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# Shaftesbury Park Estate Conservation Area Appraisal and Management Strategy



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## **A. INTRODUCTION**

### **The purpose of this document**

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

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

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

### **Public consultation**

**A.4** People in the conservation area were consulted for their views on this document in November and December 2008 and a public meeting was held at Shaftesbury Park School on 11th December 2008 to discuss it. The public meeting was attended by 12 members of the public and four other representations were made. Concerns raised included insensitive alterations to the streetscape, trees and houses. Items particularly noted included the removal of original windows and the insertion of rooflights as well as the design of traffic calming measures and the management of the estate. However, on the positive side, residents showed their commitment to the area in their desire to set up a residents association and said that the area is a delight to walk around in the evening.

### **Adoption**

**A.5** This appraisal and management strategy were both approved by the Council's Executive on 2 March 2009.

Further copies of this document are available on the following web page:

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

Maps and pictures may be enlarged for clarity when viewed online

### Map of the conservation area

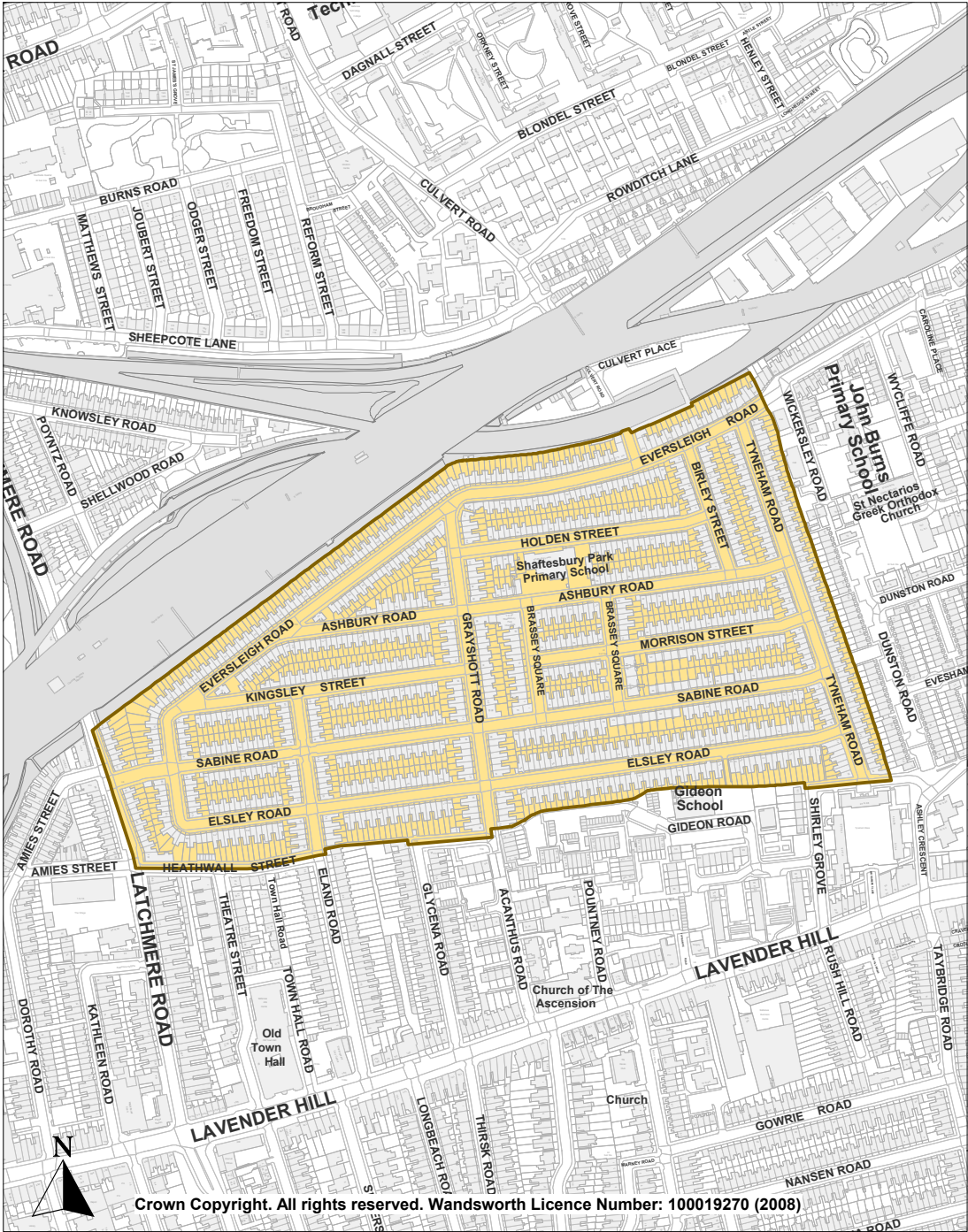


Figure 1 The boundary of the Shaftesbury Park Estate Conservation Area

## CHARACTER APPRAISAL

## 1. CHARACTER APPRAISAL

### Summary of special interest

**1.1** The Shaftesbury Park Estate Conservation Area was designated on 15 June 1976.

**1.2** The detailed design of the Shaftesbury Park Estate is based upon the English Victorian worker's cottage. The historic street layout and the relationship of built form to the railway and major access road via Lavender Hill define the framework of the area. War damage has led to infilling of gap sites throughout the estate, although this is generally in the form of small two storey plain modern cottages, distinct from the originals, these buildings have less of an impact on the wider area but do not detract from the overall quality of the estate. The traditional pattern of development, building lines and plot sizes are generally respected and has been used to dictate the scale of bomb-damaged sites.

**1.3** The Estate was built by the Artisans, Labourers and General Dwellings Company, a housing co-operative founded in 1867 by William Austin, who was determined to build decent accommodation for the working classes, at a time when overcrowding and other related housing matters were a problem amongst the poor in London. Their first Estate in London was the Shaftesbury Park, which was completed between 1873 and 1877.

**1.4** Properties within the Estate are generally two storeys (there are few exceptions such as the Shaftesbury Park Primary School and Shaftesbury Park Chambers, which are 3 and 5 storeys respectively) and constructed in London stock brick with red and black banded arches and are linked by a low stone-capped brick wall and piers.

**1.5** Gothic detailing is expressed throughout the estate emphasising features such as porches, canopies and door arches. Corner buildings are also well detailed with Gothic features, many of which have an elaborate presence due to their location, thus adding further quality and interest to the conservation area.

**1.6** A proportion of the houses are now privately owned but the majority are managed by the Peabody Trust. This has resulted in limited changes to properties and the end result has been a sense of consistency throughout the area, which continues today.

**1.7** There are several groups of listed buildings within the conservation area: nos. 37 to 71 (odd) and 38 to 72 (even) Elsley Road and nos. 33, 36, 40, 42, 49, 51, 53 and 55 Grayshott Road, demonstrating the architectural quality of buildings found within the Estate.



## Location and context

**1.8** The Shaftesbury Park Estate is located to the east of Wandsworth town centre, with a close relationship to the eclectic areas of Clapham Junction and Battersea. It consists of parallel rows of housing in a regimented fashion, forming an incomplete grid due to the interruption caused by the alignment with the railway line along Eversleigh Road. It spans between Latchmere Road and Glycena Road, with the eastern boundary running along Tyneham Road.

**1.9** The southern edges of the conservation area are in close proximity to other good quality buildings and residential streets, with many of the streets forming other conservation areas, the closest being The Town Hall Road Conservation Area.

**1.10** The Shaftesbury Park Estate was laid out on land that forms part of the floodplain of the River Thames. As such it is low lying and within the flood protection zone. Beyond the Estate to the south the land rises towards Lavender Hill. The area is served by good transport links due to the relationship with Clapham Junction and Battersea.

