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# Streatham Park

## Conservation Area Appraisal and Management Strategy



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## A. INTRODUCTION

### Map of the conservation area

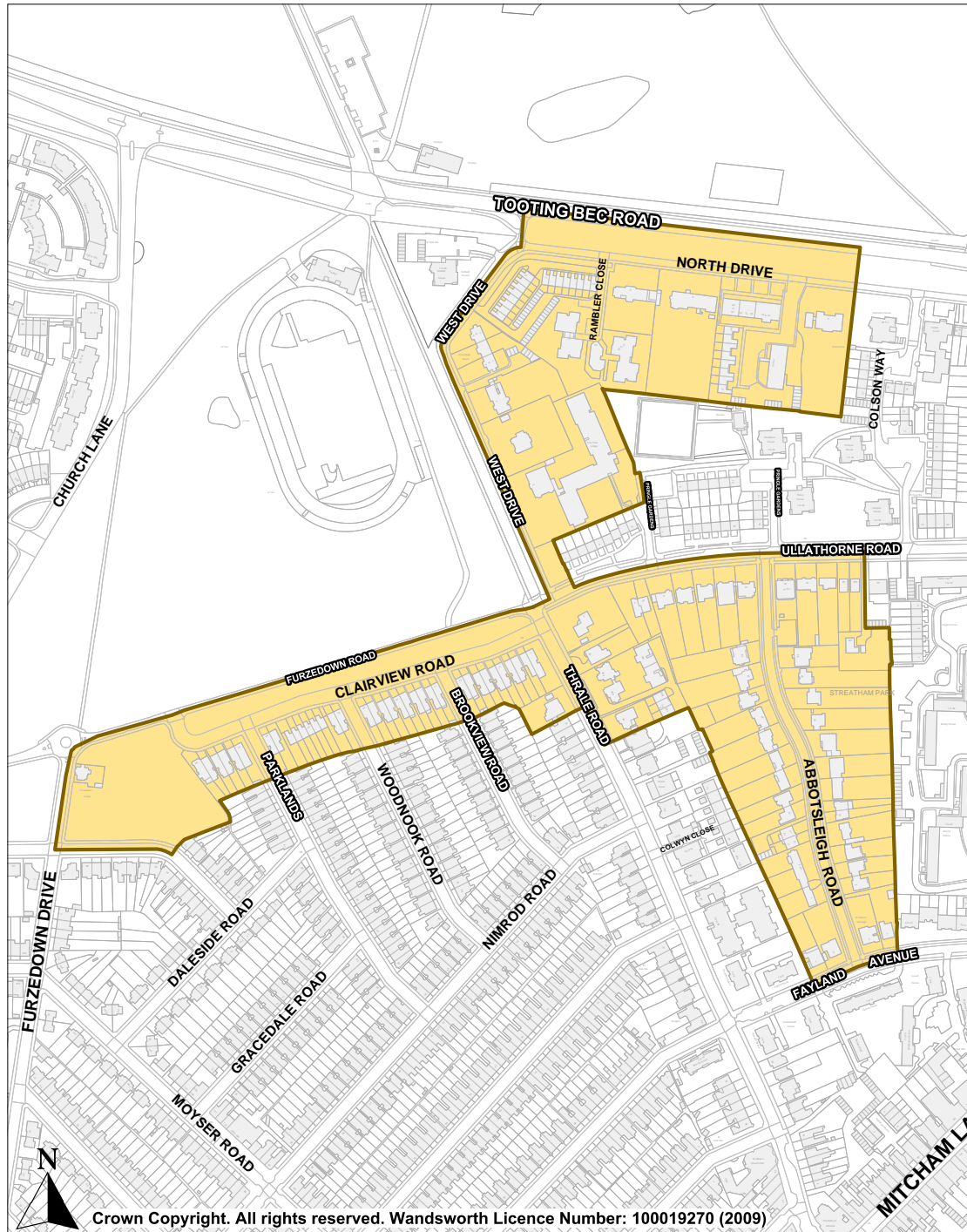


Figure 1 : The boundary of Streatham Park Conservation Area

## 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 Mitcham Lane Baptist Church on 9th December 2008 to discuss it. The public meeting was attended by 5 members of the public and four other representations were made. Concerns raised included issues such as parking and dumped cars and excessive traffic speeds. Also a concern over the possible loss of front gardens to hard surfaces was raised, but there was insufficient support from the meeting for the Council to consider making an Article 4 direction to control this. There was support for the inclusion of the strip of land between Furzedown Road and Clairview Road. Other possible extensions to the conservation area were raised which will be considered by the Council.

## Adoption

**A.5** This appraisal and management strategy were both approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 18 February 2009 and by the Executive on 2 March 2009.

Further copies are available from:

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

Maps and pictures may be enlarged for clarity when viewed online

## CHARACTER APPRAISAL

# 1 CHARACTER APPRAISAL

## Summary of special interest

**1** Streatham Park Conservation Area was designated a Conservation Area on 30 June 1987 and extended in May 1989. The overall character and appearance of the conservation area relies upon the relationship between the groups of detached and semi-detached late nineteenth and early twentieth century houses, particularly the frontage to Tooting Bec Common, as well as the historic landscape and vestiges of woodland surviving from large estates that were sold for development around the end of the nineteenth century. This gives the area a very green suburban character of low density and pleasantness. The margins of Tooting Bec Common in Clairview Road and North Drive and the grass verges with trees to Ullathorne and Abbotsleigh Roads give the impression of the common flowing into the area reinforcing its landscape character.

## Location and context

**2** The Conservation Area is located in SW16 just south of Tooting Bec Common and the main road (A214) linking Streatham with Wandsworth, and just west of the main London to Brighton railway line.

