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# Totterdown Fields

## Conservation Area Appraisal and Management Strategy



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## Introduction

This document identifies and appraises the special architectural and historic characteristics of the Totterdown Fields Conservation Area and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Appraisal and a Management Strategy. The Character Appraisal provides factual information regarding the Conservation Area. The Management Strategy gives specific planning guidance and enhancement advice.

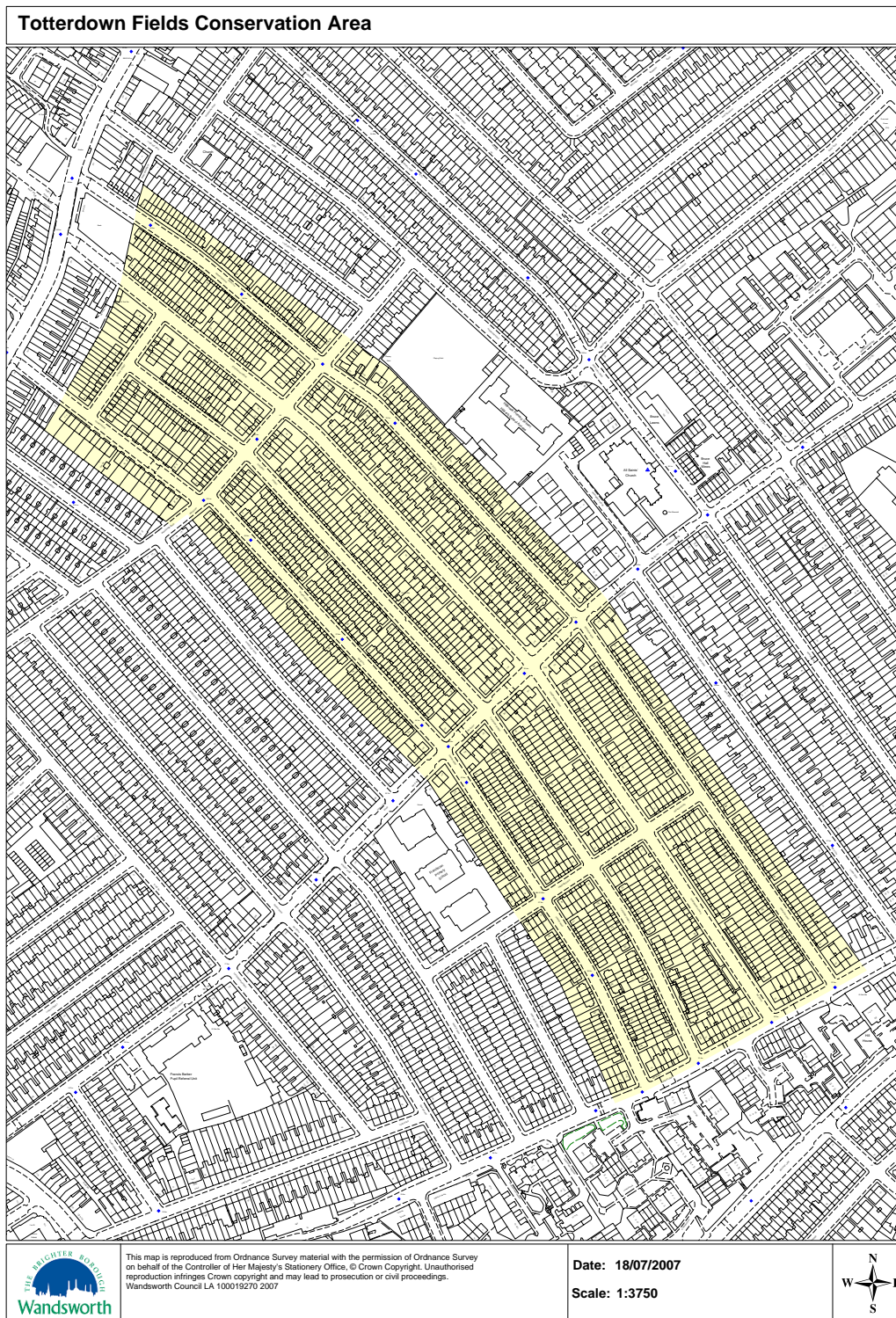
Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Totterdown Fields was designated a Conservation Area on the 19<sup>th</sup> September 1978.

On 14<sup>th</sup> June 1990 the Council sought to further protect the area's appearance and special character through an Article 4 Direction. This Direction removes certain permitted development rights, which means that demolition or part removal, or erection of a front boundary treatment now requires planning permission - affecting properties along, Derington Road, Lessingham Avenue, Cowick Road, Coteford Road, Okeburn Road, Fransiscan Road, Ruslip Street and Church Lane.

Not all properties along the identified streets fall within the conservation area or have an Article 4 Direction. To check if your property falls within one of these constraints, please contact the Council.

This Appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide clearly defined analysis of the character and appearance of the Totterdown Fields Conservation Area, which is defensible on appeal, and can be utilized in development control decisions. In addition, the Management Strategy addresses issues, which have been identified in the character appraisal, for the enhancement and preservation of the conservation area. This Appraisal was made available for public consultation in October 2007 and was approved by the Planning and Transportation Overview and Scrutiny Committee in on 19 February 2008 and the Council's Executive on 3 March 2008.

