



27

# Putney Heath

## Conservation Area Appraisal and Management Strategy



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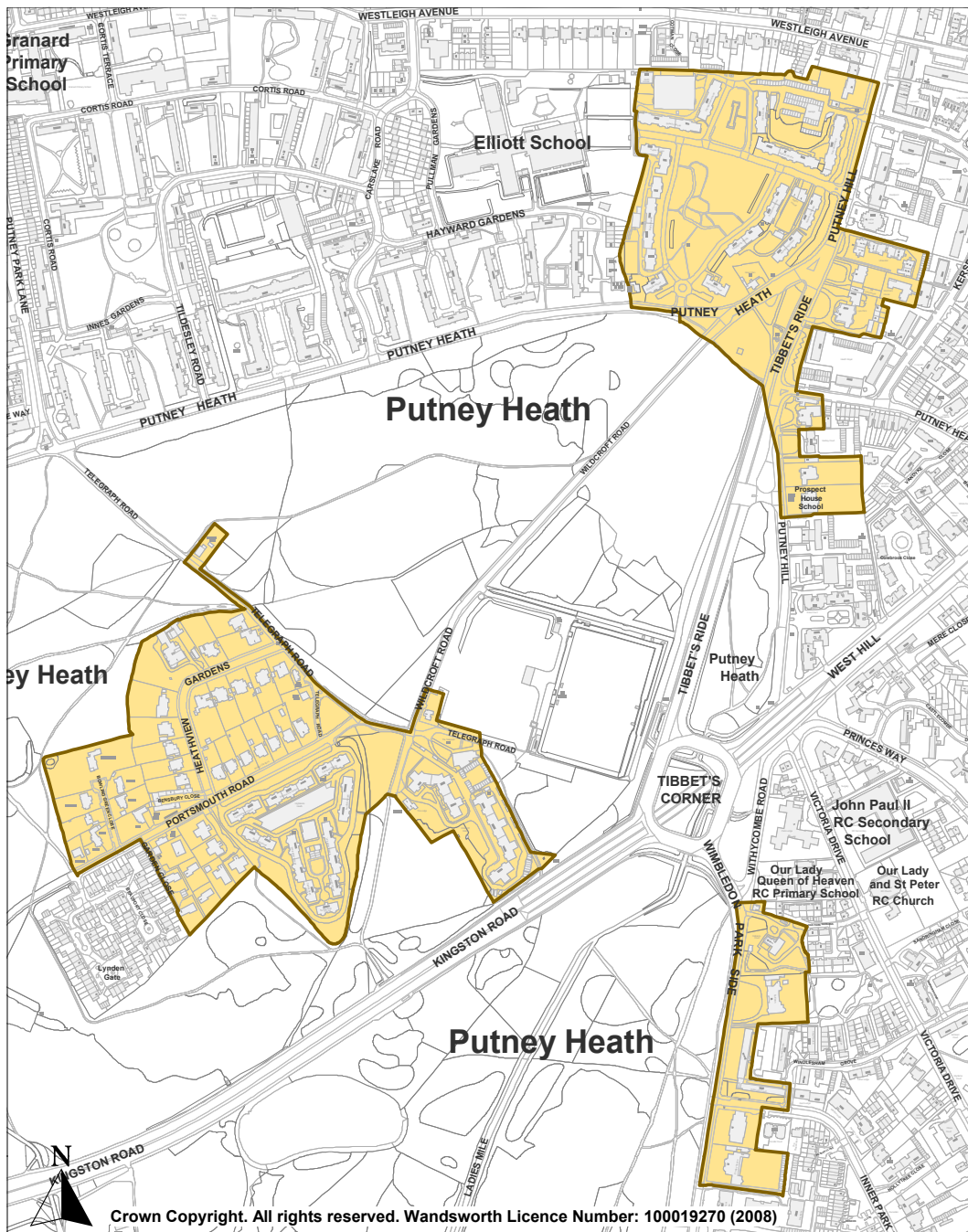
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## A. INTRODUCTION

### Map of the conservation area



## **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 the conservation area were consulted for their views on this document in November and December 2008 and a public meeting was held at Elliot School on 5 December 2008. The main concern of residents of the immediate area was that Garden Close and Paddock Way should not be removed from the conservation area and as a result the boundaries were not changed. Other questions included whether the whole of the Heath should be in the conservation area, traffic issues along Portsmouth Road and discussions about the locally listed buildings.

## **Designation and adoption dates**

**A.5** Putney Heath Conservation Area was designated on 16 September 1987. This document was approved by the Planning and Transportation Overview and Scrutiny Committee on 22 February 2009 and the Council's Executive on 2 March 2009.

Further copies are available from the following web page:

<http://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

Putney Heath Conservation Area was designated on 16th September 1987. Geographically, the conservation area lies in three detached groups which are all linked by their relationship to Putney Heath, an area of Metropolitan Open Land. These groups can be further split into nine distinct sub-areas or character areas, which have differing characters in terms of the building styles and spatial qualities that exist within them. The character areas are as follows and can be seen on the map on page 22:

1. Wimbledon Parkside
2. Tippet's Ride, Putney Heath & Putney Hill
3. Manor Fields
4. Highlands Heath and Portsmouth Road
5. Wildcroft Manor
6. Heathview Gardens, Bristol Gardens and Bensbury Close
7. Bowling Green Close
8. Telegraph Road
9. Garden Close and Paddock Way

Only one part of the conservation area is wholly within Putney Heath itself. The special interest of the heath-based character areas (Telegraph Road, Highlands Heath, Heathview Gardens and Bowling Green Close) is derived from the rural setting of the heath. Historical associations and developments over the course of the early twentieth century and the incorporation of some of the more urban themes occurring on its borders have also formed the area's character. This heath-based group retains a good deal of its rural atmosphere, while the more modern Edwardian and 1930s developments have been well integrated and are respectful to the prevailing green aspects, plots and historical character of the area. The open nature and general feeling of space are vital characteristics. The area is overwhelmingly residential.

Wimbledon Parkside is more formal as it fronts the heath, and it includes the Grade II listed villa Fairlawns. It also contains blocks of flats dating from the 1950s, but these are set back from the road in their own grounds in order to mimic the larger Victorian houses they replaced, and the sense of space is maintained. This character area is the most mixed in terms of use being both residential and commercial.

The northern part of the conservation area contains the mansion flats of Manor Fields along with the smaller-scale 1930s Ullswater development and a variety of large nineteenth century villas. It has an edge-of-town residential character that distinguishes it from the other two areas. It is grouped around the Heath at the top of Putney Hill, and all buildings overlook this expanse of green space.

## 2. LOCATION AND CONTEXT

**2.1** All parts of the conservation area lie on or border the northern parts of Putney Heath, a large area of former common land on the high ground that forms the intersection between Wimbledon, Wandsworth, Putney and Roehampton. The main A3 (Kingston Road/West Hill) runs along part of the southern border of the conservation area. The smallest character area, Wimbledon Parkside, lies on the main road to Wimbledon and fronts the Heath. The Putney Hill character area is at the intersection between Putney Heath, Wildcroft Road and Putney Hill. Both are bounded by relatively dense residential areas, Putney Hill by the social housing of the Ashburton Estate and Wimbledon Parkside by the housing in the Inner Park Road/Victoria Drive area.

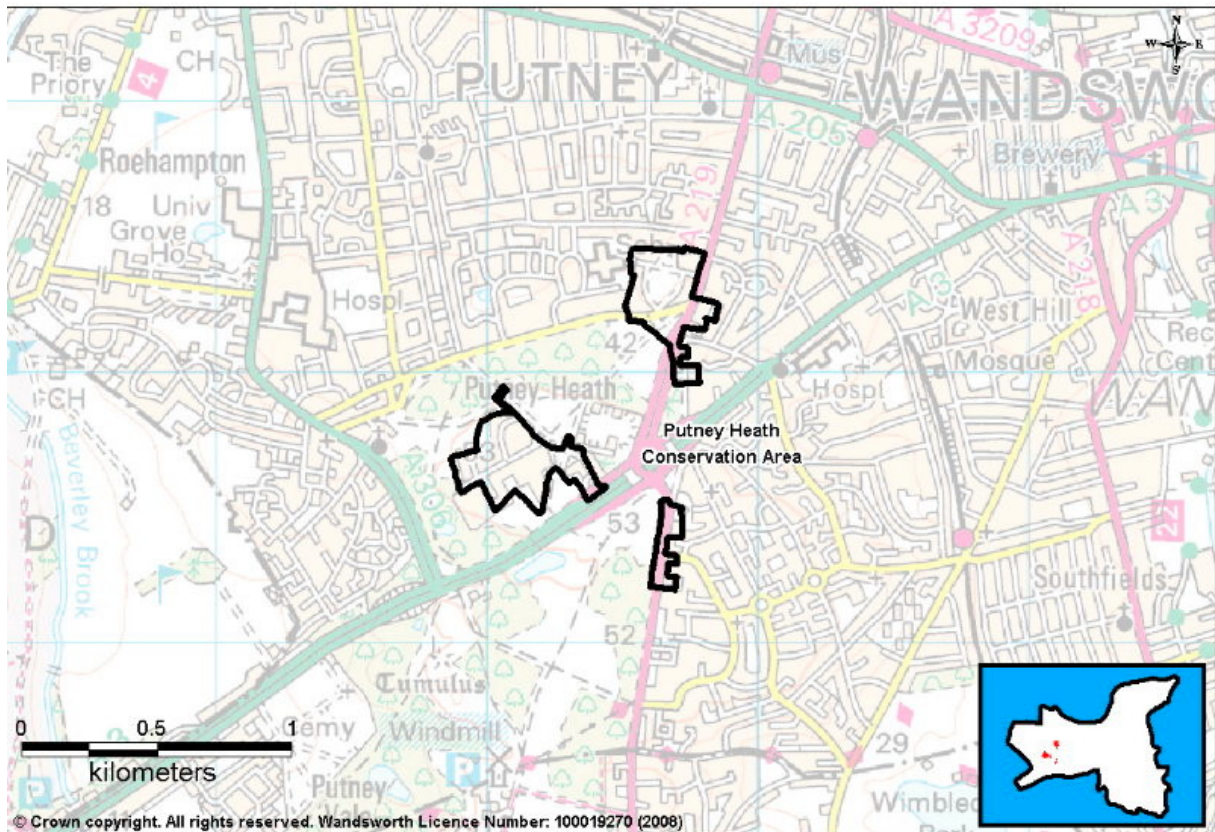


Figure 1 The location of Putney Heath Conservation Area





**3.4** The first telegraph station with its shutter system invented by Lord George Murray consisted of an adapted cottage supporting a timber frame enclosing six shutters that could be opened or closed in many different permutations. These were read and communicated between stations by telescope, and were efficient enough to transmit a message between Whitehall and Portsmouth in fifteen minutes. The inland stations were smaller than the coastal ones and, though they were supposed to employ naval personnel, a survey of 1810 revealed that the Putney station, like the others, was staffed by a ramshackle collection of men from other occupations, in this case two servants and a gardener. The station and its successor were permanently commanded by a series of lieutenants (who had typically retired from active service at sea) from 1815, when it was decided that even in peacetime the telegraph would provide a useful function.



**Figure 3** The fireproof house (shown on the 1869-74 map, close to the Telegraph pub) with the telegraph's shutter system on the left of the picture. The obelisk shown remains today

**3.5** The new semaphore station opened in 1822 with its two-armed mast, and, apart from the Admiralty and the station at Portsmouth, Putney Heath was the only site to be re-used, as the other stations required were all relocated due to the different conditions demanded by the new system.



**Figure 4** An early photograph of the Telegraph public house in its original form

**3.6** The telegraph is commemorated by the pub of the same name and is depicted on its sign. The pub was originally known as the Telegraph Arms, possibly intended as a pun on the



semaphore mast. The pub started as a beer shop in the 1840s, and acquired a full license as an inn in 1861, which necessitated the building of stables. The premises eventually expanded to cover the site of the neighbouring cottages.

**3.7** During the First World War air raids, a base was established on the site of the covered reservoir immediately east of the Telegraph, and soldiers here controlled searchlights and guns stationed over a wide area.

**3.8** The duels for which the Heath is also famous must have taken place at a specific location close to the telegraph station, since the duel between Lord Castlereagh (Secretary for War) and George Canning (Foreign Minister) in September 1809 (among others) was witnessed by the telegraph operators. Since both men were inexperienced in the use of firearms no serious damage was done, though Castlereagh's shot hit Canning in the thigh, and he was taken to the nearby house of Lord Yarmouth (who had agreed to set up the duel). Yarmouth was for a time a neighbour of William Pitt, the Prime Minister, who had lived at Bowling Green House (the site of the present Bowling Green Close). Pitt himself had been called out to duel by William Tierney, MP for Southwark, in May 1798. Fortunately, both combatants were also inept with firearms, and a scandal was averted, though for a Prime Minister to have taken part in a duel at all was deemed shocking enough. It is thought that both men simply shot into the air as a gesture.



**Figure 5** Tithe map of 1849 showing the Green Man pub (top right) and the old country houses on the heath



**3.9** The Green Man public house was often the rendezvous for duellers before setting off for the Heath, hence the local saying 'pistols for two and breakfast for one'. Parts of the pub are thought to date to around 1700.

**3.10** Bowling Green House (now the location of Bowling Green Close) had traditionally been a clubhouse attached to the bowling greens, the first of which appeared in 1636, the grandest in London, which was established on land enclosed from part of the Heath by Earl Spencer. Due to the popularity of the sport a second green was added in 1707, which was around the time that the house was rebuilt. However, this popularity had waned by the 1770s and the clubhouse became purely residential. During the period of Prime Minister William Pitt's residence, from at least 1796 to his death in 1806, the house is thought to have been the scene of his famous words "Roll up that map: it will not be wanted these ten years", uttered by Pitt to his niece when, on returning exhausted to Bowling Green House after the news of the failure at Austerlitz, he glanced at a map of Europe which had been taken from the wall. He died at the house (twelve days after this event), on January 23rd 1806. Despite a local campaign to save the house and preserve its history when it came up for sale in the 1930s, it was sold for development and Bowling Green Close was laid out. A number of fine houses in the International Modernist style were built, a unique development within Wandsworth borough.