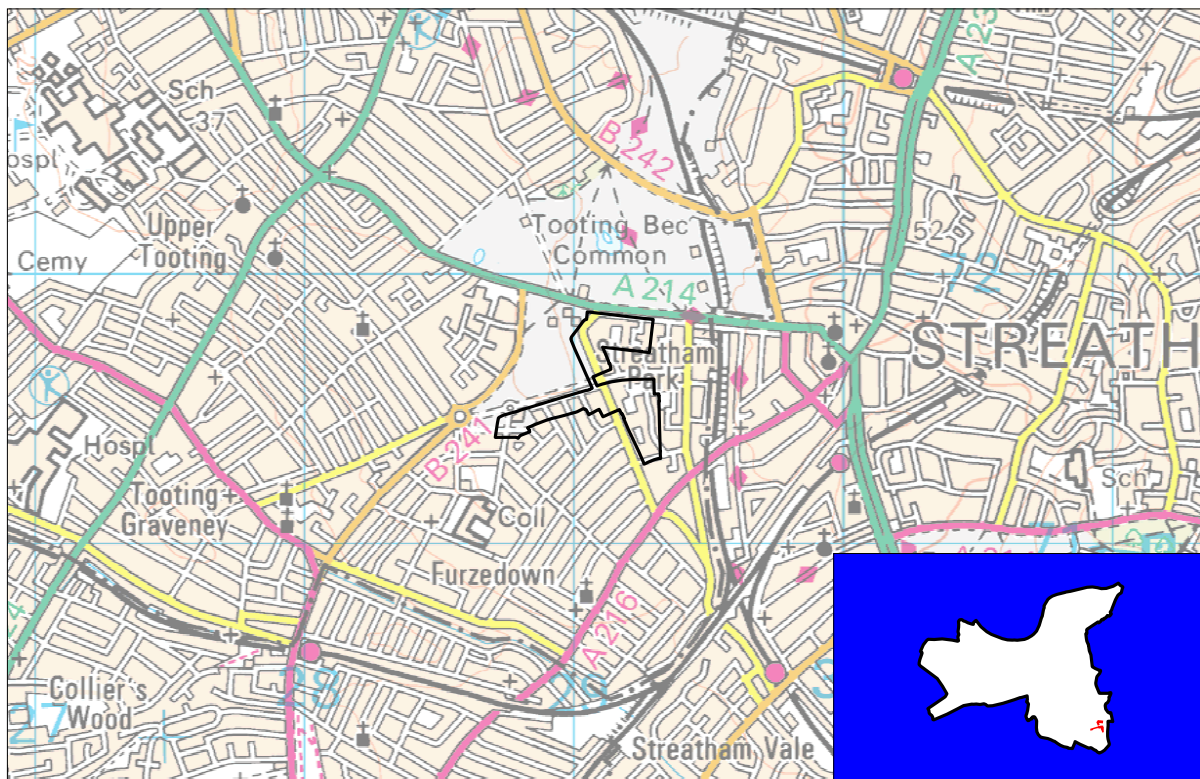


Figure 2 : Location of Streatham Park Conservation area within the borough of Wandsworth



## 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 know how it has developed in order to understand its appearance today so that this knowledge can help to inform future changes.

**2.2** Tooting Bec Common together with Tooting Graveney Common and Streatham Green are the remains of common land that once stretched as far as Mitcham. As London's population was growing, and land was developed for housing, much of the old commonland was under threat, which led eventually to the passing of the Metropolitan Commons Act in 1866.

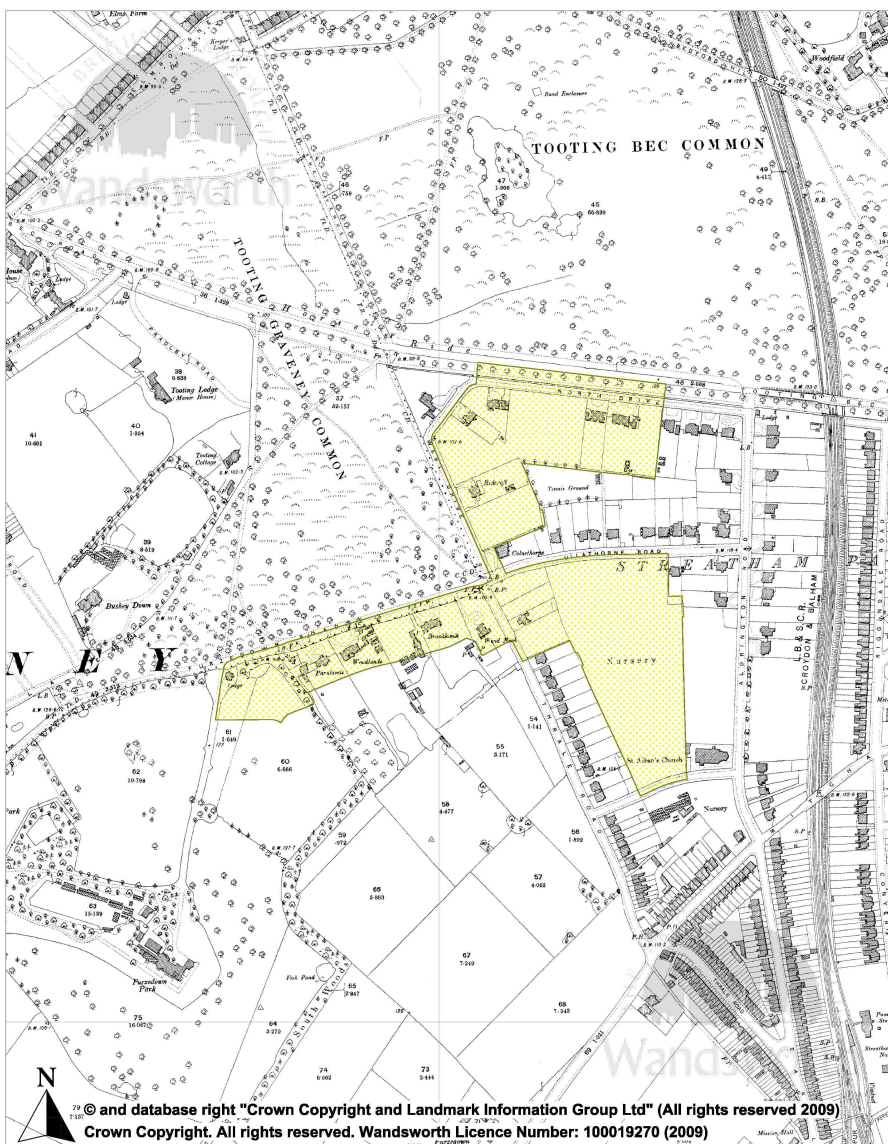
**2.3** Avenues of trees have been planted through the area's history. An avenue of Oak trees remains along Dr Johnson Avenue that was planted in the late sixteenth century to commemorate a visit by Elizabeth I; other avenues include Oaks planted in the seventeenth century by Garrad's Road, Horse Chestnuts planted in the nineteenth century and a line of Elms marking the southern boundary of the common along Tooting Bec Road which is also the edge of the conservation area.

**2.4** The Thrale family, owners of Southwark Brewery, purchased 100 acres of the common land from the Duke of Bedford on which they built Streatham Park, a splendid Georgian mansion which became the country seat for the family. The house was built in the 1740s, from what was originally a medieval building, but was demolished in 1863.



**Figure 3 : Tithe map from the 1840s showing Furzedown House (bottom left), Woodlands (on Furzedown Road) and Streatham Park (since demolished) seen bottom right of the fish pond**

**2.5** The area was the site of a number of country houses in the early nineteenth century, most of which are now lost. In 1803 Benjamin Oakley erected a large mansion, Tooting Lodge, which in 1807 was sold to Rees Goring Thomas. Thomas purchased the Lordship of the Manor of Tooting Graveney in 1811, whereupon the lodge became the Manor House. In 1861 the Manor was purchased by a Mr. Thompson who applied to enclose the common but was resisted by the commoners who won a notable court victory preventing his activities.



