground floor

windows have rendered classical mouldings with triangular pediment above. The front porches are similarly framed with central keystone. A concave dentil cornice is to be found at eaves level.

5.26 Roofs are of natural slate with casement windows to single dormer. Stained glass to panelled door is in the characteristic Heaver pattern.

Group B

5.27 These houses are very similar to those on the south side of the road (Group A) but they differ in the cornice details at eaves level. Historically they had a triangular pediment at the apex of the gables.

Group C

5.28 These houses were most probably built by James Phillpott around 1894. They are of two storeys with kitchen, dining and drawing rooms on the ground floor with three bedrooms on the first floor at the front and back, and a further three bedrooms on the second floor at the back.

5.29 The houses are constructed of a warm orange-red brick with projecting two storey gabled bay. A pair of round headed windows with gauged brick arches and keystone are to be found to the dining room and a substantial single arched window to the principal bedroom. The latter contains casement and top opening windows whereas elsewhere windows are vertical sliding timber sashes. A dentil cornice to the eaves is characteristic of the Heaver style as are the stained glass panelled doors. A rendered motif adds decoration to the apex of the gable. Roofs are of natural slate.

5.30 Steps from the street lead down to cellars which originally accommodated storage, and the washhouse. There was also a separate internal access. Brick boundary walls, with gates and railings enclosed front gardens.

Group D

5.31 These houses, likely to have been built by James Phillpott around 1894, are similar in design and layout to Group C.

5.32 They only differ in terms of their elevation treatment. Here the gabled bays have triple sash



Figure 21 : A pair of 'Group C' houses

windows to ground and first floors with rendered mouldings. The front porches are framed with columns with decorative capitals supporting an entablature surmounted with ornate railings.

Group E



Figure 22 : 'Group E' terrace



Figure 23 : Keeper's Cottage, Dr Johnson Avenue

owners have created hardstandings to their front gardens to park vehicles in contrast with the Heaver houses where controls are in place.

Dr Johnson Avenue

5.35 The keeper's cottage dates from just after the Tooting Bec Common Common was acquired by the Metropolitan Board of Works in 1875 and was used initially as a cottage for the person charged with overseeing the Common's maintenance. The cottage is single storey and of brick construction and has a clay tile roof.

5.33 These houses are similar to those in Group D but differ insofar as they are three full storeys in height. The second floor contains a pair of sash windows to the gabled bay smaller in size and devoid of embellishment whilst the dormer window contains a pair of timber casements. A projecting brick cornice at eaves level is a simpler treatment than elsewhere in this street.

5.34 Nos 23-31a and 33-41a comprise two short terraces of two storey houses that occupy what were nos. 23-41 of the original Heaver houses that were bombed in the Second World War. In the 1960s twelve new houses were built on the site of ten. The houses are smaller in plot size and scale and contrast in appearance and character with the original houses. They are set back from the street frontage and of a pale brown brick with concrete vertically hung tiles between ground and first floor and full width glazed windows to first floor with opening casements. The ground floor front entrances are concealed behind a single storey projecting brick extension. When the houses were built an access road was constructed leading to a garage court to the rear, though subsequently house

Elmbourne Road

Nos. 1-31; 2-62, 66-102

5.36 Elmbourne Road comprises mainly detached and semi-detached houses built between 1890 and 1893 by Alfred Heaver. It is likely that the architect Charles J Bentley was involved as they are similar in style to properties in Bedford Hill which he is known to have designed, and identical to those in Hillbury Road.



Figure 24 : Historic photograph of Elmbourne Road

5.37 The houses are double fronted with ground floor bay windows. On one side the bay is taken up to form a gable. Accommodation is over two storeys plus an attic storey. Extensive cellarage is contained in the basement. The first and second floors originally accommodated eight bedrooms. On the ground floor were dining, breakfast and drawing rooms, kitchen, conservatory and scullery.



Figure 25 : Detached house

5.38 Architecturally, the buildings are well proportioned with decorative carved brickwork with differing motifs below first floor windows to gabled bays and around porches. The latter are given emphasis through their brick arches that terminate in carved brick capitals. Decorative dentil cornices run across the buildings at eaves level and at the junction of the ground floor bay and first floor balcony. The balconies have decorative cast iron railings.

5.39 Terracotta string courses run around the houses at ground and first floors at window head level. Windows are typically vertical sliding timber sashes with characteristically patterned glazing bars to upper portions and clear glazed lower portions.



Figure 26 : Carved brick detail

5.40 Natural slate roofs, crested ridge tiles and stained glass to panelled doors, front garden brick boundary walls, cast iron railings and gates all bear the Heaver hallmark.

5.41 No. 64 Elmbourne Road was destroyed in World War II and replaced by a rather uninspiring three storey block of flats (see Streathbourne Road).

Hillbury Road

Nos 1-21



Figure 27 Old photograph of Hillbury Road

carved brick motifs. The plan consists of a central hall with staircase to first floor, attic storey and cellar.



Figure 28 : The same view as above seen today

timber sashes, the lower half being clear-glazed and the upper portion characteristically patterned.

5.42 The north side of this street consists of twenty-one, mainly semi-detached orange-red brick houses, substantial in size. They were designed by Charles J Bentley and were built from 1890. They are two and a half storeys in height with basement cellars. The entrances are located centrally and flanked by two storey bay windows which are taken up to form a gable to the roof storey. Below the pair of first floor windows to the projecting bay are decorative

5.43 Entrances incorporate a recessed porch formed by a semi-circular arch of gauged brick and flanked by decorative carved brickwork. The semi-circular arch terminates in two carved brick capitals. Window heads are arched and formed with gauged brickwork. String courses consisting of decorative terracotta floral motifs run across the front elevation linking the tops of ground and first floor windows. Windows are vertical sliding

5.44 A decorative eaves cornice is repeated at first floor level at the junction with the balcony which is complete with cast iron railings. The centre opening at first floor incorporates a door for the balcony with glazing to match the windows. Roofs are of natural slate. The roofs incorporate brick gabled dormer with pitched roof and window carefully proportioned to match the others.

5.45 Stained glass doors to the front include transom panel. Decorative tessellated tile paths add visual interest to front gardens with orange-red brick walls and piers. They originally all had ornate cast iron railing and gates. Those to No.9 were reinstated in 1995.



Figure 29 : Original front door, tile path, carved brick detail and replica railings

5.46 The south side of Hillbury Road was formerly used as tennis courts since the early part of the twentieth century and did not form part of Tooting Bec Common. Part of the site was developed for housing following planning permission in 1980 for 12 houses and 41 flats which are nos. 26-78. The form, design and layout of the houses contrasts with the character and appearance of the conservation area. The plot characteristics, construction materials and spatial configuration highlight the main differences to the traditional development pattern.

5.47 Nos. 22-25 represent an infill development of nine houses. Although their design attempts to pick up on elements of the architectural character of the conservation area, their scale, through the narrow plot sizes, and off street car parking differentiate from their historic neighbours.

5.48 Similarly nos. 79-81 represent a short terrace of three narrow-fronted houses, which received planning permission in 1988. Again their scale and design contrasts with the historic buildings.



Figure 30 : A semi-detached house with many original features (although the gables would have been brick originally)

Huron Road



Figure 31 : Historic photograph of Huron Road

flemish bond. A kitchen, dining and drawing rooms were to be found on the ground floor; two bedrooms, sitting room and dressing room to first floor; and three further bedrooms in the attic. The bays have a pair of sash windows of more generous proportions to ground and first floors with moulded surrounds. A pair of smaller sash windows exist in the apex of the bays to light bedrooms in the attic storey. Roofs are covered with natural slate with clay crested ridge tiles and single dormer incorporating a pair of casement windows. Front entrance porches are flanked by rendered columns with capitals supporting an entablature surmounted with cast iron railings. A brick dentil cornice around the building at eaves level adds visual delight, as do the carved brick motifs to be found between ground and first floor windows. Black and white tessellated tile paths and brick walls, and cast-iron gates and railings are of the typical Heaver style.

