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East Putney Conservation Area Appraisal and Management Strategy

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A. INTRODUCTION

The purpose of this document

A.1 Conservation areas are "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Conservation Area Appraisals are documents that define and analyse this special architectural and historic interest according to guidance published by English Heritage and justify their designation as conservation areas.

A.2 Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of conservation areas. The management strategy in Part Two of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage.

A.3 Together, the conservation area appraisal and management strategy are material considerations in the planning process and provide a sound basis for planning policies, decisions and appeals.

Public consultation

A.4 People in this conservation area were consulted for their views in October 2009 and a public meeting was held at St Thomas a Becket church on 22 October 2009. The public meeting was attended by 8 people and three other representations were received. Questions asked included how the conservation area affects people, whether dead trees have to be replaced and could boundary railings be reinstated. It was suggested that the Ashcroft Technology College on West Hill and the new Swish Building on Upper Richmond Road should be added to the conservation area, however these buildings are of a different date and character to the prevailing character of the conservation area and it was decided not to take these suggestions forward. No. 52 Upper Richmond Road was added to the conservation area as it is part of the Lodge Hotel which is made up of two Victorian villas, only one of which was previously in the conservation area. Both parts of the hotel are considered to make a positive contribution to the character of the area.

Designation and adoption dates

A.5 The conservation area was designated on 7 January 1987. It was extended to include the Portinscale Road and West Hill section on 5 September 1990. On 1 March 2010 the conservation area was again extended to include 52 Upper Richmond Road.

A.6 This document was approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 22 February 2010 and by the Executive on 1 March 2010.

Further copies of this document are available from:

www.wandsworth.gov.uk/planning/conservation

Maps and pictures may be enlarged for clarity when viewed online

**PART ONE:
CONSERVATION AREA
APPRAISAL**

1. SUMMARY OF SPECIAL INTEREST

1.1 East Putney Conservation Area was designated on the 7th January 1987 and has been extended in 1990 and 2010. It covers 14.1 hectares of the borough. The special character of this conservation area is derived from the conservation area's location and architecture, which covers several discrete areas with differing characters. It has a mixture of quiet residential streets and busy main roads with buildings dating from the eighteenth, nineteenth and twentieth centuries.

1.2 The main uniting factor is a general coincidence in development dates in the mid to late nineteenth century but with large scale intrusions in the mid to late twentieth century. Along with the variety of typical properties of earlier periods, there are two exceptional properties, no. 23 and 25 Oakhill Road, which have been listed for their architectural significance.

1.3 Physically, the conservation area retains most of its key defining historic street plan. The original loosely formed grid, encompassing long, straight and curved roads formed by Keswick Road, Upper Richmond Road, West Hill and Portinscale Road still remain and define the elements of the area's periphery. Keswick Road and Upper Richmond Road are fairly long and mixed in character, with buildings generally fronting onto the pavement along Upper Richmond Road but occupying a variety of plot widths.

1.4 Despite this, the townscape character has changed over time and is typically reflected in the later buildings, including the incision of over intensive infill / backland developments which were made possible by extensive bombing in the Second World War. While most of these developments are hidden from full street view and outside the conservation area, the historical pattern of development has physically changed and to some extent this threatens the overall coherence of the area.

1.5 The area has been fragmented by twentieth century development but interest and quality remain in its character areas. Development and alterations include: loss of traditional details; unsympathetic alterations and over intensive infill developments; loss of traditional street surfaces, street trees and gardens in favour of parking; insensitive advertisement signs and alterations to shopfronts.

1.6 In 2009 East Putney Conservation Area was classified as a 'conservation area at risk' by English Heritage. Although this classification has since been removed, the Management Strategy outlines actions to avoid this in future.

2. LOCATION AND CONTEXT

2.1 The East Putney conservation area forms the eastern edge around Putney town centre, located immediately to the northwest of Wandsworth Town centre and east of Putney Town centre, (where the conservation area takes its name). Vibrant areas such as Southfields are within close reach.

2.2 The area is relatively level with only a gentle slope to the south west, noticeable in West Hill. The conservation area, with its detached proportion on West Hill, forms roughly a 'U' shape around the redevelopment area in Portinscale Road. This informal ridge of land sits between several other conservation areas, including Oxford Road (northwest), Wandsworth Town (east) and Rusholme Road (southwest). The southern edge of the conservation area sits in close proximity to other good quality buildings and residential streets, many of which are in other conservation areas or listed.

2.3 The conservation area is centered primarily on Upper Richmond Road (A205) and West Hill (A3), both busy traffic routes. Keswick Road and Oakhill Road form secondary routes in and through the area.

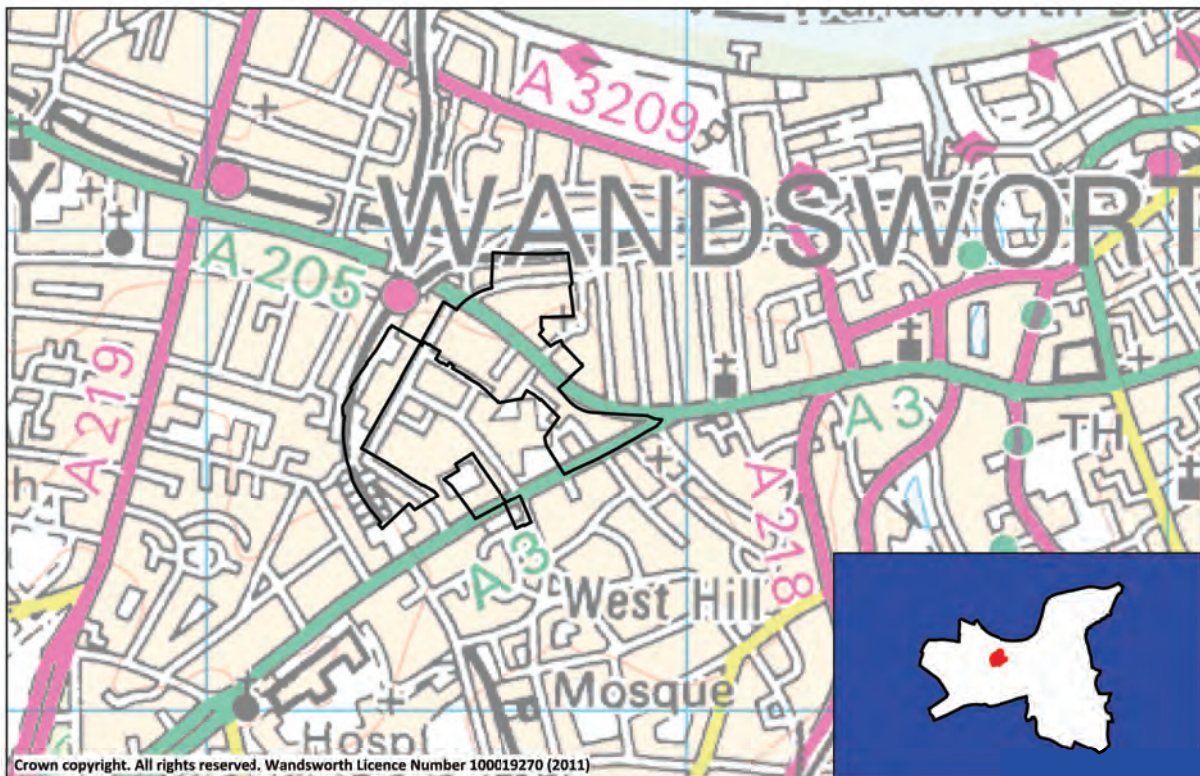


Figure 2 : The location of East Putney Conservation Area

3. HISTORY & ARCHAEOLOGY

3.1 The pattern of development in the East Putney area was typical of the wider Wandsworth context where large villas were built along the main roads. Here, West Hill and Upper Richmond Road are still interspersed with large eighteenth century houses and their grounds, such as Clock House on West Hill.



Figure 3 : John Rocque's map of 1741-45 showing the area as fields

3.2 The main north - south line of Keswick Road together with Portinscale Road were laid out by 1865 but not yet built on. Detached and semi-detached villas were built along Upper Richmond Road, West Hill and Keswick Road over the next 20 years or so. By 1890, the Clockhouse Estate, to the south of the conservation area had been bought by the Fulham Railway, for the Wimbledon extension; Lytton Grove and the southern part of Keswick Road are part of the same redevelopment, linked by the footbridge over the railway and employing the same builder (John Gibbs) and the same type of buildings. The latest element of the conservation area was the Oakhill Road development, with houses built 1890-1900.