**Figure 6 Bowling Green House. Demolished in the 1930s**



Figure 7 Map of 1869-74. The country houses on the heath are clearly labelled

**3.11** Putney Heath was also notorious for its highwaymen. Among those known to have operated in the area were Joseph Witlock and William Brown, who took advantage of tipsy customers of the Green Man as they were wending their way home. They were both hanged at Tyburn in 1773. Jerry Abershaw, an even more infamous footpad whose crimes included killing a police officer in the act of arresting him, was also active in the area, and after his hanging on Kennington Common in 1795 his body was brought back to the scene of his criminal activities and exhibited on a gibbet. It is thought that Tibbet's Corner is a corruption of the word gibbet.

**3.12** The MP and inventor David Hartley's Fireproof House (built in 1776) was a revolutionary design incorporating paper-thin laminated copper and iron plates between the floors. To demonstrate its effectiveness, Hartley invited George III and Queen Charlotte to breakfast on the first floor, all the while a fire burned in a room on the floor below. The obelisk between Wildcroft Manor (built near to the site of the Fireproof House) and Tibbet's Corner stands testament to this event.

**3.13** The fireproof house was substantially extended in 1817 and later bought by the publisher Sir George Newnes (who donated the library in Disraeli Road in Putney). He also bought the neighbouring Wildcroft (built 1877). Newnes demolished the fireproof house in 1886 to add to the grounds of Wildcroft and in 1936 Wildcroft itself was demolished to make way for the mansion flats known as Wildcroft Manor.

**3.14** During the course of the Second World War, even this relatively rural location suffered from bomb damage. Three V1 flying bombs landed on the Heath inside the present-day conservation area, and one just outside it, near to Scio House (where Lynden Gate now stands). Many of the Highlands Heath blocks suffered blast damage with some more serious, and Wildcroft Manor also suffered when a V1 bomb destroyed the large garage building behind the Telegraph, seriously damaging the pub and causing blast damage to the surrounding flats. The garages were subsequently rebuilt as single units.

**3.15** Some serious damage also occurred to the north of the Manor Fields Estate, damaging nos. 74 and 76 Putney Hill beyond repair. The two villas on Wimbledon Parkside which were replaced by Chilworth Court were also seriously damaged.

**3.16** A different kind of fire was made at the top of Putney Hill for the coronation of Elizabeth II in 1953, a beacon built by the Scouts of Wandsworth, Putney and Roehampton and lit on the day itself by the Mayor. Even in recent times Putney Heath's high ground has retained its status as a focal point.



Putney Heath Conservation Area Appraisal & Management Strategy



**Figure 8** These two maps date from 1896. Large houses have been built fronting the heath along Putney Hill and Wimbledon Parkside. The pond on Putney Hill, Fairlawns and Elmley House on Wimbledon Parkside remain, although much has changed today

**3.17** The biggest change to the area in recent years has come from the development of the A3 as the main arterial road; the development of the Tippet's Corner interchange; and the closing of Portsmouth and Telegraph Roads to through traffic in the late 1960s. The area has therefore regained its isolated, rural air but the mansion blocks of Highlands Heath now look somewhat incongruous no longer fronting a main road.

**3.18** Apart from Bowling Green House, many other large houses existed in the immediate area. Of the grandest houses fronting the Heath on Wimbledon Parkside, only Fairlawns remains today. Fairlawns was built in 1853 for the surgeon dentist to Queen Victoria and is Grade II listed. The major change occurring after the First World War was the gradual but widespread demolition of the older large houses that no longer suited the changing population and economy. In the 1930s North House was replaced by mansion flats called Manor Fields; Highlands by the Highlands Heath flats; and Wildcroft by the Wildcroft Manor flats. Scio House was replaced by Lynden Gate (just outside the conservation area) as late as the 1980s. Bristol House and Bowling Green House both made way for detached houses: Bristol and Heathview Gardens and Bowling Green Close, respectively.



Figure 9 Bristol House



Figure 10 Wildcroft



Figure 11 Wimbledon Parkside houses. The pond remains, but not the houses



Figure 12 Lyle Park, Wimbledon Parkside which still exists today



**3.19** A fuller account of the histories of the former great houses can be found in *Villas and Mansions of Roehampton and Putney Heath* written by Dorian Gerhold and published by the Wandsworth Historical Society.

**3.20** When the Heath gradually became enveloped by the surrounding great houses and their grounds, the rights of the commoners to graze animals were withdrawn, gradually leaving only the pound (Grade II listed) close to the Green Man public house as evidence of this former activity. Any stray animals were kept in the pound until released on the payment of a fine by their owners. Proposals were put forward by English Nature in the late 1990s to allow grazing on the Heath for the first time in 150 years in order to prevent the gradual intrusion of new trees, but these plans were not taken up.



**Figure 13** The village pound as it was c.1901



**Figure 14** This aerial photograph taken around 1925 shows the Victorian mansion, Wildcroft and its gardens with the Telegraph pub to the right and the newly built houses on Bristol Gardens and Heathview Gardens to the north

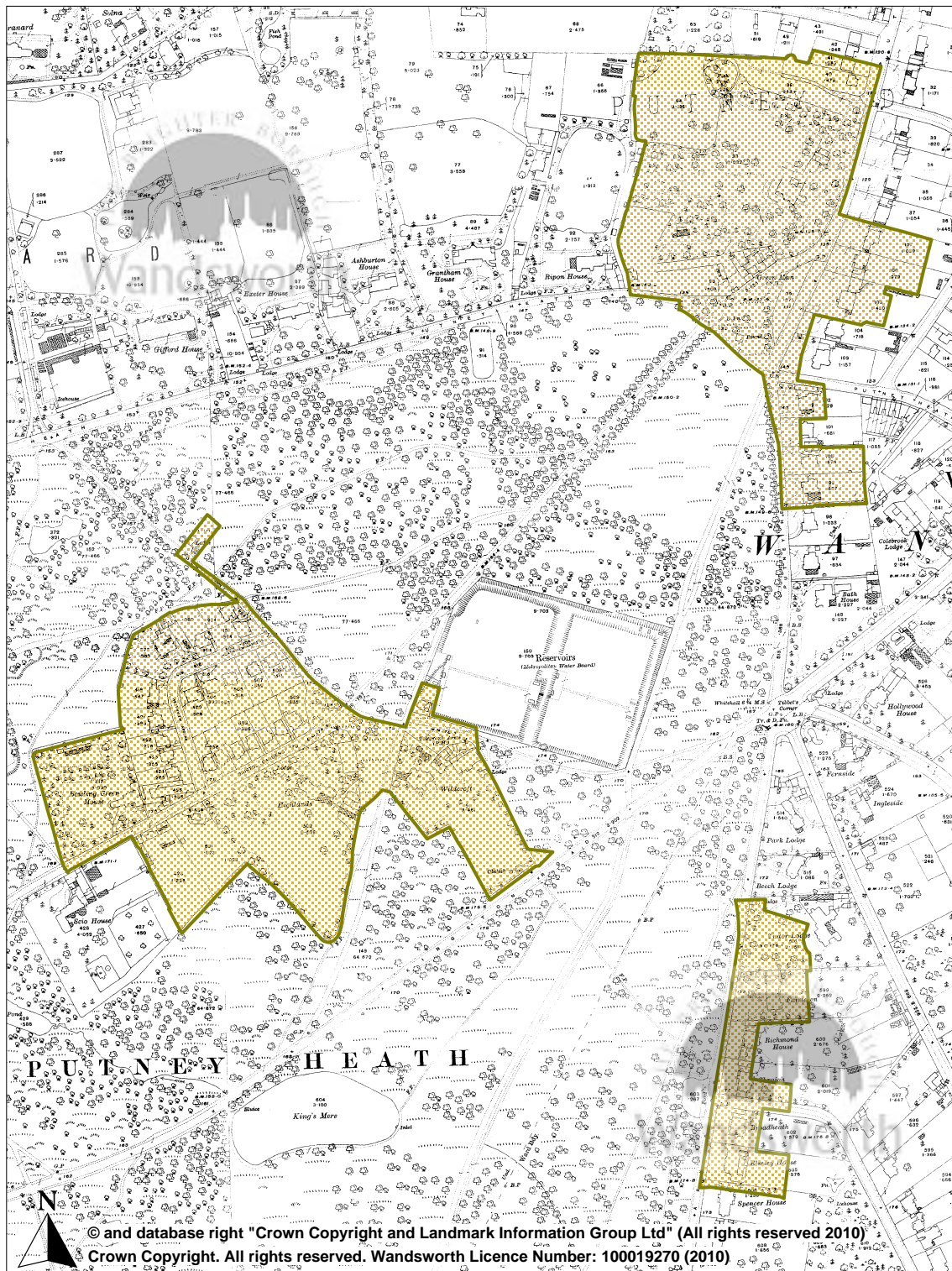


Figure 15 Map of 1916-19 showing that Heathview and Bristol Gardens have been built on the site of Bristol House





Figure 16 Map from the 1930s showing the old estates all developed with the exception of Scio house, bottom left

## **4. CHARACTER AREAS**

### **Introduction**

**4.1** The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by insensitive alteration to any of these elements. Putney Heath Conservation Area has a diverse character and has therefore been divided into smaller areas of similar character which are shown on the map on the next page.

**4.2** The omission of any particular building or feature in this text does not mean it is of no importance. Advice should always be sought from the Conservation and Design Group before considering the alteration or demolition of any building or garden boundary or the removal of any tree.

### **Townscape maps**

**4.3** Townscape maps accompany each character area to set out at a glance the positive features of each area. The Council has a duty to preserve or enhance the character of the conservation area and there is a presumption in favour of retaining buildings and spaces making a positive contribution to this character. The features that make up the character of the conservation area should be conserved and enhanced wherever possible and it would be against Council policy to allow the loss of important spaces or buildings within the conservation area.

### **Building use**

**4.4** All three parts of Putney Heath Conservation Area are overwhelmingly residential, and only one building (the large nineteenth century house which is now Prospect House School on Putney Hill) has been converted from its original use to serve a new function. Apart from the loss of the front gardens to form a car park, the exterior of the building appears much as it would have done in the Victorian era.

**4.5** There are two public houses in the conservation area: the Green Man and the Telegraph Inn. There is one office building: Nelson's House on Wimbledon Parkside that was built as a replica of a Victorian villa (Broadheath) previously on the site.



## Map of character areas



### Key

- |                                                         |                                |
|---------------------------------------------------------|--------------------------------|
| 1 Wimbledon Parkside                                    | 8 Bowling Green Close          |
| 2 Tibbet's Ride, Putney Heath and Putney Hill           | 9 Garden Close and Paddock Way |
| 3 Heathview Gardens, Bristol Gardens and Bensbury Close |                                |
| 4 Manor Fields                                          |                                |
| 5 Telegraph Road                                        |                                |
| 6 Wildcroft Manor                                       |                                |
| 7 Highlands Heath and Portsmouth Road                   |                                |

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**Figure 17 Map showing the conservation area divided into areas of distinct character**



## 5. CHARACTER AREA 1: WIMBLEDON PARKSIDE

**5.1** This character area consists of a mixed group of buildings united by their situation along Wimbledon Parkside, fronting the Heath.

### Townscape

**5.2** The buildings in this character area are of diverse ages and styles, but they all share a common formality of townscape. Each building is set within a generous plot of land which allows open space to the front, sides and rear of each building. This reflects the status of the first buildings on this street which were large Victorian villas and this has set the subsequent pattern of development. Fairlawns and Elmley House are the only remaining Victorian villas in this area, but the other buildings, such as Nelson's House (a replica Victorian villa) and Oatlands Court (1950s) still follow the overall pattern. It would be clearly inappropriate for any new development to break this well maintained building line.



Figure 18 Wimbledon Parkside townscape map

**5.3** The area along Wimbledon Parkside is characterised by the impression of open space, by the formal setting facing the Heath and the generous plots in which the large and architecturally diverse buildings sit. There is a mix of nineteenth century villas and 1950s flat blocks. Fairlawns (1853) and Oatlands Court (1950s flat block) both sit in walled grounds (the latter belonging to the demolished Tudor Lodge), emphasising the formal, planned nature of the area originally stemming from the series of large houses set back from the Heath with carriage drive entrances.

**5.4** The 11-storey point block, Oatlands Court, is particularly visible from Tippet's Corner and is something of a local landmark. The 1950s Chilworth Court is set back from the road behind railings, trees and a private lawn, and adeptly turns the corner into Inner Park Road. This later 5-storey building was designed to front the main road and keep to the same building line as the older villas. The new office building on its opposite corner was built as a replica of a house formerly on the site, and provides an imposing view when travelling towards Wimbledon.

**5.5** The buildings are of a light, sand-coloured brick (the later flats being built to follow, with their rendered panels, the textures and palette of the earlier buildings). Heights of buildings range from the two-storey villas of Fairlawns and Elmley House, through four-stories (Nelson's House) and five (Chilworth Court) to the point block of Oatlands Court with eleven stories.



**Figure 19** The streetscape of Wimbledon Parkside: small slab paving, formal railings and boundary trees

fronting the heath, the large format York stone paving and granite kerbstones have been lost. However some historic integrity at street level has been preserved by the lack of yellow lines.

**5.6** Building mass appears consistent thanks to the set-back nature of the buildings in their plots and careful design. These plots are all an appropriate size for the mass of the buildings contained within them.

### **Streetscape**

**5.7** The Wimbledon Parkside character area has a streetscape of neutral quality with modern small-slab paving and brick edging to pavements. It is regrettable that in a previously high status street

**5.8** The function of a major road has required a number of traffic signs, but these are neither too large nor overly intrusive.