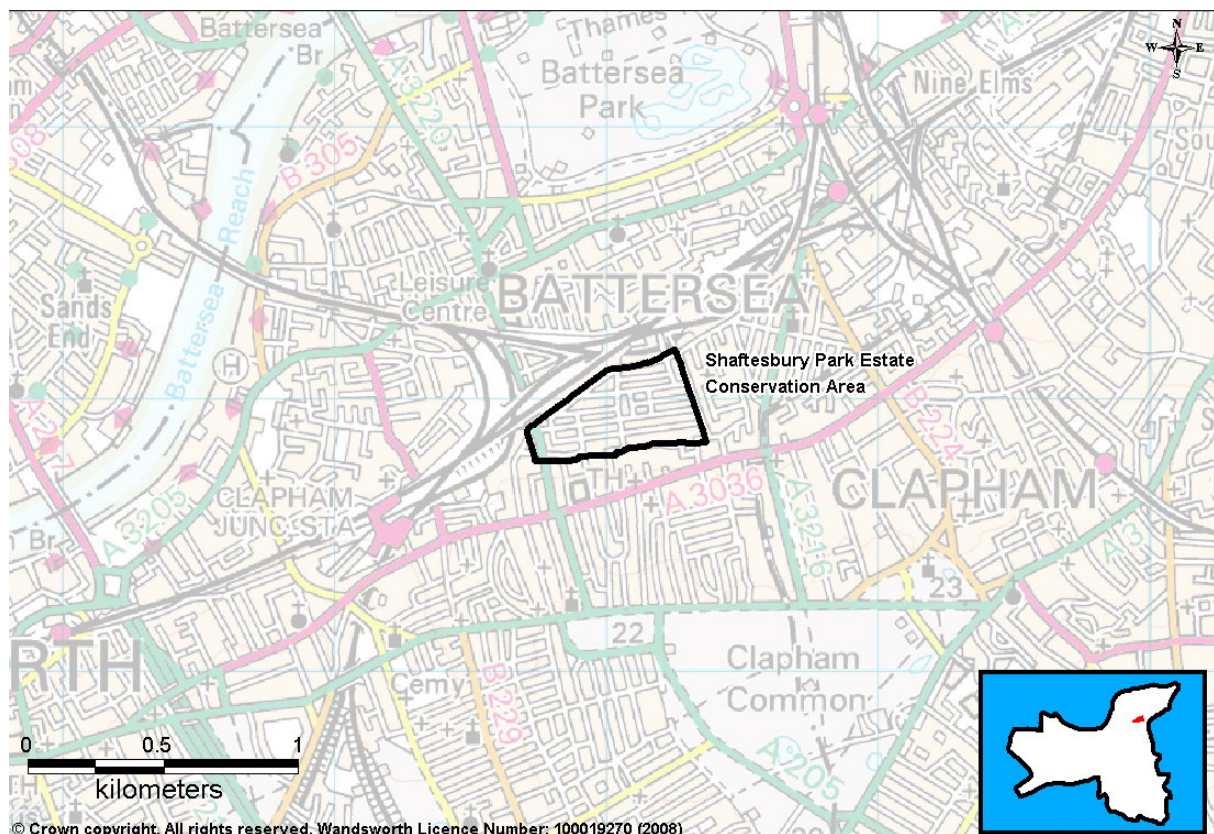


Figure 2 The location of the Shaftesbury Park Estate Conservation Area

## 2. HISTORY & ARCHAEOLOGY

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

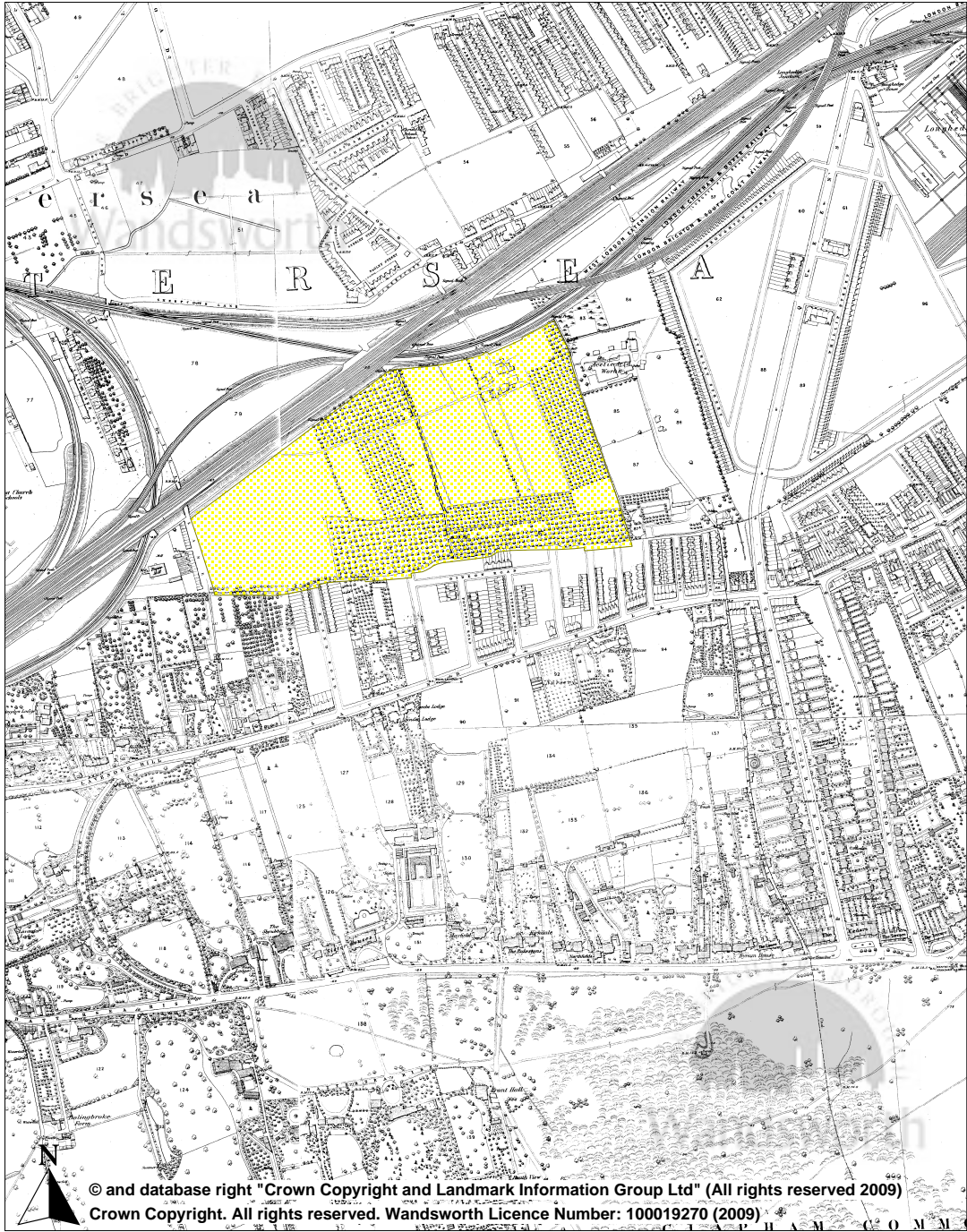


Figure 3 Map of 1869 showing the area surrounding the as yet unbuilt estate. The former farmland is rapidly being lost to development as can clearly be seen here.

**2.2** In the Middle Ages the area now partly covered by the Shaftesbury Park Estate was known as Pig Hill as it contained a large number of piggeries, and the lane called Pig Hill was roughly where the Latchmere Road is today, forming the western boundary of the estate. The land was enclosed for market gardening from about the C16, to feed the growing population of London, and later became known as Poupart's Market Garden after the owner Samuel Poupart (the rail junction to the north is still known as Poupart's Junction). In the 18<sup>th</sup> century the area became famous for its lavender fields, from which Lavender Hill derives its name.

**2.3** The Shaftesbury Park Estate was built by the Artisans [or Artizans], Labourers and General Dwellings Company, a housing co-operative founded in 1867 by William Austin, who had started out as a penny-a-day bird-scarer. The company was dedicated to providing decent accommodation for the working classes at a time when overcrowding and squalid living conditions were rife amongst the poor. Money was raised to undertake small developments for sale, the proceeds of which were then invested in larger estates, like Shaftesbury Park, for renting.

**2.4** At the same time as the conception of the estate, the social reformer and peer, Anthony Ashley Cooper, Lord Shaftesbury was pushing legislation through parliament to improve the living and employment conditions of working people, and sponsoring philanthropic efforts to provide schooling for their children (the "ragged schools"). As a friend of William Austin, Shaftesbury was persuaded to allow the new estate to be named after him, and also came to have direct connections with the Artisans Co., of which he was a President from 1872-5.



Figure 4 Robert Austin's plan of the estate dated 23 April 1875

**2.5** The land for the Battersea estate was purchased in 1872; three other estates were developed in London. The original concept was to combine new housing of various classes with social facilities such as meeting rooms, school rooms, a wash house and baths in order to foster a strong sense of community within the estate, one of the guiding principles of the workers' housing movement. Integral open space (3 acres of the 40 acres bought) was to be provided for a garden, but Lord Shaftesbury urged this to be used for football and cricket instead and for all 'exhilarating games by which the healthy development of the body may be promoted and secured.'

**2.6** One facility certainly not to be provided on the estate was a public house, which was an attempt by the reformers behind the scheme to avoid the social problems of cheap alcohol. In his speech, upon laying the foundation stone on the estate on 3<sup>rd</sup> August, 1872, Lord Shaftesbury, a keen temperance enthusiast and reformer, commented: 'You have shown your wisdom in a moral point of view by excluding public houses and the tap-room; and you have done with them as the people did of old by the lepers, you have put them outside the camp.' For this he reportedly received a chorus of 'Hear, hear' from the massed crowds, at a time when the temperance movement was gaining rapid influence.

**2.7** The promotion and development of temperance principles was paramount in the concept of the estate, with provision given for reading rooms, libraries and discussion clubs, all meant as substitutes to the demoralising influence of the public house and which would, it was hoped, stimulate intellectual fervour and self-betterment. However, the public houses built 'outside the camp' were of course well-utilised by residents of the estate.