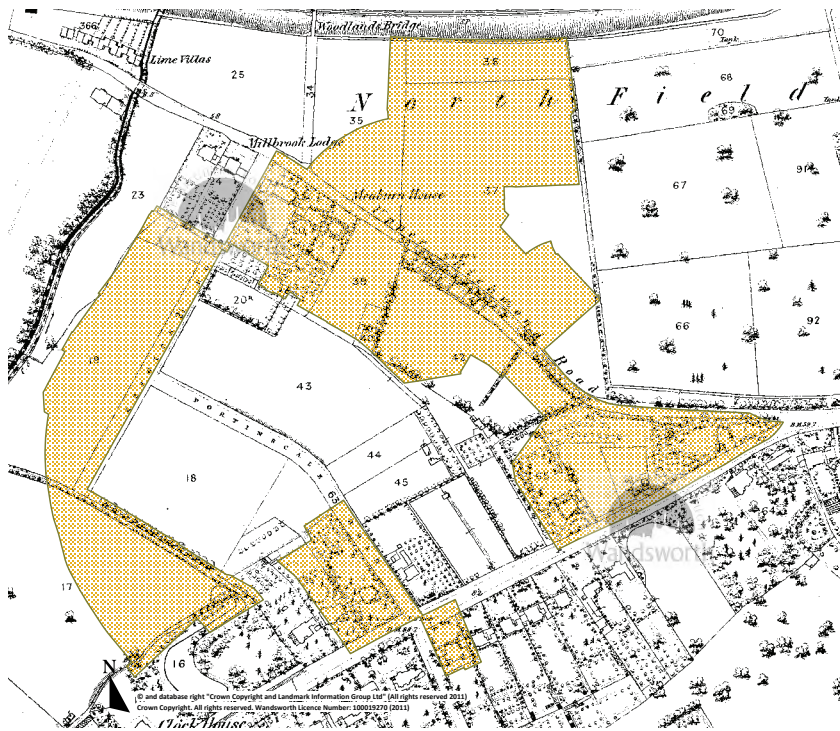


Figure 4 : This Ordnance Survey map dating from between 1868 and 1881 shows the area prior to development. Three houses on West Hill Road were built by this time as well as two on Upper Richmond Road

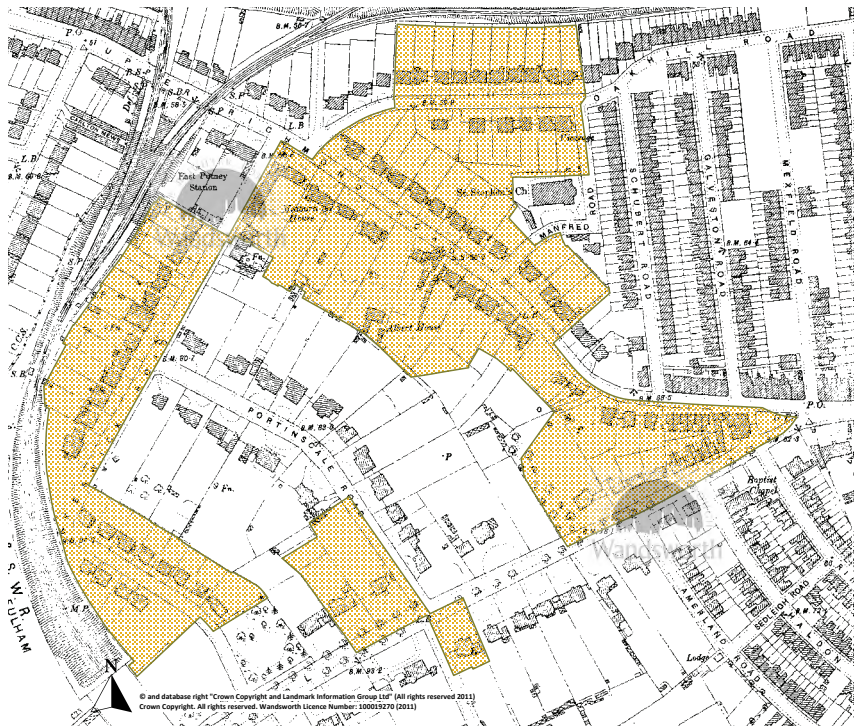


Figure 5 : This map of 1896 shows the area well developed with houses set in gardens. Many such as those along the northern section of Keswick Road and Upper Richmond Road have been lost

3.3 Within this broad framework there has been continuous redevelopment, some of it due to bomb damage during the Second World War. Ashcroft Technology Academy was built after the houses in that area took a direct hit. The main area of change has been in and around Portinscale Road, much of it developed in the 1980s. Although the new housing is outside the conservation area, it nonetheless has an impact on the surrounding area. All these buildings reflect the growth of the area and its architectural, social and economic history.

Archaeology

3.4 The junction of West Hill and Upper Richmond Road is within an archaeological priority area. There is unlikely to be anything other than chance finds elsewhere in the conservation area.



Figure 6 : This map from 1938 shows the houses on Portinscale Road have been built in the back gardens of the house at no. 1 Portinscale Road

4. INTRODUCTION TO THE CHARACTER AREAS AND TOWNSCAPE MAPS

4.1 The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by intrusions or alterations to any of these elements.

4.2 The area consists of wide roads, their configuration defined principally by the railway line and Upper Richmond Road. The three defining roads of the conservation area (Keswick Road, Upper Richmond Road and West Hill) gather at different junctions, which provides a change in focus for the area and from various locations, it is possible to follow each street visually up to a point.

4.3 Much of the area has a consistent and domestic scale and groups of buildings in a similar style combine to create informal and picturesque townscapes. The conservation area is characterised by a range of building typologies - traditional buildings, twentieth century infill developments and some later buildings. Buildings are of different scale ranging from traditional two / three stories to eight stories, but the latter strongly moves away from the traditional scale in terms of form and layout.

4.4 Houses tend to be low in scale, often emphasised by highly detailed chimneystacks and in some cases elaborate detailing of brickwork and other features such as faience details and decorative integral balconies. Properties are generously spaced out and often have reasonably sized rear gardens. The gaps between buildings are an important feature which characterise the area. Individually and collectively these characteristics contribute to the overall quality of the townscape.

4.5 Streets within the conservation area have different variations in style and formality. The conservation area can be divided into five sub-areas of separate and distinctive character (see map page 14) which is largely determined by the building age / style and land use. These areas are analysed in the following sections of the document.

Townscape maps

4.6 Each character area has a townscape map which 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 and conserving the buildings making a positive contribution to the character of the conservation area. The spaces and buildings that make up the character of the conservation area should be protected and enhanced wherever possible. It would be against Council policy to allow the loss of important spaces or buildings within the conservation area.

Building use

4.7 Building type is predominately residential. Other uses such as commercial and office use make up a small fraction of the buildings in the area. Upper Richmond Road in particular is a mixed commercial, office and residential area. Keswick Road and Oakhill Road remain largely residential, Keswick Road (north) having a greater predominance of flats. The quantity of flats in the main roads gives rise to a somewhat transitory population with people renting for a while before moving on, whereas the housing in the smaller streets has families who are more settled.

Views

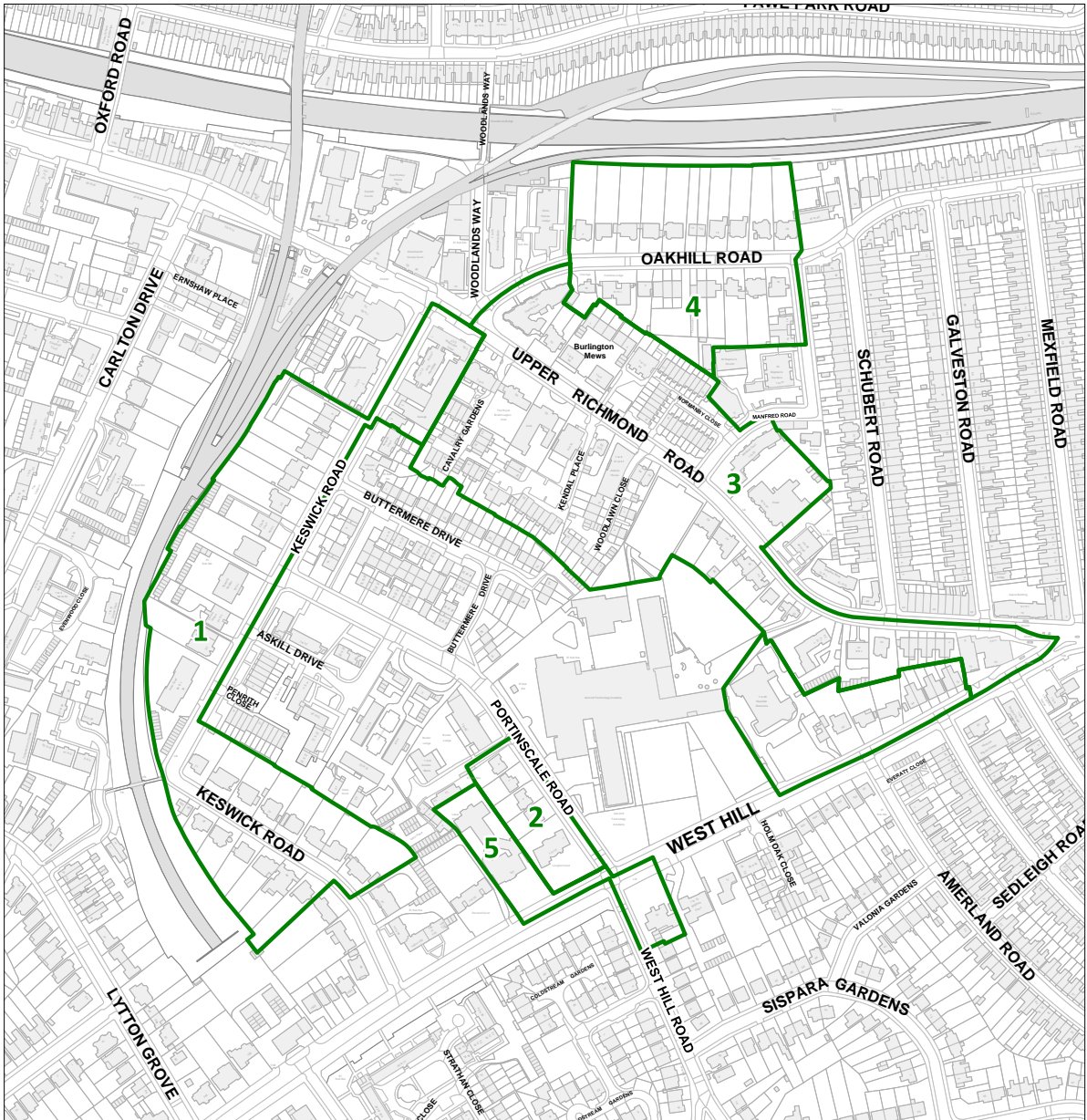
4.8 The topography of Wandsworth is low-lying and views across it make an important contribution to London's character. The streets of the conservation area are primarily tucked away on either side of busy Upper Richmond Road, most roads tend to be wide and long - some also curve and this combination provides strong views to associated streets.