Group A Nos. 1-7

Group B Nos. 9-31, 2-62, 104-116

Group C Nos. 33-49 & 64-84
(originally 3-55 & 64-84)

Group D Nos. 63-83 & 86-102
(originally 57-83 & 86-102)

Group A

These comprise two pairs of linked semi-detached houses of two storeys with attic storey and gabled projecting bays and are of orange-red brick construction in



Figure 32 : 'Group B' terrace

Group B

5.49 These comprise houses in short terraces of four, of two storeys with attic storey and gabled projecting bays, similar in design to group A with the exception of the bay windows which are arranged in threes, nos. 9-19 having the central window reminiscent of a Venetian window and nos. having three narrow sash windows of equal proportions to ground and first floors. This group was built by William West around 1892/93.

Group C

5.50 These houses are two storey, similar in style to group B, but without the attic storey. The bays are similar with paired windows having ten lights to upper portion of sliding timber sashes. Most have no surrounds to porches, but nos. 33 and 35 do provide a subtle architectural link to nos. 9-31.

Group D

5.51 These are similar in plan and elevation to houses in Manville and Bushnell Roads.

5.52 Nos. 51-61 were lost as a result of enemy action during the Second World War. They were initially replaced by temporary housing and then by the development known as Carnie Lodge. This is a rather uninspiring three storey building comprising flats whose scale, design and materials contrast markedly with the character and appearance of the conservation area. Its flat roof, lack of front entrances, dark brick, timber cladding and metal casement windows emphasise these differences.



Figure 33 : 'Group D' terrace



Figure 34 : Original front door, fanlight and sidelights



Figure 35 : Post war flats

Louisville Road



Figure 36 : Historic photograph of Louisville Road



Figure 37 : The same view seen today (Group A)

Red brick garden walls with cast iron gates and railings made for a unified appearance.

Group A Nos. 1-19
Group B Nos. 21-63
Group C Nos. 65-79
Group D Nos. 81-147
Group E Nos. 2-38
Group F Nos. 40-116

Group A

5.53 These comprise a terrace of two storey houses of red brick construction with natural slate roofs. A projecting two storey bay contains triple sash windows to ground and first floors with the central windows of more generous proportions. The upper sashes have patterned glazing bars with lights of coloured glass. Windows have decorative rendered mouldings with a broken pediment to ground floor. A dentil cornice runs around the roof at eaves level. Porches are simpler than elsewhere on the Heaver Estate with moulded arch and keystone. Front doors are panelled with stained glass. Red brick garden walls with

Group B

5.54 These differ from the above in terms of variations to the front facade. These include triple sash windows of equal proportions, with half of the upper sashes patterned with coloured glass. Front doors have four vertical panels, two each side and one horizontal panel at the top. The upper three have stained glass, with transom above incorporating house number.

5.55 In addition the keystone to front porches contains a slight variation from above. Variations occur within this group only in terms of the upper sash to bay windows. Some have two rows of four lights whereas some have two rows of five, both with coloured glass.

Group C

5.56 These differ from group B primarily in having basement accommodation with simpler, more open railings around the lightwells. Other differences occur in the decorative mouldings above ground floor windows; a subtle variation in the design of the keystone to porch; and the size of the windows to the bays. Here a large central window is flanked by two narrower ones, whereas above, the triple windows to bays are of equal dimensions.

Group D

5.57 These are similar in design to group A and differ in that they have basements as in group C and different window designs. The upper parts of the top sashes are subdivided into 10 small lights for the central windows and six for the outer windows. The centre part of the ground floor bay window breaks forward, and the upper row of five glazing bars are more heavily rounded than those of houses in group B. Again the keystone is very slightly different. Front doors are as groups B, and C.

Group E

5.58 These are purpose built flats designed to look like terraced houses. They are of red brick construction with two storey projecting bays and natural slate roof. They were built by Alfred Heaver and erected in 1898 to designs by the architect Williams C. Poole. The roofs to the bays have three rows of patterned slates and clay ridge tiles.

5.59 The projecting bays comprise three sash windows of equal size to ground and first floors with gauged brick arches. The upper third of the top sash has patterned glazing bars with coloured lights in a single row. A moulded string course



Figure 38 : 'Group E' purpose built flats - note the pairs of doors in shared porches

runs across the facade of each house of window-head level and a dentil cornice at lower level. Porches are framed with rendered mouldings, capitals and keystone. Within the recess to each are panelled doors with stained glass to upper parts.

5.60 With the exception of nos. 2 and 38 all were built as flats, divided horizontally, each with its own front door and front gate. Nos. 47-77 Tooting Bec Road were built as part of this group although are not incorporated within the conservation area.



Figure 39 : 'Group F' houses in Louisville Road with their distinctive sash window design and original front doors



Figure 40 : Reproduction railings, original sash windows, front door and tessellated path in Louisville Road

transom panel above. A dentil cornice runs around the eaves of the houses in typical Heaver fashion.

5.64 Black and white tessellated tile paths, brick boundary walls and cast iron gates and railings originally conformed to the Heaver pattern.

5.61 All had front garden boundary walls, gates and railings of the style generally prevailing throughout the Heaver Estate.

Group F

5.62 These terraced houses are similar in design to group B. They are of two storeys with projecting bays, of red brick construction with natural slate roofs. Ground and first floor windows to each bay contain triple sash windows all of equal size with the top half of the upper sashes having patterned glazing bars, with two rows of four lights, the upper row round headed. The rendered mouldings to window surrounds incorporate a central triangular pediment above ground floor windows to bay.

5.63 Rendered mouldings with central keystone are to be found framing porches, with five-panelled door beyond. The upper panels incorporate stained glass as does the

Manville Road

Group A Nos. 1-11, 17-45 and 60-80 (originally 1-45, & 56-80)

Group B Nos. 2-20 (originally 2-20)

Group C Nos. 22-28, 40-42 (originally 22-54)



Figure 41 : Historic photograph of Manville Road



Figure 42 : The same view seen today



Figure 43 : 'Group A'. Double fronted house, note the door with matching sidelights and fanlight

Group A

5.65 The houses are two storey in the form of short terraces, with an attic storey. They are similar to buildings in Huron and Bushnell Roads being double-fronted with ground floor projecting square bay windows. The main front entrance is symmetrically positioned between them, giving access to a generous hall with drawing and dining rooms leading off from left and right respectively. Beyond the hall is the kitchen, whilst a central stairway leads up to three bedrooms and a breakfast room. A dressing room above the hall opens into the master bedroom. Four further bedrooms, a bathroom and box room are located within the attic storey. A stairway also leads down to a small basement which traditionally accommodated space for storage including coal for fires. Each of the main rooms had a splendid marble fireplace.

room above the hall opens into the master bedroom. Four further bedrooms, a bathroom and box room are located within the attic storey. A stairway also leads down to a small basement which traditionally accommodated space for storage including coal for fires. Each of the main rooms had a splendid marble fireplace.

5.66 Externally the buildings are constructed of a warm orange-red brick with gauged arches to windows and porches. The joints are tuck pointed - a thin straight line of lime putty gives a crisp, straight and well defined appearance to the jointing.

5.67 Decorative terracotta string courses link the window heads and dentil cornices run around the eaves to the roof and bays.

5.68 Timber-panelled front doors and side panels contain attractive patterned stained glass. The main roofs are covered in natural slate with clay crested ridge tiles with the roofs of ground floor bays covered with fish-scale patterned clay tiles.