### **Boundary treatments**

**5.9** Boundary treatments are another consistent element in this area. Most of the buildings are fronted by high walls, railings or a combination of both. The boundary to Oatlands Court was in fact the wall to the demolished Tudor Lodge and this serves to provide continuity in spite of the modern development behind it. The formality and grandness of the boundaries serve to emphasise the size and importance of the buildings, whilst also maintaining historical continuity.

### **Trees**

**5.10** The mature trees are an important aspect of this character area and help to visually separate the buildings from the road as well as providing a transition between the heath and the buildings.

**5.11** There are no street trees, but the large front gardens contain many different species of tree such as Norway Maple, Birch, Sweet Chestnut, Lime, Sycamore, Laburnum and Yew. The species are mainly native British species, with some exotic ornamental varieties such as the Strawberry Tree and a Blue Cedar.



**Figure 20** Trees and soft landscaping around Chilworth Court.



## Green space

**5.12** This character area contains abundant green space which is appropriate for a street of large buildings looking onto the Heath. As previously stated, the gardens are generally filled with large trees.

**5.13** Front gardens are wide and deep and follow a regular building line. The exceptions to this are Fairlawns which has a particularly deep front garden with a carriage drive and Oatlands Court which gives the impression of having a deep front garden due to the orientation of the block. These large gardens give the area a feeling of spaciousness and provide good settings for each building whilst linking them visually.

**5.14** Space exists around each building although in some instances this is given over to car parking. Parking is generally disguised however by the extensive planting and high walling.

## Buildings



Figure 21 Fairlawns

**5.15** The most notable building here is Fairlawns (no. 89), a Grade II listed late classical villa designed by Rawlinson Parkinson in 1853 for the surgeon dentist to Queen Victoria, Edwin Saunders. It is characterised by large pediments supported on massive pilasters which frame the half-height bays to each wing. A row of Ionic columns frame the entrance. The building is currently being adapted after a period of vacancy from office use into apartments.



Figure 22 Elmley House

**5.16** No. 81, Elmley House (called Castleton until 1872) is another large mid nineteenth century villa and is locally listed. It has two huge full-height bays probably added around the 1870/80s which give it an open aspect, and Doric columns framing a balcony over the main entrance. The outer windows on the original façade have moulded brackets

supporting prominent cornices. The large Tudor-style bays are at odds with the original design making it an unusual house in the borough. The ornamental chimney pots have now been painted.

**5.17** No. 83 is a replica of a house (Broadheath) which used to stand on the site and which was comparable in age to its neighbour Elmley House. Now an office building, the brickwork is of the same colour, and the windows have simplified surrounds which mimic those on no. 81, as do the stone quoins and cornice moulding.

**5.18** Oatlands Court is a local landmark and is the only tower in the Ackroydon (Windlesham Grove) Estate, which was built in the early 1950s to the designs of Colin Lucas of the London County Council Architect's Department. A point block of eleven storeys, its T-shape allows for three flats per floor, and for the incorporation of balconies to each flat. Its simple, unembellished design is typical of the humanist architecture of the 1950s.



Figure 23 Oatlands Court



Figure 24 : 83 Wimbledon Parkside





Figure 25 Former gatekeeper's cottage

**5.19** The gatekeeper's cottage to the former Tudor Lodge survives, and is of stock brick with tall chimneys and gables and heavy stone dressings around the windows.

**5.20** Also in this character area is Chilworth Court, another component of the Windlesham Grove Estate. It consists of two blocks, one of five stories which fronts Wimbledon Parkside, and a lower block of three stories which fronts Inner Park Road.

**5.21** The low connecting building formerly contained the laundry and stores and enables the whole building to turn the corner elegantly into Inner Park Road. It is built from the same colour brick as Oatlands Court and also incorporates rendered panels into the design. The flat roofs project slightly in the Swedish style and the balconies to each flat project over the expanse of green area fronting the blocks.

**5.22** The lightweight concrete landings to the front doors accessed from the rear of the blocks, along with the slender supporting metal columns give the whole rear elevation an open aspect which contrasts with the more usually robust heavy concrete balconies of social housing blocks.



Figure 26 Chilworth Court

## 6. CHARACTER AREA 2: TIBBET'S RIDE, PUTNEY HEATH & PUTNEY HILL

**6.1** Tibbet's Ride character area is a small area which continues northwards from Wimbledon Parkside and has similar spatial and architectural qualities, but is divided by the Tibbet's Corner gyratory.

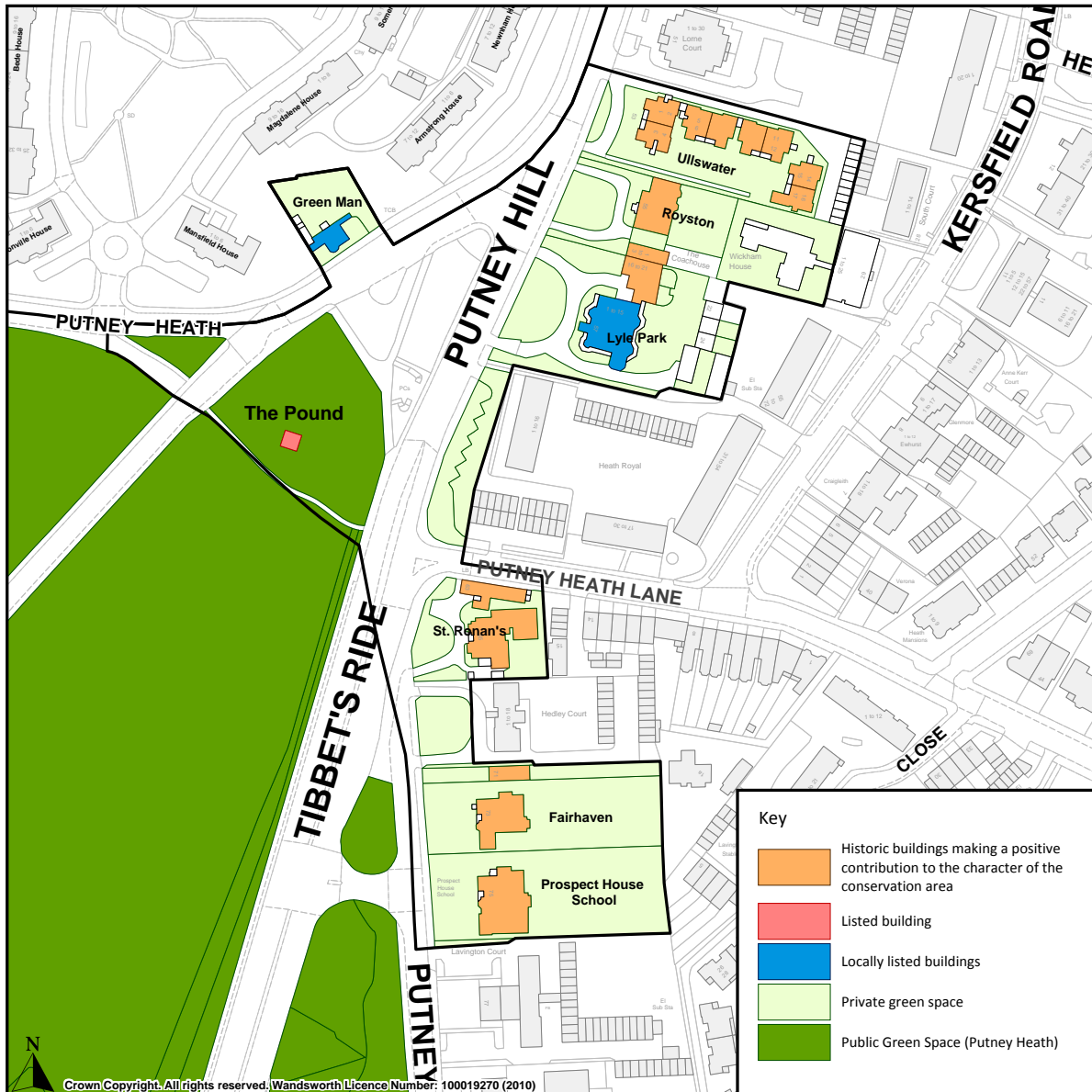


Figure 27 Tibbets Ride townscape map



## Townscape

**6.2** This area possesses a slightly more densely built up character than the other character areas so that there is a sense of transition from the town to the country.

**6.3** The nineteenth century villas (including the school at 75 Putney Hill) have extensive, well-treed front grounds, especially so at Lyle Park, and these contribute to a grand, formal feel. These are large three-storey houses with basements, but are set well back from the road. The former coach houses and lodge buildings associated with these houses are very important in emphasising their size and grandeur. The houses are also well spaced apart, creating a comfortable and spacious suburban quality.



Figure 28 Wide front gardens

**6.4** Ullswater, a 1930s two-storey flat development, sits in the plot formerly occupied by a single Victorian house, with a central garden overlooked by all flats. Set back from the road in a long, thin plot, the garden to the front of the development shields the flats from the road, and the front block appears as two semi-detached houses, the rest of the estate not being visible from the street. This helps preserve the low, open nature of the area while actually allowing for a relatively large development.

**6.5** The view over the green area in front of the two-storey Green Man public house is an especially picturesque focal point, with the timber fencing of the village pond (Grade II listed) contributing greatly to the edge-of-town aspect and overall sense of spaciousness.

## Streetscape

**6.6** The triangular green at the top of Putney Hill has a number of unmade tracks and paths criss-crossing it, and this accentuates the rural feel. The newly developed bus stand has transformed a formerly scruffy area of tarmac, and the timber benches and café kiosk give the area a more park-like appearance. The bus shelters, though of standard design are relatively unobtrusive and do not spoil the area as they have been placed away from key street scenes such as the Green Man pub with its nearby red telephone box. The telephone box in particular is a key traditional feature in this part of the conservation area.

**6.7** Pavements are of concrete slabs as elsewhere, though adjoining the green triangle on Putney Heath some attractive bonded gravel forms the footpath, which supports the park/rural appearance.

**6.8** Road signs are of the modern reflective type, and there are a considerable number of them as the area forms a busy intersection between Putney Hill, Tibbet's Ride and Putney Heath, but the wide open nature of the area means that they are not too intrusive.

## Boundary treatments

**6.9** Boundary treatments are of relatively low (considering the size of the properties) stone or brick walls, or tall railings on dwarf walls. Hedges and dense planting also help to define these broad boundaries.



Figure 29 View along Putney Hill

## Trees

**6.10** A number of mature trees are prominent on the triangle between Tibbet's Ride and Putney Heath. Street trees are rare in this character area, but mature trees are prominent in the gardens of the large villas, along with shrubs and hedges.

## Green space

**6.11** In the Tippet's Ride sub-area, the most important area of green space is the open triangle opposite the Green Man containing the village pond, and this open public area forms the entrance to the Heath.

**6.12** Front and rear gardens in the area are extensive and important as they provide attractive settings for the large houses. Where these have been turned into car parks, as at Prospect House School, this has been to the detriment of the area as a whole, which is otherwise very green.

**6.13** The setting of the Ullswater flats is also important, as the development has been made in a squared-off C-shape which has allowed for a communal lawn and garden which is overlooked by all the flats in the block. These private communal garden areas are also important in giving the area a wealth of green space.



**Figure 30** The village pond



## Buildings

**6.14** The Green Man public house is an eighteenth century building proposed for the local list, and parts of the building may date from as early as 1700. The pub is compact and simple in scale, as befitting its rural location, though there have been later extensions, and in the 1930s two attractive brown brick pergolas were added either side of the building to provide shelter for outdoor seating. The main building has tripartite sash windows to the first floor and a bay to the ground floor. The clock over the doorway adds to the charm of the building, as does the lantern above it and the brown pantile roof.

**6.15** The pub sign is a traditional freestanding timber structure across the road from the pub itself, and has been changed from the modern gingerbread man back to its original design. The Gilbert Scott telephone kiosk near to the Green Man considerably adds to the quality of the street scene.



Figure 31 Green Man public house

**6.16** The Grade II listed pound on the triangle of green opposite the Green Man is an easily overlooked reminder of one of the former functions of the Heath, that of grazing animals, and is a rare survival. Stray animals were held in the pound, to be released upon payment of a fine by the owners. The simple timber fencing with posts and three tiers of rails dates from the nineteenth century, but it almost certainly replaced an earlier, similar structure.

**6.17** Lyle Park at 57 Putney Hill is a Dutch gabled and turreted redbrick house with a copper-roofed verandah extending across its front elevation. Locally listed, it was built in 1892. Elegant stone dressings complement the tones of the brickwork and slated mansard roof. The house is the source of some confusion, as it was thought to have been built for Abram Lyle, founder of the sugar company that became Tate and Lyle after merging with Tate and Sons in 1921. The house was originally called 'Wynnstay' and was renamed 'Lyle Park' around 1955 when it was acquired by the grand-daughter of Abram Lyle and changed from a hotel and health club into a home for retired Scots. It has now been converted into private flats.



Figure 32 Lyle Park

**6.18** Nos. 55 (Royston), 65 (St. Ronan's), 73 (Fairhaven) and 75 (now Prospect House School) are a collection of large, attractive detached gault brick villas with tall, detailed chimney-stacks and generous fenestration. All have decorative brick band-courses and stone or brick dressings and decorative mouldings in subtly varying colours.



Figure 33 : Royston, 55 Putney Hill



Figure 34 : St Ronan's, 65 Putney Hill



Figure 35 : Fairhaven, 73 Putney Hill



Figure 36 : Prospect House School, 75 Putney Hill

**6.19** Ullswater (1935), at no. 53 Putney Hill, is another excellent example of a 1930s flat development, on a much smaller scale than Manor Fields, Highlands Heath and Wildcroft Manor, but no less careful and imaginative in its details.



**6.20** The main Putney Hill elevation appears at first to be a pair of semi-detached houses when viewed from the street, but is one of four blocks making up a mini-estate with a central communal lawn and landscaped grounds. They are built from a warm brown brick, which is contrasted by the deliberate whiteness of the pointing to striking effect.