4.9 This is most significant when looking from Keswick Road to Upper Richmond Road and, also from Keswick Road to streets that branch out from it. The conservation area mostly sits on relatively flat ground. Its shape and layout allows long (though limited) views out to various housing developments and nearby facilities.

4.10 Long views into the conservation area include: from Upper Richmond Road to Keswick Road; from West Hill Road to Portinscale Road and from West Hill to Upper Richmond Road. Views out of the conservation area are enjoyed looking eastwards along Upper Richmond Road, where buildings stand out because of their height, scale and mixed architectural styles. There are local views towards key buildings and groups of buildings within the conservation area. Glimpsed views include: from Manfred Road to Oakhill Road and views from Upper Richmond Road to shorter streets (often later developments) such as Woodlawn Close, Kendal Place and Manfred Road - Manfred Court dominates this road.

4.11 There is a range of short views and glimpses through to mostly mature gardens, seen from varying gaps between buildings. Rear elevations and roofs of houses in other streets can also be glimpsed. Neatly located, the railway line linking to East Putney station can be viewed from the north-west edge of Keswick Road.

4.12 Some buildings outside the conservation area have an influence on the area's character, particularly noticeable along the edges of the boundary. This would also be the case if tall buildings were proposed to some of the corner or junction edge locations along Upper Richmond Road, careful scrutiny will be given to such proposals.



Key

- 1 Keswick Road
- 2 Portinscale Road
- 3 Upper Richmond Road
- 4 Oakhill Road
- 5 West Hill

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Figure 7 : Character areas within East Putney Conservation Area

5. CHARACTER AREA 1: Keswick Road



Figure 8 : Keswick Road townscape map

5.1 Keswick Road, a key route in the East Putney Conservation Area, is mostly lined with large semi-detached and detached villas set back from the pavement. The area contains a mixture of building types, the strongest feature is characterised by the French Renaissance style villas built by William Young. This specific architectural expression is unusual in the borough.

5.2 There are two distinctive parts to this character area. The first is the long northern section where Keswick Road adjoins Upper Richmond Road. This area has a mixture of property styles, ranging from large Victorian buildings to

twentieth century infill developments and also recent buildings. In many cases, the original historic pattern and townscape that would have been characterised by large historic buildings have been disturbed by these larger infill developments, which were primarily due to bombing. The insertion of these buildings significantly changes the impression of the street context.



Figure 9 : The northern section of Keswick Road



Figure 10 : The southern section of the Keswick Road

5.3 The second part is the curved section to the south of Keswick Road that eventually leads to West Hill. This part is one of the strongest streets within the conservation area in terms of its architectural and streetscape consistency. Properties here are rich in detail, many of which are influenced by two significant architectural movements - the Arts and Crafts and the French Renaissance style. Street trees and private garden landscaping is of good quality, making a positive contribution to the overall character.

Townscape

5.4 Keswick Road character area is rich in local townscape details that cumulatively give interest and quality to the street scene. The traditional properties along Keswick Road tend to be expressed vertically with pitched roof finishes and often set within generous front gardens. Glimpses of rear elevations to properties expose less formal design treatments in comparison to the strong and detailed formality of main frontages. Recent additions are of the basic square blocks, often associated with the modern movement - these span a number of traditional plot widths of various sizes and generally represent the large scale residential flats built during the twentieth century.

5.5 The urban design characteristics of this character area range from a number of features including: remaining historic details, generous layouts of mostly detached housing plots relating to often highly detailed buildings (the most significant of which are locally listed). The spacious quality of the area includes its large front and rear gardens. The roofline along this character area varies as building style and replacements change along the street, many are hipped, some later buildings have flat roofs.

5.6 Another defining character is the straight road to the northern part, the road changes character after it curves at its southern end of Keswick Road, dominated by well detailed properties influenced by the Arts and Craft and French Renaissance styles, this strengthens the distinctive quality of the area.

5.7 Overall, the historic pattern of the character area has been retained, however, disturbed by some later developments reflected in the mixed building styles. Some of these later buildings have a less positive impact on the character of the area but still contribute to the area's identity and legibility.

Buildings

5.8 The palette of materials found in Keswick Road includes red and yellow stock brick, often with contrasting brick bands; decorative features (eg. quoins, dressings); stone and brick detailing is often used to emphasise windows and doors; red clay tile roofs are often detailed with decorative ridge tiles.

5.9 The northern part of Keswick Road was laid out by 1865 with the southern part being developed towards the end of the nineteenth century.

5.10 There have been some crude alterations to properties but the overall character remains. There are two distinct parts to the character area (north and south) created by differences in architectural style, materials and detailing.

5.11 The northern part located where Keswick Road adjoins Upper Richmond Road a number of surviving historic buildings which are clearly distinguishable from the council housing and recent developments. The Victorian houses are of yellow stock and have their neat decorative features, including red brick soldier bands, in some cases moulded plaster porch details and intricate roof forms made up of a number of planes. Nos. 12 and 14 were built in 1867.



Figure 11 : Millbrooke Court

5.12 Backland developments do not share the same level of high quality detailing, these are built in both red and yellow stock with minimal details, both flat and pitched roofs are expressed. The exception is Millbrooke Court (1930s), the large red brick expressionist block on the corner of Keswick Road and Upper Richmond Road and is a good example of its kind. Where such examples exist, this mix in building type creates a positive change in focus throughout Keswick Road.

5.13 Traditional building heights averages two to three stories. At their highest, later buildings are five stories with flat roofs. The later twentieth century buildings have introduced an assortment of materials into the area and generally ignore traditional style and detailing - these buildings have a neutral impact.

5.14 The late Victorian houses situated in an uninterrupted group along the southern part of Keswick Road and are mainly red brick, detached houses of two storey in height, with roof accommodation. Elevational treatment varies but a common feature is the variety of projecting gable roofs and porches. Individualised features are expressed for example on porches or bays. Roofs are mostly covered in red clay tiles, original windows are timber sashes. Most are on the Council's Local list.

5.15 Houses in this part of the character area were built on land formerly owned by the Clockhouse estate. They are markedly different in style from the northern section of the street, being in red brick, with some rendering and with plain tiled roofs and a variety of freely treated details in a variety of Arts and Crafts / Queen Anne Revival styles.



Figure 12 : Above: stock brick houses in the northern section of Keswick Road. The top one is in a French Renaissance inspired style

Figure 13 : Above: Houses in the southern section of Keswick Road, all a variety of Queen Anne Revival styles

Boundary treatments

5.16 There are some remnants of the historic boundary walls and railings that once characterised whole streets, but many have been lost to bomb damage or 'home improvements'. Original boundary treatment varies in the character area; these were a mixture of timber fencing and substantially high brick walls, often evidence of cast iron railings are found in the northern area of Keswick Road. Much of the historic treatment still survives in the southern part of the character area and despite the redevelopment of many of the villas into blocks of flats, the long view along the southern part has been maintained by the retention or reconstruction of many of the high boundary walls and the large trees along its length. The remaining historic wall at the junction of Portinscale Road and Keswick Road (relating to 13 Keswick Road) is a good example of this.



Figure 14 : Victorian wall at 13 Keswick Road - the villa it enclosed has been lost



Figure 15 : A typical fence that exists all along the southern part of Keswick Road

5.17 There are a number of cases where boundary treatments have been inappropriately altered. For example where timber fences have been removed in favour of brick walls or reconfigured using an material that is alien to the area - or even entirely removed. Using different boundary treatments harms the character of the conservation area. Hard standings have crept in over time and this is considered to be a negative change which has broken the the area's strong green continuity.

5.18 The existence of original boundary walls is a vital reminder of the area's evolution and should be protected as far as possible. Reinstating these would also enhance the streetscape and setting of the houses.

Streetscape

5.19 Original street surfaces have unfortunately been removed or overlaid with modern surfaces – no visible trail of historic surfaces remain. Loss of traditional street surfaces, together with unsympathetic alterations to boundaries and loss of traditional architectural details has led to slow erosion.

Trees and green space

5.20 Garden trees on the whole are small to medium in size, many mature trees survive in the southern stretch of Keswick Road. Front gardens throughout the character area tend to be relatively spacious and in many cases used for parking, this is considered to be a negative feature.