**2.8** In his *Life and Labour of the People in London* of 1902, Charles Booth said of the Shaftesbury Park Estate 'Here it is that the intelligent portion of the Socialism of the district is chiefly to be found, and the colony represents perhaps the high-water mark of the life of the intelligent London artisan', paying testament to the philosophy and achievements of the Artizans' Co. The estate layout and house designs were by the company's Architect and Surveyor, Robert Austin (no relation to William Austin of the AL&GDC), formerly a carpenter with the company.

**2.9** The houses, built on the 'most sanitary principles', were divided into four classes, containing 5, 6, 7 and 8 rooms, the latter including a bathroom (the rest having to make do with the communal wash house). The rent in the 1870s was 6/6, 7/6 and 8/- weekly for the first three classes of properties, and £26 and £30 per year for the best. The houses could also be bought outright by their occupants, for prices between £170 and £360, leased under terms subject to payment of an annual ground rent.

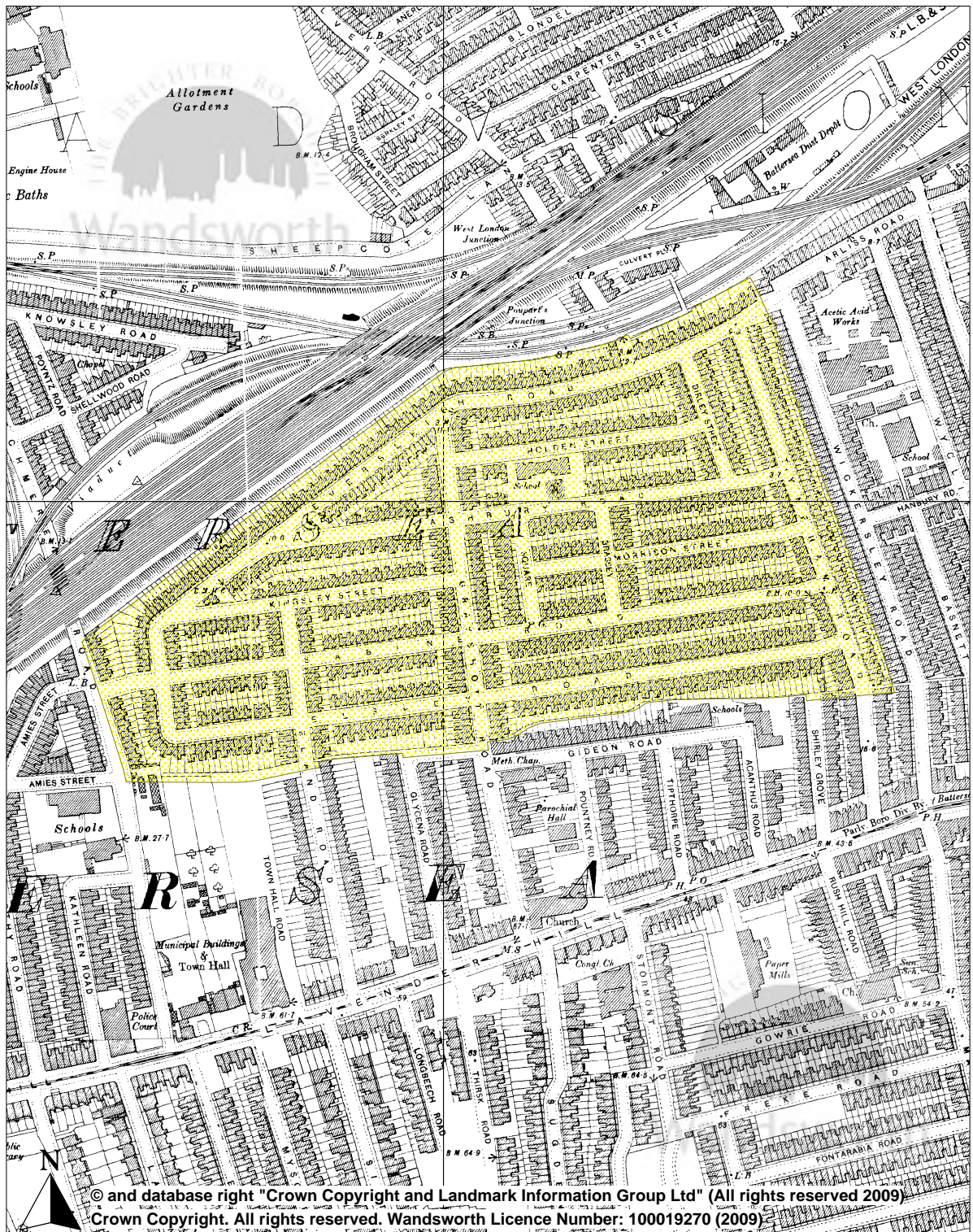


Figure 5 Map of 1896 showing the completed estate and surrounding area which has also been built up

**2.10** The estate was formally opened by the Prime Minister, Benjamin Disraeli, on 1<sup>st</sup> July 1874, who remarked 'Stronger than my sympathy is my surprise at what you have done. I have never in my life been more astonished.' This was vindication for Lord Shaftesbury's doubts about the chances of success of this 'great experiment', which he had secretly held on the day he laid the foundation stone two years previously. Disraeli also commented that the estate was a 'workmen's city rising out of the desert', which drew the disgruntled reaction from a local newspaperman that this was 'just the sort of exaggerated remark to be expected of people living north of the river.'

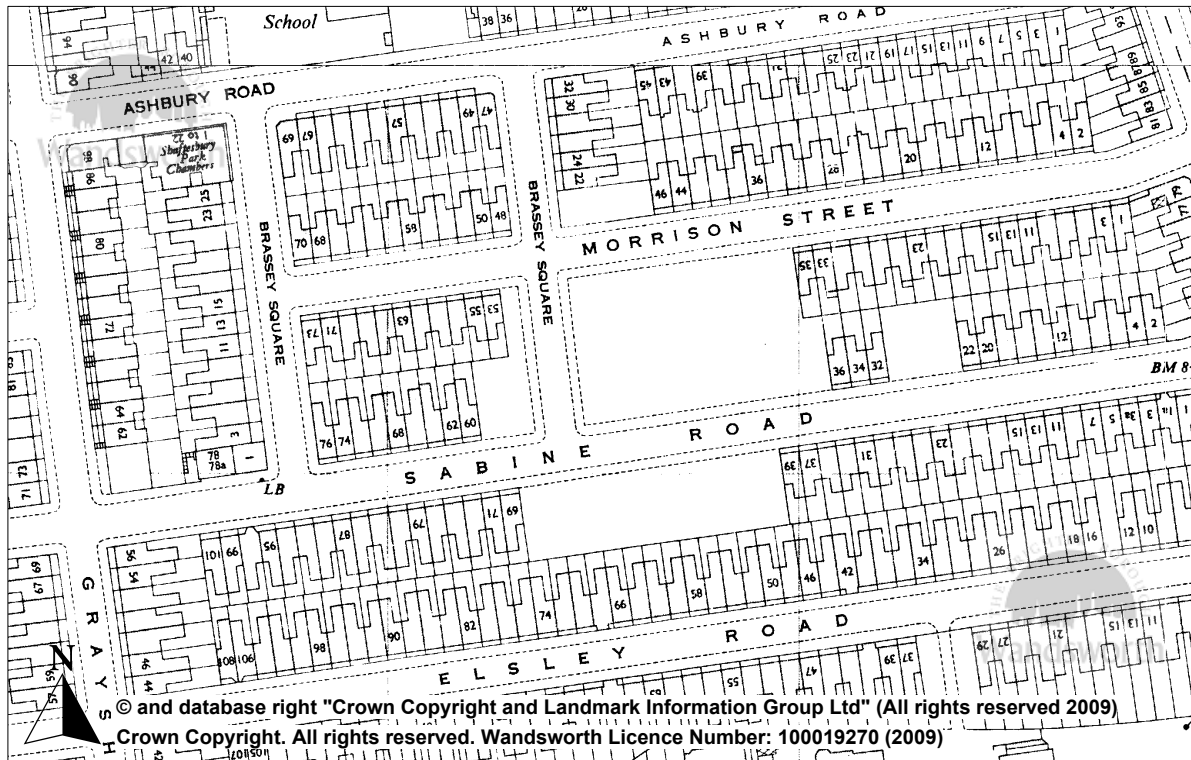
**2.11** Financial difficulties caused by poor accounting led to the resignation and replacement of the founders and directors of the company and a change of approach during the construction of the estate. Rents and lease prices were raised, excluding many lower paid workers who were originally intended to benefit, and the planned area of open space was built over and became Brassey Square in the centre of the estate.

**2.12** The estate was planned to be as attractive as possible, with the housing types subtly and carefully varied to prevent monotony along the lengthy tree-lined streets. Residents were encouraged to grow their gardens with colourful plants and flowers, but long before prizes were announced for the best-kept gardens and shows of flowers the residents had engaged in healthy competition with each other in their horticultural endeavours. Reports of thousands of people visiting this new model workers' 'city' were received during the summer months, with crowds coming as much to see the flowers and gardens as to view the architecture and planning of the estate.