5.69 Tessellated tile paths lead up to front doors giving a dignified sense of entry. Low brick walls, surmounted with railings and gates originally enclosed the front gardens together with privet hedges. Front gardens were and still are generally well tended.



Figure 44 : Manville Road - where 'Group B' (right) meets 'Group C' (left)

Group B

5.70 These are similar to buildings in Huron Road and probably constructed by the same builder.

5.71 Nos. 2-20 are two storey with an attic. They are arranged as semi-detached pairs with two storey canted bays with single pane sash windows. The canted bays terminate in a gable at roof level with a pair of windows to the attic. Plain recessed brick porch at ground floor with timber door and arched window above. No. 20 provides the link to Group C with

its rendered porch surround.

Group C

5.72 Nos. 22-28 differ from nos. 2-20 insofar as they have square bays and rendered porches with columns. Nos. 40-42 are similar but have recessed porches without the rendered surrounds.

5.73 Outside these groups, nos. 44-54a comprise two short terraces of three and four two storey houses of red brick construction with pitched tiled roofs. Nos. 56-58 comprise part of the Carnie Lodge redevelopment. They consist of two, two storey houses set back progressively from the street frontage and together with the access road create a gap in what was originally a unified street frontage. The design, scale and materials of the houses contrast markedly with the character and appearance of the conservation area, with their flat roofs, smaller plot size and timber clad and brick elevations with fenestration comprising metal casement windows.

Manville Gardens

5.74 Manville Gardens was formed following the demolition of nos. 13-15 Manville Road following damage from enemy action in the Second World War. The footprint of nos. 13-15 has been replaced by a four storey block of six flats. Its scale, design, flat

roof and materials contrast markedly with the overall character and appearance of the conservation area. The use of timber cladding, metal casement windows and dark purple brick reinforce this contrast.

5.75 An access road was constructed to the side of the block of flats leading to seven two storey houses of a similar construction to the flats. Two houses nos. 7a and 7b have recently been altered to include pitched rather than flat roofs.

Ritherdon Road

Group A Nos. 26-30, 32 - 44, 46 - 74; Nos. 1-23, 25-47

Group B Nos. 94-108, 110-124

Group C Nos. 76-82, 126-132; Nos. 49-67, 69-111

Group D Nos. 2-24 (shops)



Figure 45 : Historic photograph of the shops at nos. 2-24 Ritherdon Road



Figure 46 : The same view today ('Group D')

5.76 Three distinctive groups of dwelling types were built here between 1890-1898. The buildings at the western end were started by the builder F. Peacock with development proceeding towards Bedford Hill and the final terraces being completed by the builder L.E Hookway who may also have been associated with the shops.



Figure 47 : 'Group A' houses with original dormer containing three casement windows

Group A

5.77 This group comprises detached, semi-detached houses, and short terraces of two-and-a-half-storeys. They reflect a Queen Anne style through their gabled frontages and red brick.

5.78 The projecting bays contain either paired or triple sash windows at ground and first floor levels (with either paired or triple

sash windows to the apex of the gable). The triple windows are narrower with six lights to the upper half of the top sash window, and where paired, windows contain eight lights to the upper half of the top sash.

5.79 Decorative dentil cornices run across the buildings at eaves level above first floor and above projecting ground floor. A terracotta string course at ground and first floors links window heads. Ornate carved brick motifs to projecting brick bays and porch, and carved brick capitals and keystone to porch are distinctive architectural features. Roofs are of natural slate with crested ridge tiles and some have original triple dormer windows with opening casements.



Figure 48 : 'Group B' houses

floor windows have arched gauged brick window heads whilst the first floor windows have flat brick lintels. The top sashes have horizontally proportioned panes.

5.80 The upper portion of windows is divided into four by glazing bars. Stained glass to panelled doors, tessellated tile paths and front garden boundary walls and railings served to reinforce their unity of appearance.

Group B

5.81 These were built as two terraces of eight houses. They are a simpler design than elsewhere, of two-and-a-half storeys, red-brick construction with full width projecting ground floor and a canted bay window to first floor. The three ground



Figure 49 : 'Group C' terrace

5.82 Decorative dentil eaves cornices reflect the typical Heaver style. Natural slate roofs, stained glass to panelled doors and front boundary walls, gates and railings served to reinforce this image.

Group C

5.83 These houses occur in semi-detached, linked semi-detached and terrace formation on both sides of the road at the north-eastern end. They are of two-and-a-half storeys and of orange-red brick construction. The ground floor originally contained dining room, drawing

room and kitchen with three bedrooms to the first floor. Three further bedrooms are

to be found to the attic storey. Brick projecting bays extend over two and a half floors with triple windows to the two main storeys, and paired windows to the apex of the gable to the attic storey.

5.84 The buildings are classically proportioned graduating in scale from ground to roof. Architectural details include engaged pilasters to ground and first floor windows and fluted columns with decorative capitals supporting entablature to porches. Natural slate roofs with single sash windows to dormer. Panelled doors differ in design from groups A and B but contain attractive stained glass. A decorative cast iron railing to porch canopies is to be found. Front garden walls and cast iron gates and railings reinforce the Heaver Estate style.

5.85 Within this group a number of properties have been altered, particularly during the latter part of the twentieth century and involved painting, pebbledashing or rendering front elevations, although some have recently been restored.

Group D

5.86 Nos 2-24 comprise a terrace of buildings with retail and restaurant uses on the ground floor and residential accommodation above. The terrace is of red brick construction with each property having a gabled frontage to the street. Each property has a triple window to first and second floors, originally comprising vertical sliding timber sash windows. No original shopfronts survive.

5.87 The forecourt to the frontages consists mainly of tarmac, although that to the front of nos.16-18 has been modified.

Streathbourne Road

Group A Nos. 1-93, 48-100

Group B Nos. 2-20, 40-46

Group C Nos. 95-109, 102-118



Figure 50 : Historic photograph of Streathbourne Road



Figure 51 : The same view seen today

Group A



Figure 52 : 'Group A' houses with round headed gable windows and columned porches. Note the house names above the ground floor windows

5.88 Generally these houses are of two storeys with attic and small cellar. They were built by William West around 1897. They are similar to types found in Ritherdon and Huron Roads. Ground floor accommodation includes dining and drawing rooms, kitchen, scullery and conservatory with two bedrooms and study to the first floor and two further bedrooms and boxroom to the attic floor.

5.89 Projecting brick gabled bays are a distinctive feature with triple sash windows to ground and first floors with mouldings and capitals.

To the apex of the gable are a pair of round headed windows with gauged brick arches and keystones. Front entrance porches are framed with columns and decorative capitals supporting an entablature surmounted with ornate railings.



Figure 53 : 'Group B' houses

5.90 A brick dentil cornice is to be found at eaves level, whilst roofs are covered with natural slates and clay crested ridge tiles. Dormers comprise triple timber casement windows with patterned glazing to upper portions as at no.92. Interestingly, each building bears a name plaque in carved brick between ground and first floor windows. Externally black and white tessellated tile paths, brick walls, gates and railings are characteristic of the Heaver style.

Group B

5.91 This group of link detached houses is similar in style to group A. The only differences occur with respect to the detailing of the front elevation. Ground floor windows include a triangular pediment above, whilst the front porch is framed by engaged square pilasters with capitals supporting an entablature that includes a broken pediment.

Group C

5.92 This group is similar to houses found at the western end of Ritherdon Road and not surprisingly they were erected by the same builder, F. Peacock, around 1894. They are of two storeys with attic storey, of red brick, and all have projecting brick bays with triple sash windows to ground and first floors, and a single sash window to the apex. The upper portion of the top sash is patterned in either eight or ten lights and contains glass of various colours. Projecting front porches have distinctive carved capitals, keystone and motifs with dentil cornice beneath its slate roof. Carved brick panels are to be found on each side of the window to the apex of the gable. The main roof is covered in natural slate. Dormers have triple timber casement windows.