5.21 Leafy street trees exist mostly to the southern part of Keswick Road, however, most trees and green space tend to be within the private grounds of significantly reduced gardens. Historically rear gardens would have been much larger than what remains today, as much of them were previously given over to development. Despite this, they are still reasonable in size.

5.22 The gaps between buildings are an important feature which characterises the area. When combined, the green aspect of the character area make a positive contribution and help soften the environment. Nos, 20, 21 and 38a, all have Tree Preservation Orders, although all trees are equally protected by conservation area status.



Figure 16 : A old photo of Keswick Road where the car free street reveals the traditional paving, fences and plentiful trees



Figure 17 : The streetscape in Keswick Road (south) with Lime trees in front gardens, timber fencing and traditional style slab paving with granite kerbs

6. CHARACTER AREA 2: Portinscale Road

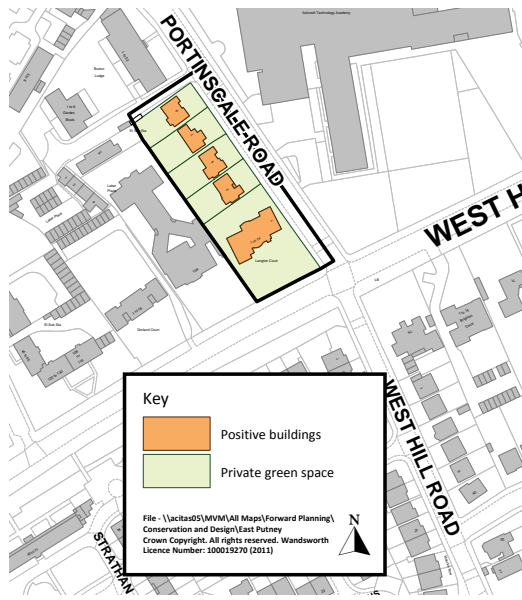


Figure 18 : Townscape map for Portinscale Road

6.1 Portinscale Road is located between Keswick Road and West Hill. Its long continuous curving shape provides a clear distinction in comparison to the other streets within the conservation area. At the end of the nineteenth century Portinscale Road consisted entirely of large detached houses.

6.2 Prime Minister Clement Attlee lived at no. 18 until the early 1920s. Bombing saw the removal of several houses and no. 18 was one of many removed or redeveloped after the Second World War. In order to accommodate housing shortages, when properties were rebuilt, flatted developments were favoured by the Council instead of the reconstruction of the large old houses. This redevelopment also included the provision of a new school, Ashcroft

Technology Academy (formerly Mayfield School) which was built during the 1950s. For this reason, Portinscale Road contains a mixture of building types.

6.3 The strongest architectural feature is characterised by the group of four Old English style houses built in the 1930s. These were built in the garden of no. 2 Portinscale Road, itself a mid Victorian villa, and it is only these remaining five houses that are within the conservation area and form this character area.

Townscape



Figure 19 : Langton Court (extended on the left) seen from West Hill. The cottage style houses were built in its garden

6.4 The urban grain of the character area consists only of the five houses - these are low in scale and of the Old English cottage style. This aspect of the Portinscale Road has a direct relationship with West Hill, another character area; this relationship is significant as this break in townscape creates an entirely different atmosphere to the other streets within this character area. The property known as no 1-14 Langton Court (or no. 2 Portinscale Road) has a relationship with both Portinscale Road and West Hill being visible in both streets and as the 1930s houses were built in the garden of this property, the original layout and pattern of this part of the conservation area has been altered.

the original layout and pattern of this

6.5 Much redevelopment has occurred around this character area, mostly in the form of residential blocks of flats. However the Ashcroft Technology Academy building (not in the conservation area) creates the most impact on the character area by its sheer size and span, even though it is set back within its site.

6.6 The buildings with their strong landscaping in this character area create a dramatic streetscene.

Buildings

6.7 The houses in this character area are exceptionally well detailed examples of the early twentieth century Old English cottage style and were designed by the architects Annesley, Brownrigg and Hiscock in 1932/3. Elevational treatment varies but a strong feature is the elegant projecting chimneys and steeply pitched gables. These houses are detached and set within large plots, often set back some distance from the main road.

Boundary treatments

6.8 There is a good sequence of brick walls to the 1930s houses within the character area. The historic boundaries match the houses they contain and are constructed of brick with slightly taller piers with a tile course. Several have a timber gate. The walls are complemented by soft landscaping.



Figure 20 : The Old English style used vernacular details such as mock timber framing, tall chimneys and catslide roofs



Figure 21 : Brown brick, gabled frontages and leaded light windows are further features of the Old English style



Figure 22 : The continuous boundary wall which is contemporary with the houses

Streetscape

6.9 Original street surfaces have unfortunately been removed or overlaid with modern surfaces – no visible trace of historic surfaces remain.

Trees and green space



Figure 23 : Trees in front gardens

6.10 The most notable impact from mature trees comes from the redeveloped area of Portinscale Road, which is outside but encircled by the conservation area. The corner formed by Portinscale Road and West Hill also contains large trees and the view from West Hill into Portinscale Road is leafy and scenic.

6.11 Old boundaries are still dominated by their original trees, there are only a few street trees. Private gardens tend to make up a large portion of landscaping. Occasional glimpses of large garden trees are obtained in breaks in the buildings and, particularly, at street corners. This is an important component of the street's attractiveness.



Figure 24 : A well maintained fruit tree

6.12 The contribution made by trees, hedges and gardens are a large factor in the attractiveness of the conservation area. Front gardens are generous, well planted with mature vegetation and good-sized trees. A Tree Preservation Order covers nos. 1-14 Langton Court and all other trees are protected through being within the conservation area.

7. CHARACTER AREA 3: Upper Richmond Road

7.1 Upper Richmond Road is a busy traffic route running through the heart of the conservation area. The nature of its mixed commercial, office and residential building uses, establishes it as a character area.

7.2 To the west, it acts as a significant route out of Wandsworth to the heart of Richmond and to the east into Wandsworth. Buildings in the character area vary in how they are associated with the street. Residential properties tend to be set back at a range of depths within private gardens; parking has replaced gardens to commercial/office buildings, in some cases buildings have a closer relationship with the pavement. Building types vary in scale and occupy a variety of plot widths.

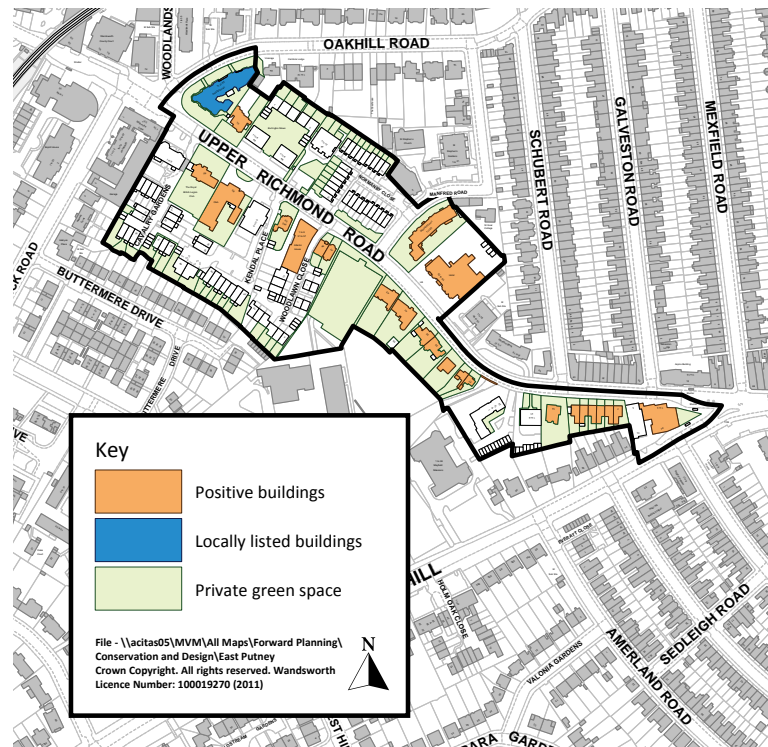


Figure 25 : Upper Richmond Road townscape map

Townscape

7.3 The pattern of this character area is mixed - properties are terraced, semi-detached and in cases detached - this historic pattern has been largely retained, bomb damage made way for larger scaled backland developments, which has interrupted the historic urban grain, introducing a completely different townscape - they are visible when walking along Upper Richmond Road: Burlington Mews, Kendal Place, Woodlawn Close, Calvalry Gardens, Normanby Close, Manfred Road and also Schubert Road and Galveston Road (the two latter streets do not fall within the East Putney Conservation Area), together they form the character area.

7.4 Some original buildings have been disturbed by insensitive alterations - changes of this kind have a cumulative impact on the character of the area but still contribute to the areas' identity and legibility.

7.5 The area's townscape has generally retained its scale and character. To a larger extent, changes tend to affect commercial properties (signage and shopfront changes); alterations to domestic properties are mainly to do with converted front gardens in

favour of parking and some insensitive building alterations. The grand presence of Millbrook Court located at the corner of Upper Richmond Road and Keswick Road still dominates this corner, its architectural detailing provides a positive focal point to its corner location and is a good local landmark in terms of legibility and way finding around the area.



Figure 26 : Millbrooke Court

7.6 The public realm of this character area is generally busy but interesting to walk along due to the variety of building scales and architectural treatment (residential to commercial). Due to the nature of the road, there is a particularly high volume of traffic along this character area.