It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.



**The boundary of Totterdown Fields Conservation Area**



## CONSERVATION AREA APPRAISAL

## 1 CONSERVATION AREA APPRAISAL

**1.1** The Totterdown Fields Estate is a very fine example of properties influenced by the Garden City and Arts & Crafts movement; the area is one of the best examples of this type in the country. The development was built as a cottage estate, as this was highly favoured at the time by the London County Council (L.C.C.). Although there is some variety in details, the character of the area is established by similar patterns and materials throughout the estate, a feature that positively contributes to the townscape of the area. The areas' period quality is further enhanced by its grided picturesque street layout.

**1.2** The spatial relationship of areas surrounding the estate formulates varied edges and connections; for example, Tooting Bec/Graveney Common and the Heaver Estate Conservation Area are within easy reach of the estate - Franciscan Road acts as this key link to these areas of special interest. The Totterdown Fields conservation area has substantial historic interest.



Picture 1.1 End of terrace red brick house



Picture 1.2 Front hedges

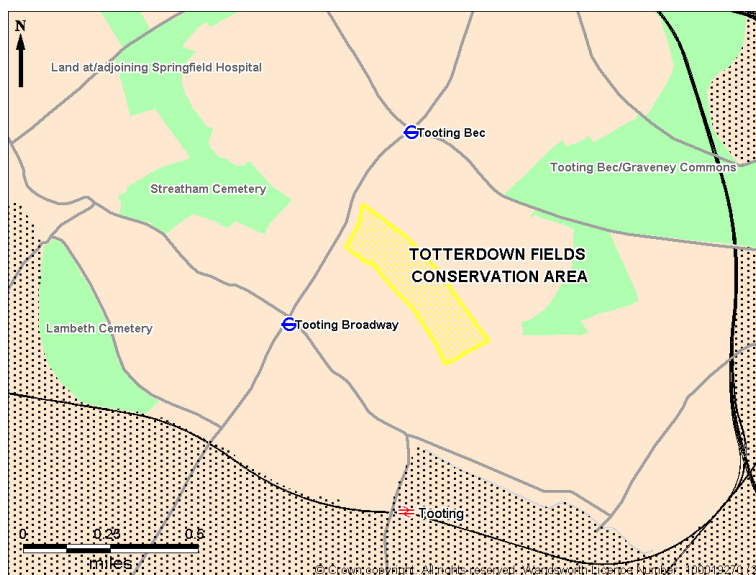
### 1.1 Location and Setting

**1.3** The Totterdown Fields Conservation Area is located to the southeast of Wandsworth Common and can be directly reached from major access roads such as Trinity Road and Garratt Lane. Good transport links service the area; routes are generally by car, bus and tube - the closest tube station being Tooting Broadway or Tooting Bec (depending on street orientation). The area is made up of eight streets; Church Lane, Cowick Road, Coteford Street, Derington Road, Franciscan Road, Lessingham Avenue, Okeburn Road and Ruslip Road.

**1.4** The area is enhanced by its easy access to public facilities such as the nearby St George's Hospital and by its quick links to Clapham Junction and Wandsworth town and in a wider context to areas such as Merton, Stretham and Mitcham. To some extent



the constraints of key main roads, Trinity Road (A214); Upper Tooting Road (A24) Mitcham Road (A217) and Rectory Lane (B214) have affected the estate, creating an informal ring road around the development.



Map 1.1 Location Map

## 1.2 Topography

**1.5** The estate slopes gently down from northeast to southwest but, as the grain of the estate grid runs diagonally across this slope, it is not particularly noticeable, except where east-west roads run through the estate. From these it is possible to see westwards across the Wandle valley. To the east, but over the brow of the hill so unseen from the estate, is the plateau occupied by Tooting Commons.

### 1.3 Historic Development and Archaeology

**1.6** The first record of Tooting is in a Saxon charter of 675. Tooting High Road was part of a Roman Road, Stane (or stone) Street, which connected London to Chichester in the south west, but no settlement was then known in the Tooting area. There was some settlement recorded in the Domesday Book (1086), with the area recorded as "Totinge", but little more than the manor and estate workers' cottages. The commons covered most of the land now occupied by housing.

**1.7** Tooting was split into two areas at an early point in its history. After the Norman Conquest of 1066, the Manor of Upper Tooting was given to the Abbot and Convent of St. Mary of Bec in Normandy. The Manor of Tooting was in the possession of the de Gravenel family in the eleventh century, giving rise to the full name of this area, Tooting Graveney. The portion of land now covered by the Conservation Area lies halfway between the two, but was under the control of the monks of Bec. There are numerous theories as to how Tooting got its name, but perhaps the most likely theory is that the name derived from "toot", a word for a look-out post, which may have stood on or near Stane Street as part of a larger protective system against Saxon raids. It may even have been part of the tower of the later St. Nicholas church in nearby Church Lane, which was sadly demolished in 1834.

**1.8** The name of the Totterdown Fields area itself may have come from a linking of three words, "tot", an observation post, "aern", meaning a house, and "dun", meaning a hill. The name "Totterdown" is often synonymous with hill-fort areas with a small settlement, hence the name "people of the look-out place." An observation post in this particular location would have acted as protective surveillance over the only easily navigable pass through the landscape.