**6.21** The projecting bays with hipped roofs and tile-hung panels give the blocks a picturesque domestic quality which is furthered by the leaded timber casements and inclusion of balconies, which in the rear courtyard overlook the communal lawn.

**6.22** No. 76 Putney Hill is an early twentieth century neo-Georgian two-storey building with attic dormers which appears to have been substantially rebuilt following World War II. Of reddish-brown brick, it has an attractive domestic scale, incorporating sash windows with Georgian glazing bars. These have segmental arches on the ground floor with flat arches to the first floor. A pair of Tuscan Doric columns frame the front entrance, with a segmental arched pediment above.



Figure 37 Ullswater seen from the street



Figure 38 Ullswater seen from the gardens



## 7. CHARACTER AREA 3: HEATHVIEW GARDENS, BRISTOL GARDENS AND BENSBURY CLOSE

**7.1** Heathview Gardens is a curved street of medium sized detached Edwardian houses. Bristol Gardens is the part of the area running along the north side of Portsmouth Road.

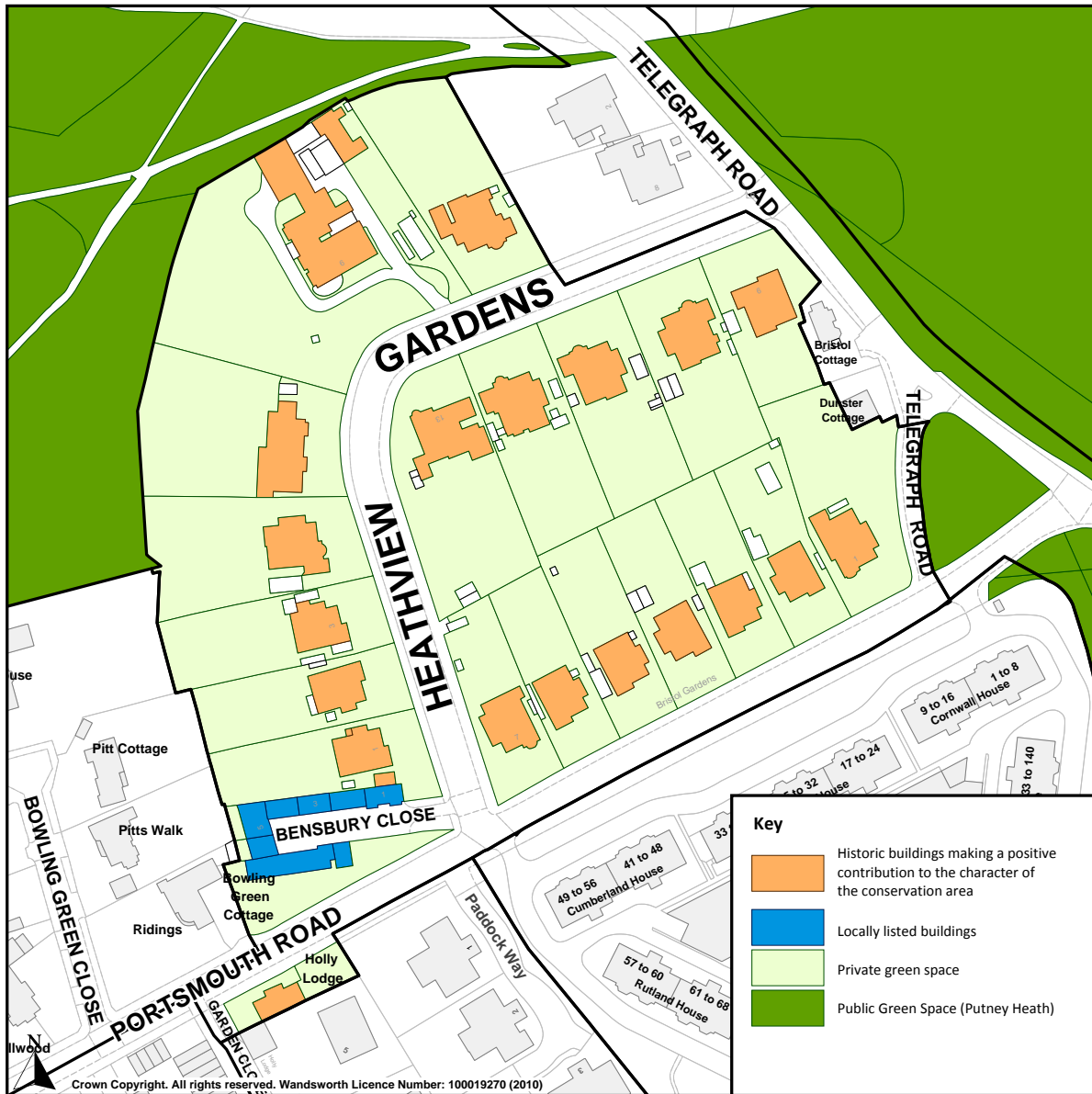


Figure 39 Heathview Gardens townscape map

## Townscape

**7.2** This character area contains a curving street of three-storey, medium sized imposing houses that are well spaced in ample plots, with front and rear gardens that are equally important. The curve of the road through a 90 degree angle allows for further spacing on the outer curve with no break in the building line. House plots on the south side of Heathview Gardens allow for a back-to-back arrangement with the houses in Bristol Gardens. A long side boundary gives views in between the houses adding to the pleasant spaciousness.



**Figure 40 Bristol Gardens: Houses mingle with trees**

**7.3** The properties in Bristol Gardens front the Portsmouth Road and their mass, design and arrangement within plots are very similar to the houses in Heathview Gardens. Their location fronting this straight road and the boundary treatments suggest that the Bristol Gardens houses have a different, more formal relationship with the area in which they are situated, and this gives away many visual clues that Portsmouth Road was once much more important as a busy thoroughfare.

**7.4** Bowling Green Cottage and the mews houses in Bensbury Close feel separated from both Portsmouth Road and Heathview Gardens and are essentially self-contained. The mews are two storeys and arranged around an elongated C-shape, with the total plot size less than that of a single house plot in Heathview Gardens. Bowling Green Cottage has a wide, thin garden fronting Portsmouth Road and is secluded behind a high brick wall.



**Figure 41 Bowling Green Cottage appears apart from the rest of the street**

## Streetscape



**Figure 42** Unusual and highly distinctive paving detail found in this character area

**7.5** A rare and very special type of pavement exists in Heathview Gardens, which is not found anywhere else in this conservation area. From the road to house boundary, it consists of: granite gutters and kerbstones; ragstone verges; red brick paving; rope-twist edging and a planting strip. Stable blocks have been used for the vehicle crossovers.

**7.6** Road markings have been kept to a minimum and there are no yellow lines to detract from this historic street surfacing.

**7.7** The small, square concrete paving stones in Bensbury Close mimic the stable blocks appropriate for a mews and differentiate between the private space in the mews and the public footway in Heathview Gardens. The timber gate forming the entrance emphasises the separation of these older properties from Heathview Gardens.

## Boundary treatments



**Figure 43** Typical fence and gates in Heathview Gardens

**7.8** The original boundary treatment in Heathview Gardens was composed of timber fences and wide panelled gates with spindles. These still remain in significant numbers, painted or unpainted. Bristol Gardens houses, once on the main road, have five-feet high brick walls with timber gates, and the walls have generally survived well.



The Art Deco vehicle and pedestrian gates at no. 2 Bristol Gardens are most attractive and form an unusual but fitting link between the periods of development predominant in the area.

**7.9** Brick walls in Heathview Gardens, especially when paired with metal railings, have tended to detract from the unity and gentle quality afforded by the timber fencing.

## Trees

**7.10** The size of the front and rear gardens of the houses in Heathview Gardens and Bristol Gardens are conducive to large, mature trees which are extremely important and help to define the character of this semi-rural area.

## Green space

**7.11** Many front gardens contain shrubs and areas of lawn and flower beds. Where these features are absent or have been removed for vehicle hard standings the effect has been to undermine the overall verdant character and has led to sterile patches of concrete or paving.

**7.12** Bensbury Close and Bowling Green Cottage are secluded within the surrounding trees and gardens and these areas have an especially rural character.



Figure 44 Painted gate with spindles



Figure 45 A house in Bristol Gardens with a row of neatly pollarded trees in the front garden

## Buildings



Figure 46 Mock timber framed houses with brick wall typical of Bristol Gardens

**7.13** The Edwardian detached houses in Heathview Gardens and Bristol Gardens are three storey detached houses built in yellow stock brick. Elegantly gabled in the Old English style and half-timbered, some houses have semi-circular bays and attractive bargeboards in the gables. Double-height side-porches with large areas of glass and Arts and Crafts timberwork are a recurring feature, as are tall chimneys.



Figure 47 House in Heathview Gardens with fences and gates typical of this street



**7.14** The small two storey mews houses in Bensbury Close were originally the stables and grooms' accommodation for Bowling Green House and they were once known as Bowling Green Mews. These eighteenth century stables have since been converted to houses and are an attractive and historic part of the conservation area. The joined buildings are rendered with steeply pitched clay-tile roofs. The different door and window sizes and their different heights add to the charm.



**Figure 48 Bensbury Close. Former stables with concrete stable blocks (modern)**

**7.15** The long, two storey range of Bowling Green Cottage is, along with the mews, one of the oldest buildings in this character area having been built for the estate manager for Bowling Green House. It is white-painted with black timber sash windows which afford a striking contrast to the rest of the street.

**7.16** Holly Lodge is thought to have been built in around 1904 on the site of an old gardener's cottage attached to Bowling Green House. The lodge is of red brick with decorative hood moulds above the ground floor windows and later dormer roof extensions. Overall it has an attractive low-key appearance.



**Figure 49 Holly Lodge**





## Townscape

**8.2** Buildings in Telegraph Road are infrequent, fragmented, are of differing design and character and occupy widely different plots.

**8.3** The Telegraph public house is a two-storey, sprawling building set in its own garden area at the junction of Wildcroft Road. It forms a focal point at the end of Telegraph Road, and its open situation is in contrast to the secluded mansion flats of Wildcroft Manor, which sit behind it.

**8.4** Reservoir Cottage, the bungalow on the junction opposite, occupies the corner of a shallow, wide plot. It has a low-key quality appropriate to its location and provides a visual stop to Wildcroft Road without dominating the area.



Figure 51 View of the Heath from Telegraph Road

**8.5** Dunster and Bristol Cottages both occupy plots subdivided from larger ones, but they are the only two properties to do so, and Bristol Cottage originally belonged to Bristol Lodge. Bristol Cottage is a single storey structure and Dunster Cottage is a one-and-a-half-storey dwelling with a mezzanine opening into the roof. In consequence neither building intrudes into the street scene and both are secluded by the small triangle of green space bordering Portsmouth Road.

**8.6** The tallest building in Telegraph Road is the three-storey Hazel Croft, built to the same size and style as the Heathview Gardens houses, and occupying a similar large plot. It allows the Edwardian character of Heathview Gardens to continue into the more rural surroundings of Telegraph Road, but again the house is set well back with a spacious front garden and does not disrupt the feel of the area.



Figure 52 Looking towards Heathview Gardens

## Streetscape

**8.7** The pavements in this street are generally tarmac with granite kerbs and the roads are the standard tarmac finish. Near the bus stop in Telegraph Road the pavement surface treatment has been changed to some attractive bonded gravel, which enhances the rural appearance of the edge of the heath.

**8.8** The bus shelter is a standard model, but due to its simple transparent design and the gravel surface it does not appear overly obtrusive.

**8.9** There are few road markings to spoil the appearance of this country lane. Individual granite blocks, spaced at intervals act as warning studs marking the footpath and heathland beyond. This is a low key rural treatment that allows the road to bleed into the heath discreetly without disrupting the area's rural character.



**Figure 53 Granite kerb stones with unfortunate double yellow lines spoiling their appearance**



**Figure 54 Pillar box on Telegraph Road**



**Figure 55 Bus stop with bonded gravel pavement**

**8.10** The Victorian pillar box on the corner of Heathview Gardens makes a strong traditional visual impact in this setting.



**8.11** On the triangle of green space between Telegraph Road and Portsmouth Road are a profusion of small road signs which have a cluttering effect on the street scene and appear incongruous in this location.

### **Boundary treatments**

**8.12** Boundaries are also very varied along Telegraph Road. Reservoir Cottage is enclosed by metal railings and brick gate piers, while the large Edwardian houses have a mix of tall timber fences and high brick walls with stone pier caps and hedges behind.

**8.13** Bristol Cottage has brick gate piers with large stone ball finials, timber gates and a timber fence, and the recent Dunster Cottage also has a mixture of timber fencing and a high brick wall.



**Figure 56** A cluster of street signs spoils the rural atmosphere



**Figure 57** Telegraph Road with feather edged fence boundaries



**Figure 58** Crossroads Cottage behind its perfectly clipped hedge from some degree of enhancement.

**8.14** Crossroads Cottage has a very picturesque high hedge with an entranceway incorporated, with a timber picket gate leading to the public pathway across the Heath.

**8.15** The Telegraph public house has no fixed boundary and its beer garden extends to the roadway, giving it a pleasant, open aspect.

**8.16** All boundaries in this area are appropriate for the types of property, though Reservoir Cottage would benefit

## Trees



**Figure 59** Trees lining Telegraph Road

**8.17** Telegraph Road is bordered on both sides with mature trees.

## Green space

**8.18** Telegraph Road runs through the heath and therefore has an important relationship with it. The heath appears to run right up to the Telegraph pub and give the impression that it is in the countryside and not in London at all.



## Buildings

**8.19** Parts of the Telegraph public house date from the early Victorian period, though the building has been extended and altered since. Set in its own grounds, the two-storey building helps give the area its rural character, and is of an understated appearance with rendered elevations, a shallow pitched roof and timber sash windows. It is proposed for the local list, and the appearance of the building is now similar to that of the second telegraph station depicted on the pub sign.