Figure 6 Photograph taken in 1968 looking north towards the turreted houses in Grayshott Road

**2.13** Although the estate has remained virtually unchanged since it was built, the area did suffer some damage during the heavy bombing of the Second World War. Plain and cheap post-war housing built to fill in the gaps hewn out by the bombs make a patchwork effect today, mainly around Brassey Square but also in other isolated locations.



**Figure 7 Map of 1947. The white spaces are areas that were bombed in World War II**

**2.14** The estate has been synonymous with the Peabody Trust, which has managed the housing for many years. George Peabody, an American, was offered a peerage by Queen Victoria for his philanthropy, but turned it down in favour of a personal letter from her. He was also sent a special miniature likeness of the Queen, which she had specially made for him. When he was buried at Westminster, Queen Victoria attended his funeral, and William Gladstone numbered among the pallbearers. Today, the continuity of involvement by the Peabody Trust in the estate has resulted in the sense of uniformity, which still prevails in this workers' city.

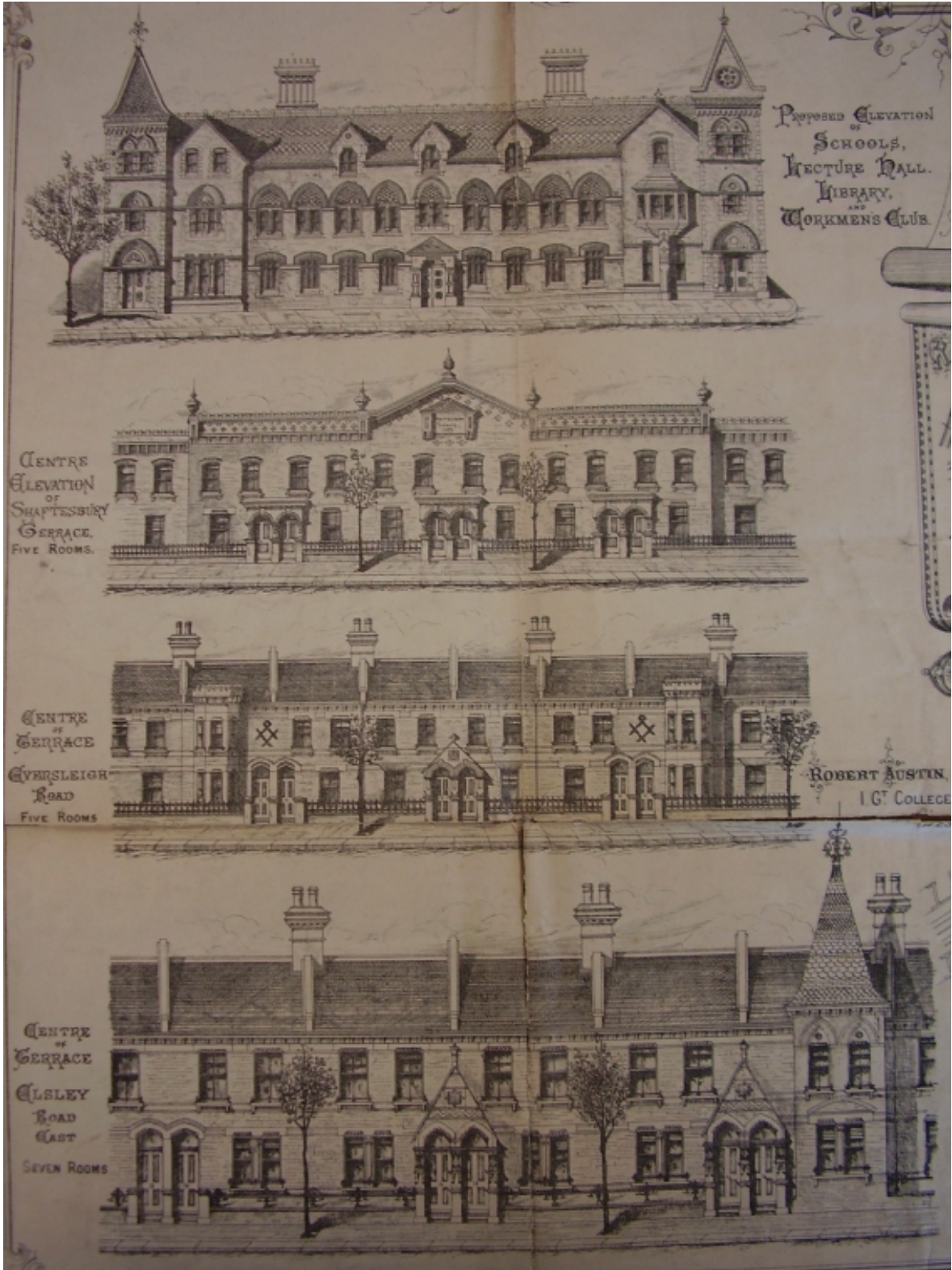


Figure 8 Drawings from Austin's plan shown on page 10. The top building is a school, lecture hall, library and workmen's club which was never built. The other terraces were built and remain today with the exception of the castellated turrets on the third terrace.



## 3. SPATIAL CHARACTER

### Introduction

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

**3.2** Some of the features described in these paragraphs are shown on the townscape map at the end of this section.

### Townscape map

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

**3.4** The spatial characteristics of the Shaftesbury Park Estate Conservation Area are described in this section whereas the architectural characteristics are described in the next section.



Figure 9 Brasley Square with Shaftesbury Park Chambers just visible to the right

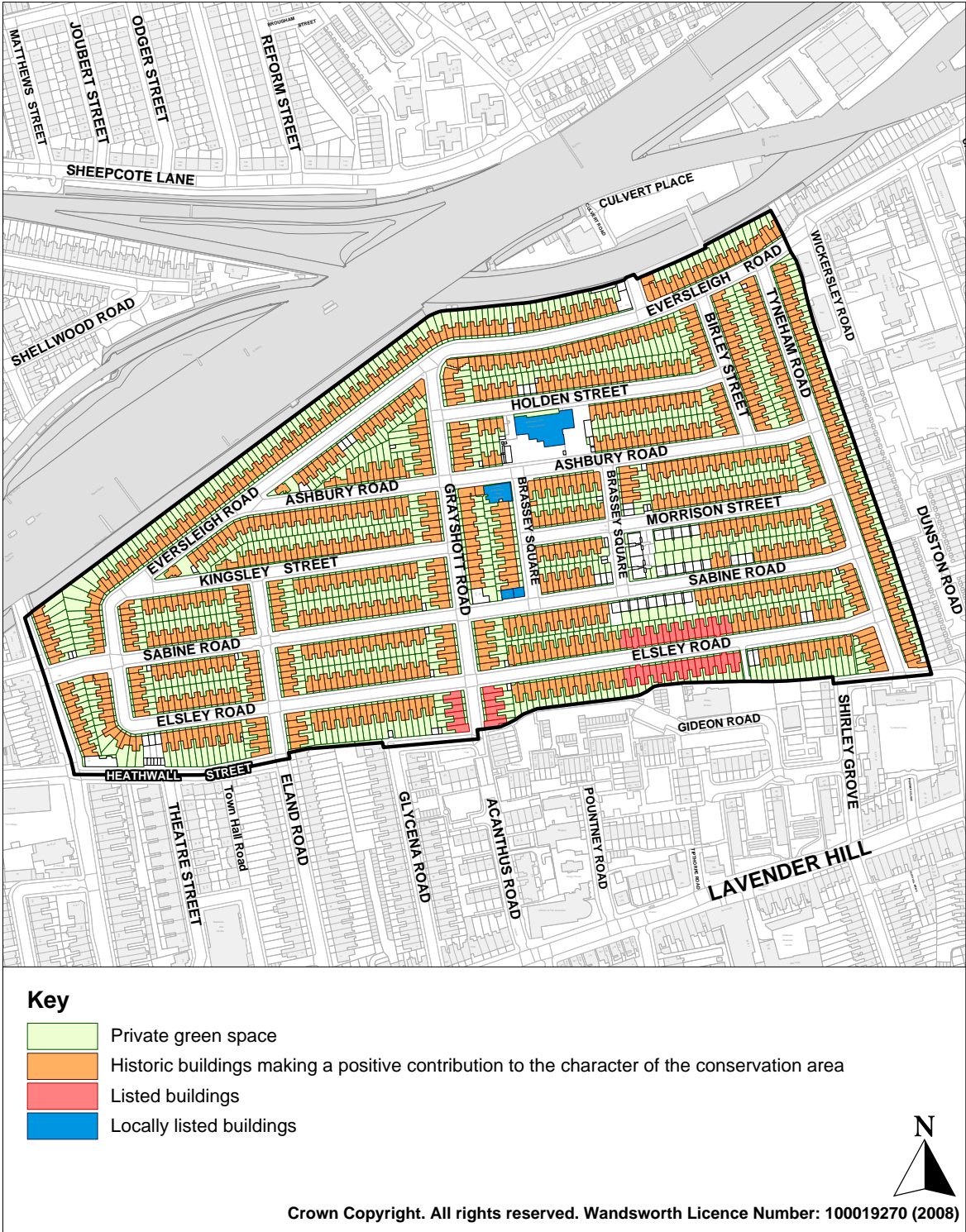


Figure 10 Townscape map showing buildings and spaces making a positive contribution to the character of the conservation area.