**1.9** By the later part of the nineteenth century Tooting was still very much a semi-rural area (the population was just 3,000 in 1871) with little more than clusters of settlement at the major road junctions. These can be identified from historic maps as being on the intersections of the High Road with Trinity Road and Tooting Bec Road, and of the High Road with Garratt Lane and Mitcham Road. Isolated pockets of development began to appear in the last decade of the century as farms and fields were bought up by speculative house-builders aiming to extend from the rapidly filling nearby suburbs - Battersea, Balham and Earlsfield.

**1.10** The two major features of social housing in the 20th century were the gradual realization of the need for state involvement and large-scale suburban expansion and housing developments. Both factors stemmed from the unparalleled developments during the Victorian era, which had left housing provision and quality of life for much of the working classes behind. The recently instituted London County Council was given new powers under the 1890 Working Classes Act to provide housing to relieve the major housing shortage and overcrowding in the inner cities.

**1.11** Previously there had been little state intervention in improving housing for the working classes, and any improvements were achieved by organizations such as the Peabody Trust. The LCC was looking for cheap building land on the periphery of its administrative area. Totterdown Fields was one of a number of such areas identified, and in 1899 the land was purchased. The area was situated at the terminus of the newly-built tramline to Blackfriars and Westminster, which would enable workers to commute to work in the City and live away from the overcrowded conditions found there.

**1.12** In the years between 1901 and 1911, the population of London increased by 10%, with families increasing by 13%. Even with the previous developments by the LCC, the demands of this population explosion had not been met. Thus the decision was made to transfer social housing developments into suburbs. There was opposition from a number of local residents who feared the influx of large numbers of the working class and the prospect of multi-storey flatted accommodation of the sort being developed by the LCC in inner London. However, the LCC architects were aware of the unpopularity of the block dwellings and, influenced by the Garden City and Arts and Crafts movements, they favoured the idea of cottage estates.

**1.13** The Garden City movement had been founded by Ebenezer Howard in 1898, to provide cities which were planned as single entities, encompassing well-designed and balanced areas of housing, industry and agriculture, all self-contained and surrounded by greenbelt land. The movement led to the creation of Letchworth Garden City in 1903 and Welwyn Garden City in 1920, and paved the way for new, radical thinking in terms of planning and development, and the quest for new Utopian settlements. The Arts and Crafts movement was a reaction against the mass industry and machinery of the Victorian period, promoting craftsmanship and architecture influenced by the vernacular traditions with accurate incorporation of previous architectural styles in contemporary buildings. The Totterdown Fields estate, the first of the LCC's cottage estates, was built between 1901 and 1911. Later cottage estates were planned and built in quick succession, at Norbury, Downham, Tower Gardens in Tottenham and the Dover House Estate in Roehampton.

**1.14** The largest, Becontree in Dagenham, was the size of a small town. The plans drawn up for the Totterdown estate were for 1,244 cottages in four different classes ranging from "first class", with five rooms, to "fourth class" which consisted of a separate ground floor and first floor flat, each with three rooms. On completion of the estate, 1,261 cottages were built over 38 acres, the additional units created by reducing the number of higher-class cottages. The chief architect was William Edward Riley, who also designed Vauxhall Bridge and Euston Fire Station, and as the LCC's Superintending Architect organized the construction at Totterdown Fields. Owen Fleming, a notable Arts and Crafts-influenced architect, was responsible for the layout and design of the estate. Appointed in 1893 as the head of the LCC designers, Fleming was responsible for the urban housing schemes at Boundary Street (1895) and Millbank (1899), where his humane designs created developments which were much less oppressive than some

of the earlier workers' estates. Here the principles of the Arts and Crafts movement were incorporated into large housing developments, and the attention to fine architectural detail, use of quality materials and overall layout of the estates ensured a quantum leap over previous inner city housing.



Picture 1.3 Old photograph of Okeburn Road



Picture 1.4 Derinton Road soon after the estate was built

**1.15** When these principles were applied to the low density cottage estate at Totterdown Fields, similar methods of breaking up the potential monotony of the buildings were employed. Fleming tried to make the estate as attractive as possible by insisting that existing trees on the site should be left wherever possible, by varying the designs of cottages, both between streets and within streets, by providing wide roads, and by giving each cottage a front as well as a back garden. Arts and Crafts details like the heavy gables and tall Tudor-style chimneys provided attractive focal points to the terraces. Similar use of tall chimneys had been made at Millbank some years earlier. As Fleming remarked in an article in *The Builder* of 17th February 1900 "Some attention should be given to external appearance.... and.... if this were done the inhabitants would appreciate it." He was reflecting on the development at Millbank,

but the same care and approach to housing schemes as an aesthetic exercise, leading to an improvement in the quality of life and not merely as a sanitary or economic chore, is reflected in the sensitive and imaginative design at Totterdown. Although the estate was to be the biggest single development in Tooting, it did not provide for ancillary facilities within the site itself. No hall, school, church or open space was allowed for, although such amenities were soon to be available in the surrounding area, for example with the later developments along Franciscan Road. Only four shop units were provided for, one on each corner of Lessingham Avenue and Franciscan Road in the geographical centre of the estate. In this way the estate differed from the concept of the Garden City and its emphasis on self-sufficiency, and was more closely aligned with the Garden Suburb aesthetic, which grew out of and in some ways misrepresented Ebenezer Howard's ideas.