7.7 In terms of the regeneration context both in and outside the conservation area - several buildings have been and are subject to redevelopment opportunities. This tends to occur mostly along Upper

Richmond Road, where buildings occupy corner locations and are often highly visible. The development of such sites are sensitive and the council will seek to ensure that new development preserves or enhances the character of the conservation area.

Buildings



Figure 27 : Atlantic House

7.8 Buildings in this character area date from the 1800s to the late twentieth century. The late nineteenth century villas that survive on Upper Richmond Road are typically of three storeys or more, materials are of stock or gault brick with slate roofs mostly in an Italianate style, often with good quality brickwork, stone or cast mouldings and details. Houses along the south side of Upper Richmond Road with their central towers are particularly unusual and help define this end of Upper Richmond Road.

7.9 Nos. 51-57, known as Atlantic House, also has a presence along this southern part of the character area. This is another red brick expressionist block which is similar to Millbrooke Court, though not as generous in detailing and size. Its detailing and height create a positive focal point to this part of the character area.

7.10 Traditional properties range in scale and architecture. Earlier residential properties tend to be well detailed and expressed with a strong vertical rhythm and are primarily of two to three storeys in height (often including attic space). Backland developments are basic in style and span a number of traditional plot widths; although not often detailed to a high specification, the architectural vernacular of these later buildings are of good quality and make an attempt to blend in with the original buildings, mainly by referencing surrounding features such as window surrounds, projecting bays and gables. With the exception of Millbrooke Court and Altantic House, properties within this character area do not exceed two storeys in height.



Figure 28 : A detached Victorian villa

7.11 Some backland developments and recent replacements tend to be several storeys higher than the traditional height of two storeys. In many cases glimpses of rear elevations to properties expose less formal design treatments in comparison to the coherent formality of main frontages.

7.12 The Lodge Hotel (52-54 Upper Richmond Road) occupies a pair of late Victorian villas, linked by a later two-storey infill extension. No. 54 is a stock brick, double fronted villa with canted bays and a cast iron porch with curved canopy. No. 52 is a similar design but with simpler dentil detailing to bays and interestingly a projecting two sided bay above the entrance. The former villa has been partly painted and rendered but is said to be built of red brick.



Figure 29 : The Lodge Hotel

Boundary treatments



Figure 30 : Traditional style railings

7.13 Boundaries are variable, especially along Upper Richmond Road, where there has been a programme to reinstate walls and railings and ornamented brick piers (nos. 63 and 65 are examples of this reinstatement). Front gardens throughout the character area tend to be relatively limited in size, and often used for parking, this is seen as a negative feature. Rear gardens are also generally smaller than other areas, or else given over to development.

7.14 A particularly decorative wall and gateway exists to the eastern end of Upper Richmond Road next to Messenger Court. It is constructed of red brick with stone dressings and was built as an access route to the former girls' school on West Hill. It remains in good condition and still forms an impressive gateway to the building.



Figure 31 : Decorative gate and wall

Streetscape

7.15 Street and pavement areas are good quality, in terms of the range to handle the typical hierarchy of everyday use – pedestrians, cyclists and motorists. Where layout permits, properties along Upper Richmond Road have well landscaped gardens, though often used as parking areas.

7.16 Original street surfaces have unfortunately been removed or overlaid with modern surfaces – no visible trace of historic surfaces remain.

Trees and green space

7.17 The character area contains some street trees. Private gardens tend to make up a large portion of landscaping and soften the otherwise harsh streetscene. Occasional glimpses of some large garden trees and average sized gardens are obtained in breaks in the buildings and, particularly, at street corners, where this is especially the case for the grass verge at the corner of Upper Richmond Road and West Hill, which can be seen in photographic documentation as far back as 1870.

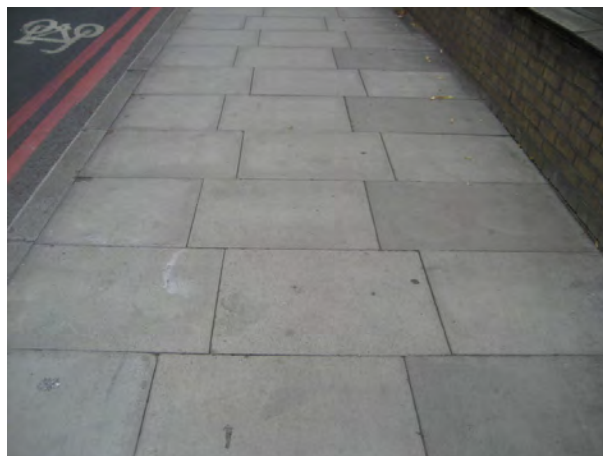


Figure 32 : Traditional style slab paving

7.18 This is an important component of the streets' attractiveness. Front gardens throughout the Upper Richmond Road area are mixed in size and often used as parking areas but they are often well planted with mature vegetation and good-sized trees. Rear gardens are also generally smaller than other areas, or else given over to development, again typical of Upper Richmond Road.

7.19 To the rear of the Ashcroft Technology College are tennis courts which back onto Upper Richmond Road providing a green break with many notable trees. However their impact is compromised by the high modern brick wall. The contribution made by trees, hedges and gardens are a large factor in the attractiveness of the character area.

7.20 Nos 1-9 Cavalry Gardens, 2-5 Kendal Place, 47, 49, 52-54, 57 and 63-65 all have Tree Preservation Orders and all others are protected by the conservation area designation.

8. CHARACTER AREA 4: Oakhill Road

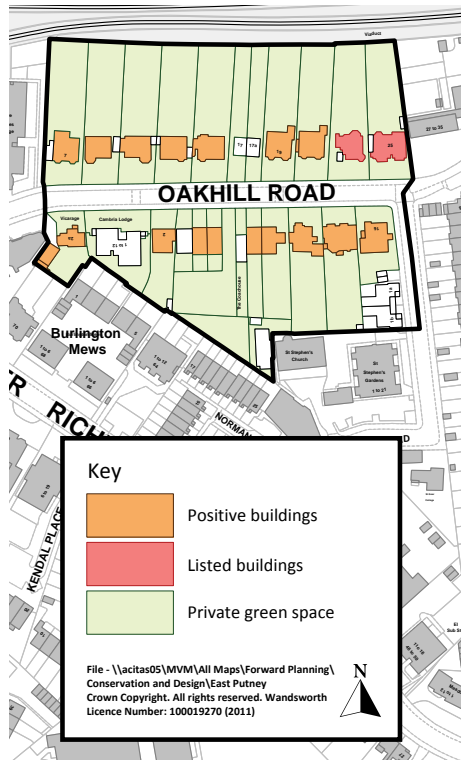


Figure 33 Oakhill Road townscape map

8.1 This character area is bounded to the north by the railway line (Waterloo to Windsor) and consists entirely of Oakhill Road, which has a mixture of semi-detached and detached late Victorian, early Edwardian houses.

8.2 The street has a very different character to the other streets within the conservation area, with architectural variations in house details, and includes the only two listed buildings within the conservation area (nos. 23 and 25).

Townscape

8.3 The character area is lined with two and three storey semi-detached houses, some occasionally detached, most have large consistent plot widths, giving a sense of some regularity to the streetscape. Houses are set back within mature gardens and often generously landscaped with trees and hedges. In some cases, hardstandings for parking has replaced a number of these gardens.



Figure 34 : View along Oakhill Road

8.4 The urban design characteristics of the area are based on the strength of architectural variation found in the houses. Their features include generous layouts of mostly detached housing plots that often relate to highly detailed buildings. The spacious quality of the area includes some large front and rear gardens. The character area did not fully escape the World War II bombing raids and some infill buildings and intensive backland development have occurred, although the latter are not visible in their entirety from Oakhill Road.

8.5 The roofline in this character area varies - as building styles change along the street, many are hipped, some infill buildings have flat or gable roofs. A collection of buildings in similar styles combine to create a picturesque and informal townscape, owing largely to the overall historic pattern and detailing of houses being retained, though disturbed by some later developments reflected in the mixed building styles. Later buildings stand out due to their basic style but they still contribute to the area's identity and legibility.

Buildings

8.6 Houses in Oakhill Road were mostly built c.1890 -1900. The style and development of houses are mixed, there are some later properties though simple in style, these generally respect traditional building hierarchy. The architecture expressed is typically varied, the mixture of roof lines, punctuated by impressive turrets and chimneys add a strong vertical emphasis and definition to the area, enhancing the legibility and reinforcing a sense of place.



Figure 35 Pair of late Victorian town houses (extended to the right)

8.7 The houses are typically of three storeys, of yellow stock brick, detailed with red brick bands and slate roofs mostly in an Italianate style; they often have good quality brickwork, stone or cast mouldings and details.

8.8 Some of the houses that are found within and on the edge of Oakhill Road - towards the Upper Richmond Road end - are built in red brick, the extent of which is contrasted with changes in material or detailing, such as timber or render. However, this is only the case for a handful of houses which are a variation of Old English revival or cottage styles and they are usually semi-detached and of two storeys.



Figure 36 : Old English cottage style house

8.9 Oakhill Court is an imposing four storey mansion block built c.1900 and is locally listed. It is built of red brick, has a corner turret for definition, white rendered bands and dominates the junction formed by Oakhill Road and Upper Richmond Road.