## Townscape

**3.5** The Estate was laid out to a grid pattern, with streets of varying lengths but always straight (except Eversleigh Road, which is aligned with the railway embankment), this allows for easy movement throughout, forming a key characteristic of the conservation area. The layout creates a series of terraces at various lengths, sometimes resulting in curved terraces, some of which form distinguishing corner houses and edges. There is a sense of formality in the townscape arising from the grid layout and the repetition in building frontages, giving a sense of uniformity to the streetscape. The formal layout is occasionally broken by specific historic buildings or by post-War developments which tend to be neutral in appearance.

**3.6** The estate is relatively large and a generally well-preserved conservation area, formed mainly of terraced streets of housing. The townscape is characterised by the overall consistency and closely connected street patterns, creating an intimate feeling of scale. The terraced cottages tend to use similar materials but with defined Gothic detailing often repeated. The houses are low in scale, often emphasised with chimneystacks and in some cases intricate detailing of brickwork or dramatic roof pitches. Many of the terraces are continuous rows with few breaks occurring – though due to the wide street patterns, combined with relatively good landscaping to small gardens, this tight urban grain has a natural feeling of spaciousness. Physically, the conservation area retains much of its historic street plan.

**3.7** The north and south of the conservation area has the most hectic boundaries; the north borders the railway, which serves major stations such as Clapham Junction, this intersection separates the estate from areas of Latchmere and Battersea. To the south is the mixed area of Lavender Hill.

**3.8** The public realm of the conservation area is generally pleasant to walk around. Street and pavement areas are in most cases, wide enough to handle the typical hierarchy of use - pedestrian, cyclists and motorists. Most roads have well landscaped gardens and leafy street trees and these along with views out of the conservation area break the otherwise continuously built form.



**Figure 11** Modern red blocks in a basket weave pattern repair the broken paving slabs and grey blocks have taken the place of grass verges leading to a patchwork appearance.

## Streetscape

**3.9** Although there remains some evidence of historic pavement surfaces and many surviving traditional paving slabs, the progressive loss of traditional paving materials to modern materials has led to some erosion of historic character. This is considered to be a negative feature of the area. There is one listed phone box, which is located along Kingsley Street, adding to the historic interest of the streetscene.

### Trees

**3.10** Most of the streets were planted with trees when laid out, mainly planes and limes. Some of these original trees still survive, though many grew too large and have been replaced with smaller ornamental species since the war. The street trees make a positive contribution to the area, and help to soften the continuous layout of the estate. It is important to replace trees with similar species, particularly where an avenue effect is created. Small trees of a different species in an avenue of mature limes or planes can break the avenue and reduce their visual effect in the street.

### Green space

**3.11** The houses are cleverly spaced out, benefiting from generous rear gardens and small front gardens which are generally too small to allow significant planting, though front boundary hedges are still common. Green spaces are limited to private back gardens, as there is no formal communal green space within the conservation area.



**Figure 12** Vegetation softens the hard architecture of the terraced houses and privet hedging has this effect even in winter when the trees have lost their leaves.



**Figure 13** Street trees in leaf in Brassey Square

## Boundary treatments

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

**3.13** Within the Estate, railings and boundary walls contribute significantly to the character of the conservation area. Boundary treatments in the area add interest and a sense of scale to the streetscene, often marking the boundaries between public and private spaces. A distinctive feature of the conservation area is the simple and continuous low, stone-capped brick garden walls and piers, which originally carried cast iron railings. Original railings exist at some of the listed properties located on Grayshott Road. Research has been undertaken from site evidence and historic photographs as to the type of boundary walls, gates and railings that once graced the frontages to these streets. Three different patterns have been identified as shown in the photographs.



**Type 1: A remnant of an original railing design seen in Tyneham Road**



**Type 2: Part of a complete run of original railings between 74-86 Grayshott Road**



**Type 3: Gothic style, grant aided in Tyneham and Sabine Roads**



**The best solution where railings have been lost: a low wall with coping stone and hedging**

**3.14** Privet hedges behind the capped walls contribute to the visual continuity and softness of character. There are a number of cases where the hedges have been removed and replaced with different boundary treatments, such as wooden fences. Removing the hedges and using different boundary treatments harms the character of the estate.

## Views

**3.15** The topography of Wandsworth is distinctive and views across it make an important contribution to London's character. Most of the Shaftesbury Park Estate is neatly tucked away behind the busy streets associated with the Clapham Junction area. Residents, pedestrians and commuters can see certain aspects of the estate from several different vantage points.

**3.16** Though densely built up, the Shaftesbury Park Estate generally sits on flat ground. The gridded pattern of the estate and linear link with Lavender Hill allows for long views (though limited) out of the conservation area to various housing and social facilities. Long views into the conservation area include: from Lavender Hill up Eland Road to Kingsley Street and from Latchmere Road to the edges of Eversleigh Road and Heathwall Street.

**3.17** Views out of the conservation area are enjoyed looking southwards down to Theatre Street, where the Grade II\* Listed former Battersea Town Hall, now Battersea Arts Centre is located. There are more local views towards key buildings and groups of buildings within the conservation area.



**Figure 14** Regular and often unspoilt rear elevations and roofscapes can clearly be seen in many parts of the conservation area.

**3.18** Glimpsed views include: from Theatre Street and the Town Hall Road to Heathwall Street; views from Lavender Hill to Kingsley Street and from the narrow Acanthus Road to Grayshott Road.

**3.19** Where back garden boundaries meet a street at the end of a terrace there are short views and glimpses across green gardens, trees and glimpses of the rear elevations and roofs of houses in other streets.

## 4. ARCHITECTURAL CHARACTER

### Introduction

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

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

### Building use

**4.3** The Shaftesbury Park Estate Conservation Area has a quiet residential character, but the provision of housing was not the only design concept of the estate. The idea of residents mixing normal life with social needs in close proximity was hugely desired. This can be seen in the land use make up of the area, where facilities include the centrally located primary school, corner shops and properties with office and shopping functions at ground level. Strictly no pubs were to be provided on the estate and to this date, this facility does not exist within the estate.

**4.4** Building uses also contribute considerably to the character and appearance of the conservation area. These not only have a direct influence on the building types and make-up of an area but also on the appearance, impression and use of the spaces and streets. The uses create activity at different times in the day and also provide variety in building type within an otherwise repetitive townscape.



Figure 15 The rear elevation of Shaftesbury Park Primary School, seen from Ashbury Road



Figure 16 Former parade of shops in Tyneham Road

**4.5** Original building use that once characterised the individual streets in the conservation area has changed over time. The primary school is an important building within the estate and used as a school. There are corner shops throughout the estate and a short terrace of shops in Tyneham Road (nos.35-47), some of which have been converted to residential use. In cases where corner shops no longer function, the retention of building fabric manages to keep hold of an appearance of historical liveliness and activity that would have once been associated with the street and property. Although suitably converted or designed, with almost all retaining original architectural features, the loss of the few traditional shops at ground floor has denied active ground floor uses, depriving the street of the vitality that was originally intended. However, the close proximity to urban areas of activity such as Lavender Hill and Clapham Junction helps to mitigate this issue.

### Building design

**4.6** Shaftesbury Park Conservation Area is characterised by its unique architectural quality, the high density of housing within the estate further improves this.



**Figure 17** A typical terrace in Sabine Road

**4.7** The estate comprises about 1,200 mainly two-storey terraced houses with gardens laid out in wide tree-lined streets. The houses were designed to four basic types or classes which were distinguished by the number of rooms they had. Only the highest



class originally had bathrooms. The street elevations are regular but varied slightly to avoid monotony, creating generally attractive street frontages. They are consistently of stock brick with red brick dressings and pitched slate roofs, which with the common architectural style, giving the estate a strong sense of identity and distinctiveness.

**4.8** Regularly repeated features are timber sash windows, often twinned on the first floor with stone moulded lintels over. Most have sidelights. Blind pointed arches, picked out in contrasting brick, are used over some windows and doors. Brackets support window cills, which originally (but now rarely) had cast iron window box retainers.

**4.9** Gothic style porches supported on columns with corbels, often coupled, mark many of the entrances, above many of which are pointed gables containing the badge of the Artisans Company and the date of development. Others have simple pointed arch door surrounds. The timber doors have chamfered stiles and fielded or herringbone lower panels below glazed upper panels. Brackets usually support the eaves to roofs. Two opposing terraces in Elsley Road are listed (grade II) as they are good examples of well preserved buildings within the Estate. This reflects the importance of the houses generally.

**4.10** Two detached houses stand out for being larger than the others - at the triangular junctions of Eversleigh Road with Ashbury Road and Kingsley Street. However, they exhibit the same detailing as the humbler cottages with the added features of square bays and stair towers. Larger houses of two storeys with basement, and entrance steps, occupy part of the east side of Grayshott Road (nos.62-86), some retaining their original railings.