## 1.4 Layout, Buildings and Materials

**1.16** The streets are arranged in a grid pattern, with those aligned on the longer north-south axis gently curving and allowing views along several terraces, and displaying the variety of elevational treatments. This gradual revelation of aspects of the estate, as one passes through it, is one of its attractive features. The way in which groups of individual houses have been composed as single large buildings is a further feature underlying its character. Each terrace is therefore a single composition, which is reinforced by its own symmetry and particular detailing. For instance, a terrace may have a central projecting gable feature (e.g. 249-271 Derinton Road), or end properties extending beyond the building line of the rest of the group (e.g. the Okeburn Road terraces). Variety is achieved between groups, rather than individual houses, so that single descriptions are of little relevance.

**1.17** The design of the estate buildings was principally influenced by the Arts & Crafts movement, which encouraged the use of traditional construction skills. The buildings are two storey cottages, built mainly in yellow stock bricks (although some are constructed in red bricks), slate roofs, timber sash or casement windows and partly glazed timber doors. Many cottages have roughcast applied to the upper storey. There are a variety of special features giving groups of cottages a distinctive identity, which contributes to the estate's character. The Church Lane houses, for instance, have tall Tudor corbelled chimneystacks unlike any others on the estate but, nevertheless, appropriate to the character of the area. Widely used devices, in various combinations, underlie the cohesiveness of the estate's appearance.



Picture 1.5 Terrace of cottages constructed of yellow stock brick with roughcast render on the upper storey



Picture 1.6 A sweeping gable at the end of a terrace

**1.18** Gables are used to break rooflines, sometimes with eaves reaching down to first floor windows. There are single storey bay windows and double storey bay windows and a number of styles of doors. A particular feature is the variety of porch designs applied to the shared entrances. Sometimes such features are used for a particular effect, as in the positioning of double width sweeping gables to stop views along the shorter streets (e.g. 259- 261 Derinton Road when viewed from Okeburn Road).

## Roof Types

**1.19** There are three basic roof shapes used throughout the Estate. Firstly there is the conventional hipped roof, sometimes with projecting heavy gables, sometimes with a hipped end; secondly some cottages have a distinctive roof with eaves at first floor level with dormer windows at the side of the cottage - with this roof type, the ends of a group are sometimes finished with a half hip to link with the two-storey rear of the cottage; and thirdly some cottages have distinguishing double-pitched front gabled roofs - a notable feature is the prominent projection at the eaves with no visible fascia. Tudor-style chimneys are introduced to punctuate the roofscape; dramatically styled ones are used usually at the end of a group.



Tudor - style chimney



Double pitched front gabled roof in the middle of a terrace

## Roofing materials

**1.20** The main roofing material is slate. Where changes have been made using non-matching materials this has seriously harmed the appearance of the cottages.

## Walls

**1.21** The majority of cottages are constructed from yellow stock bricks. Some brick facades have decorative brick coursing in a contrasting brick and some are enlivened by decorative patterns in diaper work. Roughcast render has been used on the upper storey of some cottages - some roughcast facades are enlivened by discreet decorative relief patterns. Where roughcast render is used, it would not have been originally painted. Heavily painted roughcast and brickwork have slowly crept in.

## Small Scale Features

**1.22** There is considerable variety of small-scale features within each group. This is an intentional design feature to add visual richness, acting as a distinguishing factor to each group. The quaint cottage character is achieved through variation in the use of window sizes and projections, porch details and the arrangement of entrance doors.



**Picture 1.7** Timber sliding sash windows with georgian glazing bars



**Picture 1.8** Clay tile porches

## 1.5 Public Realm and Green Space

**1.23** Street trees are a significant feature of some streets, notably Lessingham Avenue and Coteford Street. Front gardens are generally too small for trees, but the hedges forming the front boundaries are a significant element of the townscape; the influence of the Garden City Movement is evident in this pattern. Some of the mature trees retained when the estate was built are visible in back gardens through gaps in terraces.

**1.24** There was no public open space provision as part of the estate plan, but two small communal greens fronting terraces at the southern end of Lessingham Avenue give a sense of spaciousness to this part of the area. From this point of view, the area is pleasant to walk and cycle. However, over time the unique qualities of the historic building fabric have been gradually lost to insensitive alterations, such as the replacement of window patterns or the removal of original boundary treatment, generally, such features tends to be replaced by hardstandings. The changes have significantly compromised the integrity of the estate; replacing important features with different patterns and material reduce the architectural quality of the area and spoil its attractive appearance. Most streets and pavements are wide enough to handle the typical hierarchy of use - pedestrian, cyclists and motorists; some streets have smaller pavements, such as Derington Road and therefore have less scope to handle a variety of activity.

**1.25** There are few examples of modern developments in the area, development normally take the form of household modification. Several matters detract from the significance of the conservation area, where this occurs it is mainly to do with, dominating and inappropriately installed satellite dishes; erosion and removal of original features – such as doors, windows and boundary treatment and the painting of brickwork, all of which negatively impacts on the conservation area.