Figure 54 : 'Group C' houses. The porches display carved brick details

destroyed in enemy action during the Second World War. It is out of scale with the prevailing character of the conservation area, being four storeys with a flat roof and of an uninspiring design.

5.95 Nos 22-28a and 30-38a form two short two storey terraces houses that occupy what were nos. 22-38 of the original Heaver houses that were bombed in the Second World War. In the 1960s twelve houses were built on the site of nine. The houses are smaller in plot size and scale and contrast in appearance and character with the original houses. They are set back from the street frontage, and of a pale brown brick with concrete vertically hung tiles between ground and first floor and full width glazed windows to first floor with opening casements. The ground floor front entrances are concealed behind a single storey projecting brick extension. When the houses were built an access road lead to a garage court to the rear, though subsequently house owners have created hardstandings in their front gardens to park vehicles.

5.93 Stained glass to panelled front doors are in the typical Heaver Style. Tessellated tile paths, brick garden walls and piers and cast iron gates and railings once gave uniformity to the street. Some have recently been reinstated. The original avenue of London Plane trees has been retained in this street giving a well treed appearance enhancing its visual amenities.

5.94 Nos 11-117 Streathbourne Road occupy the former footprint of 64 Elmbourne Road, which was

Terrapin Road

Nos. 2-30, 7-29

5.96 These houses were designed to be double fronted with projecting square bay windows with the main entrance positioned centrally between them. Interestingly a second subsidiary entrance exists on many houses leading directly to the kitchen at the rear.

5.97 The two main rooms at the front are the drawing and dining rooms with a morning room on the first floor with three bedrooms. Centrally above the hall is a dressing room linked into the master bedroom. In the attic storey are four further bedrooms with bathroom and box room.

5.98 The houses are constructed of a warm orange-red stock brick with rubbed gauged bricks to window heads, and the arch to the front porch. Joints have been neatly tuck pointed. A decorative terracotta string course links through at window head level to ground and first floors with ornate dentil cornice at eaves level above. The upper quarter of sash windows is subdivided into ten lights except to attic storey where the smaller windows have been carefully proportioned to accommodate five lights. Decorative stained glass to panelled timber door, side panels and transom gives a prepossessing quality of light to the halls.



Figure 55 : Double fronted houses on Terrapin Road

5.99 Front gardens were enclosed with low brick walls surmounted with railings and a gate to each pathway. This path was finished in tessellated tiles. Roofs of natural slate had crested ridge tiles with fish-scale clay tiles over the bays. Nos 1, 3 and 5 were not built and the site was developed around the 1940s with an unremarkable block of flats that detracts from the unified character of the street.

5.100 The street trees help to complement the landscaped front gardens many of which have retained their privet hedges.

Veronica Road



Figure 56 : Historic photograph of Veronica Road



Figure 57 : The same view seen today



Figure 58 : Porch with asymmetrical door and window

Nos. 1-31, 2-32

5.101 All of the original thirty-two houses remain and are of a similar design to Terrapin Road. The main difference is that several incorporate a projecting timber porch with balustrade and glazed roof. Here the door is asymmetrically positioned with a single side window. The timber panelled door incorporates a circular window with horizontal and vertical glazing bars, unusual for the Heaver Estate.

5.102 The only other difference is a subtle one, with the main eaves dentil cornice comprising convex brackets whereas in Terrapin Road they are concave. No.5 Veronica Road is the only property where the dentil cornice has not been painted over the past 100 years.

5.103 It is interesting to note that in the developers guide to the Estate a few houses in Veronica Road are advertised as having full-sized billiard rooms.

Materials and details

5.104 All houses are constructed of a warm orange-red hand-made brick to front facades with yellow London stock bricks used for flank and rear walls. Decorative carved brick details to oriel windows and panels beneath windows are distinctive.

5.105 Windows are predominantly vertical sliding timber sashes and only vary with the house type, as do the timber, panelled doors replete with stained glass. Much of the stained glass was hand painted and where new stained glass panels are installed this process can still be undertaken. Roofs are predominantly covered with natural slate, although a few houses in Bushnell Road have plain clay tiles. Clay tiles were also used for roofs to ground floor projecting bay windows.

5.106 Decorative tessellated tile paths of varying patterns provide a richness of design detail and quality to front entrances. All the streets within the Heaver Estate were unified through the continuity of walls, gates and railings of the same pattern and design and many of these have been reinstated.



Figure 59 : Sash windows with distinctive glazing pattern in upper sashes



Figure 60 : Patterned tessellated tile path



Figure 61 : Pair of original panelled doors with columned porches



Figure 62 : Replica gate and original tiled path

6. CONCLUSION, ASSESSMENT OF CONDITION AND RECOMMENDATIONS

6.1 The sizes of the houses and their proximity to the Balham and Tooting Bec Underground stations, together with socio-economic factors brought about changes to the occupancy of many of the houses after the Second World War. Large families were replaced by small households occupying bed-sitting rooms. Some houses were converted to flats. From the 1950s to the 1970s these changes continued with multiple-occupancy flourishing. Initially changes were confined to the sub-division of some rooms for additional kitchens and bathrooms. An increasing number were, with planning consent, converted to flats.

6.2 A number of the early conversions were carried out insensitively with much harm to the historic internal features such as cornices, fireplaces and joinery that are not subject to planning control. Externally insensitive changes have also occurred. Louvred windows began replacing traditional timber sashes, external brick walls were pebbledashed, painted or rendered, natural slate roofs were replaced with concrete tiles and the panelled doors with decorative stained glass were replaced with doors in a variety of designs of inferior quality. More recently the PVC-u window has been introduced with unfortunate results. Not only are the glazing patterns generally unrepresentative, but the frame profiles are often of a larger size and of course the mechanics of the window opening are invariably different. Not only did these alterations serve to undermine the architectural coherence of the terraces, but some actually damaged the houses, for example brickwork has been damaged by the addition of pebbledash and stability has been threatened by heavy concrete roof tiles.

6.3 The loss of many privet hedges and the introduction of bin stores has had a detrimental effect on the overall character and appearance of many streets, especially as the cast iron gates and railings had previously been taken down as part of the war effort. Many of the mature street trees have also been lost and nowhere is this more evident than in Ritherdon Road where once large London Plane trees majestically lined the street.

6.4 War damaged sites were redeveloped with rather insensitive building designs. Nos. 22-38 Streathbourne Road and 23-41 Drakefield Road were replaced with houses of a different footprint and scale which deviated from the established building line. Similarly Nos. 51-61 Huron Road and 30-38, 44-58 and 13-15 Manville Road were replaced by contemporary buildings generally of a different scale to the existing buildings and constructed of inappropriate materials. Nos. 33-47 Elmbourne Road represent a modern two-storey infill development on land that was not originally developed. Similarly the south side of Hillbury Road included the development of the former tennis courts. The yellow brick development contrasts in style, design and materials of construction

whereas the more recent development by Crest Homes has sought to pick up on the themes in the Heaver Estate. The buildings here with their gabled frontages reflect images of the 'Heaver' style.

6.5 In 1995, following public consultation, the Council published a strategy for the preservation and enhancement of the Heaver Estate Conservation Area which included a guide to the area's history and guidance on alterations which this document is based on. In 1996 Article 4 Directions were made by the Council to put a halt to unsympathetic external alterations to houses in the conservation area. This was combined with the Council's small conservation grants scheme to encourage owners to remove unsightly external interventions and reinstate lost historic features.