Figure 18 Corner house on Eversleigh Road



Figure 19 Houses with basement on Grayshott Road

**4.11** The Board School (now Shaftesbury Park Primary School) and the mansion block, Shaftesbury Park Chambers, almost facing on Ashbury Road, stand out because of their height and bulk. They were intended to frame the central open space, which unfortunately was abandoned and never laid out. Shaftesbury Park Chambers is finely detailed and picks up on the detail and scale of the cottages, with the curious addition of railings in an Art Nouveau style rather than the gothic that prevails elsewhere.



Figure 20 78 Sabine Road and 1 Brassey Square



Figure 21 Shaftesbury Park Chambers

**4.12** Buildings generally front directly onto the pavement, occupying similar plot widths, with the exception of corner buildings and prominent buildings. Both Shaftesbury Park Primary School and Shaftesbury Park Chambers have a dominating presence whilst aiding navigation around the conservation area.

**4.13** The entrance to the estate in Grayshott Road is emphasised by two corner turrets on the end houses of the two short terraces (nos. 32-42 and 45-55). These are, unusually, three storeys and are listed (grade II). They are yellow stock brick construction with stone and red and black brick dressings. The ground floors have extended shop fronts (no.45 converted to residential) with Doric style pilasters. The octagonal spires with three faces have sash windows at first and second floor, with stone lintels to the first floor and Gothic arch heads to the second floor. The spires have patterned slates in diminishing courses.

**4.14** There are some remnants of the historic boundary walls and railings that once characterised whole streets, but many have been lost to bomb damage or 'home improvements'. The existence of original boundary walls is a vital reminder of the area's evolution and should be protected as far as possible. Reinstating these would also enhance the streetscape and setting of the terraced houses.

**4.15** The area's character derives in part from the preservation of building features, links between main streets and size and form of building plots. Some historic routes have been altered in terms of twentieth century modernisation in the form of traffic calming and in particular the use of parking bays and meters, various traffic signs and some over use of pedestrian barriers. There are a number of roof mounted television aerials, accumulatively these additions play a negative role in undermining the essential characteristic of the conservation area.

**4.16** Despite the range of styles attempted in architectural character, built form tends to be of a consistent scale with a vertical emphasis -listed buildings are the exception. The charm of the estate lies in the fact that most houses still have original gothic ornamental detail, decorative stone window heads and simple facades with vertical double hung timber sash windows. Most are reflective pairs, all share common facing materials and are linked by a low, stone-capped brick wall and piers.

**4.17** The essential feature of the Estate is the uniformity of the terraces. There is no variety between individual houses and little variety between terraces. Consequently, alterations to the appearance of any one house can spoil the whole terrace. There are some examples where changes to windows have occurred; e.g. from timber to UPVc. In some cases very sensitive and sympathetically designed frames have been used, however, there are instances where windows open outwards, replacing the traditional sash hung windows, breaking the uniformity of the terraced street. Painting of brickwork is also slowly creeping in.

**4.18** While there have been examples of modern developments in the area (due to bomb damage), these are considered to be neutral in appearance, however, on a smaller scale poor quality alterations are compromising the quality of the area just as severely.



Figure 22 Looking south through the 'entrance' to the estate

## Materials and details

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



**Figure 23** Different front door designs in the conservation area

**4.20** Though a visual consistency results from the use of the same materials and architectural motifs throughout the estate, richness is provided by the variety of detail in the facades. Thus, it is possible to describe a typical cottage to give an indication of the general appearance, but also to highlight those exceptional buildings, which bring variety into the townscape. The cottages are two storeys and two bays wide; they are of yellow stocks with banded pointed arches of stone and red and black brick over the front doors. Their roofs are of grey slate and they are arranged in terraces, with each street consisting of houses of the same design. Longer terraces (e.g. the east end of Elsley Road) may be broken up by the use of gables, towers or bays, but with detail repeated and symmetry retained. Sash windows are painted timber with vertical glazing bars according to the size of the window or prominence of the house. Some windows have curved heads; others have gently curved stone lintels; others are framed by columns. Many boundary walls survive and although most railings have been lost some examples have been reinstated with the help of grant aid. This organised variety of features avoids the appearance of endless rows of monotonous identical houses.



**Figure 24** Different sash window designs in the conservation area



**Figure 25** A typical terrace house with original sash windows, slate roof, front door and boundary wall.



**Figure 26** An ogee style horn on a sash window



**Figure 27** A horn with a straight side and half round notch - typical of the Shaftesbury Park Estate

## 5. CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS

**5.1** The area as a whole is generally well maintained and remains unchanged partly due to the Article 4 Direction which controls alterations to houses. However, there are some aspects that detract from the area's appearance and could benefit from improvement. This issue is largely at a domestic scale, mainly to do with insensitive alterations, such as inappropriate windows, changes to doors and alterations to boundaries.

### The removal and replacement of original features



**Figure 28** The house on the right has upvc windows which open outwards. They have no glazing bars and their frames are much thicker than the original sash windows as seen in the house on the left. The front door is also a modern unsympathetic design



**Figure 29** These railings have a modern design and are much thinner than the originals. Also the brick gate pillar should not be painted, but the bricks left bare, as is the case for all brickwork in the conservaiton area

**5.2** Loss of significant architectural and local details can severely harm the character of the conservation area. Replacement of traditional features such as windows and doors are in some cases executed in poor quality materials or designs. The loss of traditional street surfaces also erodes the quality of the public realm. Granite setts have been overlain with tarmac and small blocks used to repair broken paving slabs which creates an inconsistent mixture of materials and erodes the local distinctiveness of the public realm.

**5.3** Traditional buildings and related townscape features that make a positive contribution to the character of the area should be preserved as far as possible in order to maintain the special character of the conservation area. Where possible original details should be preserved and restored and the reinstatement of lost features sought where possible. Grant aid may be available for this (see Management Strategy for details).

### Small-scale accretions

**5.4** Small-scale additions to a building's façade, such as satellite dishes, roof mounted antennas, telephone wires, external gas and electricity boxes, boiler

flues etc. have a significant cumulative impact on a building and on the wider street scene. Careful siting and choice of materials and colours should be considered – also the removal of such when redundant can significantly reduce the impact of these elements.

### **Negative features / Opportunities for enhancement**

**5.5** Negative features are elements that generally detract from the special character of a conservation area, therefore presenting an opportunity for improvement. This can include both small and large features relating to the streetscape or individual buildings. It may be that simple maintenance works can resolve the situation, reinstate original design or lost architectural features. Some properties have lost features, which affect the integrity of individual elevations. Alteration of original windows and changes to front boundary treatments are particular issues in the conservation area.

**5.6** Opportunities for enhancement lie with the 'infill sites' which are clearly identified by their bland architectural presence in comparison to the beautifully detailed Victorian houses. The junction of Brassey Square and Sabine Road received a direct hit from a V1 flying bomb in World War II and the Victorian houses in this area were totally destroyed or damaged beyond repair. The houses that replaced them have a neutral impact on the character of the conservation area. Their scale and massing fit into the streetscape, however, their lack of quality and detailing means they provide nowhere near as much interest and character as the existing Victorian properties. Should the opportunity arise, there would be no objection in principle to the redevelopment of such sites, though the replacements would have to be of exceptional architectural and urban design quality.



**Figure 30** The scale of the post war houses on the right suits the streetscape, but the quality fails to match that of the Victorian houses on the left

Their scale and massing fit into the streetscape, however, their lack of quality and detailing means they provide nowhere near as much interest and character as the existing Victorian properties. Should the opportunity arise, there would be no objection in principle to the redevelopment of such sites, though the replacements would have to be of exceptional architectural and urban design quality.

## Appendix 1: Listed buildings

Listed buildings are buildings that are listed by English Heritage or the Government for the special architectural or historic interest. These buildings are important not just to the local area but to the nation as a whole and represent buildings that make the most important contribution to England's architectural history. They are therefore protected and listed building consent is required for any alteration to any part of a listed building, either externally or internally or to a curtilage structure associated with it. These consents are dealt with by the Council, who may consult English Heritage if required.

The following buildings are listed in the Shaftesbury Park Estate Conservation Area:

### **37-71 (odd) and 38-72 (even) Elsley Road**

#### **Grade II**

**Date listed: 7 April 1983**

Dated 1873. Designed by Robert Austin. The centre part of a terraced street, articulated east and west by towered features. The houses are of 2-storeys, 2-bays wide. They are of yellow stocks with dressings of stone and of red and darker brick, the roofs being of slate. Of those pairs with towers Nos 41 and 43 on the north side face Nos 42 and 44 on the south and are mirror images of them. Nos 66 and 68 have a similar relationship to Nos 65 and 67. The 2 pairs on the east mirror the 2 pairs on the west.



**Figure 31** Listed terrace on Elsley Road



On that house of each pair designed as the major eye catcher the principal bay projects boldly from the main street line, screening the rest of the pair from the end of the street. On the ground floor of this bay a double sash window has a bracketed cill and a central mullion with engaged colonnette. The latter supports a moulded lintol beneath a relieving arch. On the first floor twin sash windows have bracketed cills and blind pointed-arch heads within gauged brick arches. The bay breaks the main eaves line to rise into a square tower with bracketed cornice, the whole capped by a square spire hung with slates. In the interior angle formed by the tower each pair of houses has a coupled Gothic- style porch on corbels. These support coupled colonnettes with coupled pointed arches springing from them beneath a gable bearing the estate monogram and the date 1873.