## 1.6 Audit of Heritage Assets

### Locally Listed Buildings

**1.26** Buildings on this list are of special interest to the borough of Wandsworth. They are not listed by the Government and there are no additional planning controls over these buildings.

**1.27** There are no locally listed buildings in the conservation area but the building listed below is adjacent to the boundary and is mentioned due to its contributing impact on the townscape of the estate.

- Ensham School, (Franciscan School) Address: Franciscan Road, SW17

**1.28** There are no statutory listed buildings in this Conservation Area.



## MANAGEMENT STRATEGY

## 2 MANAGEMENT STRATEGY

**2.1** The pressure for change within the Totterdown Fields Estate is becoming greater as private ownership is increasing and more and more residents wish to alter, adapt and extend their homes. This Management Strategy is mindful of the need to preserve what gives the Estate its character and conservation area status without making it unworkable for today's needs.

**2.2** Conservation area status and the Article 4 Direction are planning tools put in place to help preserve or reinstate the original features that give the Conservation Area its special character. Any change to the original appearance to your home, which makes it stand out against the grain of its neighbours, will inevitably harm the appearance of the group of which it is a component part. The cumulative effect of these changes in turn harms the appearance of the area as a whole.

**2.3** This Management Strategy is not just about the Council preserving the special character of your Conservation Area through planning controls, but is also about how you as a resident or a business can make it a more attractive place to be in. It is also designed to give practical advice on conservation area status and Article 4 Direction.

### 2.1 Issues and negative elements

**2.4** Despite the positive features and characteristics of the area, there are some negative aspects and problems. These problems are highlighted in this section. There have been a significant number of small-scale alterations to individual properties, which disrupt the cohesive appearance of groups based on their composition as a single entity. Changes to windows and doors, painting of brickwork, and modern boundary treatments are particular problems. The Council now has additional controls over such changes in this conservation area. Some of the shopfronts in Franciscan Road could be improved.

**2.5** A negative aspect of many streets within the conservation area is the dominance of on-street parking and insensitive alterations to properties. Unfortunately, the once green landscape consisting of street trees and mature front gardens are slowly eroding, in favour of vehicle hardstanding, this is particularly the case for streets such as Derinton Road and Church Lane. Low brick boundary walls, timber fences, timber sash and casement windows, partly glazed doors, slate roofs and rendered upper floors are a rich feature of the area's character.

1. On some houses the elevations have been treated with unsuitable decorative materials including, paint and inappropriately patched roughcast render. This is particularly noticeable and very harmful to the appearance of the area.
2. Small scale alterations have been most damaging where changes have been made to the size of an original window opening, or where original windows have been unsuitably replaced. These replacements have failed to replicate the original windows in terms of materials, design or profile. Planning permission is required

for the replacement of windows and doors since the introduction of the Article 4 Direction.

3. The replacement of original front boundary privet hedges with arbitrary timber fences, brick walls or other materials is evident throughout the area. Many streets have a mixture of boundary treatments and this is detrimental to the uniform appearance of the area, especially with the loss of front gardens to vehicle hardstandings. This, combined with the general loss of greenery within the area serves to diminish the garden suburb character.
4. Satellite dishes erected upon elevations visible from the highway detract from the appearance of the individual properties themselves, their neighbours, and the area as a whole.



**Picture 2.1 Original shopfront in need of repair**



**Picture 2.2 Replacement windows take away from the special character of the terrace**

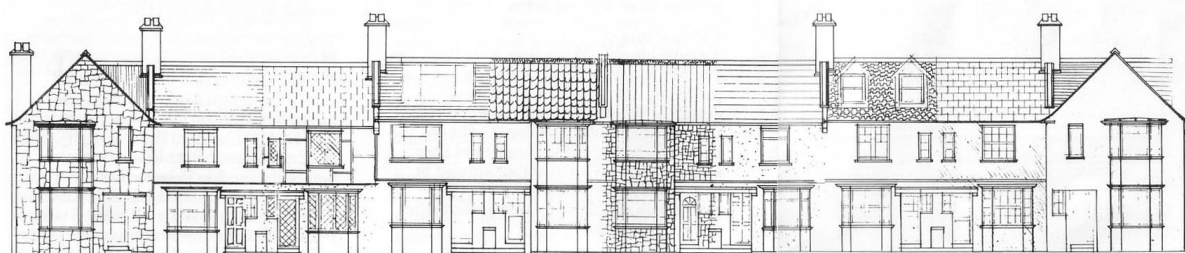
## 2.2 Guidance

**2.6** Looking after the special character of a conservation area is a partnership between all those who live, work and use the area and the Council who have a number of controls over the area. 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 themselves. 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 could later become the subject of enforcement action.

**2.7** Conservation area status and the retention or reinstatement of the original features increases the value of the houses on the Totterdown Fields Estate. So please retain the original appearance of your house.



**Figure 2.1** Every individual house within a terrace was designed so that the whole terrace would be seen as one large building



**Figure 2.2** Altering the appearance of individual houses alters the appearance and design of the whole terrace and looks unattractive

### Grants and advice

**2.8** The Council offers grant assistance to help with the cost of certain enhancement work, particularly restoration of lost features. The Council can also offer advice and give details of specialist contractors. Call the Conservation & Design Group on the phone numbers at the end of this document.