6.6 This has led to a great improvement across the conservation area. However, there are still many improvements left to make. This conservation area appraisal and the management strategy will continue to raise awareness of the value of the conservation area and how the Council and those to live and work there can manage it together.

7 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 currently no listed buildings within the 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 other than those that already apply to the building. However, the list is a record of some of the historic buildings in the borough that are of particular interest.

There are currently no locally listed buildings in the Heaver Estate.

PART TWO: MANAGEMENT STRATEGY

1. Management Strategy

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 the conservation area and what residents and businesses can do.

Boundary review

1.2 As part of the appraisal process carried out in 2008/09, the boundaries of the conservation area were reconsidered but no changes proposed.

The planning process

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

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

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

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

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

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

Positive buildings

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

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

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

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

Communication with residents

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

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

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

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

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

www.wandsworth.gov.uk/planning/conservation

Photographic survey

1.18 The Council undertakes regular photographic surveys of the Heaver Estate Conservation Area. This helps to monitor change in the conservation area and helps us focus the management of the conservation area.

Guidance on alterations to buildings

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

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

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

Enforcement

1.22 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.

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

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

[how can i report a breach of planning control#a158](#)

New development

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

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

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

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

Listed buildings

1.28 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.

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

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

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

1.32 There are no listed buildings within the Heaver Estate Conservation Area.

Locally listed buildings

1.33 The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may (or may not) be of sufficient heritage significance to be added to the statutory list by

the Government and English Heritage and are therefore different to statutorily listed buildings. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

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

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

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

1.36 There are no locally listed buildings within the Heaver Estate Conservation Area.

Archaeology

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

1.38 The frontage on to Balham High Road falls within an Archaeological Priority Area.

Trees

1.39 Trees and green space are an essential part of the character of the Heaver Estate Conservation Area and it is important that all trees and particularly the mature trees are retained and managed.

1.40 Streathbourne Road has retained most of its original London Plane trees because it is a wide street. These represent a visual amenity to the street over and above that of smaller growing species and replacement trees should be London Planes to preserve the identity of this street.

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

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

1.43 The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting
- Tree Surgeon's contact details
- Our Tree Strategy

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

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

Streetscape

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

Grants

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

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

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

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

Section 106 agreements

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

2. Conservation area guidance

2.1 The houses in the Heaver Estate Conservation Area are representative of some of the finest examples of Victorian housing in the borough.

2.2 Their architectural form, detailing and use of materials, shows the influence of the 'Queen Anne Style' popularised by the architect Norman Shaw and it is the retention of these cherished features and their careful restoration that Wandsworth Borough Council aim to conserve and enhance.

Windows

2.3 Houses in the Heaver Estate have windows that are very distinctive in style, some comprising very intricate patterns. With the exception of a few timber casements to some dormer windows and front windows to some houses in Drakefield Road, all windows were originally vertical sliding timber sashes. Windows are among the most conspicuous of any building's architectural features and their removal or replacement with different designs will not be permitted.

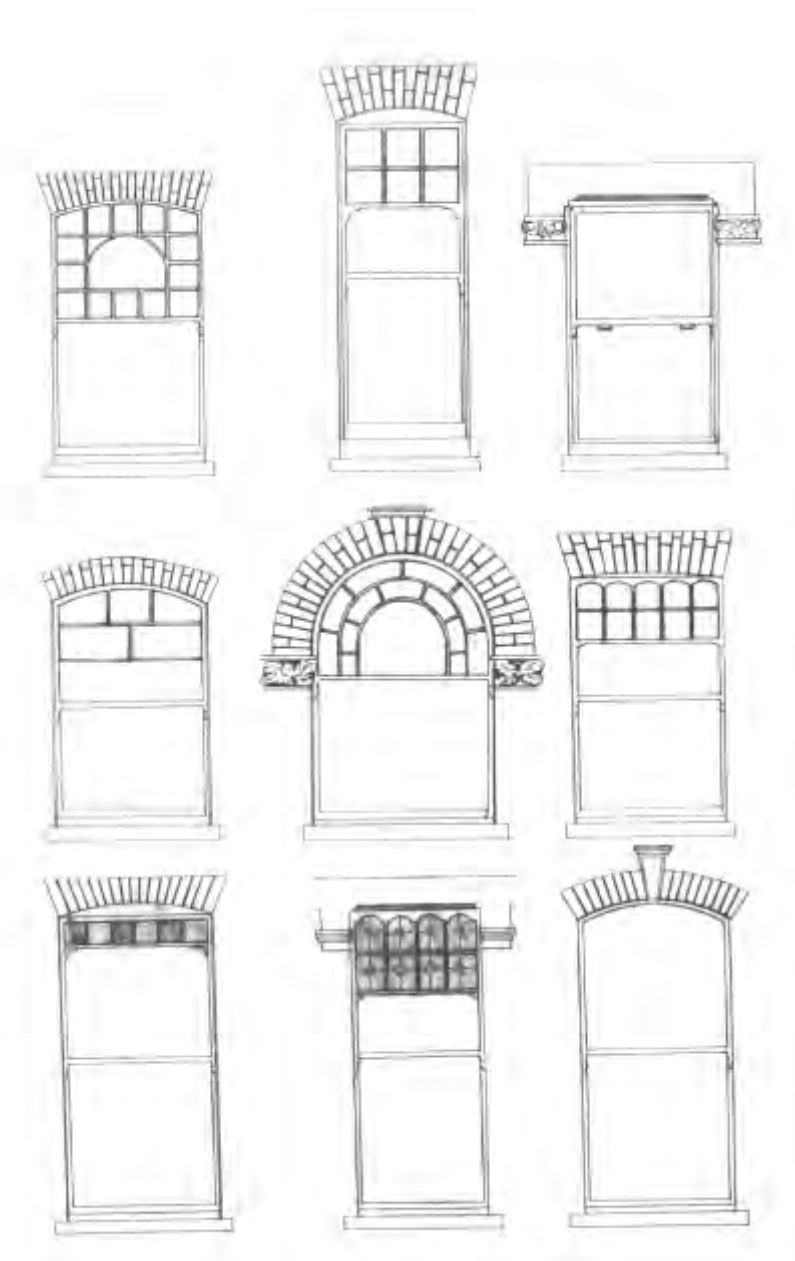


Figure 63 : Traditional window types seen in the Heaver Estate

2.4 Alterations and replacement of windows at the front, and sides of houses facing streets, flats and business premises in this conservation area, including shopfronts, generally require planning permission. The removal of traditional windows is not normally acceptable. This is to ensure that the character and appearance of the conservation area is maintained.

2.5 Where windows need to be replaced they should be of identical design to the original type. If you are unsure of the correct type of window for your house please consult the Conservation and Design Group for information.

Window repairs

2.6 Traditional windows are often replaced because of deterioration and decay. Signs of ageing are not necessarily symptoms of irreversible decay. In many cases simple repairs can be carried out at relatively low cost, such as splicing in a new bottom rail, in order to extend the life of the window.

2.7 If draughtproofing, thermal or noise insulation are required then weather-stripping, secondary glazing and the fitting of 'Simplex' ironmongery provide cost-effective and benign alternatives to replacement. Several companies specialise in sash window repair and draughtproofing (ask the Conservation & Design Group for details). Installing secondary glazing meets the regulatory requirements for new windows whilst retaining the original windows. Even the use of shutters, blinds or curtains has been proved to reduce heat loss by between 41-58%. English Heritage provides advice in their publication Energy Efficiency in Traditional Buildings and have published Research into the Thermal Performance of Traditional Timber Sash Windows. See their website www.english-heritage.org.uk

2.8 Old glass can now also be saved, using an infra-red heating device that softens hard putty. It is important to retain as much as possible of the existing glazing, particularly where coloured glass was used for upper lights, as in Ritherdon Road, in order to retain the essential character of the property. Ensure that paint used for timber windows is the correct type and is durable.