Figure 60 The Telegraph public house

**8.20** The small rendered cottage next to the reservoir (known as Reservoir Cottage) is a low-key but important building in the conservation area, and is a link to the history of the Victorian reservoir which was remodelled in the 1990s. Its small scale is perfect for the somewhat rural junction into the Portsmouth Road sub-area.



Figure 61 Reservoir Cottage

**8.21** Bristol Cottage on Telegraph Road, formerly in the grounds of Bristol Lodge (now no. 9 Heathview Gardens) is a small single-storey ancillary building to the larger main house with a low roof and tall central chimney-stack. It makes for a highly picturesque single dwelling fronting onto the Heath, having a hipped gablet roof and an integral porch with ornate timberwork.



Figure 62 Bristol Cottage





**Figure 63 Dunster Cottage**

this location first appears on the OS maps around the time of the First World War. The current building is a later low structure of rendered brickwork with a simple gable roof with a steep pitch and timber cladding.

**8.22** Next to Bristol Cottage is Dunster Cottage, a modest new two-storey house (built in 2006) with a steeply pitched roof, large areas of glazing and a modest balcony overlooking the front garden. It is a good example of how a modern structure has been incorporated into the conservation area without trying to pastiche the existing buildings or to assert its individual identity too strongly.

**8.23** Slightly apart from the Edwardian houses in Heathview Gardens is Crossroads Cottage. A lodge building in

## 9. CHARACTER AREA 5: MANOR FIELDS

**9.1** The character area containing the landscaped Manor Fields estate fronts on to the Heath itself, but is separated from it by high railings and gates, creating a very distinct pocket of character.

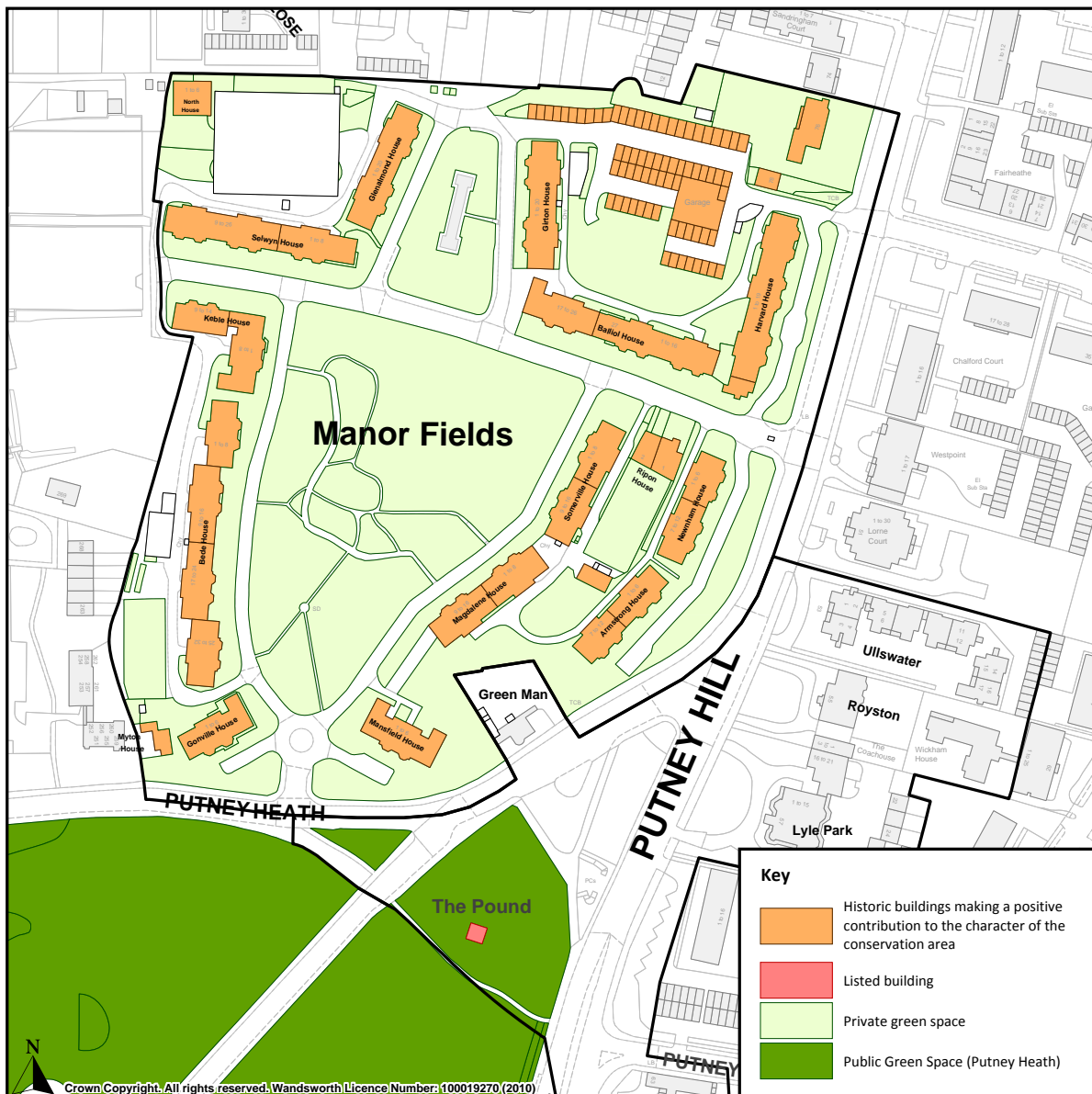


Figure 64 Manor Fields townscape map

## Townscape

**9.2** The grounds of the Manor Fields estate contain formal pathways, a miniature wood and an ornamental pond, and within the site the impression is one of a private estate secluded from the outside world, despite it being located next to a major road junction. The four-storey mass of the buildings themselves is toned down by the extent of their setting, and they are spaced in rows facing the landscaped parkland. The two low-key gated entrances give an impression from the outside that the estate is smaller than it actually is.

## Streetscape

**9.3** Within the boundaries of Manor Fields, the landscaped grounds allow for long access roads, and the spaces between the blocks give rise to pathways with trees and gardens which run around the rear of the flats. These spaces are as important as the roads and footpaths fronting the blocks, and give a different, more secluded aspect to the estate. These meandering pathways are of an aggregate-embedded poured concrete appropriate to the age and appearance of the estate. There are no road markings, a fact which emphasises the separation of the estate from the strictures of the streetscape lying just beyond its borders and which also underline the private estate character.



**Figure 65** Manor Fields flats with neat grass verges and no road markings



**Figure 66** Gardens and pond within the grounds



## **Boundary treatments**

**9.4** Manor Fields is bounded by a low brick wall supporting tall cast iron railings, with a hedge set behind. The ornamental lamps above the imposing brick gate piers are a picturesque touch. The gates are also of cast iron, to a simple unadorned design.

## **Trees**

**9.5** The trees forming the miniature wood in the centre of the estate, as well as the other mature trees close to the roadways are vital to the character of Manor Fields, and add considerable visual interest to the landscaped setting.

## **Green space**

**9.6** Each block is fronted by a small flower garden, and there are small roundabouts which are also planted with flowers and plants. The formal lawn containing the rectangular pond counterpoints the larger expanse of landscaped green space with the latter's miniature wood and its secluded seating area in the middle.

## **Buildings**

**9.7** The Manor Fields estate was built in 1932-33 by John Laing and Son. It comprises a number of mansion flat blocks grouped around a landscaped central garden. The blocks are built in a crisp Arts and Crafts Tudor style with simple but well designed details. They are distinguished by their clay tiled mansard roofs, black-painted leaded-light Crittall windows and by the red-brown colour of their brickwork. The features on the blocks are uniform and the prominent squared-off full-height bays and tall chimney stacks are also dominant design features. The studded, timber entrance doors are framed by moulded, Tudor-arched doorways with squared-off hood moulds. The rounded York stone steps leading to each block complete the air of quality. The estate was designed to provide car parking for early car users, and the original garages are stepped into the landscape. They have simple, uniform and utilitarian features and represent a rare survival. There are also tennis courts and seating in the gardens for leisure. This high quality estate remains extremely well maintained to this day.



Figure 67 Manor Fields



Figure 68 Tudor style varnished oak door and stone surround



Figure 69 A typical part of one of the blocks with splayed bays and windows with square leading and stained timber frames

## 10. CHARACTER AREA 6: HIGHLANDS HEATH AND PORTSMOUTH ROAD

**10.1** Highlands Heath is a 1930s development of flats fronting Portsmouth Road and stretching southwards in a triangular shape.



Figure 70 Highlands Heath townscape map



## Townscape

**10.2** The mansion flats of Highlands Heath exist as a separate character area in themselves, but they have a formal bearing on the character of the Portsmouth Road, onto which they front. Historically this influence would have been the other way round, with the former main road influencing the composition and layout of the estate. Now that the road has been closed to through traffic, the quiet secluded feel to the area has been enhanced. The estate was built in the grounds of Highlands, the Victorian villa previously on the site, and the historic plot has shaped this 1930s development as much as the influence from the Portsmouth Road.

**10.3** The blocks are arranged within the confines of the plot around central tennis courts with underground garages beneath, with a private road leading around the perimeter. The development lacks the open space and more careful composition of the Manor Fields estate however, leading to a more urban character.



Figure 71 Highlands Heath seen from Portsmouth Road

## Streetscape

**10.4** Tarmac road surfaces, and grass verges rather than pavements characterise the streetscape of the estate, with some use of yellow lines which seem misplaced in such a setting. Kerbs are of granite.

**10.5** Portsmouth Road is also free of road markings, which would create an inappropriately urban character, and its pavements are of tarmac with granite kerbs as are found in the adjoining Telegraph Road. However, this tarmac is often scruffy and of ill-matching colours where it has been renewed following excavation for services, and this tends to detract from the otherwise well-kept street scene.

**10.6** Traffic signs, though, are largely absent, confined to small, lamp-post mounted items.

## Boundary treatments

**10.7** The Highlands Heath estate is bordered along its Portsmouth Road boundary by a contemporaneous low brick wall with simple railings.

## Trees

**10.8** A line of mature trees runs along the boundary, softening the impact of the densely laid out blocks fronting onto the Portsmouth Road.

## Green space

**10.9** Within the estate the simple landscaping consists of narrow grass verges running uninterrupted along the length of the building frontages, along with some small trees.

## Buildings

**10.10** Highlands Heath appeared in 1936, and takes its name from the single large house (built in 1806-7 and enlarged twice during the century) formerly on the site. The flats have a more formal, urban character, as befitting their location fronting the former main road. They, too, are in the Tudor style, of four storeys with full-height bays, but are plainer in detail than Manor Fields blocks (lacking for example the Tudor-style entrance doorways), which they superficially resemble. They are also built from a dark, reddish-brown brick and have leaded steel-framed windows. Roofs are shallow and squared off, with ridge tiles predominant. Presenting an imposing frontage to the Portsmouth Road, their overall effect is probably greater now that the traffic has gone, enhancing their overall size and appearance.



**Figure 72** Highlands Heath with warm red brick, canted bay windows complemented by green grass verges

## 11. CHARACTER AREA 7: WILDCROFT MANOR

**11.1** This character area consists of a self contained group of Tudor inspired mansion flats shielded from the heath to the south-west by trees.

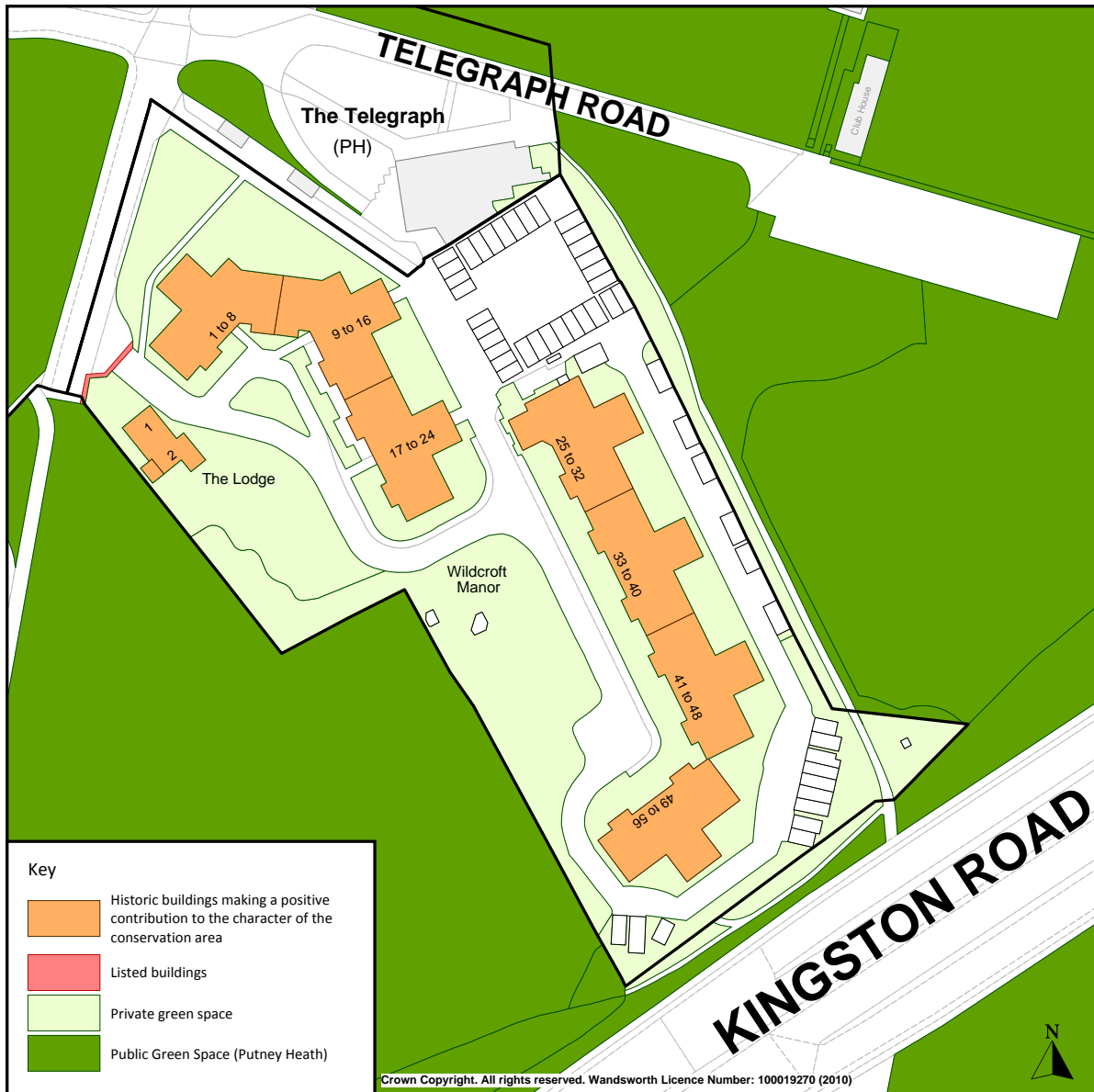


Figure 73 Wildcroft Manor townscape map

### Townscape



**11.2** The arrangement of the blocks of mansion flats forming Wildcroft Manor was determined by the plot formerly occupied by the large Victorian villa on the site. These four-storey blocks are arranged around a system of internal access roads and formally landscaped grounds, and are built in a much more restrictive plot than Highlands Heath, though the careful spacing of the blocks ensures that this is not at all apparent. The landscaping on the west side of the development ensures that the environment is welcoming and not oppressive, with the blocks generally overlooking the landscaped grounds on one side.