8.10 Elevational treatment varies but a common feature is the projecting porches and built-in dormers. More unusual and eclectic are the vaguely gothicised Queen Anne houses built by William Young - nos 23 and 25 Oakhill Road (Grade II Listed). These two buildings are different from the rest of Oakhill Road.



Figure 37 : Oakhill Court

8.11 Due to proximity, nos 1a and 1b Manfred Road are also included in this character area, these are rendered and are of a contemporary design and roughly sited within the grounds that would have related to the St Stephens Church which was heavily bombed and later demolished.



Figure 38 : Nos. 25 (left) and 23 (right) designed by William Young

Boundary treatments



Figure 39 : Traditional fence outside Oakhill Court and traditional style slab paving

8.12 Boundaries are relatively simple and generally consistent in terms of materials. There are some timber fences, though most are constructed of bricks and often emphasised by slightly higher brick piers. Most boundaries in the area were originally timber fencing, much of which survives in Oakhill Road. The remaining fencing to Oakhill Court is especially interesting and of good quality.

8.13 Boundary heights vary, unusually high walls stand out and these tend to relate to the grander houses along the street. Most

gardens are well landscaped, some with privet hedges behind lower walls, which contribute to the visual continuity and softness of character.

8.14 There are a number of cases where boundary walls have been removed to accommodate parking - this treatment harms the character of the area.

Streetscape

8.15 Properties are set back within semi mature gardens and often generously landscaped with trees and hedges. In some cases, hard standings for parking has replaced a number of these gardens. Pavement and road treatment throughout is standard, with traditional style concrete slabs and red or grey brick detailing; there are no surviving original materials in this character area.

Trees and green space

8.16 Garden trees are on the whole small to medium in size, although Oakhill Road is well enclosed by greenery. Street trees are not typical. Most gardens are well landscaped; front gardens are generally large enough to accommodate trees. Many hedges grow behind low walls and these contribute to the visual continuity and softness of character. Many



Figure 40 : Lime trees in front gardens

mature trees are visible in back gardens, seen through gaps between buildings. Oakhill Court and nos. 10, 11 and 23, all have Tree Preservation Orders whereas all other trees are protected by virtue of the area's conservation area designation.

9. CHARACTER AREA 5: West Hill



Figure 41 : West Hill Upper Richmond Road



Figure 42 : Avenue of fine plane trees

9.1 West Hill is a busy 'A' road, providing access into Wandsworth and towards Roehampton. This character area is lined with a variety of building styles, many of which hold a range of positions in terms of their relationship to the street. Several streets feed into West Hill and views of these can be seen at junctions or corners.

Townscape

9.2 The area consists only of residential properties which are varied in scale and usually set back at a range of depths within private gardens. The boundary of the character area is significantly interrupted by the large site occupied by Ashcroft Technical Academy (formerly Mayfield School) which had been badly damaged during World War II and later rebuilt at a much larger scale. This break in building consistency makes it necessary to split the character area into two sub-areas (a and b).

9.3 Sub-area (a) relates only to two properties, the first is located at no. 75, known as Sispara Mansions. The second relates to no. 104, known as The Pines nursing home. Both properties are set well back from the main street frontage and sit within semi-mature landscaped grounds.



Figure 43 : Sispara Mansions (sub-area a)



Figure 44 : The Pines Nursing Home (sub-area a)

9.4 Sub-area (b) relates to the area beginning with Mayfield Mansions (nos. 1-36), and includes the mix of buildings along this side of the road. The boundary of this sub-area ends at Suffolk Hall on the junction of West Hill and Upper Richmond Road.



Figure 45 : Mayfield Mansions (sub-area b)



Figure 46 : An photograph of Suffolk Hall taken around 1910 (sub-area b)

9.5 Due to the nature of the road there is a particularly high volume of traffic in this character area.

Buildings

9.6 Buildings differ in scale and character, often with good quality brickwork. Some are variations of the Italianate style, fashionable during the mid 1800s and a distinct nineteenth century period in Classical architecture. A few are in red brick, some rendering and plain tiled roofs, low pitched roofs and eaves, most set gable end to the street, with a variety of freely treated details in an Arts and Crafts influenced Queen Anne style; the Suffolk Hall is reminiscent of this style, its unusually styled first floor windows, detailed projecting chimneys and large gable roof are all distinctive. The building has been altered at ground level and its strong overall architectural composition has been interrupted by these changes.

9.7 The mid nineteenth century villas that survive are of the Italianate style, typically of three storeys or more, stock or gault brick with slate roofs, stone or cast mouldings and well detailed. Built c.1840, Sispara Mansions (no. 75) retains several original features, including its impressive chimneys, which further distinguishes the building. It is on the Council's Local List.



Figure 47 : 86 West Hill



Figure 48 : Downe House



Figure 49 : The Coach House



Figure 50 : Mayfield School House

9.8 The Pines nursing home (no. 104) is also of a similar style, although there are variations that distinguishes it from Sispara Mansions, this includes its signature wooden shutters and its extensively spanning building width, which is largely due to extensions in order to accommodate the building use. Features also include high projecting chimneys.

9.9 The detached houses along the north side of West Hill have individual features such as terracotta detailing, a Dutch gable and distinctive timber fencing making them particularly unusual in the area. Examples include no. 86 West Hill, no. 88 (Downe House), no. 90 (The Coach House) and no. 92 (Mayfield School House).

9.10 Towards the Upper Richmond Road/West Hill junction are a group of late Victorian terrace houses, these are of yellow stock brick with red brick dressings, some insensitive alterations have occurred, particularly at roof level (overly sized dormers) and in some cases this detracts from the character of the area, although there are also some well designed (and probably original) roof extensions.



Figure 51 : The terrace with some oversized front dormers and obliterated front gardens. The dormer in the foreground is a good design and probably original

Boundary treatments

9.11 Boundaries are relatively simple, tidy and generally consistent in terms of materials, being mostly constructed of bricks and often emphasised by slightly higher brick piers, there are some timber boundaries, the detailed oak boundary to Downe House (no.88) is particularly interesting and of good quality.

9.12 Boundary heights vary, many have hedges behind walls. Most gardens are well landscaped and contribute to the visual continuity and softness of character. As usual most boundaries in the area were originally timber fencing, much of which survives in the character area.



Figure 52 : Distinctive fence design at 88 West Hill

Streetscape

9.13 Pavement and road treatment throughout is of small concrete slabs broken up by sections of non-traditional small red or grey blocks at cross-overs. There are few examples of traditional materials surviving - some stable blocks in lower West Hill. The public realm is busy due to the road links, the varying character of the buildings and treatment of landscaping creates an interesting streetscape.

9.14 Original street surfaces have unfortunately been removed or overlaid with modern surfaces.

Trees and green space

9.15 The major green elements are to be found in West Hill, with a semi-formal garden area in front of Suffolk House at the junction of West Hill and Upper Richmond Road. West Hill itself has an avenue of fine mature plane trees, a few of which are within the detached portion of the conservation area, some of which are protected by Tree Preservation Orders, this is also the case for Downe House (no. 88) and all others are protected by their conservation status.

10. CONCLUSION & ASSESSMENT OF CONDITION

10.1 The area as a whole is generally well maintained but has been partly changed due to the removal and rebuilding of buildings that were subject to bomb damage. The intensive backland developments have changed the historic plan of the area and this gives the impression of a disjointed conservation area, nonetheless, almost all those redevelopments that have a key frontage position have consciously attempted to respect the design of historic properties and site layout; it is these attempts that help stitch fragmented areas together.

10.2 There are however, some aspects that detract from the area's appearance and could benefit from improvement. This issue is largely at a domestic scale, mainly to do with insensitive alterations, such as inappropriate windows, changes to doors and alterations to boundaries.

The removal and replacement of original features

10.3 Loss of significant architectural and local details that contribute to the special interest of the locality e.g. original doors and windows. Modern replacement of traditional features such as windows and doors are, in some cases executed in a poor quality material or design. Loss of evidence relating to the period structures has occurred as well as the loss of traditional street surfaces which has gradually eroded the quality of the public realm. These losses erode the local distinctiveness and townscape merit of the conservation area.

10.4 Traditional buildings and related settings that make a positive contribution to the character of the area should be preserved as far as possible in order to maintain the character and appearance of the conservation area. Where possible original details should be preserved and restored.

Small-scale accretion

10.5 Small-scale additions to a building's façade, such as satellite dishes, roof mounted antennas, telephone wires, external gas and electricity boxes, boiler flues etc. have a significant cumulative impact on a building and on the wider street scene. Careful siting and choice of materials and colours should be considered – also the removal of such when redundant can significantly reduce the impact of these elements.

Negative features / Opportunities for enhancement

10.6 Negative features are elements that generally detract from the special character of a conservation area, therefore presenting an opportunity for improvement. This can include both small and large features relating to the streetscape or individual buildings. It may be that simple maintenance works can resolve the situation, reinstate original design or lost architectural features. Some properties have lost features, which affect

the integrity of individual elevations. Alteration of original windows and changes to front boundary treatments is a particular issue in the conservation area, e.g. The loss of front gardens in favour of private parking.