Doors



Figure 64 : Some examples of the highly decorative original doors with stained glass lights in the Heaver Estate

2.9 The traditional doors used on the Heaver Estate, with their stained glass, are part of the distinctive character and appearance of the conservation area. Each house type within the Estate contains doors of a different design and the variation is often very subtle.

2.10 The main characteristics of the Heaver doors are that they are of timber construction and comprise 2-6 panels below a central letterbox with a number of stained glass lights above. Many have four or five round-headed lights across the top of the door, depending on the house type, and some houses have one or two side panels to match. All have transom panels (or fanlights) above the doors invariably of stained glass incorporating the house number or name.

2.11 Letterboxes were always placed horizontally in the centre of the door. This is the most convenient and practical position and is historically correct. Vertically positioned letterboxes and those located to the bottom of doors are less convenient and historically inaccurate. Their position or that of the front doors should not be altered.

Stained Glass

2.12 It is only comparatively recently that domestic stained glass and painted windows have become appreciated and cherished as works of art representing a traditional craft skill. The raw material, coloured glass, is made by highly-specialised firms of glass-blowers, of which there are only half a dozen in Europe and less than a dozen worldwide. The sheets of coloured glass are purchased by the stained glass artist / craftsman and become their palette.



Figure 65 : Stained glass

2.13 There is a natural cycle of decay for lead and putty of around 100-150 years. As a majority of the surviving stained glass in the area is of that age it is likely that much of it is showing signs of decay and will require repair. A number of doors have had their original Victorian stained glass replaced by 'modern' equivalents which are not representative of the period of the houses. Many of these were replaced following war damage. Where the Council is grant aiding the reinstatement of stained glass to doors it will only approve the traditional design. It is possible to provide additional security by adding laminated glass to the rear (ie. inside) of stained glass lights which does not harm the appearance from the street.



Figure 66 : Painted and stained glass

2.14 The removal of stained glass from existing doors is regarded as an alteration requiring planning permission under the Article 4 Direction.

2.15 The reinstatement and repair of stained glass is a specialist craft and only competent accredited craftsmen should be engaged.

Roofs

2.16 With the exception of a few properties in Bushnell Road, the roof material used for the houses is natural Welsh slate. This is the most durable material with a life expectancy in excess of 50 years. In Bushnell Road and on roofs to bay windows elsewhere the original roof covering is plain clay tiles. Planning permission is required for the replacement of the roof covering with a different type of material. Many properties have used inferior artificial slate. It is more mechanical in appearance and companies selling these products do not normally give guarantees in excess of 30 years. Some properties, where concrete tiles have replaced natural slate, have had to revert to slate as a result of the additional weight imposed on the structure

of the building as concrete tiles are considerably heavier than their natural slate counterparts. The roofs to projecting ground floors in Elmbourne Road are surmounted with decorative iron railings.

Ridge tiles and finials

2.17 Generally the crested type of clay ridge tiles predominate. These should be retained and reused where new roof coverings are proposed. New and second-hand clay ridge tiles can be obtained. Clay finials were used to terminate the ridge to gable roofs. Again these should be retained and where possible reinstated to maintain the character and appearance of the conservation area.

Dormer windows and rooflights

2.18 A significant number of houses on the Heaver Estate were built with dormer windows incorporated into the roof to provide light to the second floor. The houses were cleverly designed to be split level with three storeys at the back and two at the front and the 'half level' was utilised at the front by making use of the roof space. Dormers were provided to light the roof space. The size, shape and position of original dormers formed part of the overall design and architectural integrity of the houses. Original dormers, together with their windows, should be retained. Planning permission is required to enlarge or alter in any way existing dormers, whether at the front, or at the rear.

2.19 Additional light to roof spaces, where this is absolutely necessary, is best provided through rooflights. Traditional rooflights are now manufactured and these are generally acceptable but still require planning permission where they are to be located on the front roof slope or side roof slope where the house is on a corner. They should be of modest size and not dominate the roof. Good traditionally styled rooflights have a thin frame and can be fitted so that they are flush with the roofing slates - make sure your rooflight supplier can fulfil both these criteria. Place rooflights away from the ridge line.

Chimneys

2.20 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.

Brick facades

2.21 Brick facades to houses in the Heaver Estate are constructed of a warm orange-red imperial stock brick. These were laid in Flemish bond and pointed with a flush joint. These bricks are relatively soft as originally they needed to be cut and rubbed to form a tight joint for the gauged arches to windows and porches. They were also used for the decorative carved patterns to porches and oriel windows.

2.22 The bricks used in the Heaver houses are still made and available from the following suppliers:

Swanage Imperial Red Stock Brick

Available from Istock in Swanage

<http://www.istock.com/products-swanage-imperial-red-stock-68mm.asp>

<http://www.istock.com/portal-contact-us.asp>

Hand Made Rubber Range: Imperial Light Red Brick

Available from Lamb's in Haslemere

<http://www.lambstone.com/nav/catalog.htm?cat=brick&transition=0>

Painting brickwork

2.23 The painting of face brickwork to the fronts of houses and business premises requires planning permission. Normally planning permission will not be given as the painting of facades destroys the unified appearance of buildings and obliterates ornate architectural detailing, undermining the character and appearance of the conservation area. Once a facade is painted it is forever a maintenance liability.

2.24 Do not seal brick surfaces with silicones or consolidants or even paint, which can all trap water vapour behind the surface of the brick. Even with paint systems for exterior use water inevitably gets behind the paint film in time. Unable to evaporate from the surface, this moisture is trapped and unless it is able to evaporate from the inner face of the wall the moisture content of the wall will gradually increase. In hot weather moisture behind the paint film will vaporise, causing blistering, and in cold weather the wall surface may be damaged by frost action. As the surface layer of paint begins to break down, further water penetration will occur leading to increased dampness.

2.25 It is desirable therefore that paint be removed from brick elevations. The Council has encouraged this and a number of houses have been restored some with the benefit of grant assistance from the Council. Paint removal is a specialist treatment and may involve a combination of methods using super heated steam, clay poultices and chemicals. Only specialist contractors should be engaged on such work and sandblasting should never be used as this would damage the soft brick.

Render

2.26 Strong cement renders have a very similar effect to impervious paint films, but renders are even more susceptible to cracking and subsequent breakdown. Do not hide problems to brick facades by applying render as it will simply mask further deterioration that will eventually crumble both brick and stucco.

Pointing / re-pointing

2.27 The houses were originally pointed with lime mortar. It is probable that re-pointing has been carried out since their construction in the 1890s. If a cement-rich mortar has been used it will form an impervious joint so that damp in the brick walls is encouraged to dry out through the face of the brick and not through the joint. This process leads to increased decay of the brickwork due to the deposition of salts or frost action at its surface causing spalling (flaking of the brickwork).

2.28 Cement-rich pointing can damage the soft red brickwork because it tends to set harder than the surrounding brickwork and if there is any movement it is likely that damage to the bricks will occur rather than to the mortar. No attempt should be made to remove stubborn areas of pointing due to the damage this is likely to incur to the brickwork. Only in rare cases will it be necessary to re-point the whole facade; the work should be confined to joints that are loose, crumbling or heavily eroded. Power tools such as angle grinders should not be used as there is a high risk of damage to the face of the brickwork.

2.29 The composition, colour and method of application of mortar for pointing and re-pointing are important considerations when dealing with repairs to brickwork to historic buildings. In repair work any new mortar should:-

- Match the original mortar in colour, texture and detailing,
- be softer, in terms of compressive strength as the surrounding brick, and
- be as porous or more porous than the surrounding brick.