**Figure 4 :** Map of 1896 with conservation area shown in yellow. The map also shows no. 3 West Drive, Dixcote on North Drive and the detached houses along Furzedown Road (demolished to build Clairview Road) and a nursery where Abbotsleigh Road was later built.

Tooting Common was ranked the finest of London's commons because of its wild, natural beauty. The Manor House was demolished to build the (later Hospital) in the 1880s.

**2.6** The only house surviving from this period is Furzedown House (outside the conservation area) in the present day Spalding Road. It was built around 1800 and can be seen on the map of 1896. Furzedown Lodge, which is in the conservation area, was built around 1862-63 possibly by James Thomas Knowles who extended the main house. Both are now listed grade II.

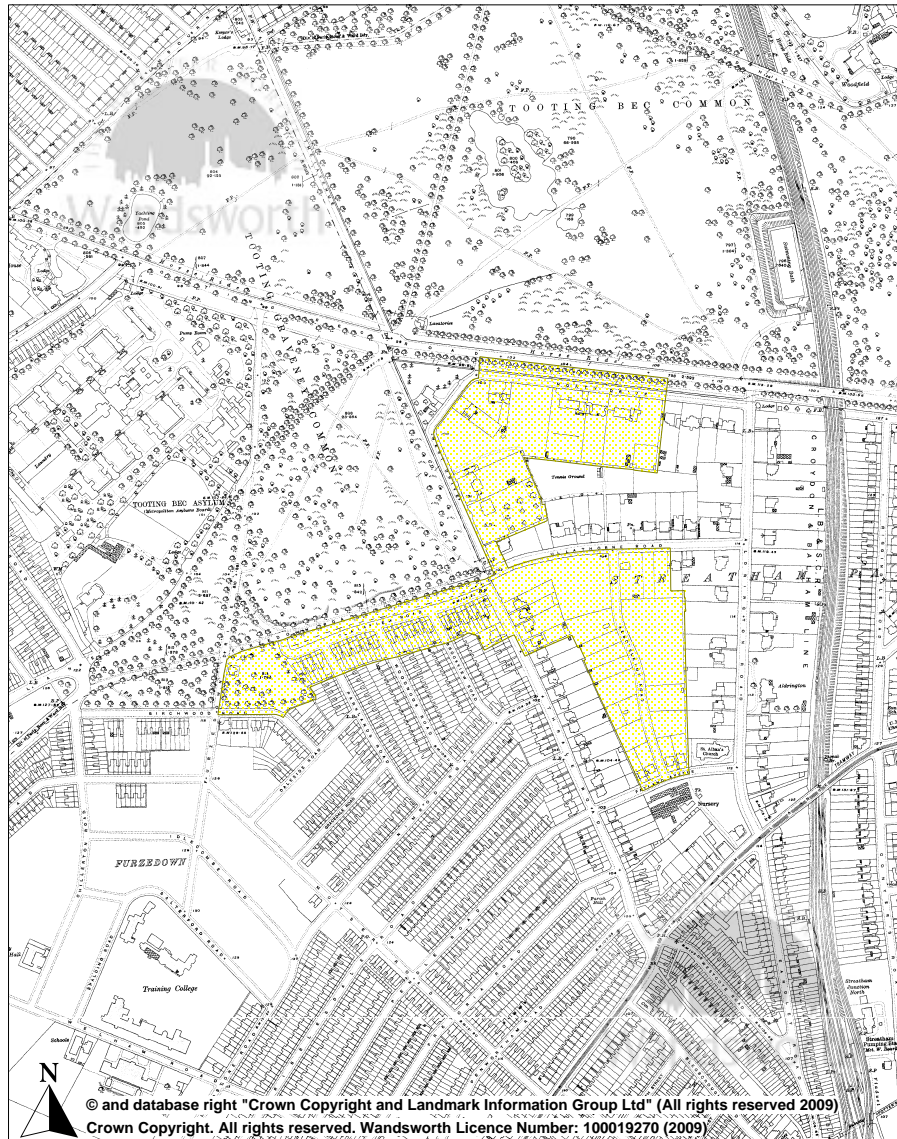
**2.7** Following the passing of the Metropolitan Commons Act, the commons were transferred to public ownership in 1875, which prevented speculative building on the land. At the turn of the century

**2.8** By then the commons at Tooting had been divided by building of roads and railways, with the west end and Crystal Palace line in the north which opened in 1855, and the London, Brighton and south coast line running north - south which opened in 1861.

**2.9** At the turn of the twentieth century a number of large old detached houses survived, such as Parklands, Woodlands, Brooklands and Wood Nook which can be seen on the tithe map and the map of 1896 fronting the common along Furzedown Road. Woodlands was the home of Henry Doulton of Royal Doulton pottery. These houses made way for the Edwardian terraced housing seen today along Clairview Road.

**2.10** Large houses from the turn of the century that have survived include Dixcote on North Drive (1897 by Voysey) and Yew Tree Lodge, West Drive (1899 by Leonard Stokes) and no. 3 West Drive. All in completely different styles, but each resolutely continuing the country house tradition whilst all around was being developed for smaller and denser housing.

**2.11** Just across Tooting Bec Road, within the common, is Tooting Bec Lido. London Boroughs were empowered under the 1846 and 1899 Baths and Washhouses Acts to provide outdoor as well as indoor baths. Wandsworth Borough Council built a Lido at



**Figure 5 : The map of 1919 shows Clairview Road completed and Abbotsleigh Road laid out, but as yet unbuilt**

Tooting Bec Common in 1906 and it is one of the few in London to have remained in regular use. The triple-arched entrance building dates from 1906, and a fine Art Deco restaurant and fountain date from 1931-36 when alterations were carried out.

**2.12** By the Second World War, Furzedown Road was still a rustic avenue bordered by trees and the map of 1919 shows Abbotsleigh Road laid out and divided into building plots on land previously occupied by the nursery. The development of several buildings in this road is attributed to builders called Wates.

In 1897 Edward Wates and his three brothers set up the first Wates Company. During the 1920s and 1930s Edward's sons, Norman, Sir Ronald and Allan, expanded the Company by speculative house building and then extending their activities into general contracting. Wates built a number of properties in the Streatham area. In one estate Wates advertised their more expensive houses as "the finest homes in the finest suburb" and pointed out that Streatham was "London's most favoured, healthy and convenient suburb".