10.7 Opportunities for potential enhancement lie with the infill sites / backland developments which are clearly identified by their basic architectural presence in comparison to the beautifully detailed Victorian / Italianate houses. Such buildings are not noted as positive on the townscape map. In most cases, the scale and massing of these buildings fit into the streetscape, however, their lack of quality and detailing means they provide nowhere near as much interest and character as the existing historic properties. Should the opportunity arise, there would be no objection in principle to the redevelopment of such sites, though they would have to be of exceptional architectural and urban design quality.

11 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.

The following buildings in this conservation area are listed:

23 Oakhill Road, Grade II

Dated 1879. By William Young as his own house. Plaque with date and initials. Two-storeys and attic. Main entrance bay. Tower at right-hand angle. Yellow stocks with red brick dressings. Gauged red rubbers to door and window arches. Tile roofs with cresting tiles. Door recessed in concentric arched surround. Cambered-arch window above with 4 lights in wooden mullions. Tower, octagonal with flat arches to each facet on both floors. Tiled spire with vane. Nailhead string. Cogged cillband and cornice. Pargetted attic with coved cornice to half-hipped gable, having incised sun and sunflower motifs. Stacks with cogged cornices.

25 Oakhill Road, Grade II

Dated 1880, in coving with name 'Briarbank'. By William Young for his wife's sister. Main frontage 2-storeys and gable. Yellow stocks, red brick dressings, and red rubbers. Tiled roofs with ridge tiles. Porch and 4-light canted bow to left, all beneath tiled lean-to roof: the porch with wooden turned pier and valance. First floor wooden canted bow at left under cambered arch and 6-light mullion-and-transom window at right-hand angle. Barge-boarded half-hipped gable with oriel, pargetted cove and vane. To right 2-storey gabled bay with advanced 4-light ground floor window under lean-to roof, 4-light first floor window under cambered arch and bargeboarded gable. Stacks with oversailing courses.

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.

Locally listed buildings are shown on the townscape map and in the appendices to the appraisal. The following buildings in this conservation area are locally listed:

21 Keswick Road

Built between 1890-96. Detached house built in stock brick with central projecting square bay and original cast iron porch over the entrance to the left. Three sash windows to the bay with decorative stucco surround and cast swag decoration above the first floor windows. Hipped slate roof with front gable. Added to the Local List in 1983.

23-25 Keswick Road

Built between 1890-96. Two detached houses designed as a handed pair in the Queen Anne style. Two storeys in red brick with clay tiled hipped roofs and tall chimney stacks and mismatched front dormer windows. Square bay to ground floor. Long sash windows with small square paned windows above containing leaded lights with reeded glass in decorative pattern. Distinctive pebbledashed coving to eaves with the mock pargetting surviving at no. 23. Narrow balcony across slightly projecting bay to first floor, both houses have different railings. Both have original front doors with nine panes of glazing in the door which is surrounded by matching glazing in the fan- and side-lights. Original reeded glass surrounds survive at no. 23. Added to the Local List in 1983.

27 and 31 Keswick Road

Built by John Gibb c.1888. Two houses of the same design. Two and a half storey red brick Queen Anne style houses with sash windows, baroque style terracotta balustrade and broken brick pediment to the first floor window. Tall chimneys and clay tile roof with projecting brick dormer window. Front elevation slender and strongly vertically proportioned. Added to the Local List in 1983.

29 and 33 Keswick Road

Built between 1890-96. Two houses of the same design. Two and a half storey red brick detached houses with gabled frontage, casement windows and ground floor canted bay. Narrow balcony across entire frontage at first floor level and decorative plaster swag decoration on painted roughcast gable. No. 33 has retained original decorative scalloped valances to the windows. Added to the Local List in 1983.

35 Keswick Road

Built between 1890-96. Detached red brick house with crenellated engaged tower over the front entrance. Added to the Local List in 1983.

40 Keswick Road

Built between 1890-96. Two and a half storey house with unusual design. A flat gabled elevation fronts the street whilst the side has two well detailed canted bays. Front door to street in gauged brick surround. Casement windows and tall chimney stacks. Added to the Local List in 1983.

44 and 48 Keswick Road

No. 44 was built between 1890-96 with no. 48 being built soon after. Queen Anne style houses in matching handed design. Two storey with attic. Red brick with gauged brick details such as string courses and door surround and pediment. Canted bay to ground floor with timber balustrade above and canted oriel window over front door. Multi-paned sash windows. Front door with deeply moulded panel and nine lights above with leaded reeded glass in a decorative pattern. Added to the Local List in 1983.

50 Keswick Road

Built by John Gibb c.1896. Two and half storey red brick detached house divided into two 'bays' one with a canted bay with sash windows and the other bay, flat and containing the front door and narrow balcony at first floor level. Six over two paned sash windows. Added to the Local List in 1983.

Oakhill Court, Upper Richmond Road

Built c.1900. An imposing four storey Victorian building on the corner of Upper Richmond Road and Oakhill Road. Built of red brick, turret corner for definition and white rendered bands dominates the junction formed by Oakhill Road and Upper Richmond Road. Added to the local list 1 March 2010.

Sispara Mansions, 75 West Hill

Built c.1840 in the Italianate style, Sispara Mansions retains several original features, including its impressive chimneys, which further distinguishes the building. Added to the local list 1 March 2010.

PART TWO: MANAGEMENT STRATEGY

1. MANAGEMENT STRATEGY

Introduction

1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. This section therefore outlines both what the Council does to preserve or enhance the character of East Putney Conservation Area and what residents and businesses can do.

1.2 This management strategy was made available for public consultation during October 2009 and approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 22 February 2010 and the Executive on 1 March 2010.

Boundary review

1.3 Having assessed the character of the conservation area, the Conservation and Design Group also reviewed the boundaries of the conservation area.

1.4 Although the townscape map in Part 1 shows quite a few buildings that fail to make a positive contribution to the character of the conservation area, most perform the function of linking other positive buildings in the conservation area, such as the flats along the north side of Upper Richmond Road. There were therefore no proposals to remove these from the conservation area.

1.5 As part of the review, it was proposed to extend the boundary to include both halves of the Lodge Hotel (nos. 52-54) along Upper Richmond Road. The hotel occupies two late Victorian villas linked by a modern two-storey infill extension. Only part of the site (no.54) was within the conservation area at the time of the review. No. 52 is also a Victorian villa of historic interest as well as forming part of the hotel and therefore it was logical to extend the conservation boundary to include this as well as no. 54. It was added to the area on 1 March 2010.

The planning process

1.6 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.

1.7 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).

1.8 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.

1.9 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.

1.10 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.

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

1.12 An Article 4 direction has not been proposed in this conservation area. The houses in Oakhill Road and Keswick Road are in very good condition and do not appear to be under threat from such alterations and the blocks of flats or commercial buildings do not benefit from permitted development rights so that alterations are already effectively controlled.

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 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

Conservation area at risk

1.18 The area has been fragmented by mid-late twentieth century development and unsettled by unsympathetic alterations, for this reason in 2009 it was classified as a conservation area at risk by English Heritage. However, having reviewed and reassessed the character of the conservation area, it was clear that sufficient interest and quality remained to justify its conservation area status.

1.19 The Council will take steps to address the risks to the conservation area in partnership with English Heritage and with the resources available to the Planning Service.

1.20 The appraisal, management strategy and consultation process aim to raise public awareness of the issues in the conservation area.

1.21 The main issues that we consider a threat to the special interest of the conservation area that we aim to address are as follows:

Loss of historic detail	Advice will be given to owners on retaining historic detail. Guidance is given in the character appraisal and management strategy. The Conservation & Design Group has details of companies who carry out various restoration works.
Unsympathetic alterations and over intensive infill developments	Design advice can be given on redevelopment of infill developments that fail to make a positive contribution to the character of the conservation area if the opportunity arises.

<p>Loss of street surfaces</p>	<p>The Conservation & Design Group are working with the Highways Engineers on the production of a streetscape manual so that new surfaces better reflect the historic character of the conservation area.</p>
<p>Loss of street trees and gardens in favour of parking</p>	<p>The Council will object to the loss of trees that have positive amenity value and contribute to the character of the conservation area. Planning permission is required for non-porous hard surfaces over 5 square metres and these will be resisted unless they demonstrate sufficient boundary and planting will be included.</p>
<p>Insensitive advertisement signs and alterations to shopfronts.</p>	<p>Many signs do not need consent under the Advertisement Regulations, but where they do, the Council will take enforcement action and will refuse consent for signs that are insensitively designed or located. Guidance on shopfront design is available, see Further Information.</p>

1.22 English Heritage asks all councils across the country to take part in their Heritage at Risk survey every year. This survey includes other types of heritage such as listed buildings and historic parks and gardens as well as conservation areas. The year 2009 was the first year that the survey included conservation areas. Since that time we have been informed that areas will be assessed against three main criteria which are: their condition; their vulnerability; and their predicted 'trajectory' over a three year period. In the 2009 survey the conservation area's condition and vulnerability were deemed to be acceptable but there were concerns that these might decline over the following three years (ie a negative trajectory). Publicising the conservation area appraisal and management strategy and raising awareness of conservation issues are considered to be sufficient measures to ensure that the conservation area's trajectory will improve. In the 2010 survey the conservation area was no longer considered to be at risk.

1.23 *It is important to note that this management strategy only concerns the East Putney Conservation Area and not the wider town or ward of East Putney.*

Heritage assets and positive buildings

1.24 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."

1.25 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.

1.26 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(s) in the appraisal along with green space that is also considered of importance.

1.27 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.