### Streetscape

**11.3** Wildcroft Manor is characterised by tarmac access roads which snake around the grounds, along with multicoloured grey, red and yellow pavement slabs laid out in a pattern which lend the estate a delightfully surreal air and contrast very well with the formal planting. Discreet white markings define some of the parking bays, and yellow hatching marks out the speed humps, but none of this is intrusive and there are no road signs.



Figure 74 Wildcroft Manor

## Boundary treatments

**11.4** Wildcroft Manor is bounded by high black railings with a pair of magnificent gilded entrance gates with lanterns. The entrance gates are Grade II listed.

**11.5** Inside, the estate is characterised by its shared planting and lack of boundaries denoting private property.

## Trees

**11.6** Many mature trees surround the estate, but very few exist within the estate itself. Pairs of rounded bay trees frame the entrances to the flats.

## Green space

**11.7** The estate is self-contained and doesn't address the heath at all. However, within the estate, the landscaping contributes strongly to the quality of the development. Wide grass verges run in front of the blocks giving the impression of well-manicured front lawns and the many planted beds are well maintained.



**Figure 75** Entrance to Wildcroft Manor, largely concealed by trees

## Buildings

**11.8** On the site of the demolished house Wildcroft, the mansion flats bearing its name were built in 1936. The flats as a whole are more like a country estate in character, and are in the Tudor vernacular, with their four storeys having a variety of facing treatments, render, plain brickwork and weatherboarding with half-timbering to the full-height gabled bays. The heavy mansard roofs incorporate dormer windows, and all windows are Crittall steel-framed leaded casements, which have a vertical emphasis appropriate to the height and scale of the blocks.





Figure 76 Wildcroft - a half hipped mock timber bay



Figure 77 A pair of gabled bays, adding variety to the block



Figure 78 Entrance gates. These are Grade II listed



Figure 79 Typical bathroom window to rear of flats



## 12. CHARACTER AREA 8: BOWLING GREEN CLOSE

**12.1** Bowling Green Close represents a very distinctive blend of 1930s International Modernism coupled with a typically English cul-de-sac format. These buildings are of great architectural interest and are particularly notable as not only were three of them designed by Wallis, Gilbert & Partners, but one was built as a home for Thomas and Douglas Wallis of that partnership.

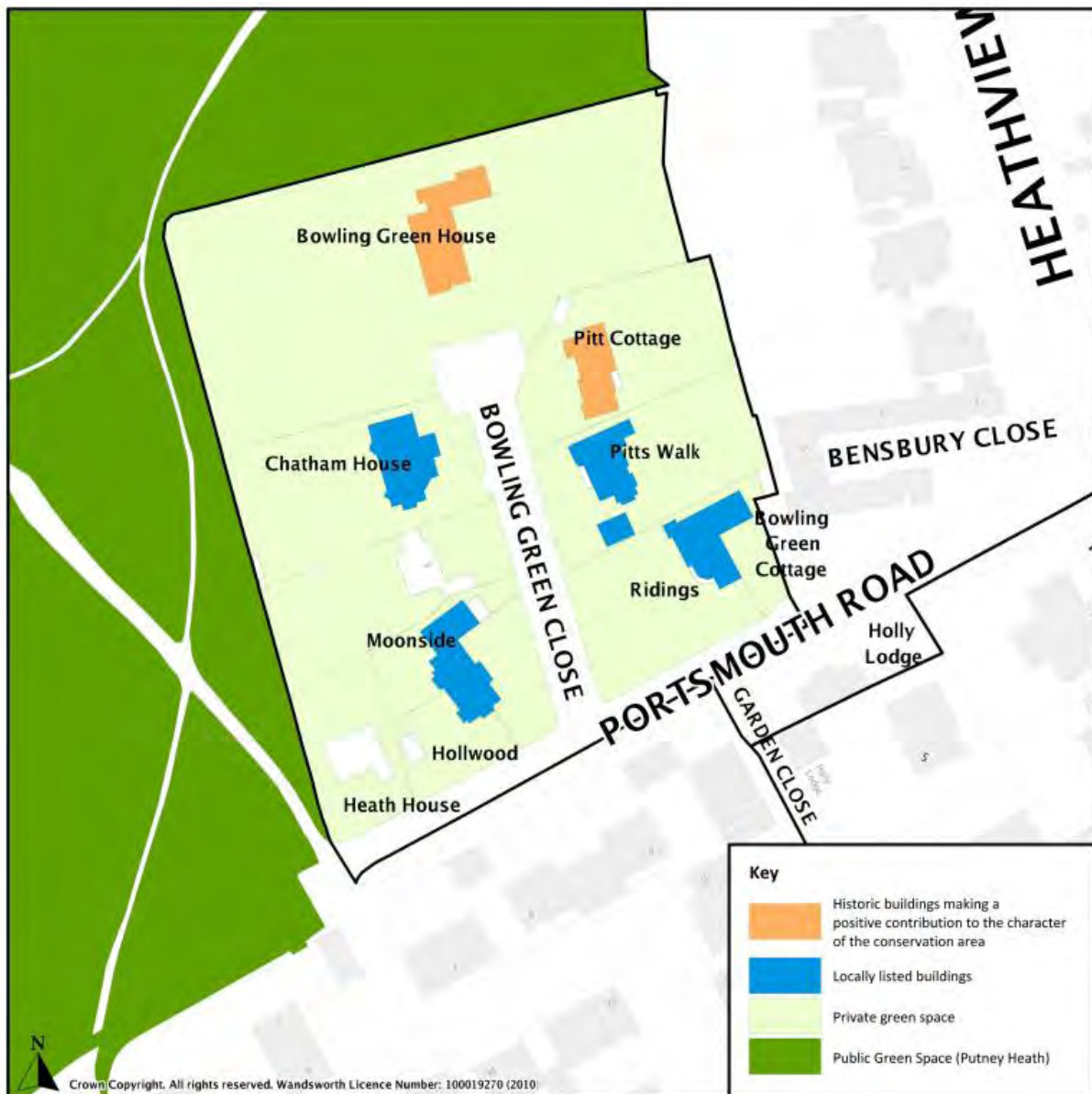


Figure 80 Bowling Green Close townscape map

## Townscape

**12.2** The 1930s houses of Bowling Green Close were built on the site of the demolished Bowling Green House, and they are constrained by its plot, since no more land was able to be enclosed from the Heath. The detached houses are all of two stories and have wide frontages, sitting well back from the road in generous plots, similar to the Edwardian houses along Portsmouth Road and in Heathview Gardens. It is this spacious suburban grain which gives Bowling Green Close its openness and charm, coupled with the undeniable quality and freshness of their design.

**12.3** The later houses built in vacant sub-plots have also followed this lead, and although they are not of note in an architectural sense they do at least conform to the building line and sense of scale of the area.

## Streetscape

**12.4** Bowling Green Close is paved with reddish concrete slabs, which helps to further distinguish this very different character area, and elsewhere the predominant surface material is tarmac with granite kerbs, which, though functional, is unobtrusive.

## Boundary treatments

**12.5** Boundaries are composed of low brick walls and squat hedges, which enhance the open aspect and cul-de-sac air of the Close. They also let the architecture of the houses themselves do the talking, which further draws attention to their quality.

## Trees

**12.6** There are some street trees in Bowling Green Close, along with many front garden trees, often of more exotic and unusual species. The trees are vital to the leafy character of this area, and provide the framing and setting for the houses. Rear garden trees are also numerous and important in that they indicate the presence and size of the gardens, and help distinguish this area as being separate from that of Heathview Gardens, which has a quite different character.

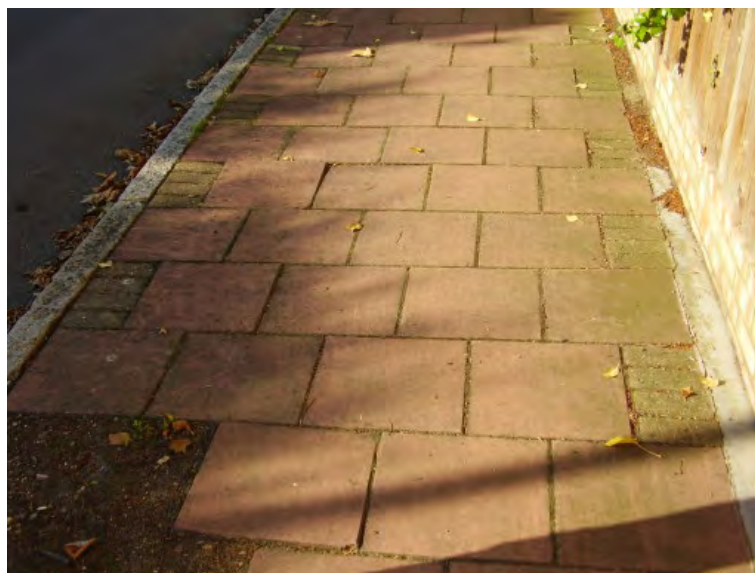


Figure 81 Pink paving slabs in Bowling Green Close

## Green space

**12.7** Although the front gardens of the properties in Bowling Green Close were built to incorporate driveways, green space is still highly significant, in the form of well landscaped ornamental planting and small lawns. They provide an attractive foreground and setting for the individual properties.

**12.8** Rear gardens are almost as large as those of the Edwardian houses and greatly contribute to the overall green aspect of this area.

## Buildings

**12.9** The 1930s houses in Bowling Green Close include both Arts and Crafts and International Modernist designs and are a unique collection within Wandsworth as well as representing a very different pocket of character within the conservation area. The other 1930s developments in the area are the planned estates of mansion flats, which look to a Tudor vernacular for their inspiration. These detached houses were mostly designed in the new avant-garde style of their time.



Figure 82 Bowling Green Close with trees and pink paving slabs

style, with a wing set at right angles to the main house. Rendered with a green-grey pantile roof, the black-painted Crittall frames provide a contrast to the otherwise spare elevations.

**12.10** Pitt Cottage (1936) is in the Arts and Crafts vernacular revival style, with a hipped roof, full height hipped bay and dormer windows in the steep roof slope. The simple round-arched doorway and steel windows with glazing bars accentuate the cottage style.

**12.11** Bowling Green House is more in the Spanish



**12.12** Chatham House (1933) is built of a brown brick and has some of its steel-framed windows set at the corners of its front and side elevations. The flat-roofed, squared-off design is typical of the Art Deco/Modern movement, but is unusual in that it is not rendered, which allows for some decorative brickwork over the front entrance.

**12.13** Pitts Walk (1935) illustrates the curved forms so typical of 1930s Modernism, but adapted in a very English manner which is immediately identifiable from, say, German or American designs of the period. The curve of the porch echoes that of the main house, and the flat-roofed tower adds to the elegant visual composition. The architects were Wallis, Gilbert and Partners, famous for their Art Deco factory buildings (the Hoover factory in Perivale and the Golden Mile factories on the Great West Road), along with Victoria Coach Station. The calibre of this well-known architectural practice is reflected in the bold design. The recent heavy-framed window replacements however have failed to replicate the look of the original thin steel frames, and this has had a damaging and disfiguring effect on the overall appearance.

**12.14** Ridings (formerly Bowling Green Place) is arguably the best of the Modernist houses, and, sitting on a corner plot, it can show off elevations to two streets. A sweeping balcony fronts Bowling Green Close itself, while the entrance is covered by an elegant, understated canopy stretching around the right angle created by the two intersecting wings. The elevation containing the long, tall staircase window rises to form the chimney-stack which overlooks the flat sun-deck roof at the front of the house. The whole is a distinctive model of organic design forms, though it has been compromised by the inclusion of unsympathetic windows. It was built in 1935 and designed, as was Pitts Walk, by Wallis, Gilbert and Partners.

**12.15** Hollwood and Moonside (originally one house with the former's name) are rendered, two-storey flat-roofed properties with band courses running around the building above and below (and helping to define) the steel-framed windows. Square in form with one curving section to the front elevation, they neatly announce the presence of Bowling Green Close when travelling along the Portsmouth Road, with Hollwood having a simple but decorative boundary wall including a pattern formed from ridge tiles. Split into two houses in 1960, they were built in 1935, and though no architects are listed, the house was built for Thomas and Douglas Wallis of Wallis, Gilbert and Partners by Franks & Co of Mortlake, the same builders as Pitts Walk and Ridings. This suggests that the original house was also to the partnership's design.