The second house of each pair has on the ground floor a double sash window like its fellow but without the relieving arch. On the first floor are twin sash windows with bracketed cills and moulded lintols beneath the bracketed eaves of the slate roof. The other houses of the group are paired. Each pair adjoining the eyecatcher houses on the side towards the centre of the street has a coupled porch like theirs, the rest having simple coupled pointed arch door surrounds. These are flanked by double-sash windows. On the first floor each house of each pair has twin-sash windows and bracketed eaves. The stacks have cogged cornices and over-sailing courses.

### **32-42 (even) and 45-55 (odd) Grayshott Road**

#### **Grade II**

**Date listed: 7 April 1983**

Dated 1874. Designed by Robert Austin. Twin terraces culminating in towered houses. They read on the north as a formal exit from, rather than entry to, the estate and present blind return elevations to the south. Towered houses. Three-storeys.

Yellow stocks with stone, red and black brick dressings. Ground floor projecting shopfront framed by Doric-type piers with moulded corbel blocks. Octagonal tower above with 3 front facets pierced by sashes at first and second floors. Stone moulded lintols to first floor, blind Gothic-arch heads to second floor.

Stepped block cornice and octagonal spire with patterned bands of slate. Each facet of spire fronted by stone trefoil gablet with flower finial, except south facet which bears corbelled stack with cogged cornice. Attached terraces of 5 houses. Two-storeys, 2 windows wide. Yellow stocks with dressings as above. Corbelled round-arched porches under single gable to Nos 36 and 33 and Nos 49 and 51. Gothic-arch door surrounds to the rest. Nos. 40 and 42 and nos. 53 and 55 being coupled. Block cornices. Slate roofs. **See figure 22.**

## Appendix 2: 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 this conservation area are locally listed buildings due to their local historic and architectural significance. All were added to the Local List by committee on 2 March 2009.

### **Shaftesbury Park Primary School, Holden Road**

This was built by the London School Board at the end of the 19th century. It is an attractive three storey Victorian building built almost entirely of London stock brick with red brick dressings and some diaper details. *See figure 15.*

### **Shaftesbury Park Chambers, Ashbury Road**

Built as part of the Shaftesbury Park Estate between 1873-1877. This is an imposing Victorian mansion block of five floors (plus basement). Built mostly of London stock brick, it is attractively detailed with Gothic stone-dressed arches to windows and doors. Although converted to flats, the building retains most of its external original features. The scale of the building means it dominates views along this street. This building and 78 Sabine Road and 1 Brassey Square were possibly part of the original plan to build a library, central hall and co-operative shops fronting Brassey Square but these plans were changed to what is seen today. *See figure 21.*

### **78 Sabine Road and 1 Brassey Square**

Built as part of the Shaftesbury Park Estate between 1873-1877. Three storey building containing flats with shops to ground floor. Historic shopfront to 78 Sabine Road. Built of stock brick with red brick and stucco dressings. Pairs of sash windows to first floor divided by a column. The building is distinctive and of interest not only due to its size and careful design, but for its six slim hexagonal towers topped by white painted pinnacles that project above the roofline and can be seen from a considerable distance. A plaque on the Sabine Road elevation give its date which is unfortunately illegible. This building and Shaftesbury Park Chambers were possibly part of the original plan to build a library, central hall and co-operative shops fronting Brassey Square but these plans were changed to what it seen today. *See figure 20.*

## MANAGEMENT STRATEGY

## **1 MANAGEMENT STRATEGY**

**1.1** The Council has a duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to publish proposals for the preservation and enhancement of its conservation areas. This section outlines both what the Council does to preserve or enhance the character of the Shaftesbury Park Estate Conservation Area and what residents can do. This was made available for public consultation along with the conservation area appraisal in 2008 and was approved by the Council at the same time: 2 March 2009.

### **Boundary review**

**1.2** As part of the appraisal process, the boundaries of the conservation area were reconsidered. However as the conservation area already contains the estate as it was built, no boundary changes were deemed appropriate.

### **The planning process**

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

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

**1.5** We must also consider national policies set out by Government in the National Planning Policy Framework published in March 2012.

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

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

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

## **Enforcement**

**1.9** 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.

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

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

## **Guidance on alterations to buildings**

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

**1.12** Basic guidance on works that are appropriate in the conservation area are given in the section "Conservation Area Guidance".

## **New development in the conservation area**

**1.13** It is against Council and Government policy to allow the demolition of historic buildings which contribute to the character or appearance of the conservation area unless there are exceptional circumstances.

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

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

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

## Listed buildings

**1.17** 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.

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

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

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

## Locally listed buildings

**1.21** The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may (or may not) be of sufficient heritage significance to be added to the statutory list by the Government and English Heritage and are therefore different to statutorily listed buildings. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

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

**1.23** The full Local List can be seen on our website:

[www.wandsworth.gov.uk/downloads/200129/  
locally\\_listed\\_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)

## Trees and green space

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

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

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

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

[www.wandsworth.gov.uk/downloads/508/tree\\_preservation\\_orders](http://www.wandsworth.gov.uk/downloads/508/tree_preservation_orders)

**1.27** The Leisure & Amenity Service's tree officers can advise on all tree matters in the borough (tel 020 8871 6370 / 6372).

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

## Grants

**1.29** The Council's Conservation & Enhancement grants budget was suspended in response to the Government's Comprehensive Spending Review of 2010. No further grants will therefore be offered for unlisted buildings in conservation areas until further notice. Any changes to this situation will be announced on our website ([www.wandsworth.gov.uk/info/514/building\\_conservation\\_and\\_design/230/conservation\\_and\\_enhancement\\_grants](http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/230/conservation_and_enhancement_grants))

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

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

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



## 2 Conservation area guidance

**2.1** Looking after the special character of a conservation area is a partnership between all those who live and work in the area and the Council who has a number of controls over the area. The previous section sets out how the Council manages the Shaftesbury Park Estate Conservation Area, but this section aims to explain how people living in the area can help conserve and enhance the special character and appearance of the conservation area.

**2.2** The alterations given in this section require planning permission, usually because of the Article 4 direction (see What Works Require Consent). You are strongly advised to take advice from the planning service before carrying out works without permission that may later be the subject of enforcement action.

### Roofs

**2.3** Original roofs are slate. Common defects of ageing roofs are rotted or broken fixings or cracked slates. New roofing materials should be as close to the original as possible. Ideally, when re-roofing, a large proportion of the existing slates should be re-used. They should be laid at the rear, reusing the old slates at the front of the building. Synthetic slates should be avoided.

### Chimneys

**2.4** Chimney stacks are the major element in the architectural composition of the streetscape. The loss of chimneys would markedly detract from the appearance of terraces. They should not be altered or demolished without consent.

### Dormer windows

**2.5** Due to the shallow pitch of roofs, dormer windows cannot easily be accommodated. The size of a new dormer should be proportioned to the existing building and the area of the roof slope from which it projects. As a general guide a dormer should not occupy more than half of the depth or half of the width of the roof slope. It should be no wider than the windows below; be set back from the eaves and below the ridge. All dormers and rooflights should be placed on the rear elevation.

### Windows

**2.6** Windows are timber framed sliding sashes. The original pattern windows are painted white; some are sub-divided by delicate glazing bars. They are important to the style of the houses and if properly maintained can have an infinite life. Repairs to original timber windows should be made by removing damaged or decayed wooden components. Windows should only be replaced when they are no longer repairable. If the renewal of a whole window is necessary, however, uncontrolled variety in design and appearance of replacement materials will spoil the character of the conservation

area. The components should be of identical design and materials to the original. Replacement windows of any different size, pattern, or material (e.g. picture windows, bow windows, leaded lights, louvres etc.) look out of place.

## **Walls**

**2.7** Walls are generally constructed in London stock brick. Problems are likely to occur where the pointing of brickwork has deteriorated. Re-pointing should be carried out using a lime based mortar, carefully matching the existing type of joint, its texture and colour. Cement/lime mortar is best because it allows for slight movement and reduces the risk of cracking. In the rare even that brickwork needs replacing, new bricks should be cut to match the existing in type and colour. The facing brick of the houses is a beautiful natural material of excellent quality which needs very little maintenance and should never be painted, rendered or clad with artificial stone or other alien materials.

## **Doors, canopies and porches**

**2.8** Original doors are timber panelled with glazing at the top. They should be retained and repaired as necessary. If replacement is unavoidable it should be with a door of matching design and finish. Canopies are an important architectural feature, they should not be altered and repairs should always be carried out using matching materials. Recessed entrances should not be enclosed and new porches projected from the front of the house are unacceptable. Original doors can be draught-proofed either commercially or using DIY products.

## **Front boundary treatments & railings**

**2.9** A distinctive feature of the conservation area is the continuous low, capped brick garden walls, which originally carried cast iron railings. The walls should be repaired and the railings restored. Wooden fences and other materials are unacceptable and should be avoided. Where replacement is necessary this should be carried out with materials to match the original. The council encourages railing reinstatement to the original pattern and therefore grant assistance may be available for this. Privet hedges behind the capped walls contribute to the visual continuity and softness of character and planting traditional hedges is therefore recommended.