Figure 6 : Yew Tree Lodge of 1899 (2 West Drive) as designed by Leonard Stokes

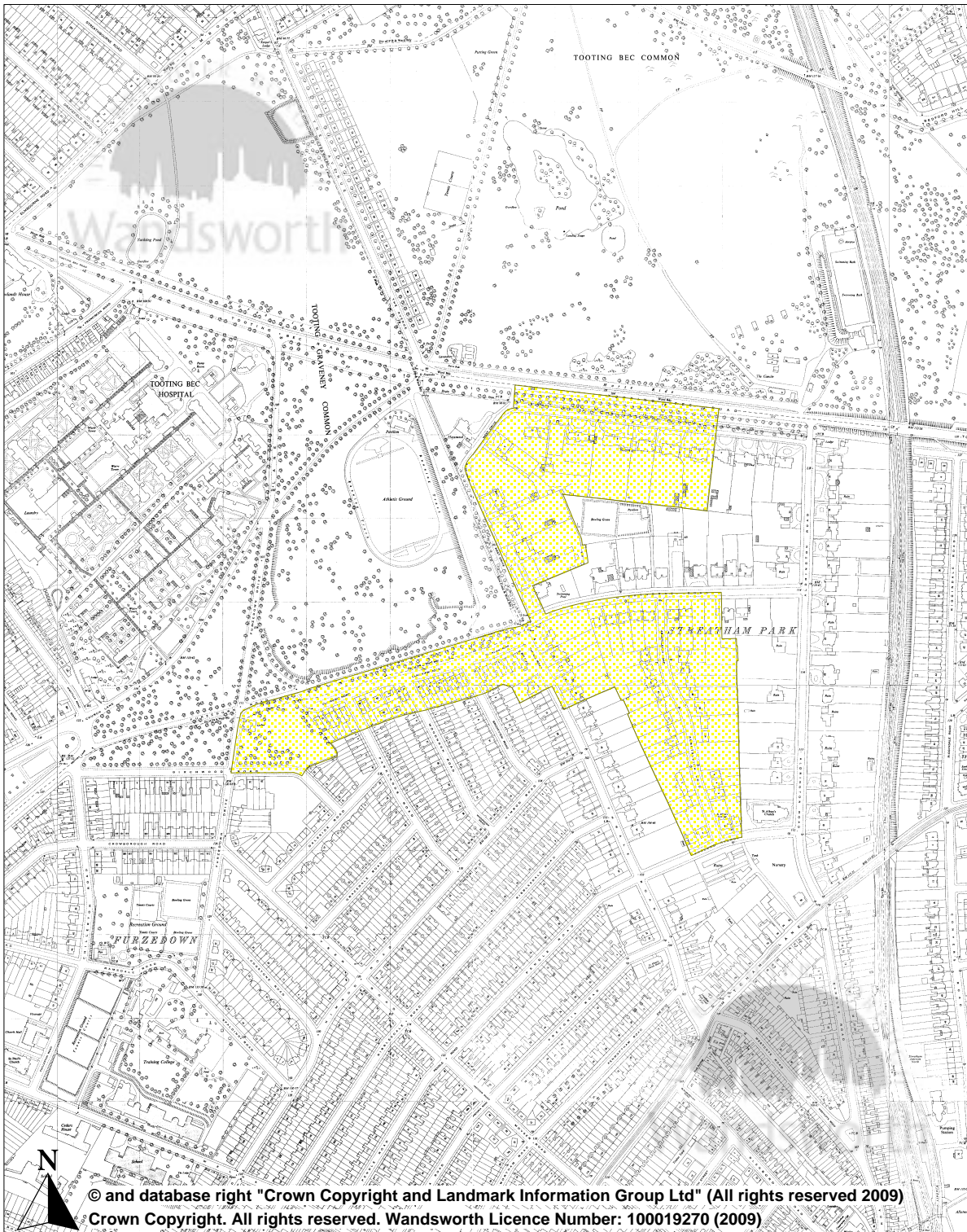


Figure 7 : The conservation area is recognisable on this map of 1947 save for recent developments such as 5-12 West Drive and 10-17 North Drive

## 3 SPATIAL CHARACTER

### Introduction



**Figure 8 : The conservation area has distinctive spaces, houses and vegetation that make up its overall character.**

are shown on the townscape map overleaf.

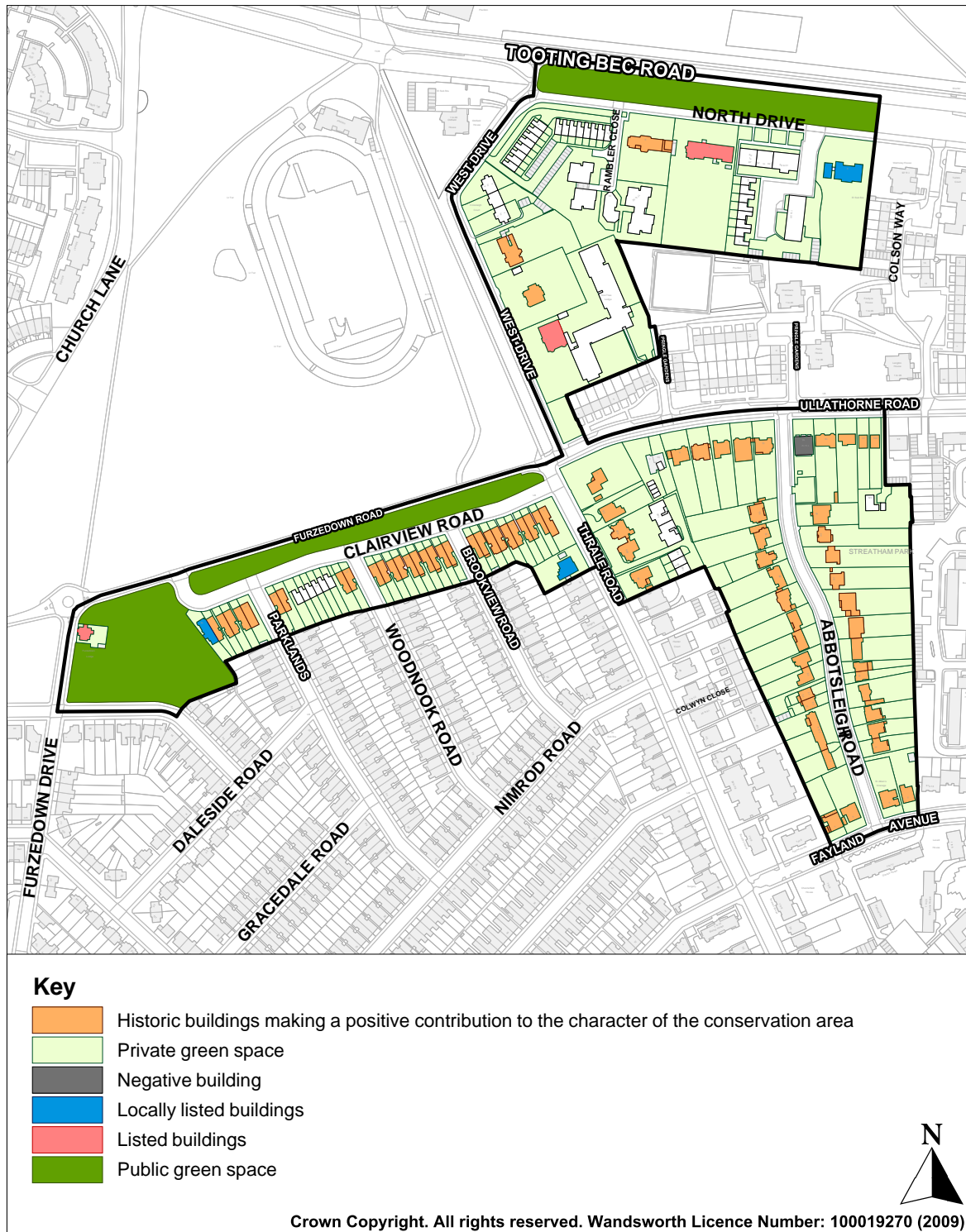
### Townscape map

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

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

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

**3.2** Some of the features described in these paragraphs



**Figure 9 : The townscape map shows buildings and spaces that make a positive contribution to the character of the conservation area**