## Repair original features

**2.9** Whenever possible, repair original features such as timber windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows. Repair work does not require planning permission.

## Reinstate original features

**2.10** If you are planning any changes to your home including extensions or refurbishment, follow the guidance below and reinstate lost features as you go.

## Roofs

**2.11** 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, where a large scale replacement is necessary a proportion of the existing should be re-used. New materials should be laid at the rear, re-using the old slates at the front of the building. Synthetic slates should be avoided.

**2.12** When replacing roof tiles it is important to be consistent with the group. You will need to apply for planning permission if you are proposing to change the covering of your roof.

## Chimneys

**2.13** Chimneys make an important contribution to the skyline and in part of the estate are of a very ornate design. They should not be altered and pots should not be removed. They cannot be altered without consent.

## Dormer windows

**2.14** The original house designs do not include dormer windows. New dormers may be possible where roof spaces have sufficient head room to provide new living space. A new dormer will not be permitted on the front of the building, but may be possible at the rear where it should reflect the style and character of the rest of the cottage. It should be no wider than the windows below; be set back from the eaves and below the ridge; and not occupy more than half the depth or half the width of the roof slope and be finished in materials to match the roof from which it projects. Any roof lights should be confined to the rear roof slopes.

## Windows

**2.15** Windows are either timber framed sliding sash or casements. The originals are painted white and are important to the cottage style of the buildings. Repairs to the original timber windows should be made by removing the damaged or decayed wood

and inserting new components. Complete renewal is seldom necessary but if required should be in wood and match the original mullions, transoms and glazing bars. Window timber should be painted white. Replacement windows of any different size, pattern, or material (e.g. picture windows, bow windows, leaded lights, louvres. etc.) look out of place. Treat advertising or salesmen's claims with extreme caution. New units may not be cost-effective as an energy saving measure and, if visually out of place, can devalue the property.

### **Replacement windows**

**2.16** To ensure that the character of the estate is preserved, planning permission to change windows will only be granted if the replacements faithfully replicate what would have been there originally when the estate was built. You are strongly advised not to sign any contracts with replacement window and door companies until you have been granted planning permission. You will not be granted planning permission simply on the grounds that a contract has already been signed.

**2.17** Replacement windows can be single or double-glazed. Buildings in conservation areas are not required to fulfil the requirements of Building Regulations Part L (Conservation of Fuel and Power). However double-glazed Fensa registered units are strongly encouraged where this can be achieved without spoiling the character.

**2.18** You will not need planning permission if you are replacing your windows 'like for like' and there is no 'material alteration'. This means that the appearance, and opening configuration must be exactly the same as what is already there. If you want to change your original timber or metal windows to PVCu you will need to apply for planning permission, because no PVCu windows contractor has so far been found who can exactly match original designs.

### **Walls**

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

**2.20** The roughcast is an equally important part of the house design. Seek qualified professional advice if it has deteriorated. Repairs should match the existing surface as closely as possible and groups of houses should be painted the same colour: either white or light cream.

## Removing paint and render from brickwork

**2.21** Where individual dwellings stand out from the group because of painted brickwork or excessive render or other inappropriate treatments, the result is seriously damaging to the appearance of the whole terrace. Removing these elements and leaving them as originally intended improves the appearance of the conservation area enormously and reinstates harmony to the cottage estate.

## Doors, canopies and porches

**2.22** Original doors are timber panelled with usually nine panes of glazing at the top. They should be retained and repaired as necessary. Removing non-original door designs is highly desirable, particularly as entrance doors are often placed in pairs that should be matching. If reinstating a lost original style door make sure you copy a suitable original design and finish. Canopies and recessed entrances are important architectural features on the Estate and are provided in a variety of forms. They should not be altered and repairs should always be carried out using matching materials. Recessed porches should not be enclosed since this would fill in this strong features with a flat incongruous element; new porches projecting forward from the front of the house should be avoided. Original doors can be draught-proofed either commercially or using DIY products. Generally, changing doors and filling in porches conflicts with the Estate's simple cottage style.

## Parking in front gardens

**2.23** The Totterdown Fields Estate was not designed with the car in mind. The formation of hardstandings in front gardens in parts of the Totterdown Fields Estate is considered to be visually harmful to the character of the conservation area will not be permitted other than in the most exceptional circumstances, e.g. for disabled residents.

**2.24** An exception to this policy is made on Totterdown Fields Road or where it is considered that there is sufficient space not to cause visual harm and hedges and gates can conceal the vehicle.

## Boundary treatments

**2.25** Privet hedges behind cast iron railings or timber fences with wooden gates have been used for the front garden boundaries throughout the Estate and greatly contribute to its visual continuity and softness of character. They should be retained, with replanting of any gaps. Replacement with fences, walls or gates of a different pattern would be harmful to the character of the area and would not normally be acceptable. Where the traditional privet hedging has been removed it is recommended that a new hedge be planted. Privet hedges give the Estate a soft character, reflecting the "garden suburb" influence in its design. Different boundary treatments spoil this.