The mortar mix

2.30 A mix of 1 part lime, 1 part cement and 6 parts sand will normally be appropriate. It should not be necessary to use pigments in the mortar - use sand to make the colour match the original and allow for natural effect of weathering.

2.31 If bricks have retained their sharp arrises then the joints should be filled with mortar flush again. Inevitably years of weathering will mean that the arrises will have blunted. Flush filling in such circumstances will greatly increase the apparent width of the joint and therefore great care must be taken to keep the face of the mortar within the original joint width. Joints should be cleaned out to a minimum depth of 25mm, and wide joints back to 40mm.

Tuck pointing



Figure 67 : Tuck pointing

2.32 Front facades of many houses in the Heaver Estate were 'tuck pointed'. This was done when pointing with a normal flush joint would produce a very wide joint. Tuck pointing involves using a coloured mortar to match the colour of the bricks to fill the joints, then a 3mm deep groove is cut into the coloured mortar and filled with plain lime putty which is left projecting 3mm beyond the brick face. This gives a very neat, regular appearance to the brickwork. This method of pointing can only be undertaken by specialists.

Cleaning brickwork

2.33 Washing using a nebulous spray is an effective method of removing dirt. Mechanical cleaning should not be carried out on brickwork as it tends to remove the face of the brick making it susceptible to weathering. It can also damage the arrises of the brick making pointing more difficult. Some of the best cleaning of brickwork can be carried out using weak solutions of hydrofluoric acid. All cleaning should be carried out by a specialist.

Rubbed and gauged brickwork

2.34 Traditionally, soft bricks, cut to shape and rubbed to a high degree of accuracy, were laid in beds of lime putty, the joints rarely exceeding 3mm in thickness. These were used for the decorative arches to houses in the Heaver Estate. Repairs to rubbed and gauged brickwork should only be carried out in the most pressing circumstances, notably where an arch is in danger of collapse. Where repairs are essential it is best to dismantle the rubbed brickwork carefully and rebuild it, using the original bricks where possible and lime putty as a jointing medium. It is easy to spoil the appearance of such brickwork by attempting to repoint the joints, and raking out joints will inevitably damage the surfaces and arrises, thus destroying the sharpness and precision which are vital to the effect of the finished work.

Porches

2.35 All the traditional houses in the Heaver Estate are characterised by recessed porches. Planning permission is required to fill in porches. This is generally discouraged as it obscures the architectural integrity of the entrance and the fine craftsmanship of the stained glass and panelled doors. Infilling porches detracts from the overall character and appearance of the houses.

Front boundary walls, gates and railings

2.36 All houses within the Heaver Estate originally had the same type of boundary treatment comprising a low red stock brick wall with reconstituted stone coping surmounted with iron railings. Entrances were gated, the main entrance leading to front doors having a wider gate than entrances to basements and side accessways.



Figure 68 : Cast iron components making up a typical front boundary treatment with gate. (Note the absence of brick piers either side of the gate)

2.37 Differences in the type and width of houses gave rise to subtle variations to front boundaries. The differences in width were taken up by the use of cast iron panels (180mm and 250mm) to the sides of gates, and larger more ornate panels (310mm and 665mm) which spanned boundaries to houses where hallways adjoin.

2.38 In Ritherdon, Elmbourne, Streathbourne (nos 95-109, & 102-118), Manville (part), Bushnell (part), Huron (part), and Hillbury Roads, and Bedford Hill brick piers were used to define entrances to side accessways. Brick piers were not used to define entrances to front doors.

2.39 Some of the original gates and panels survived being taken away during the last war because they were required to be retained for safety reasons, e.g. to basement areas. In 1989, the Council commissioned the manufacturer Demax Designs (based in Swaffham, Norfolk: www.demaxdesigns.co.uk) to make up patterns for the cast iron components found on the estate. These are now therefore available to make up the different types of gates, panels and railings found in the conservation area many of which have now been reinstated, some with grant assistance from the Council. The railings are also available from Britannia Metalwork & Restoration in Alton, Hampshire (www.britannia.uk.com).

2.40 Planning permission is required to erect or demolish any form of boundary treatment to the frontage of houses and at the sides facing onto streets. Conservation Area Consent is also required for the demolition of such boundary walls, gates, fences where they are over 1 metre high.

Front gardens and forecourts to shops

2.41 Planning permission is required to form hardstandings in front gardens. This is generally discouraged because for every car space created in front gardens one is lost on the street due to the need to safeguard space in front of entrances. More importantly,

this also results in the loss of front garden boundary treatment, planting, decorative tessellated tile paths and garden space which leads to the destruction of the quality and attractiveness of the streetscape. The decorative tessellated tile paths are a feature of houses and visually elevate the appearance of entrances to front doors. A number have been reinstated, some with the benefit of grant assistance from the Council.

2.42 Planning permission is required to erect any wall, gate or fence or other means of enclosure to private forecourts in front of shops in Ritherdon Road and Balham High Road.

Green space and hedges

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

2.44 Front gardens were originally planted with hedges behind the railings. This softens the hard brick architecture and provides an attractive finish along the street. All hedges should be maintained and not removed and it is recommended that new hedges are planted where missing.

Extensions

2.45 The Article 4 Directions do not cover rear extensions and permitted development rights still apply to rear extensions to single family houses.

2.46 The general principle with any extension is to follow the design of the original house in terms of shape, scale, materials of construction and detailing of windows, brickwork and other architectural features.

Basements

2.47 Planning permission is required for the excavation and formation of any lightwell to basements to houses as well as the detailed design of the walls and any window openings. The design of the elevation of the basement needs careful consideration and should respect that of the overall front elevation. The design, proportion and detailing of windows should respect those elsewhere on the front elevation and should allow for adequate ventilation. Where lightwells are excavated at the front of houses to provide light to basements, at least half of the front garden depth should remain. Guard railings should not compete visually with the front boundary railings. Instead, originals seen in Elmbourne and Louisville Roads can be copied. These use some of the same components as the front boundary railings but without the central floral detail and sit on a low concrete upstand rather than a brick wall. Clear polycarbonate sheets can be added to comply with Building Regulation requirements. Alternatively ground level horizontal grilles can be used instead of vertical railings.

2.48 Original external basement doors should be retained and refurbished. Where the existing doors are of an inappropriate design these should be replaced with a design to match the original type.

Conversions

2.49 The policies on conversion of single dwelling houses to flats are set out in the Council's Unitary Development Plan and emerging Local Development Framework. Anyone contemplating conversion is advised to consult this document in the first instance. Most of the Heaver Estate, except for Bedford Hill and Hillbury Road, is within a House Conversion Restraint Area, where the conversion of houses with less than 150 sq. metres of existing habitable floorspace previously or currently occupied (including circulation space) will be resisted. The number of flats within any house conversion in these areas should be limited to one per 75 sq metres of existing habitable floorspace, unless satisfactory off-street parking is available for the additional flats (which is normally unlikely in the Heaver Estate). Where houses are large enough to convert, at least one family unit, 4 bedspaces or more (60 sq metres or more) should be provided; a second family unit should be included where four or more flats are being provided. At least one of the family units must have garden access and other family units should be provided with garden access where possible. One bedroom flats should normally provide for two bedspaces (at least 45 sq metres); one bedspace flats (including bedsitters) should normally be limited to situations where they make efficient use of space that otherwise would be wasted.

2.50 Exceptions to these requirements may be made where the accommodation is needed to provide self contained and/or suitably sized accommodation for existing occupiers of the property, or where the proposal is for specially managed accommodation for special needs, for which alternative properties are not available. Each unit of accommodation should be self-contained and adequate for the family or household which is likely to occupy it.

