

WANDSWORTH COMMON SUB-AREA B) ELSYNGE ROAD (DRAFT)

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## **1 Introduction**

**1.1** This document identifies and appraises the special architectural and historic characteristics of the Wandsworth Common Conservation Area Sub Area a) Elsyngge Road 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.

**1.2** Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Wandsworth Common Conservation Area Sub Area a) Elsyngge Road was designated a Conservation Area on the 2nd August 1986 and further extended on 24th May 1989.

**1.3** This Appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance Notes of August 2006. 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 Wandsworth Common Conservation Area Sub Area a) Elsyngge Road, 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. The Appraisal has been through public consultation, amended accordingly and approved by the Corporate Resources Overview and Scrutiny Committee.

**1.4** 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. This draft was published October 2007.

## **2 Character Appraisal**

**2.1** The special character of this area relies upon the substantial Victorian villas in Elsyngge Road and Wandsworth Common Northside.

## **3 Location and Context**

**3.1** The Elsyngge part of the Wandsworth Common Conservation Area lies on the north side of Wandsworth Common west of Clapham Junction town centre

## 4 History and Archaeology

**4.1** By 1871 development had occurred on the north side of Wandsworth Common and in Park Road (now Elsyngge Road), Garden Road (now Vardens Road), and Spencer Road. Development occurred in an incremental way and comprised mainly semi-detached groups of buildings with generous rear gardens.

**4.2** The area west of Marcilly Road is within an Archaeological Priority Area. Where development is proposed within this area there will be a requirement to undertake an archaeological assessment.

## 5 Buildings

### Elsyngge Road

**5.1** Elsyngge Road comprises a variety of two and three storey buildings, some with lower ground floors exhibiting both Classical and Gothic influences in their architectural styles. The buildings are mainly constructed of yellow stock brick, some with render to lower floors. A few houses have gabled fronts. At the eastern end of the street red and yellow brick buildings with their pointed arched windows express the Gothic influence, whilst the gault brick buildings with their parapet roofs, columned porches and mouldings to windows are characteristic of the Classical influence. Nos.9-11 and 13 are of particular interest, being of three and a half storeys with rustication to the lower storeys, canted bays, and projecting porches supported by Corinthian columns. Dentil cornices and decorative architraves to windows add richness of detail. Original boundary walls and piers survive to front.

### Northside Wandsworth Common

**5.2** This street, which is now part of the South Circular Road (A3) and historic route from Central London to the southwest, was developed during the early to mid nineteenth century, initially on the north side. This comprised substantial detached and semi-detached buildings in an Italianate Style with Classical details. The new development on the site of nos. 72-80 is of five/six storeys in render and glass and contrasts in form and materials with the adjacent properties.

### Spencer Road

**5.3** Spencer Road similarly exhibits buildings of different styles and periods. The most significant architecturally and historically are the early Victorian buildings. Nos.8-22, 23-25 & 33 form a group and are of particular interest. Nos.14-22 are a group of two and three storey yellow stock buildings with rusticated basements. Nos.14-16 has square columned porches and 18-22 decorative door cases. Cast iron railings survive

to front. Nos 15-21 represent two pairs of semi-detached three and half storey buildings of gault brick with red brick dressings, Victorian Gothic in style, with interesting Dutch gables.

**5.4** No.33 is of three storeys, yellow stock brick with rustication to ground floor and basement. Both ground floor and basement have projecting bays. The windows have decorative moulded architraves. Rendered and stippled quoins to corners alternate.

### **Marcilly Road**

**5.5** The buildings in Marcilly Road are terraced, of two storeys and more domestic in scale than elsewhere in this part of the Conservation Area.

### **Vardens Road**

**5.6** Vardens Road comprises mainly semi-detached and terraced buildings. Nos. 33-53 represent a three-storey terrace of residential properties with basement. The properties within the group remain relatively unaltered and with their two storey canted bays, timber sash windows and dentil cornice present a unified appearance to the street. The terrace nos 1-31 although outside the conservation area has similar qualities to nos. 33-53, remains relatively unaltered and contributes to the overall character of the street. The former public house, of three storeys, has an interesting curved frontage that dominates the junction with Northside and assumes visual prominence when approaching the area from Barttersea Rise.

## **6 Materials**

**6.1** The prevailing material of construction is brick, with yellow stock brick predominating, with red brick used for some facades, and details around windows and doors. A number of properties were also constructed with Gault bricks. A few buildings have rendered fronts, notably to the lower storeys. Roofs were originally mainly of natural slate.

## **7 Recent Developments**

**7.1** The major developments are mainly outside but adjoin the conservation area. These include the new mixed-use development on the corner of St John's Hill, Trinity Road and Northside Wandsworth Common. To facilitate this development the demolition of the Edwardian terrace of residential properties, nos. 72-80, was required. A new street Phoenix Way has been constructed off Northside Wandsworth Common. The development is a five/six storey composition of render and glass. This development completed in 2007 also has an infill to Spanish Road. Here the development contrasts markedly with the pleasing three storey Victorian terrace. Nearby is the recent St.

John's Therapy Centre in St John's Hill, a four-storey timber composition by the architects Buschow Henley for the Wandsworth Primary Care Trust completed in 2007. The building, although outside the conservation area contrasts in form and materials.

**7.2** Nos 2-8 Vardens Road, adjoining the conservation area, represents an infill development of four houses in a modern architectural style on the former snooker hall site adjoining nos. 18-20 Vardens Road.

**7.3** At 4 Northside Wandsworth Common the partial demolition, extension and conversion of the former Servicemen's Club to 7 flats and a children's day nursery was completed in 2006.

## **8 Green Elements**

**8.1** There are no parts of the common within this sub-area although properties on the north side of Northside Wandsworth Common face on to the common.

## 9 Management Strategy

**9.1** This part of the document 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.

## 10 Issues

The following issues have been identified during the appraisal process and will be addressed in the final management strategy:

1. Houses have been altered, several unsympathetically through painting, rendering and pebbledashing brick facades.
2. Replacement windows with inappropriate patterns and materials.
3. Removal of front boundary walls.
4. Shopfront design.

## 11 Enhancement

### What you can do

**11.1** Conservation area status and the retention or reinstatement of the original features increases the value of the houses in the Wandsworth Common Conservation Area Sub Area B) Elsynges.

### Repair original features

**11.2** 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.

### Reinstate original features

**11.3** If you are planning any changes to your home including changes to your windows, doors, or roof covering please follow this step-by-step guide.

### Extensions

**11.4** If a property is part of a pair or terrace any proposed extension to the property should respect this.

### Painted brickwork

**11.5** Painted brickwork especially in a terrace or pair can take away the uniformity of that terrace or pair.



### **Parking in front gardens**

**11.6** There is an environmental impact on the loss of front gardens investigated by the London Assembly. It is important to insure there is a soakaway and planting enhances the look of conservation area. Some of the properties on Elsyngge Road led themselves to front garden parking, but this must be done in a sensitive manner.

### **Grants and Advice**

**11.7** 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.