**Figure 83 Pitt Cottage**



**Figure 84 Bowling Green House**



**Figure 85 Chatham House**



**Figure 86 Pitt's Walk**



**Figure 87 Ridings**



**Figure 88 Hollywood and Moonside**

## 13. CHARACTER AREA 9: GARDEN CLOSE & PADDOCK WAY

**13.1** This character area lies to the south of Portsmouth Road and historically formed part of the land belonging to the old Bowling Green House to the North of Portsmouth Road.

### Buildings

**13.2** The road names suggest how the land was used before it was developed. Garden Close was built on the former kitchen garden of Bowling Green House with Holly Lodge being a rebuilt dwelling (of c.1904) on the site of the gardener's cottage. Paddock Way was built on the site of the paddock. A small building on Garden Close, partially painted white, is said to have been the tack room.

**13.3** The most notable historic feature of this character area is the former kitchen garden wall that runs from Portsmouth Road down Garden Close as well as around no. 5; to the rear of Holly Lodge. It also forms the boundary between Garden Close and Paddock Way. An original opening gave access through the wall to the paddock and still exists to the rear of no. 5. This wall is an important historic feature that contributes to the character of the conservation area.

**13.4** Garden Close is the work Colin Keith Adamson, a local architect who bought the land in the 1960s to build a house for himself along with three others before selling some of the land to international architect, Tom Jestico, who also built a house along similar designs for himself. The bungalows were built to be private, discreet and at one with their gardens. They have low pitched green coloured roofs to blend into the landscape and glass walls and doors to seamlessly link house to garden.

**13.5** The recent development of Paddock Way was designed by McBains Cooper, a large architectural multi-disciplinary practice in 2000. The development is composed of four uncompromisingly modern houses that

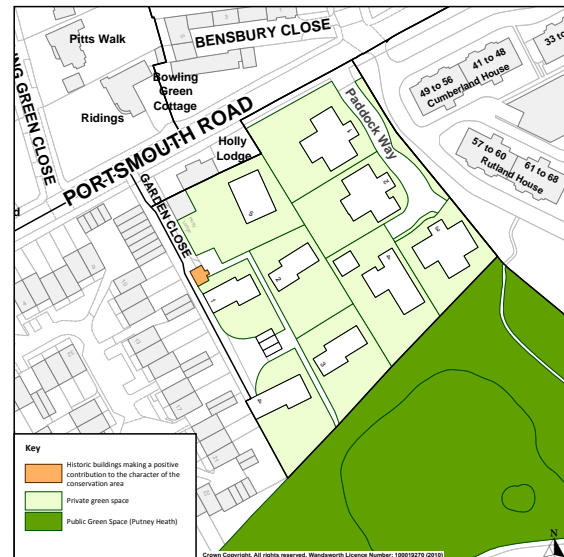


Figure 89 Garden Close and Paddock Way townscape map



Figure 90 Garden Close with the historic wall and tack room



have been built to be taller (three storeys) and more immediately noticeable than their neighbours in Garden Close. Their virtue lies in this modernity, since they are not a watered-down pastiche of the previous architectural themes present in the area, and they stand or fall on their boldness of design.

### Townscape and green space



Figure 91 The tack room in Garden Close

**13.6** The Garden Close bungalows were deliberately designed so that they would not interrupt the views of the Heath and would not compete for height with the surrounding trees. This is a development designed on the one hand to be almost invisible from outside, but internally within its boundaries has been well laid out and thoughtfully designed to commune with its artificial landscape.

and the prevailing green character already present within their context. Gardens, then, are verdant and well stocked.

**13.7** Green space in Garden Close is highly important, since the bungalows have been built to be in symbiosis with the outside world



Figure 92 Paddock Way

**13.8** The Paddock Way development has some green planting to help the houses blend in with their surroundings and to soften their sharp angular design. These houses also have verdant gardens to the rear.

### Contribution to character

this was not supported during the public consultation and, having received further information on the houses, it was agreed the boundary of the conservation area would not be changed. However, the houses are of a different style and period to the rest of the conservation area and are not considered to make a strong contribution to the historic or prevailing architectural character of the conservation area.

**13.9** In 2008-9 the Council suggested removing this small area from the conservation area as it was felt it did not contribute to the special historic and architectural character of the area. However,

## 14. MATERIALS AND DETAILS

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

**14.2** The predominant building materials throughout all parts of the conservation area are brick of varying colours and textures, with some use of render, tile hanging, half timbering and decorative stonework. Roofing materials are clay tiles, interlocking tiles, pantiles and natural slates. These materials are important to the character of the conservation area and should be matched or replaced like-for-like.

**14.3** The colour palette of any given character area should also be respected, as there is a range of muted, natural tones. Where small-scale extensions are allowed, the new materials should normally match the existing.

**14.4** Boundary treatments are highly important, especially with the houses on the Heath itself. Bristol Gardens properties have high brick walls, whereas Heathview Gardens properties have timber fences with panelled and detailed timber gates. This distinction in materials used for properties on a former main road and properties on a quiet side road is very important. Metal railings and gates are appropriate for the mansion flat estates.

**14.5** There is a mixture of materials used for windows throughout the conservation area. The large mansion flat estates and the Modernist houses have steel-framed windows. These place them very firmly in the era they were built and enhance their architectural qualities. Timber is predominant elsewhere and throughout the conservation area as a whole this has been well respected, with few replacements in alien materials. UPVC, for example, looks particularly incongruous in the rural setting of Putney Heath and in character areas 1 and 2 (the north-eastern edge of the Heath) there have been some unsympathetic upvc windows installed.

**14.6** All original architectural details on properties in the conservation area, for example the small porch entrances to the Edwardian houses with their timberwork and glazing should be retained, as these all contribute in adding visual interest to the area and maintain the historic integrity of the buildings.

## 15. VIEWS

**15.1** Throughout the conservation area, the overwhelming and most important impression is that of large expanses of vegetation; of open spaces; of space around buildings and trees.

**15.2** The view from the top of Tibbet's Ride over the Heath towards the Green Man and taking in the pound is one of the most important, along with views up and down Putney Hill from and into the conservation area. It is very picturesque for a major road junction. The internal views within Manor Fields, especially across the central landscaped green area are impressive and serve as a reminder of the grounds to the area's former country houses.

**15.3** The view along Wimbledon Parkside is characterised by the focal point of Oatlands Court and by the wide road with buildings set back from the pavement behind wide front gardens.

**15.4** Some of the most picturesque views are from within the Portsmouth Road and Heathview Gardens character areas, looking down Portsmouth Road itself towards the Heath past Bristol Gardens with its prominent garden trees. The spaces between buildings are appreciated in Heathview Gardens, and the views up and down this road reinforce the genteel country atmosphere.

**15.5** Views towards the two mansion flat developments in this area, Highlands Heath and the more secluded Wildcroft Manor would have originally been more formal along the stretch of the main Portsmouth Road. Today they seem incongruous in terms of their setting, but this only adds to their interest and draws attention to their size and design. The view of the Telegraph public house with Wildcroft Manor in the background is a particularly striking contrast.

**15.6** The view along Telegraph Road out of the conservation area across the Heath, and with the Heathview Gardens properties on the left is particularly important, as it is one of the most rural aspects of this sub-area.



## **16. CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS**

**16.1** Overall the condition of the conservation area is very positive, with the diverse historic character retained and maintained, and a lack of infill development which would destroy the open feel of the area. The historical connections in relation to plots have therefore been upheld, with little further subdivision since the redevelopment of the great houses in the 1930s. Those that have occurred in the grounds of the former Scio House are not contained within the conservation area. Bungalows in Garden Close, along with the modern development at Paddock Way (in an existing plot), are low-rise and set away from the road and are therefore neutral buildings in the context of the conservation area.

**16.2** The estates of mansion flats at Manor Fields, Highlands Heath and Wildcroft Manor are all exemplary in their consistency and for the retention of original features and upkeep of their grounds. The smaller development of Ullswater on Putney Hill is nearly as good but has suffered from some insensitive replacement of doors.

**16.3** Particularly special are the mews houses in Bensbury Close, as well as the large Edwardian houses in Heathview and Bristol Gardens which have generally retained their original boundary treatments and verdant settings. However, there have been losses of original boundaries and some arbitrary replacements which have failed to uphold the character of the area. Some gardens have lost a good deal of their character by being covered over for vehicle access. This has threatened to result in sterile areas devoid of vegetation.

**16.4** Two of the Modernist houses in Bowling Green Close have suffered from inappropriate window replacements, as has Royston on Putney Hill. Wholesale window replacements on both Oatlands and Chilworth Courts have affected the character of these good quality humanist flat blocks. Chilworth Court in particular would benefit from a consistency of door design, taking the appearance of the building back to the 1950s when it was first built. Many of the doors have been changed for generic Georgian-style doors, which look out of place on a modern flat building.

**16.5** Paving materials are inconsistent, but this often reflects the characteristics of the different character areas and is not too intrusive. In future repaving schemes a reversion back to natural materials would be welcomed in order to enhance the quality of the respective areas. The paving in Heathview Gardens is very rare and must be retained and maintained.

**16.6** Some buildings in the conservation area are of particular architectural or historic interest and have been added to the Council's local list which can be seen on our website or in the appendices to this document.

## 17. APPENDICES

### Listed buildings

Listed buildings are buildings that are listed by English Heritage or the Government for their 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 are listed in Putney Heath Conservation Area

#### **Gates to Wildcroft Manor, Wildcroft Road**

Date listed: 07 April 1983

Grade II

Circa 1900. Louis XV style. Execution by J. & C. McLaughlin Ltd, Dublin. Set of openwork wrought iron gates comprising carriage gates between iron piers, each pier supporting an iron lamp and the pair supporting a florid overthrow with escutcheon. Side gates flanked by a second pair of piers.

#### **The Village Pound, Putney Heath**

Date listed: 07 April 1983

Grade II

Village Pound. Probably nineteenth century but renewed. Wooden. Of roughly rectangular plan. Posts with 3 tiers of rails. Grid ref: TQ 27SW 3/18II

#### **Fairlawns, 89 Wimbledon Parkside**

Date listed: 25 November 1981

Grade II

Circa 1860. By Sir Joseph Paxton. Rendered. Two-storeys. Three window wide centre between advanced wings. The centre with flight of steps to advanced 3-bay Ionic colonnade on ground floor. Attic above with pilaster order framing cambered-arch windows. The wings pedimented and having ground floor canted bows with triplet of first floor windows above. Massive stacks of linked piers with pedimented crowns. Additional 2-storey bays left and right.

## **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.

The following buildings in Putney Heath Conservation Area are locally listed:

### **Elmley House, Wimbledon Parkside**

A mid-nineteenth century two-storey villa with later full-height bays added to the front elevation. Doric columns support a balcony over the front entrance, and there are ornate window mouldings on the windows to the flanking bays.

### **The Green Man public house, Putney Heath**

This small eighteenth century public house is a two-storey rendered structure with a mix of tripartite sashes to the first floor and a small bay to the ground floor. There is a central clock over the door and a brown pantile roof. A pair of attractive 1930s brick pergolas radiate from the facade and provide the setting for the beer garden.

### **Lyle Park, Putney Hill**

By William Rolfe. Built in 1892, Lyle Park is a large, Dutch gabled and turreted detached redbrick house in a substantial plot. Stone dressings and slate mansard roof. The large porch supports a small balcony above.

### **The Telegraph public house, Telegraph Road**

Parts of this low, two-storey sprawling pub date from the early Victorian or late Georgian period, and the rendered elevations with sash windows now appear remarkably similar to the admiralty telegraph station commemorated on the inn sign. It is likely that the oldest part of the building was a cottage associated with the telegraph station, with a beershop licence being applied for in around 1845. Extended to around twice its original size in 1972, the pub remains, despite its many alterations an important building in the history of the Heath.

### **Reservoir Cottage, Wildcroft Road**

Small, single storey cottage with rendered elevations and a slate roof. Formerly the lodgings of the reservoir keeper. The Victorian reservoir was remodelled in the 1990s, leaving the cottage as a link to its previous history.



### **Hollywood, Moonside, Chatham House, Pitts Walk (Bowling Green Close); and Ridings (Portsmouth Road)**

A collection of 1930s detached houses in the International Modernist style, all two-storey and all rendered (except for Chatham House, which has some decorative brickwork). Pitts Walk and Ridings were designed by Wallis, Gilbert and Partners in 1934/5 and are characterised by tall crisp elevations and sweeping curves. Hollywood (1935) was probably also by Wallis, Gilbert and Partners, and has since been divided into two separate houses. All have sun decks on their roofs. Chatham House (1933) is by Frank Dark, and has a more angular appearance, with its entrance set at 45 degrees to the front elevation and windows set at corners. Individually these houses are very good quality, their group value is considerable.

### **Mews houses, Bensbury Close**

Formerly called Bowling Green Mews as these were the stables and grooms' accommodation for Bowling Green House. Eighteenth century. Altered but with a charming mews character, rare in the borough. Painted or rendered elevations with steep clay tile roofs.

### **Bowling Green Cottage, Portsmouth Road**

Eighteenth century house originally part of the Bowling Green House stable complex, said to have been built for the estate manager for Bowling Green House (now gone). Long, rectangular building with white-painted elevations, black-painted sash windows and a shallow-pitched slate roof.

## PART TWO: MANAGEMENT STRATEGY

## 1. Introduction

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

**1.2** A draft management strategy was made available for public consultation in November and December 2008 and comments made have contributed to the final version.

### Boundary review

**1.3** As part of the appraisal process, the boundaries of the conservation area were reconsidered. During the 2008-9 public consultation it was suggested that Paddock Way and Garden Close could be removed from the conservation area, however this was not taken forward due to a high level of objections from neighbouring residents.

### The planning process

**1.4** Where planning permission is required, it is Council policy to grant permission only for developments or alterations that conserve the significance of the heritage assets and the character of the conservation area as set out in the conservation area appraisal. This is in accordance with government guidance: Planning Policy Statement 5: Planning for the Historic Environment and the Planning (Listed Buildings & Conservation Areas) Act 1990.