Guidance on alterations to buildings

1.28 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.

1.29 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.

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

New development in the conservation area

1.31 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.

1.32 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.

1.33 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.

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

1.35 Due to the nature of the intensive infill / backland developments, should the opportunity arise, there would be no objection in principle to the redevelopment of such sites, though they would have to be of exceptional architectural and urban design quality.

Development in Putney

1.36 Development in the wider town of Putney does not form part of this management strategy. The Council's emerging Local Development Framework will contain Development Management Policies which will replace the Unitary Development Plan and these policies will be used in the determination of planning applications.

1.37 Where a development is proposed outside the conservation area but close to it, Development Control officers will consider the impact on the setting of the conservation area.

Enforcement

1.38 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.

1.39 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

Archaeology

1.40 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.

1.41 Within East Putney Conservation Area, the junction created by Upper Richmond Road and West Hill is such an area.

Listed buildings

1.42 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.

1.43 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.

1.44 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.

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

Locally listed buildings

1.46 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.

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

1.48 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)

1.49 The following buildings in this conservation area are on the Council's Local List:

- Keswick Road, nos. 21-25, 40-44 and 48 & 50 Added to the Local List in 1983
- Oakhill Court, Upper Richmond Road. Added to Local List 1 March 2010
- Sispara Mansions, 75 West Hill. Added to Local List 1 March 2010

Trees

1.50 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.

1.51 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.

1.52 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/508/tree_preservation_orders

1.53 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

1.54 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

1.55 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.

1.56 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.

1.57 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

1.58 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.

2. CONSERVATION AREA GUIDANCE

2.1 Looking after the special character of the East Putney Conservation Area is a partnership between all those who live, work and use the area and various departments of the Council. There are many things owners can do, such as looking after original features where they have survived, reinstating lost features or removing unsightly intrusions to improve not only a property but the value and appearance of the overall area.

2.2 Conservation areas are all sensitive to change and even a minor change can have a detrimental effect on the overall character of the area. We recommend that alterations should differ as little as possible from the original style and fabric of the building. The guiding principle for all buildings in conservation areas is to repair and maintain rather than replace. If replacement is unavoidable, then an exact replica of the original is always best. This section aims to give some basic guidance on the building elements that are important in the conservation area and are often controlled by the Council's Planning Service.

Reinstatement of missing features

2.3 Throughout this section and the character appraisal you will find items in your conservation area that are important to the character of the area, but may be missing from your property. Wherever possible, try to reinstate missing features from railings through to timber framed windows and doors. Grants may be available to help you do this. See the Grants paragraph in the previous section.

Windows

2.4 Windows are mostly timber framed sliding sashes, with some casements. It is important that the correct type of window is retained in the conservation area to maintain the unity of the houses as uncontrolled variety in design and appearance of replacement materials will spoil the character of the conservation area. Where lost, owners are advised to reinstate the appropriate type of window taking care to faithfully replicate the details and dimensions such as the width of glazing bar and the design of the horns. Repairs to original timber windows should be made by repairing damaged or decayed wooden components. Windows should only be replaced when they are no longer repairable.

2.5 If the renewal of a whole window is necessary, the new components should be of identical design, materials and finishes to the original. Replacement windows of any different size, pattern, or material (e.g. picture windows, bow windows, leaded lights, louvres, etc.) look out of place. UPvc windows usually fail to replicate original detail sufficiently and are not recommended. Installing new sealed windows can cause damp in traditionally constructed buildings and therefore the correct ventilation would be necessary.

2.6 Windows lose heat through the glass and through gaps between the frames, however they can easily be overhauled and draughtproofed and some companies specialise in this (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.

Front doors

2.7 Original doors in the area are generally timber panelled usually with glazing above. The conservation area appraisal gives some examples of original doors. If you wish to reinstate an original style door, look at your neighbours' front doors to ascertain the correct design. If you are part of a pair of houses, see what your next door neighbour has. Find other houses in your street that have the same design and features as yours and ask a joiner to copy their door, if original. Doors are usually painted timber and modern materials such as uPvc are out of keeping.

Roofs

2.8 Roofs are generally a mixture of red clay tile and slate in the conservation area and should therefore be recovered in the original material when renewal is needed. Keep as many good slates as you can as these can usually be used again. Roof extensions should be designed to complement the character of the house. A small lead clad dormer with a sash window is often suitable for Victorian and Edwardian properties whilst a small hipped dormer with casement windows might suit Arts and Crafts inspired houses better. Box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes. Roof extensions are not suitable for all properties and style, scale and detailing will need to be carefully considered.

Chimneys

2.9 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.

Front gardens and boundaries

2.10 Front gardens and their boundary treatments represent a small area of open space that is part private and part public. The planting in gardens is important in creating a softening effect on the surrounding hard architecture. Front gardens should therefore be kept planted and hedges are recommended. Boundary treatments vary in the conservation area, the majority are dwarf walls with railings above, some are in the

form of simple or decorative feather edged fences which need replacing due to their short life span. It is inappropriate to replace a fence with a brick wall or railings or even to raise the height of the boundary as these disrupt the uniformity of the street.

Extensions

2.11 Extensions to the rear of properties should generally be designed to be in keeping with the host building and should never project so far that they become visible from the front of the house. Side extensions are not encouraged as they interrupt the architect's original intention to give quality to the street by creating spaciousness between the houses.

Gas and electricity meters

2.12 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.

Shopfronts

2.13 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 and many shopfronts along Upper Richmond Road 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.

New buildings

2.14 It is Council policy to protect the buildings that make a positive contribution to the character of the conservation area and these are shown on the townscape map in the conservation area appraisal.

2.15 Where there are opportunities for new buildings that do not involve the loss of a positive building or a space that is of value to the character and appearance of the conservation area, a new building may be acceptable. The appraisal gives details of the characteristics that are special to the conservation area and these characteristics, such as scale, mass, height, quality, and visual interest should be echoed in a new building.

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

2.17 Where there are applications for development outside but close to the conservation area, we will consider whether the proposal effects the setting of the conservation area.

Green space

2.18 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.

Sustainability and energy efficiency

2.19 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.

2.20 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.

2.21 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.

2.22 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

2.23 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.

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 or 6612

4. HOW TO MAKE A PLANNING APPLICATION

4.1 This is a brief introduction to making a planning application for works to a building in the conservation area.

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 at Wandsworth Council's town hall extension on Wandsworth High Street to collect a form or telephone us (see Contacts).

www.planningportal.gov.uk

Making your application

4.3 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.

4.4 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. For applications to replace doors or windows, it is usually sufficient to include a photograph to show the existing door or window, but the drawing for the proposed item must be to scale of at least 1:50.

4.5 When we receive your application we will allocate a case officer who will deal with your application and be your main contact. If you have an agent, correspondence will be automatically conducted with your agent unless otherwise requested.

Pre-application advice

4.6 You are welcome to ask for advice on your proposed development before making your application. From 1st April 2012 the Council will charge a fee for giving pre-application advice. The fee for a small householder application such as an extension will be £100. Further information can be found and the pre-application request made through our website.

4.7 Planning officers are available to give basic information between 9.00 am - 1.00 pm on a drop in basis at the One-Stop counter.

Design & access statements

4.8 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 draw up your proposals should help you to choose a design that will conserve or possibly even enhance the building's appearance.

4.9 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.

4.10 The Design and Access Statement does not need to be long if it is for a small proposal. You could start by answering the following questions:

- Is the building listed, locally listed or shown as a positive building in the conservation area 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? eg. 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.

4.11 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.

4.12 If these guidelines are followed for a small proposal, a separate Heritage Statement is unlikely to be necessary. Heritage Statements are usually only required for large or complex schemes and for substantial works to listed buildings.

Planning policy

4.13 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.

4.14 Government guidance is given in Planning Policy Statement 5: Planning for the Historic Environment and the separate practice guide associated with it. These are both available from English Heritage's website.

4.15 Other parties will be consulted for their views on your proposals and these may include neighbours and amenity groups as well as other Council services such as the Conservation and Design Group.

When will I get approval?

4.16 It takes eight weeks to process most planning applications (or 13 weeks for major applications). However if the correct information is not provided, the application cannot be validated and you (or your agent) will be told, within 10 days, what information is needed. The 8 or 13 week period only starts when all the necessary forms, drawings, documents and signatures have been received.

Building control

4.17 Approval under the Building Regulations is a separate requirement and you should check this with the Council's Building Control Service before carrying out your works (See Contacts for details).

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

Putney & Roehampton (Archive Photo Series) by Patrick Loobey (Chalford Press)
Wandsworth (Archive Photo Series) by Patrick Loobey (Chalford Press)

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

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

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

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

Informed Conservation by Kate Clark. Available from English Heritage

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

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

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

The 1930s House Explained by Trevor Yorke (Countryside Books)

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

The Georgian Group Book of the Georgian House by Steven Parissien. Available from The Georgian Group

The Repair of Historic Buildings by Christopher Brereton. Available from English Heritage

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/

Local amenity group

The Putney Society

Email: putneysociety@hotmail.com
Website: www.putneysociety.org.uk

Council contacts

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

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

Planning Service: General enquiries	020 8871 6636
Conservation & Design Group	020 8871 6646 or 6612
Conservation & Design Group (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)	http://www.wandsworth.gov.uk/info/200089/street_care_and_cleaning or 020 8871 6708
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