2.51 The internal layout of flats should provide satisfactory circulation space. Each habitable room, bathroom and toilet should have access to the general circulation passage leading to the exit, with a landing between entrance doors and the staircases. Habitable rooms should have adequate daylight. Internal architectural features such as marble fireplaces, staircases, tessellated tile floors and decorative plasterwork should be retained, and where defective, repaired.

Noise insulation

2.52 Noise from adjacent sources within a building is covered in approved document E of the Building Regulations for England and Wales. Planning approvals for conversions may contain a requirement for sound insulation, for example where the accommodation is above a restaurant.

2.53 Noise nuisance can arise from poor layout of rooms and inadequate consideration of the requirements of the users of dwellings. Noise transference can be reduced by 'stacking' rooms of a similar type within the building. Quiet rooms such as bedrooms should not be adjacent to, above, below or on either side of noisy rooms such as living rooms.

2.54 Where 'stacking' is impracticable it may be possible to provide an adequate solution to noise transference by incorporating sound insulation. This needs to be done with care particularly where floors and ceilings are to be insulated, so as not to interfere with architectural detailing such as cornices.

Gas and electricity meters

2.55 Exterior gas meter boxes are of three types; built-in, surface-mounted, and semi-concealed. They can be painted an appropriate colour to match the external appearance of the building. Surface-mounted boxes tend to be visually obtrusive and are not recommended for use on historic buildings. Semi-concealed boxes are preferred. Developers involved in conversion of houses to flats are advised to agree meter positions at the time the conversion is contemplated and to show them on plans submitted with planning applications. Normally, meter boxes can be sunk into the ground and the larger pre-payment ones can be split to have the electronic tokens operative on the inside with the meter box sunk into the ground externally.

2.56 Electricity meters are similar in nature and wherever possible their installation inside the building is the most desirable position.

Bin stores

2.57 Planning permission is required for the erection of bin stores in the front garden of houses. These are generally discouraged because they spoil the appearance of the street. Where they are acceptable, it is generally preferable to retain or provide a hedge to the frontage behind boundary walls/railings and to locate individual bins (where required) behind the hedge. The hedge provides an effective screen as well as helping to soften the appearance of frontages to the streets. In all conversions, details of how refuse is to be disposed of should be clearly indicated on plans.

Satellite dishes and other telecommunications apparatus

2.58 The erection of satellite dishes on front facades requires planning permission. This would not normally be given if they would detract from the character and appearance of the building. Owners/occupiers are advised to select a discreet location at the rear of the property for telecommunications apparatus if this is practicable.

Shopfronts

2.59 All early shopfronts of historic value should be retained and looked after. The character appraisals indicates some of the shopfronts of value, but others may exist. Traditional materials such as timber are recommended in the conservation area and many shopfronts currently offer the opportunity for improvement. Historic shop surrounds, including narrow raked fascia boards, tessellated thresholds and carved console brackets and pilasters should always be kept and repaired. Grant aid may be available for the reinstatement of historically styled shopfronts.

New Buildings

2.60 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.

2.61 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.

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

Sustainability and Energy Efficiency

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

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

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

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

Planning Permission

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

3. What works require consent?

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

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

3.2 These buildings do not benefit from permitted development rights and therefore most external alterations will require planning permission, including:

- Changing windows and front doors
- Reroofing and altering chimneys
- Cladding or rendering external walls
- Laying out a hard surface in the front garden
- Altering boundary treatments

Works to houses that require planning permission in the conservation area:

3.3 This list is intended as a guide and is not exhaustive. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action.

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

3.5 The following works require planning permission:

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

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

Works to commercial buildings

3.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. Some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- All changes to shopfronts require planning permission. This includes any external security shutters.
- Advertisements to shopfronts may require planning permission depending on size. All illuminated advertisements will require consent.

Conservation area consent

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

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

Works to trees

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

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

Heaver Estate Article 4 Directions

3.9 The Council has made two Article 4 Directions in the Heaver Estate Conservation Area. One Direction restricts works that can be carried out to a single family dwelling house (which excludes flats). This was made on 20 June 1996. The other Direction restricts works that can be carried out to houses converted to flats. This direction was made on 20 December 1996.

3.10 Because of the Article 4 Directions, planning permission is required to carry out the following alterations to most houses in this conservation area, where they would materially affect the external appearance of the property:

1. Alterations to the elevations of properties fronting on to a highway. This includes the replacement of windows, doors and stained glass.
2. Alterations to roofs fronting on to a highway. This includes replacing the roof materials.
3. Alterations to front porches.
4. The formation of hardstandings fronting on to a highway.
5. The erection of walls, gates, fences or other means of enclosure fronting on to a highway.
6. The painting of the front brick facades.
7. The demolition of gates, fences, walls or other means of enclosure fronting onto a highway.



Figure 69 : The buildings shown in green and blue on this map are not covered by Article 4 directions and instead only statutory planning controls for conservation areas apply

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's development control teams on 020 8871 6636

or the Conservation & Design Group on 020 8871 6646 / 6631

4. How to make a planning application

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

Application forms

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

www.planningportal.gov.uk

4.3 Forms are also available to print from our website:

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

Making your application

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

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

Design & access statements

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

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

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

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

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

Planning policy

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

Pre-application advice

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

How long does it take?

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

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

Building control

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

FURTHER INFORMATION & CONTACTS

Further information

Council publications

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

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

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

Government & English Heritage publications

Many of the following documents are available from:

www.english-heritage.org.uk

www.planningportal.gov.uk

Planning: A Guide for Householders

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

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

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

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

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

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

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

Books

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

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

Conservation of Historic Buildings by B.M. Fielden (Architectural Press)

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

Informed Conservation by Kate Clark. Available from English Heritage

Life and Labour of the People in London by Charles Booth, (Macmillan and Co.)

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

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

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

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

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

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

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)

Useful organisations and websites

Organisation

Planning Portal

Website / Phone number

www.planningportal.gov.uk

Planning Aid for London

www.planningaidforlondon.org.uk
020 7247 4900

Funds for Historic Buildings

www.ffhb.org.uk

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

www.helm.org.uk

English Heritage

www.english-heritage.org.uk

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

020 7973 3000
0870 333 1181

Georgian Group

www.georgiangroup.org.uk
087 1750 2936

Victorian Society

www.victoriansociety.org.uk
020 8994 1019

Twentieth Century Society

www.c20society.org.uk
020 7250 3857

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk
020 7377 1644

SAVE Britain's Heritage

www.savebritainsheritage.org
020 7253 3500

Images of England: Details and pictures of listed buildings nationwide

www.imagesofengland.org.uk

Pastscape: information on archaeological and architectural heritage

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

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

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

Building Conservation Directory: Articles and specialist craftsmen

www.buildingconservation.com
01747 871717

Work out your carbon footprint

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

Heritage Gateway: comprehensive national and local historic environment resources

www.heritagegateway.org.uk

Organisation

Wandsworth Historical Society

Website / Phone number

www.wandsworthhistory.org.uk

Public archives

Wandsworth Heritage Service

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

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

London Metropolitan Archive

40 Northampton Road
Clerkenwell
London
EC1R 0HB

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

Balham Society

Email: john.rattray@amserve.net

Tooting Local History Society

Email: tootinghistory@googlemail.com
or find them on www.Facebook.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
Conservation & Design Group	020 8871 6646 or 6631
Conservation & Design (trees on private land)	020 8871 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services (grants)	020 8871 6127
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm or 020 8871 6708
Parks Service	020 8871 6347
Arboricultural Service (trees on Council land)	020 8871 6370

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

www.wandsworth.gov.uk/planning/conservation

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

e-mail: boroughplanner@wandsworth.gov.uk

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

Tel: 020 8871 6646

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



Technical Services Department
Wandsworth Council

Old photographs and some old maps courtesy of Wandsworth Heritage Service

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