## Townscape

**3.5** Abbotsleigh Road was developed with mainly medium sized detached houses set in substantial plots. The south side of Ullathorne Road as well as properties in Thrale Road developed a similar pattern. Nos. 1-10 and 1-5 North and West Drives respectively also followed this pattern, but here houses are much larger with substantial gardens and retaining a number of mature trees. Clairview Road was developed with mainly semi-detached houses arranged in pairs in a tight knit grain fronting on to the common.

## Streetscape



**Figure 10 : Typical streetscape in Abbotsleigh Road made up of traditional slab paving, grass verges, granite kerbs and street trees**

**3.6** The streetscape of Streatham Park Conservation Area is dominated by trees, with the grass of the common defining the carriageway edge to Furzedown Road, North Drive, West Drive and Clairview Roads. The influence of the common can be seen in the design of Ullathorne and Abbotsleigh Roads, with their grass verges and trees giving the illusion of being 'on the common'. Footways are mainly traditional paving slabs giving a quality finish to the surface, with granite kerbs to the carriageway edge. Highway signing and waymarking are minimal giving an uncluttered appearance to the streets.

## Trees

**3.7** The landscape character of Streatham Park Conservation Area is largely formed through its relationship to Tooting Bec Common and the rich treescape. An area Tree Preservation Order (TPO 53) covering Streatham Park was made in 1984 covering 250 individual trees and three groups of trees and this reflects the importance of trees in private gardens. In addition all trees in the conservation area have a general level of protection. A large number of mature trees on the common in Furzedown and Tooting Bec Roads produce a well-treed backcloth to the conservation area.



**3.8** It is said that Dr Johnson and Mrs Thrale sat under Mulberry trees at Streatham Park and one or two of these trees may still survive.

**3.9** Elsewhere street trees and trees in gardens in Abbotsleigh, Ullathorne and Thrale Roads and North and West Drives, make an important visual contribution to the character and appearance of the conservation area. The trees planted represent a wide range of species and include, Lime, Cherry, Purple Plum, Horse Chestnut, Whitebeam, Ash and Alder.



**Figure 11 : Avenue of trees on West Drive**

### **Green space**

**3.10** The setting of the conservation is dominated by the open space of Tooting Bec Common. Apart from that part of the common alongside North Drive, all of it is designated as Metropolitan Open Land. All of the common has open access 24 hours a day to the public providing an important recreational resource for walking, play and informal sporting activities.



**Figure 12 : The strip of grass and trees between Furzedown Road and Clairview Road provides a pleasant setting to the houses on Clairview Road and a soft transition between the road and common**

**3.11** In terms of nature conservation Tooting Common is classed as a site of metropolitan importance. The habitat comprises acid grassland, secondary woodland, scrub and ponds. It is a large open space with extensive areas of woodland and acidic grassland in an area of London severely deficient in good wildlife sites. The woodland is dominated by oak, with a range of other trees including hornbeam. It supports a good variety of woodland birds for an inner London site. The acidic grasslands are dominated by common bent (*Agrostis capillaris*) and red fescue

(*Festuca rubra*) with typical herbs of acid soils, and pockets of gorse (*Ulex europaeus*) and bramble scrub. There are also two ponds, one of which has a particularly good range of marginal vegetation.

**3.12** The substantial gardens of a number of properties within the conservation area together with the mature trees that grow in them give rise to a suburban rustic quality to the area. This is reinforced by the grass verges and margins of the common in Clairview Road and North Drive.

**3.13** The land on the corner of West Drive and Ullathorne Road was left undeveloped in order to ensure that the building line of the properties in West Drive was respected, as any development would be visually intrusive to the spatial character of the area.

### Boundary treatments

**3.14** Generally boundary treatments to streets comprise low brick walls or fences. The International Style boundary walls to no. 29 Abbotsleigh Road help to reinforce the character of the building.

**3.15** The brick piers to no. 3 West Drive have pedimented caps and decorative carved brick panels, and are of architectural or historic interest.

**3.16** The boundary wall to no. 5 North Drive has massive brick piers with decorative iron gates, and these complement the character of the building.



Figure 13 : 5 North Drive with boundary wall



Figure 14 : The former coach house to 5 North Drive with brick piers and gate

## Views

**3.17** Local views are essentially confined to those looking out from the roads that approach Tooting Bec Common into the common, and also from the common towards the buildings fronting on to the common.

The spaces between buildings allow views of the rich landscape setting to the houses.

The curving nature of Abbotsleigh Road allows for unfolding and changing views.



**Figure 15 : View along Abbotsleigh Road**



**Figure 16 : Grass strip with trees between North Drive and Tooting Bec Road looking towards the common**

## 4 ARCHITECTURAL CHARACTER

### Introduction

**4.1** The overall character and appearance of the conservation area relies upon the relationship between the groups of detached and semi-detached late nineteenth and early twentieth century buildings, particularly the frontage to Tooting Bec Common, as well as the historic landscape and vestiges of woodland surviving from large estates that were sold for development around the end of the nineteenth century.

**4.2** 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.

**4.3** 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

**4.4** All of the buildings within the conservation area are in residential use. The type of residential accommodation varies from detached and semi-detached houses to purpose built flats and a residential care home, as well as properties converted to flats.

### Clairview Road



**Figure 17** : Typical Edwardian houses in Clairview Road

comprising nos. 1-10 with their use of roughcast, ranging windows and heavy projecting bays has influences of C F A Voysey, who designed no. 8 North Drive nearby.

**4.5** Clairview Road, except for nos. 23-28, comprises a group of two storey semi-detached houses constructed in the Edwardian period. They are generally of yellow stock brick with red dressings and have gabled fronts. Some have projecting ground floor semi-circular bays, others two storey canted bays with roughcast finish to first floor. A few have oriel windows to first floor and projecting porches with tiled roofs and decorative timber supports.

Those within the group

**4.6** Nos. 23-28 represent a terrace of six three storey houses of the late twentieth century. They replaced six two storey semi-detached houses damaged by enemy action in World War Two. Unfortunately the terrace fails to reflect the character of the street by ignoring the pairing, front gardens and form of the other houses.