**1.5** Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications are advertised so that any interested person can comment or object and applicants have the right of appeal if they have been refused permission. Works requiring planning permission are set out in the next section. You can also see how the Council consults people in its Statement of Community Involvement, available on the Council's website or from the Forward Planning Group (see Contacts).

**1.6** Planning authorities may control small scale alterations to family houses by making an **Article 4 direction**. This serves to control alterations which are harmful to the historic character of conservation areas such as installing uPVC windows and front doors, concrete roof tiles, laying hard surfaces across front gardens, and other unsympathetic alterations. There are currently no Article 4 directions in this conservation area and the majority of the public meeting objected to any being made.



## **Positive buildings**

**1.7** 'Positive buildings' are those buildings that are of historic or architectural interest and make a positive contribution to the character and appearance of the conservation area. Positive buildings make up the majority of the conservation area and they are the buildings that make the area special. These buildings are shown on the townscape map in the character appraisal. Unlisted positive buildings are shown in orange. Listed and locally listed buildings are also positive buildings that are indicated in red and blue respectively.

**1.8** There is a presumption in favour of the retention of positive buildings in Planning Policy Statement 5: Planning for the Historic Environment and this is reflected in Council policy.

## **Communication with residents**

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

**1.10** 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.

**1.11** 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.

**1.12** 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.

**1.13** 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](http://www.wandsworth.gov.uk/planning/conservation)

## **Enforcement**

**1.14** 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.

**1.15** 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:

[www.wandsworth.gov.uk/faqs/1003/%20planning\\_enforcement/answer/158/%20how\\_can\\_i\\_report\\_a\\_breach\\_of\\_planning\\_control#a158](http://www.wandsworth.gov.uk/faqs/1003/%20planning_enforcement/answer/158/%20how_can_i_report_a_breach_of_planning_control#a158)

## **Householder design advice**

**1.16** Officers in the Conservation & Design Group can give informal advice on carrying out sensitive works to historic buildings. If you are considering any works you are advised to contact them to discuss your proposals, particularly before making a planning application.

**1.17** To give you advice, officers may 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.

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

## **New development**

**1.19** It is against Council and Government policy (as set out in PPS 5) to allow the demolition of buildings making a positive contribution to the character of the conservation area unless there are exceptional circumstances. Where new development is possible, the Conservation & Design Group will be able to offer advice if it is sought at an early stage.

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

## Listed buildings

**1.21** 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.

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

**1.23** Listed buildings in this conservation area are shown in appendix 2 and on the townscape maps in the appraisal.

## Locally listed buildings

**1.24** The Council holds a list of buildings that are of architectural or historical interest at a local level. These buildings are different to statutorily listed buildings. 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.

**1.25** The Putney Heath buildings listed below were added to the Council's Local List on 2 March 2009. They are shown on the townscape maps and descriptions can be found in the appendices to part 1.

**1.26** The complete Local List can be seen on the following web page:

[www.wandsworth.gov.uk/downloads/download/201/local\\_list](http://www.wandsworth.gov.uk/downloads/download/201/local_list)

- Elmley House, Wimbledon Parkside
- The Green Man public house, Putney Heath
- Lyle Park, Putney Hill
- The Telegraph Public House, Telegraph Road
- Reservoir Cottage, Telegraph Road
- Hollwood, Moonside, Chatham House, Pitts Walk and Ridings, Bowling Green Close
- Mews houses, Bensbury Close
- Bowling Green Cottage, Portsmouth Road

## Archaeology

**1.27** All of Putney Heath is included in an Archaeological Priority Area as identified by English Heritage. Modern site clearance methods tend to destroy archaeological remains that could shed further light on our early history. Where development involving



ground disturbance is proposed in these areas developers will be required to make provision for archaeological investigation, preservation and publication as appropriate. This applies to development in character areas 3, 5, 6, 7, 8, and 9.

### **Trees and green space**

**1.28** Trees and green space are an essential part of the character of Putney Heath Conservation Area and it is important that these are properly managed.

**1.29** Putney Heath is not within the conservation area boundaries. The Heath forms part of Wimbledon and Putney Commons which is managed by the Commons Conservators. Contact details are given at end.

**1.30** All trees in conservation areas are given protection by the conservation area status. Trees may also be protected by a Tree Preservation Order both in or outside a conservation area. The Council must be notified of any works to any tree in a private garden in the conservation area and we will make Tree Preservation Orders in response to these notifications as necessary to prevent the loss of attractive healthy trees unless there are exceptional circumstances.

**1.31** The following guides are available on the web page below

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

[www.wandsworth.gov.uk/downloads/200023/conservation](http://www.wandsworth.gov.uk/downloads/200023/conservation)

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

### **Streetscape**

**1.33** 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 by using traditional style materials and appropriate colours and finishes.

**1.34** In this conservation area the pavements in Heathview Gardens and and Bowling Green Close are of particular importance and should be retained as should the granite kerbs generally, stable blocks in Bensbury Close and the characteristic unmarked roads through the Heath.

## Grants

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

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

**1.36** Grants offered are normally between 25% to 50% of the 'eligible costs'. Eligible costs are for the actual conservation or enhancement work - not routine maintenance, conversion, alteration or modernisation which may be going on at the same time. Contact the Conservation & Design Group or see our website for further information.

[www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Conservation/grants.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Conservation/grants.htm)

**1.37** Council grants are also available for commercial premises and are dealt with by the Economic Development team. Other grants for renovation or improvement of houses are dealt with by the council's Environmental Services team. See contact details at the end.

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

## Section 106 agreements

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

## 2. Conservation area guidance

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

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

### 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 decorative stucco detail, through to timber framed windows and doors. Grants may be available to help you do this. See the Grants section earlier in the management strategy.

### Windows

**2.4** Window design varies across the conservation area according to each character area. It is important that the correct type of window is retained in the conservation area to maintain the historic appearance of the houses and flats. Where lost, owners are advised to reinstate the correct 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 or glazing pattern.

**2.5** The installation of windows of a different pattern, design and construction material from the originals should be avoided; upvc windows usually fail to replicate original detail sufficiently and are also not recommended. Double-glazed timber windows to match the original type can usually be obtained, however, installing new airtight windows can cause damp in traditionally constructed buildings and therefore the correct ventilation would be necessary.

**2.6** Old 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 matches the regulatory requirements for new windows whilst retaining the original windows. Even the use of shutters, blinds or curtains has been proved to reduce heat loss by between 41-58%. English Heritage provides advice in their publication Energy Efficiency in Traditional Buildings and have published Research into the Thermal Performance of Traditional Timber Sash Windows. See their websites [www.english-heritage.org.uk](http://www.english-heritage.org.uk) or [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk)

## **Front doors**

**2.7** Read the character appraisal to find out what the original door type for your street or house is. Alternatively, look at your neighbours' front doors. If you are part of a pair of houses, see what the other half of the pair has. Find other houses in your street that have the same original features as yours and ask a joiner to copy their door, if original. Doors are usually painted timber and modern materials such as upvc are out of keeping.

## **Roofs**

**2.8** Roofs are generally covered in clay tile or slate in the conservation area and should therefore be recovered in a similar 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 hipped dormer with casement windows might suit Edwardian Arts and Crafts inspired houses but large dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes.

## **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 are often in the form of simple 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.

**2.11** Where gardens have been excessively paved over, this effect should be reversed and trees and shrubs planted. The existing trees and shrubs in gardens, both front and rear, are vitally important to the character of the conservation area and should be retained.

### **Extensions**

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

### **New buildings**

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

**2.14** 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.

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

### **Sustainability and energy efficiency**

**2.16** 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.

**2.17** 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. Discreet and unobjectionable locations include rear roof slopes, back gardens, shed roofs or even valley roof slopes that are concealed by a parapet.

**2.18** 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.

**2.19** 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](http://www.climatechangeandyourhome.org.uk) and [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk).

### **Planning permission**

**2.20** 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 next section to find out what requires planning permission.



### **3. What works require consent?**

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

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

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

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

#### **Works to houses 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 a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or taking up over 50% of the curtilage

- Hard surfaces in front gardens, unless they are less than 5 square metres or are porous or water runs off into a porous area
- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metres elsewhere.
- Air source heat pumps
- Wind turbines

**Conservation area consent is required to:**

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

**Works to trees**

- All trees in conservation areas are protected and the Council must be given six weeks notice of any works, including pruning and felling.
- An application must be made to do any works to trees which are subject to tree preservation orders.
- Forms for both are available from the following webpage:
- [www.wandsworth.gov.uk/info/485/apply\\_for\\_planning\\_permission/521/planning\\_application\\_forms](http://www.wandsworth.gov.uk/info/485/apply_for_planning_permission/521/planning_application_forms)

**Further information can be found at**

**[www.planningportal.gov.uk](http://www.planningportal.gov.uk)**

**or contact Wandsworth's planning teams on 020 8871 6636**

**or the Conservation & Design Group on 020 8871 6646**

## 4. How to make a planning application

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

### Application Forms

**4.2** All application forms are available on the website or on request from the planning service (see Contacts).

<http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm>

### Making your application

**4.3** For all but the simplest alterations, you are advised to appoint a qualified architect with experience and understanding of conservation issues.

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

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

### Planning policy

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



### **Pre-application advice**

**4.7** We welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to discuss, with any resident of the borough or local business, proposals to alter or extend their property. Simple enquiries can be dealt with in this way or by telephone. However it may be necessary to send us sketch proposals to discuss your scheme more fully.

### **How long does it take?**

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

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

### **Building Control**

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



## FURTHER INFORMATION AND CONTACTS



## Further information

### Council publications

The Council publishes a number of useful guidance documents which can be found on the following web page:

[www.wandsworth.gov.uk/downloads/485/apply\\_for\\_planning\\_permission](http://www.wandsworth.gov.uk/downloads/485/apply_for_planning_permission)

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

### Government & English Heritage publications

Many of the following documents are available from the Planning Portal (see Useful Websites section).

**Planning: A Guide for Householders**

**Planning Policy Statement 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

## **Books**

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

**Villas and Mansions of Roehampton and Putney Heath**, by Gerhold, D. Wandsworth Historical Society (London), 1997

**The Archive Photographs Series: Putney and Roehampton**, by Loobey, P. The Chalford Publishing Company (Stroud), 1996

**The Romance of the Putney Heath Telegraph 1796-1848**, by Skelly, J. Author (London), 198?

**Secrets of Wimbledon Common and Putney Heath**, by Whichelow, C. Enigma Publishing (London), 2000

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

**Building Conservation Directory.** Available from Cathedral Communications 01747 871717 or [www.buildingconservation.com](http://www.buildingconservation.com)

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

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

**Informed Conservation** by Kate Clark. Available from English Heritage

**Old House Care and Repair** by Janet Collings (Donhead) [www.oldhouse.info](http://www.oldhouse.info)

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

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

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

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

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

**The 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)

## **Public archives**

### **Wandsworth Heritage Service**

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

Email: [localhistory@wandsworth.gov.uk](mailto:localhistory@wandsworth.gov.uk)  
See the Council's website for opening times.

### **London Metropolitan Archive**

40 Northampton Road  
Clerkenwell  
London  
EC1R 0HB

Website: [http://www.cityoflondon.gov.uk/Corporation/LGNL\\_Services/Leisure\\_and\\_culture/Records\\_and\\_archives/](http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/)

### **Useful websites**

#### **Organisation**

Planning Portal

Planning Aid for London

Funds for Historic Buildings

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

English Heritage

Georgian Group

Victorian Society

Twentieth Century Society

SAVE Britain's Heritage

Images of England: Details and pictures of listed buildings nationwide

Pastscape: information on archaeological and architectural heritage

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

#### **Web address**

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

[www.planningaidforlondon.org.uk](http://www.planningaidforlondon.org.uk)

[www.ffhb.org.uk](http://www.ffhb.org.uk)

[www.helm.org.uk](http://www.helm.org.uk)

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

[www.c20society.org.uk](http://www.c20society.org.uk)

[www.savebritainsheritage.org](http://www.savebritainsheritage.org)

[www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

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

[www.climatechangeandyourhome.org.uk/live/homepage.aspx](http://www.climatechangeandyourhome.org.uk/live/homepage.aspx)

**Organisation**

Building Conservation Directory: Articles and specialist craftsmen

The Commons Conservators

**Web address**

[www.buildingconservation.com](http://www.buildingconservation.com)

[www.wpcc.org.uk/commons.html](http://www.wpcc.org.uk/commons.html)



## Contacts

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

**Tel: 020 8871 6000**

**Email: [boroughplanner@wandsworth.gov.uk](mailto:boroughplanner@wandsworth.gov.uk)**

### **Council contacts**

Planning Service: General enquiries	020 8871 6636
Conservation & Design	020 8871 6646 or 6612
Planning Enforcement Group	020 8871 6643
Forward Planning & Policy Group	020 8871 6647
Building Control	020 8871 7620
Arboricultural Service (trees on Council land)	020 8871 6370
Conservation & Design (trees on private land)	020 8871 6631
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	<a href="http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm">www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm</a>
	or
	020 8871 6708

### **External contacts**

English Heritage (London Region)	020 7973 3000
English Heritage (Customer Services, publication requests, etc)	0870 333 1181
The Victorian Society	020 8994 1019
The Twentieth Century Society	020 7250 3857

**External contacts**

SAVE Britain's Heritage	020 7253 3500
Society for the Protection of Ancient Buildings (SPAB)	020 7377 1644
Local Residents Association	Contact Conservation & Design

**Wimbledon & Putney Common Conservators**

The Ranger's Office  
Manor Cottage  
Windmill Road  
Wimbledon Common  
London SW19 5NR

Tel: 020 8788 7655

[www.wpcc.org.uk](http://www.wpcc.org.uk)

**Planning Aid for London**

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

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

[www.wandsworth.gov.uk/planning/conservation](http://www.wandsworth.gov.uk/planning/conservation)

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Wandsworth Interpreting Service: (020) 8871 5751 English

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