**2.26** Timber fences have been used to mark boundaries in back gardens. These should be properly maintained by treatment with preservative not paint. Where replacement is necessary, this should be carried out with materials to match the original pattern.

### **Grow and maintain a front garden hedge**

**2.27** As well as making an attractive boundary, hedges also provide screening and privacy. Replanting privet hedges to front boundaries is particularly welcome to reinforce the garden suburb character of the area and is simple and inexpensive to do. You can get container-grown hedging plants from your local garden centre or try taking cuttings from an existing hedge in your locality. Keep the hedge watered when it is young and trim with shears twice a year to provide a suitable green barrier between your home and the street that will last for many many years.

### **Ramps and steps**

**2.28** Ramps and steps 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.

### **Extensions**

**2.29** Extensions should not dominate the existing house or be conspicuous from the street. The form, materials and details of the extension should match the existing house. Extensions should generally be limited to the ground floor only and have a pitched roof similar to that of the main house. Conservatory extensions should also be sympathetic to the style of the house.

**2.30** Individual dwellings should be seen as part of the whole terrace and, whilst there is variety in the appearance of individual dwellings within the group, this is always arranged symmetrically. Proposed extensions to houses at the end of terraces must respect the symmetry and uniformity of the overall terrace to warrant planning permission. Extensions to the front elevation of a terrace or pair will not be supported.

### **Rainwater gutters and downpipes**

**2.31** These are cast iron and painted black. Repairs and renewals should preferably be in cast iron and painted black, or black plastic or aluminium, always provided they match the size and pattern of the originals.



## External pipework

**2.32** No additional soil or water pipes, flues, vents or other outlets should be fixed to walls where they can be clearly visible from the street. New pipework can run internally. If it has to run externally, it should be kept to the minimum, have a tidy appearance and be confined to the rear, as should other outlets and flues.

## Meter cupboards

**2.33** 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. Meter cupboards can be recessed into brickwork and painted to match the brick of the house. Remember when suppliers wish to install a new meter, the home owner has the final say over where the meter cupboards are sited.

## Trees

**2.34** Trees are an important part of any conservation area and the Council has control over whether they are pruned or felled. See What works require permission for more details.

## Sustainability and energy efficiency

**2.35** Looking after existing buildings is an inherently sustainable act as old buildings embody the energy that was used to create the materials and build them in the first place. Traditional buildings function in a different way to modern buildings.

**2.36** Unmodernised houses lose naturally generated moisture through windows and doors that are only loosely sealed; through open fire places; and also by occupants airing the house daily. When sealing an old building to prevent heat loss it is important not to impede ventilation which will eventually cause damp problems. However, old buildings can be unnecessarily draughty and it is sensible to prevent excessive heat loss before considering installing micro generators such as solar panels and wind turbines. It is also wise to carry out all energy saving measures possible to avoid generating energy needlessly. When thinking about where to locate such equipment it remains crucial to conserve the appearance and character of the conservation area and street as a whole. Obvious discreet and unobjectionable locations include rear roof slopes, back gardens or shed roofs.

**2.37** The need to conserve energy does not have to conflict with the need to conserve the character of the conservation area. If both requirements are considered in a balanced manner, it should be possible to achieve both objectives without harm to either. Finally, it is useful to remember not to focus all your efforts on reducing energy loss in the home and forget about other areas of your family's life. Plane journeys, car use, food

and commodity miles are all equally important. Work out your carbon footprint at <http://carboncalculator.direct.gov.uk> and find more advice on energy saving at [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk) and [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk).

## 2.3 Further information

### Council Guidance

**2.38** The following supplementary guidance has been produced by the council and is available on the website [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk) or on request.

- Do it in Style – a guide to the care, repair and adaptation of your home.
- Making More of Your Loft – design guidance on altering your roof
- What is a Conservation Area? – information on conservation areas in general
- Tree Strategy for the Borough – the action plan for trees in the Borough
- Tree Care - how to look after your trees
- Trees and the Law - what tree works require permission
- Design Guidelines for the Conversion of Shops to Residential Use - how to convert shops sensitively
- Shopfronts: A Guide to Good Design - designing new shopfronts and retaining historic ones
- Hardstandings – design guide on appropriate hardstandings

### Government & English Heritage publications

**2.39** The following documents are available from [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or [www.english-heritage.co.uk](http://www.english-heritage.co.uk)

- **Planning: A Guide for Householders**
- **Planning Policy Statement 5: Planning for the Historic Environment.** 2010
- **Guidance on Conservation Area Appraisals**, English Heritage (Product code 51185) 2006
- **Guidance on the Management of Conservation Areas**, English Heritage (Product code 51184) 2006
- **Conservation Principles: policies and guidance for the sustainable management of the historic environment** by English Heritage (Product code 51393) 2008
- **Energy Conservation in Traditional Buildings** by English Heritage (Product code 51367) 2007
- **Climate Change and the Historic Environment** by English Heritage (Product code 51392) 2008
- **Building Regulations and Historic Buildings** by English Heritage (Product code 50900) 2004

### Further Reading

- **Balham and Tooting** (Archive Photo Series) by Patrick Loobey (Chalford Press)
- **Wandsworth** (Archive Photo Series) by Patrick Loobey (Chalford Press)