**Figure 18 : 1-10 Clairview Road: terrace with Voysey influenced design**

**4.7** No. 36 differs from the rest, although being of the same date, with its yellow stock brick construction, and its octagonal tower with spire of natural slate, neatly terminates the group of buildings at the western end of the street. Its stone dressings to windows, carved brick panels and iron railings to balcony are distinctive.

## West Drive

**4.8** Yew Tree Lodge, 2 West Drive, (1899 by Leonard Stokes) is a grade II listed building. It is in a Neo-Georgian style, of two storeys and built of a purple brick with red brick and stone dressings and tile roof. The entrance has a flight of stone steps leading up to panelled doors and crowned by a segmental hood framing a moulded tympanum. Windows are timber sashes.



**Figure 19 : Yew Tree Lodge, 2 West Drive**

**4.9** Immediately to the north, 3 West Drive is a more

sober late nineteenth century composition of heavy purple brickwork with tile hanging to first floor and a tile roof. The two brick piers with their decorative carved brick swags and curved pedimented caps are of architectural and historic interest.



Figure 20 : 3 West Drive

**4.10** Nos. 5-12 West Drive are a terrace of three storey buildings built in the 1960's and detract from the overall character of the area in terms of their design and development. They represent a terrace of eight houses built along with nos. 10-17 North Drive. Their austere appearance to the street frontage and the penetration of service roads into the original site contrasts gives a harshness more in tune with denser urban parts of the borough.

## North Drive



Figure 21 : Dixcote, 8 North Drive by C.F.A. Voysey

**4.11** No. 5 North Drive represents a Neo-Georgian early twentieth century composition of two storeys with symmetrical projecting wings. It is of yellow stock brick with red brick dressings to quoins, windows and stringcourse. The semi-circular segmental pediment to the porch replete with engaged columns gives a splendid definition to the front entrance. Typically, windows are timber sashes of 12 lights. A dentil cornice at eaves level gives definition at roof level. Plain clay tiles cover the roof,

which is splayed at the eaves.

**4.12** Dixcote, 8 North Drive, is a listed building (grade II\*) dating from 1901. It is essentially the work of CFA Voysey in his own inimitable manner. The building is a broad asymmetrical seven bay, two-storey composition, constructed of brick with a roughcast finish and Ham Hill stone dressings and tile roof. The casement windows

have stone mullions and leaded lights. The casements are arranged in pairs and groups of three, four and five. To the rear the bays are divided by buttresses; so characteristic of Voysey's work. His influence is also represented in the battered chimneystacks.

**4.13** No. 9 is a ranging two-storey early twentieth century composition with roughcast finish. A two-storey projecting bay is relieved by a central entrance with brick surround. The brickwork continues through to first floor where it is terminated in the form of an arch, with herringbone brickwork detailing above a central window. Windows are small paned steel casements. A heavy brick chimney is expressed externally to the front elevation.



Figure 22 : 9 North Drive

**4.14** Nos. 10-17 North Drive are a terrace of three storey buildings built in the 1960's and detract from the overall character of the area in terms of their form, design and development. The projecting integral garages at ground floor level give a bleakness to the street frontage.

## Ullathorne Road

**4.15** Ullathorne Road like Abbotsleigh Road contains a number of detached inter-war houses. They are generally two storey of brick construction with tile roofs. Several buildings have a roughcast finish to first floor, whilst others are tile hung. Most houses have timber or steel casement windows.



Figure 23 : Out of character flats on North Drive



Figure 24 : Left: 1980s development on Ullathorne Road

**4.16** Nos. 4 and 4a represent a semi-detached pair of new houses completed in 2008, and occupy part of the rear garden of no. 2. Their form and scale successfully reflect those of adjacent houses. No. 2 Ullathorne Road is situated on the corner Thrale Road and is a 1930s 'Tudor-bethan' house with mock timber framing (see Figure 29).

**4.17** No. 16 Ullathorne Road was redeveloped in the early 1980's, prior to the designation of the conservation area. It is of three storeys and its form and scale contrasts with the character of the adjacent two-storey properties. It is the very nature of its three storey form, the pattern of fenestration and the on site rear car park which make it out of keeping with adjacent properties.

### Abbotsleigh Road

**4.18** Abbotsleigh Road like Ullathorne Road contains mainly detached inter-war houses, with a few being semi-detached and terraced. They are generally two storey of brick construction with tile roofs. They represent an eclectic mix of styles unusual in the borough but as a group make for a pleasing composition. Several have a roughcast finish to first floor, others are tile hung. Most houses have timber or steel casement windows.



Figure 25 : Houses on Abbotsleigh Road



**4.19** No. 29 differs in that it represents a simplified form of the International Style prevalent in the 1920s and 30s. It is a symmetrical composition of rendered brickwork with green tile roof. The front is three bays with a central entrance with moulded surround and projecting semi-circular canopy. Windows are steel casements. At each end are single storey wings.



Figure 26 : 29 Abbotsleigh Road

**4.20** Wates the builders constructed No.31 in 1937. It is of red brick construction with tile hanging to first floor. At the front is a projecting gable with quintuple casements to ground and first floors. The first floor is jettied with external timberwork. The imposing tall angled brick chimney is of interest. The whole composition reflects the Arts and Crafts revival style.



Figure 27 : 31 Abbotsleigh Road

## Thrale Road

**4.21** No. 99 Thrale Road takes its design from properties that were built in Bedford Hill, by Alfred Heaver, and no doubt

was constructed by the same builder. Its warm orange brick, oriel windows, carved brickwork and glazing patterns to windows all have the same signature. Nos. 56-62 represent a group of late Victorian villas. These are mainly three storey, of red or yellow brick construction with projecting bays and tile hanging.



Figure 28 : 99 Thrale Road



Figure 29 : 2 Ullathorne Road seen from Thrale Road



Figure 30 : 56-62 Thrale Road

## Fayland Avenue

**4.22** This part of the conservation area consists of four detached houses built in the early twentieth century. They are two to three storeys of red brick with roughcast or render to upper floors and tile hanging notably to gables and dormers. The large well-landscaped gardens follow the character of Abbotsleigh Road nearby.



Figure 31 : Houses on Fayland Avenue



Figure 32 : The frontage of Rambler Close

## Rambler Close & Mulberry Close

**4.23** Nos. 1-33 Rambler Close represent a group of three storey flat blocks and were developed in the 1960's/70's on the former sites of 10 North Drive and 4-5 West Drive. The form, design and layout of the buildings contrasts with the overall character and appearance of the conservation area. The buildings are of a dark red brick construction. The vehicular access which penetrates the site serves to erode the character of the area, bringing with it car parking and large tarmacadamed areas.

**4.24** Nos. 1-57 Mulberry Close were developed on the sites of nos. 6-7 North Drive. The design, form and layout of the buildings contrasts with the character of the area. The access road penetrates what were previously gardens. The buildings, which are three storey to the frontage of North Drive, are of brick construction with flat roofs, but rather plain and austere in appearance.