**2.10** Research has been undertaken from site evidence and historic photographs as to the type of boundary walls, gates and railings that once graced the frontages to these streets. Three different patterns have been identified and these are available from manufacturers of iron railings. Where appropriate the Council has facilitated enhancement of properties through its grant scheme. Details of the railings types are given in the conservation area appraisal.

## **Ramps and steps**

**2.11** Ramps and other alterations, to assist people with disabilities to gain access to their properties, should be designed to complement the character of the house and the front boundary treatment.

## **Extensions**

**2.12** Extensions should not dominate the existing building or be conspicuous from the street; where permitted, an extension should be constructed of matching materials and be designed to be in keeping with the style of the house.

## **Rainwater gutters and downpipes**

**2.13** These are cast iron and painted black. Replacement of these on the front elevation should preferably be in cast iron. Black plastic or aluminium may be acceptable on the rear elevation, providing that it matches the size and pattern of the original. No additional soil or waste pipes should be fixed to walls where they are clearly visible from the street.

## **Meter cupboards**

**2.14** Careful siting of meter cupboards is recommended. They should not be placed on the front of the house where they may spoil the appearance of the building as a whole. Metre cupboards can be recessed into brickwork and painted to match the brick of the house. The house owner has the right to determine where meter cupboards are sited.

## **Flues**

**2.15** Fixing vents, flues, grilles, outlets, etc. to the front of the house should be avoided, if possible. They should be kept to the flank wall or rear elevations. Other fixtures such as lamps, nameplates and alarm boxes should be sited sensitively.

## **Enhancement**

**2.16** A number of unsympathetic alterations were carried out prior to the making of the Article 4 Directions and a priority for enhancement will be encouraging owners to undertake measures to redress this position. The types of unsympathetic alterations include painting of front facades, installing inappropriate windows and doors, and erecting front boundaries in a variety of materials. Therefore encouraging owners to remove paint from front elevations and to reinstate windows and doors and front boundaries to the original pattern and design is a priority.

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

**3.1** An Article 4 direction was made on the 14 February 1990 covering all houses in the conservation area. This means that planning permission is required for the items listed below.

#### **Works requiring planning permission under the Shaftesbury Park Estate Article 4 Direction**

- External alterations and extensions to houses including all front, side and rear extensions
- Replacement windows and front doors
- Changes to the roofs
- Building porches over front doors
- Laying out hard surface to front or side garden areas
- Building walls, fences or gates on boundaries which front a street
- Painting the brickwork of houses or flats

#### **Other works requiring planning permission**

**3.2** This list is intended as a guide and is not exhaustive. Householder consents changed on 1 October 2008, so do not rely on outdated information. 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.

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

**3.4** The following works require planning permission:

- Any roof extension
- Cladding a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or takes up over 50% of the curtilage
- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Air source heat pumps
- Wind turbines

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

**3.5** 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

**Conservation area consent is required to:**

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

**Works to trees**

- All trees in conservation areas are protected and the Council must be notified of any works, including pruning and felling.
- The notification procedure applies to trees which are subject to tree preservation orders.

**Further information can be found at**

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

**or contact Wandsworth's Planning Service on 020 8871 6636**

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

**Restrictive covenants**

**3.6** When Peabody sells houses, it imposes restrictive covenants on the purchasers (both freehold and leasehold) to control alterations to the houses in order to protect the character of the estate. This means that before making any external alterations to the houses, owners must make a Restrictive Rights Consent Application to Peabody. This is in addition to planning and building regulations applications required by the Council. The covenants are private matters which the Council cannot advise on. For further information contact Mr Gian Kataora at Peabody (see Contacts).

## 4 How to make a planning application

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

### Application forms

**4.2** You should make your application through the Planning Portal (see web address below) which has all the relevant forms and guidance. If you don't have access to the internet please come in to the One Stop counter at Wandsworth Council's town hall extension on Wandsworth High Street to collect a form or telephone us (see Contacts).

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

### Making your application

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

**4.4** To apply for planning permission you must submit the correct application form (often the householder application form alone) and submit scale drawings showing the existing and proposed plans and elevations. For applications to replace doors or windows, it is usually sufficient to include a photograph to show the existing door or window, but the drawing for the proposed item must be to scale of at least 1:50.

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

### Pre-application advice

**4.6** You are welcome to ask for advice on your proposed development before making your application. From 1<sup>st</sup> March 2012 the Council will charge a fee for giving pre-application advice. The fee for a meeting with an officer to discuss a small householder application such as an extension will be £120 or £60 for written advice without a meeting. Further information can be found on our website. You can make your request for advice by emailing [planningapplications@wandsworth.gov.uk](mailto:planningapplications@wandsworth.gov.uk).

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

## Design & access statements

**4.8** All applications for planning permission in conservation areas must be accompanied by a Design and Access Statement which should set out the design concept for your proposal. Thinking about what is important about the building before you actually draw up your proposals should help you to choose a design that will conserve or possibly even enhance the building's appearance.

**4.9** The statement should include a description of the building as well as an assessment of the impact of your proposal on its character and appearance. We welcome photographs or sketches that will help to illustrate your proposals.

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

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

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

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

## Planning policy

**4.13** All applications are determined in accordance with Council policy as set out in our Development Management Policies document which is available from the web page below. The conservation area appraisal and guidance given in this document will also be taken into consideration.

[www.wandsworth.gov.uk/info/856/local\\_development\\_framework](http://www.wandsworth.gov.uk/info/856/local_development_framework)

**4.14** Government guidance is given in the National Planning Policy Framework available from <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

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

**When will I get approval?**

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

**Building control**

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



Further information and supplementary planning guidance

## Further information and supplementary planning guidance

### Council publications

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

[http://www.wandsworth.gov.uk/downloads/download/343/supplementary\\_planning\\_guidance](http://www.wandsworth.gov.uk/downloads/download/343/supplementary_planning_guidance)

#### Publication

Do it in Style

Hardstandings for Cars

Making More of Your Loft

What is a Conservation Area?

Tree Strategy for the Borough

#### What it contains

A guide to the care, repair and adaptation of your home

How to design car parking space sensitively

Design guidance on altering your roof

Information on conservation areas in general.

The action plan for trees in the Borough

### Government publications

Many of the following documents are available from the Planning Portal (web address in "Useful Websites").

Planning: A Guide for Householders

National Planning Policy Framework

Guidance on Conservation Area Appraisals, English Heritage

Guidance on the Management of Conservation Areas, English Heritage

### Books and references

Life and Labour of the People in London, by C Booth. Macmillan and Co. (London), 1902

'Artizans' Dwellings at Hornsey - The Noel Park Estate'. The Builder, August 11th, 1883

'Artizans' Townships - Shaftesbury Park'. The Architect, July 25th, 1874

'A Workman's Town'. The Times, August 5th, 1872  
The Archive Photographs Series cover many parts of the borough. Published by The Chalford Press

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

**Building Conservation Directory.** Available from Cathedral Communications 01747 871717

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

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

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

**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 Elements of Style, An Encyclopaedia of English Architectural Detail**, edited by Stephen Calloway (Mitchell Beazley)  
**The English Terraced House**, by Stefan Muthesius (Yale 1982)  
**The Victorian Society Book of the Victorian House** by Kit Wedd (The Victorian Society)  
**Victorian Architecture** by R. Dixon and S. Muthesius (Thames & Hudson)

### Public archives

#### Wandsworth Heritage Service

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

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

#### London Metropolitan Archive

40 Northampton Road  
Clerkenwell  
London  
EC1R 0HB

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

### Useful websites

#### Organisation

Planning Portal  
Planning Aid for London  
Funds for Historic Buildings  
HELM: Guidance on the historic environment from across the country compiled by English Heritage  
English Heritage  
Victorian Society  
SAVE Britain's Heritage  
Images of England: Details and pictures of listed buildings nationwide

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

**Organisation**

Pastscape: information on archaeological and architectural heritage

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

**Web address**

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

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

## 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**

General planning enquiries	020 8871 6636
Conservation and Design	020 8871 6646 or 6612
Planning enforcement	020 8871 6659
Building Control	020 8871 7620
Highways	020 8871 6689
Arboricultural service (all tree enquiries)	020 8871 6370 / 6372
Economic Development Office (shopfront grants)	020 8871 6203
Environmental Services team (grants)	020 8871 6127
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**

Peabody. Estate Manager: Daniel Scolah	020 7021 4000
English Heritage (London Region)	020 7973 3000
English Heritage (Customer Services, publication requests, etc)	0870 333 1181
The Victorian Society	020 8994 1019
SAVE Britain's Heritage	020 7253 3500
Society for the Protection of Ancient Buildings (SPAB)	020 7377 1644
Local Residents Association	Contact Conservation & Design Group

### **Planning Aid for London**

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





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

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

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Wandsworth Interpreting Service: (020) 8672 1043/3649 Arabic

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