- **A Stitch in Time: Maintaining your Property**, available from **The SPAB Building Conservation Directory**. Available from Cathedral Communications 01747 871717 or [www.buildingconservation.com](http://www.buildingconservation.com)
- **The Elements of Style, An Encyclopaedia of English Architectural Detail**, edited by Stephen Calloway (Mitchell Beazley)
- **Period House: Complete Care, Repair and Restoration** by Albert Jackson and David Day (English Heritage & Collins)
- 
- **London County Council Bomb Damage Maps 1939-45**, ed A. Saunders & R. Woolven
- **Informed Conservation by Kate Clark**. Available from English Heritage
- **Old House Care and Repair** by Janet Collings (Donhead) [www.oldhouse.info](http://www.oldhouse.info)
- **The Repair of Historic Buildings** by Christopher Brereton. Available from English Heritage

## **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)

### **London Metropolitan Archive**

40 Northampton Road  
Clerkenwell  
London  
EC1R 0HB

[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/)

## 2.4 What works require permission?

### What requires planning permission as a result of the Article 4 Direction?

**2.40** The whole of the Totterdown Conservation Area is covered by an Article 4 direction. This means that planning permission is needed to make certain changes to the outsides of the houses that would have otherwise been 'permitted development'. This enables the Council to protect the features that are important to the character of the conservation area and ensure that if elements are replaced, they copy the historic designs.

**2.41** The following works require planning permission as a result of the Article 4 Direction. A fee is not needed for these applications.

1. External alterations to houses which would be visible from the street; i.e. all front elevations and some side and rear elevations; this includes the replacement of **windows and doors**.
2. Changes to the **roofs** of houses; including re-roofing in a different material.
3. Building **porches** at the front of the house.
4. Laying out hard surfaced areas, e.g. for **car parking** within the front and some side garden areas of houses.
5. Building **walls, fences or gates** on front boundaries, which face a road or footpath.

### Other works requiring planning permission

**2.42** This list is intended as a guide and is not exhaustive. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action. You may apply to the Council for a Certificate of Lawful Development which will confirm that planning permission is not required.

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

- Any **roof extension**
- Any **side 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
- Air source heat pumps
- Wind turbines

### **Works to trees**

**2.44** Before carrying out any work to any tree in a conservation area it is necessary to serve a notice to the council six weeks before you intend to do the work - this includes any kind of work whether it is just minor pruning through to complete removal. If you want to remove a tree completely, be sure to give the reasons why. The notice period is six weeks. To serve us notice, fill out a form entitled 'Application to carry out work to a tree in a conservation area.' available on our website.

### **Demolition**

**2.45** You will need to apply for Conservation Area Consent to totally or substantially demolish any structures bigger than 115 cubic metres or higher than 1m fronting the road (such as a fence or wall). The council has a presumption in favour of retaining buildings that contribute to the character of the Totterdown Fields Conservation Area and therefore demolition of positive buildings will only be allowed in exceptional circumstances as tested against the policies in PPS 5.

## 2.5 How to make a planning application

### Application forms

**2.46** All application forms are available on the following web page:

[www.wandsworth.gov.uk/info/485/apply\\_for\\_planning\\_permission/521/](http://www.wandsworth.gov.uk/info/485/apply_for_planning_permission/521/)

**2.47** To apply for a planning application it necessary to complete the form and submit scale drawings showing the existing and the proposed 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 either 1:50 or 1:100. It must show how the window will open and close this is best shown in a cross section.

### Planning applications and Council policy

**2.48** Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes the Totterdown Fields Conservation Area special in the first place which has been described in this conservation area appraisal. 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 and, if planning permission is required, how it can be obtained. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

**2.49** Planning applications are determined using national and local policy. Wandsworth Council's Unitary Development Plan (UDP) adopted in 2003 sets out the Local policies used to determine planning applications. Policies TBE10 & TBE11 apply specifically to Conservation Areas. Policy H4 is also important as it relates to proposals to extend or alter residential properties. From September 2010 these policies will be used in conjunction with our new emerging Development Management Policies, all of which will be available on our website.

**2.50** It takes eight weeks to process a householder planning application or conservation area consent. When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. 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.

**2.51** If the correct information is not provided the application will not be validated, your agent or you, the applicant, will be notified of this within 10 days of the case officer receiving the application. The 8-week period starts on the date of validation.

Within this time the application will be advertised and anyone can comment on your application, if applicable other departments of the Council will also be consulted this often includes the Conservation and Design Group.

### **Building Control**

**2.52** If you want to do new building work you will probably need building regulations approval. If you want advice on this, phone (020) 8871 7620.



### 3 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)**

Development Control	020 8871 6636
Conservation & Design	020 8871 6646or 6612
Planning Enforcement	020 8871 6643
Building Regulations	020 8871 7620
Housing Southern Area	020 8871 6528

This document was approved by the council's executive on  
3 March 2008. Further copies are available from:

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

If you have difficulty understanding this in English, please contact:  
Wandsworth Interpreting Service: (020) 8871 5751 English

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o kontakt z: Wandsworth Interpreting Service: (020) 8871 5751 Polish

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contacte: Wandsworth Interpreting Service: (020) 8871 5751 Portuguese

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