## Materials and details

**4.25** A variety of materials have been used for house construction in the conservation area, with brick being the predominant material. Some houses were finished with roughcast or render, notably to upper floors, as part of their design. In some places this has survived unpainted.

**4.26** The green tile roof to no. 29 Abbotsleigh Road is unusual, otherwise roofs are mainly of plain clay tile or concrete tile. Tiles are also used as vertical coverings to bays, gables and dormers to a few properties. Stone is used on a few buildings for details around windows.

**4.27** Exposed timber occurs on a few buildings in Ullathorne and Abbotsleigh Roads. Timber is also used for traditional windows and doors as well as front boundary fences. All original materials help create the area's special interest and appearance and should be looked after or reinstated wherever possible.



**Figure 33 : A 1930s house of remarkably similar design to the one on the right. Its important details include the clay tile roof, applied timbers to the gable, tile hanging to the canted bay, timber framed casement windows, plain red brickwork and open porch.**



**Figure 34 : A house of c.1900 in a typically Edwardian style that would have inspired the house on the left. Original features include clay tiles to roof and facade, nine-over-one paned sash windows and open porch. Original front doors are also extremely important although they are not visible here**

## **5 CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS**

**5.1** The special interest of the conservation area is made up of all the elements discussed in this appraisal and it is therefore important that these elements are maintained. Understanding the character of the conservation area is necessary to inform conservation practice and this appraisal aims to fulfil this need.

**5.2** The overall impression of the conservation area is that it is generally well-maintained, both the privately owned houses and the properties owned and maintained by the Council.

**5.3** Three houses in the area are of particularly special quality and have therefore been added to the Council's Local List of buildings of architectural or historic interest. These buildings are shown in the appendices.

**5.4** Owners are recommended to maintain the elements of their properties that make the conservation area special. In particular, this includes retaining timber or Crittal windows; preserving plain clay tile roofslopes; and maintaining planting and lawns to front gardens to retain the pleasant suburban qualities of the conservation area.

## Appendix: 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 this conservation area.

### **8 North Drive ("Dixcote") SW16**

#### **Grade II\***

#### **Date Listed: 07/04/1983**

1897 by C F A Voysey. Executed by Walter Cave. A broad asymmetrical 7-bay, 2-storey composition, a roughcast with Ham Hill stone dressings and tile roof. The casement windows have stone mullions and leaded lights. On the ground floor the openings are, left to right, a segmental carriage arch with a band of small casements above the whole framed between full-height buttresses; a triple and a double casement framing a plain door; a triple casement; a quadruple casement; a strongly projecting Doric porch, the returns canted on plan; and a quintuple casement. The window heads are linked by a stone string. On the first floor to the right of the carriage arch the second and third bays have respectively triple and double casements and 2 double casements linked by a string at the head and placed between twin gables. The fourth, fifth and sixth bays have triple casements beneath a deep cornice which breaks round the piers framing the fifth bay. The fifth and sixth bay casements are double-height with a lower tier of glazing changing the first floor cillband to a transom. The seventh bay triple casement and its cornice read as a half-dormer between hipped eaves roofs supported on iron stays. The stacks have cornices, the left-hand stack being of characteristic battered form. (See Figure 21 for picture)

### **2 West Drive ("Yew Tree Lodge") SW16**

#### **Grade II**

#### **Date listed: 6.7.1981**

By Leonard Stokes 1899. A Neo-Georgian house 7 bays wide, of 2-storeys and dormers. It is of purple brick with stone and red brick dressings, and tile roof. Flight of stone steps to the projecting porch; panelled double doors within a crossette surround. This is crowned by a segmental hood framing a moulded tympanum. The sashes have exposed box-frames, gauged flat arches and stone keyblocks. The boldly projecting eaves cornice has a dentil course and paired modillions. The sashed dormers are flat-headed. The hipped roof rises to twin parallel stacks with oversailing courses. These are linked front and rear by continuous brick screens. (See Figure 19 for picture)

## **Furzedown Lodge, Furzedown Drive, SW16**

### **Grade II**

**Date listed: 07.04.1983**

Circa 1862-67. Single-storey freestanding building formerly the lodge to Furzedown House and farm. Three bays wide to the north and 2 to the west. Yellow stocks with gauged yellow brick arches, stone dressings and hipped slate roof. The north elevation has a prominent square brick porch with round-headed arches springing from stone colonettes on 3 sides, the openings recessed into concentric brick arches. The porch is crowned by a modillion cornice and balustraded parapet and flanked by sash windows with diamond and verged glazing bars. The windows are recessed into chamfered surrounds with gauged flat arches. The west elevation has, on the main bay, a prominent canted bow with windows detailed as on the north elevation and cornice and parapet as on the porch. A second recessed bay has a single similar window. A crowning deep stucco coving with vineleaf relief rising to the eaves cornice breaks back round the recessed bay. The tall stacks rise to bold bracketed cornices.



**Figure 35 : Furzedown Lodge**

## Appendix: 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 are on the Council's Local List:

### 5 North Drive

This house is a symmetrical composition of three bays, with the two end bays projecting forward, in a Queen Anne Style and dates from the early twentieth century. It is of two storeys and of purple brick construction with red bricks used for string courses, quoins to corners and around windows. Windows are vertically proportioned timber sashes of 6 lights over 6. An arched pediment with engaged pilasters defines the doorcase to the front entrance. At eaves level a dentil cornice adds architectural detail. The splayed eaves to the roof and tall chimneys add visual interest at roof level.



Figure 36 : 5 North Drive

### 36 Clairview Road

Two storey Edwardian corner house, yellow stock brick with octagonal tower and spire of natural slate. Distinctive stone dressings to windows, carved brick panels and iron railings to balcony.



Figure 37 : 36 Clairview Road

### 99 Thrale Road

This is a two-three storey house of red brick construction with projecting oriel window at first floor level, dating from late nineteenth century. The style is the same as houses in Bedford Hill, and it is most probable that the same developer, Alfred Heaver, was also involved here. The decorative carved brickwork to the base of the oriel window, and the arched patterned timber sash windows all bear the hallmark of the 'Heaver Style'. (See Figure 28 for picture)



## MANAGEMENT STRATEGY

## 1 MANAGEMENT STRATEGY

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

**1.2** The Council owns and manages Tooting Bec Common and has a Management Plan to oversee its protection, conservation and management. This covers its ecological, recreational and landscape importance.

### Boundary review

**1.3** As part of the review in 2008 the boundaries of the conservation area were considered. The only change to the boundary was an extension to include a small part of Tooting Bec Common between Clairview Road and Furzedown Road. This part of the Common acts as a setting to the properties in Clairview Road and is consistent with the strip of land above North Drive which was already in the conservation area. This extension was approved by the Council on 2 March 2009.

### The planning process

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

**1.5** 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. See the following section on what works require planning permission. You can also see how the Council consults people in its Statement of Community Involvement, available on the website or from the Forward Planning Group (contact details at end of document).

**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. Residents did not comment on this issue during the public consultation in 2008.

## **Enforcement**

**1.7** 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.

**1.8** 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.

## **Guidance on alterations to buildings**

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

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

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

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

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

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

**1.14** Although the modern flat developments in Rambler Close and Mulberry Close have a negative impact on the character and appearance of the conservation area it was not proposed to delete these properties from the conservation area. They were built on the plots of Victorian houses and there may be opportunities in the future to bring about to bring about enhancement or improved design through redevelopment.

### Listed buildings

**1.15** 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.

**1.16** Of the three listed buildings in Streatham Park Conservation Area, two are owned by the Council: no.2 West Drive being an elderly care home and Furzedown Lodge being in use as a residence. The buildings are well maintained.

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

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

### Locally listed buildings

**1.19** The Council holds a list of buildings that are of interest at a local level: the Local List. These buildings are of particularly special architectural or historic interest to the borough as a whole. They may not be of sufficient interest and quality to be listed by the Government and English Heritage and are they 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.

**1.20** There are three buildings within the conservation area which are considered to be of sufficient architectural or historic interest to merit inclusion in the Local List. These are listed below. A description of these is set out in appendices.

- 36 Clairview Road
- 99 Thrale Road
- 5 North Drive

### Trees and Green Space

**1.21** Trees and green space are an essential part of the character of Streatham Park Conservation Area and it is important that all trees and particularly the mature trees are retained and managed.

**1.22** The Conservation and Design Group must be notified of any works to trees in private gardens in the conservation area and will object to the loss of trees unless there are exceptional circumstances.

**1.23** The Council's tree strategy is available online at:

[www.wandsworth.gov.uk/info/200074/planning/231/trees/3](http://www.wandsworth.gov.uk/info/200074/planning/231/trees/3)

**1.24** 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.

**1.25** The existing Tree Preservation Order was made in 1984 and since then changes have occurred as a result of losses in storms, trees removed due to being dead, dying and dangerous, others given consent for removal through causing damage to properties and redevelopment. As a result the existing TPO will be added to a programme for review in due course.

### Grants

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

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

**1.27** 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. Further information can be found on the following web page:

[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)

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

**1.29** 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**

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

## 2 Conservation area guidance

**2.1** Looking after the special character of the Streatham Park 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. Such improvements not only raise the overall appearance of the conservation area but usually raise or maintain the value of individual houses in the area too. Grants may be available to help you do this. See the Grants paragraph in the previous section.

### Windows

**2.4** Windows are usually of timber construction as either vertical sashes or casements. A few such as 8 North Drive and 31 Abbotsleigh Road have leaded lights, whilst 9 North Drive has Crittall steel windows. It is important that this type of window is retained in the conservation area to maintain the unity of the houses. Where lost, owners are advised to reinstate this 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. Upvc windows usually fail to replicate original detail sufficiently and are not recommended.

### Front doors

**2.5** Front doors are general of painted timber with panels of various types although some have been replaced by modern timber doors. 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 your next

door neighbour has. Find other houses in your street that have the same original features as yours and ask a joiner to copy their door, if original. Doors are usually painted timber and modern materials such as upvc are out of keeping.

### **Roofs**

**2.6** Roofs are generally plain clay tiles, although a number have been replaced with concrete tiles in the conservation area. Where roofs are to be recovered it is advisable to use materials to match the original. Keep as many good tiles as you can as these can usually be used again. Roof extensions should be designed to complement the character of the house. A small lead clad dormer with a sash window is often suitable for Victorian and Edwardian properties whilst a small hipped dormer with casement windows might suit Arts and Crafts inspired houses better. Box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes and chimneys.

### **Chimneys**

**2.7** 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**

**2.8** 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.

### **Extensions**

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

### **New buildings**

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



**2.11** 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.

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

### **Plot subdivision**

**2.13** Prior to the conservation area designation, a number of the large houses in the area were demolished, however the large gardens that remain are part of the open grain and leafy character of the conservation area. Further erosion of character through plot sub division will be resisted.

### **Planning permission**

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

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

**3.1** Additional planning controls exist within conservation 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. 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.

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

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

- Any roof extension
- Any side extension
- Any extension to the front of a house
- All rear extensions over one storey and beyond the rear wall of the original house
- Cladding a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or takes up over 50% of the curtilage

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

### **Works to commercial buildings**

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

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

### **Conservation area consent 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**

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

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

**or the Conservation and Design Group on 020 8871 6646 or 6631**

## 4 How to make a planning application

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

### Application forms

**4.2** All application forms are available on the website or by contacting the planning service (see contact details at the back).

[www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm](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 the correct application form (often the householder application form alone) and submit scale drawings showing the existing and the proposed. Each application form gives guidance on what basic plans are required. For applications to replace doors or windows, it is possible to include a photograph to show the existing, but the drawing for the proposed must be to scale of 1:50. It must show how the window will open and close this is best shown in a cross section.

**4.5** 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 character 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 by telephone. Confidentiality within the council will be respected.

### **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

## 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/200074/planning](http://www.wandsworth.gov.uk/downloads/200074/planning)

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

### Government publications

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

Planning: A Guide for Householders

Planning Policy Guidance Note 15: Planning and the Historic Environment

Guidance on Conservation Area Appraisals, English Heritage

Guidance on the Management of Conservation Areas, English Heritage

### Books

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

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

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

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

**The Edwardian House Explained** by Trevor Yorke (Countryside Books)

**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: [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: [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

### Web address

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

<http://www.planningaidforlondon.org.uk>

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

<http://www.helm.org.uk>

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

<http://www.georgiangroup.org.uk>

**Organisation**

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

Building Conservation Directory: Articles and specialist craftsmen

**Web address**

<http://www.georgiangroup.org.uk>

<http://www.c20society.org.uk>

<http://www.savebritainsheritage.org>

<http://www.imagesofengland.org.uk>

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

<http://www.climatechangeandyourhome.org.uk/live/homepage.aspx>

<http://www.buildingconservation.com>

## Contacts

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

**Tel: 020 8871 6000**

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

### **Council Contacts**

General planning enquiries	020 8871 6636
Development Control	020 8871 7657
Conservation and Design	020 8871 6646 or 6631
Planning enforcement	020 8871 6643
Building Control	020 8871 7620
Housing	020 8871 7620
Highways	020 8871 6689

### **External Contacts**

English Heritage	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

**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)

If you have difficulty understanding this in English, please contact:  
Wandsworth Interpreting Service: (020) 8672 1043/3649 English

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

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করুন: Wandsworth Interpreting Service: (020) 8672 1043/3649 Bengali

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contacte: Wandsworth Interpreting Service: (020) 8672 1043/3649 Portuguese

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