

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL D) WESTSIDE

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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 d) Westside and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Statement and a Management Strategy. The Character Statement 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 d) Westside was designated a Conservation Area on the 2nd August 1986 and further extended on 24th May 1989.

**1.3** On 7th August 2000 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. This affects numbers 11 – 67 Westover Road and 62 – 72 Wandsworth Common Westside.

**1.4** 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 Wandsworth Common Conservation Area Sub Area d) Westside, 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.

**1.5** 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 was published as a Draft in October 2007

## 2 Character Analysis

**2.1** The special appeal of this western area is the mix of generous and richly articulated Victorian terraced properties and other buildings dominating the setting of the character area, the majority of which have small front gardens with modest rear gardens. The spatial relationship of the sub areas surrounding Sub Area d) formulates varied edges that positively contribute to the special character and layout of the conservation area.

**2.2** For the exception of two medium sized blocks of modern residential flats, properties of this type are a rarity in the area. Some of the larger Victorian houses have been subdivided. Where new development occurs, it tends to sit comfortably within the historical context.

### **3 Townscape, Location and Setting**

**3.1** Wandsworth Common West Side/Allfarthing Lane is located to the west of the common with good transport routes by bus and rail, the closest being Clapham Junction and Wandsworth Town - Wandsworth Common station is further to the south-east and is generally easier to reach by residents living towards this side of the Common. The area is enhanced by its special views across Spencer Park and to the Common. To some extent the development of this character area has been affected by the constraints of Trinity Road (A214), which offers direct routes to various areas throughout and beyond the Borough, such as Putney, Tooting and Fulham - however, there are obvious physical conflicts as a result.

**3.2** A negative aspect of many streets within the conservation area is the dominance of on street parking. However, there are a number of instances where this is compensated by mature street trees acting as a natural screen to reduce this impact. A wider analysis of the conservation area shows the interrelationship of its edges in context. Shared boundaries with other conservation areas include that of Wandsworth Town, Magdalen Park, St. John's Grove and Clapham Junction Conservation Area, all expressing a rich mixture of architectural style and character.

## 4 Topography and Layout

**4.1** A relatively small part of the common is located within this character area; nonetheless, the contribution made here is positive and distinctive in terms of its presence. When approaching the common from the north (Huguenot Place) Trinity Road abruptly parts the extent of the common's green space. The impact of the road is offset by this part of the common, which acts as a buffer.

**4.2** Contributions made by street trees, hedges and gardens are a great factor in the attractiveness of the areas' greenery. Although the majority of properties have small front gardens, they are often well landscaped with mature trees and other vegetation. Street trees are common in all streets but with particularly fine examples in other areas particularly around the common – many with Tree Preservation Orders.

**4.3** The layout of Sub Area d) is a combination of streets in the form of short groups of building development. A few streets form slightly curving roads, making very brief half crescents. The layouts of streets falling just outside the conservation area are of dense and distinct grids, parallel and at right angles to each other. In spite of this dense arrangement – the combined quality of the buildings both within and outside the conservation area creates a cohesive and special townscape.

## **5 Historic Development and Archaeology**

**5.1** For a detailed account of history, please refer to the main Character Appraisal Introduction. This part of the conservation area does not fall within an Archaeological Priority Area.

## 6 Buildings and Materials

**6.1** Wandsworth Common West Side comprises mainly red brick three storey properties. Nos.62-72, arranged in pairs as part of a terrace, which have two storey square bays, plain clay tile roofs and interesting terracotta panels to the second floor. Nos.53-58 are of particular interest - they are three storey buildings, the third storey being in the gable. They have two storey canted bays clad in yellow faience slabs with decorative panels between floors. Ornate faience doorcases with attractive 'broken' pediment, corbels, arch and scrollwork make for a very dignified architectural statement. Faience quoins to second floor windows and projecting corbels add visual interest, a fine example of archetypal Victorian terraces of polychromatic brick houses.

**6.2** Elsewhere to this frontage to the Common, the buildings are mainly of three storeys, constructed of brick and arranged in semi-detached pairs within short terraces. Some have canted bays. Opposite in Heathfield Road are three storey terraced properties of red brick construction with two storey square bays. They have gabled frontages to the street with gabled porches. Above ground floor, windows are attractive semi-circular pediments. The Heathfield cottages (Nos. 1-6, Locally Listed) are a small group of early nineteenth century cottages, of brick construction and rendered.

**6.3** Westover Road is characterised by terraced, semi-detached and detached buildings of two storeys with an attic storey. They are of red brick construction some with two storey canted bays. Above the bays nos.11-21 have a semicircular window to gabled roof. The Baroque inspired doorcases with motifs to tympanum are a distinctive feature. Brick boundary walls and piers survive. Nos.25-51 forms a terrace, with buildings arranged in pairs. They are two storeys with projecting square bays. The first floor casement windows are set in a semi-circular arch, whilst sash windows are featured to ground floors. All have distinctive alternating stone and brick detailing to window heads at first floor. Nos.57-67 is made up of a short terrace of six two storey buildings with gabled fronts and canted bays.

**6.4** Each building has a classical doorcase with fluted square engaged columns, stone string course, and window heads to ground and attic floors have alternating brick and stone detailing. The original brick piers and low brick walls and stone coping survive. Tessellated tile paths and stained glass add visual richness. Nos.40-62 are two storey-terraced buildings with a third storey in gabled roof. The latter is crowned by a triangular pediment. Recessed porches and triple sash windows are featured.

**6.5** The properties in Earlsfield Road comprise mainly detached and semi-detached villas of red, as well as yellow stock brick and are two storeys with an attic storey in the gabled roof. Some have dormers half projecting into the roof. Red and yellow brick boundary walls and timber gates survive to frontages. Nos.1-16 Windmill Road comprises a terrace of modest two storey Victorian buildings. There are some modern developments, boldly expressing an alternative architectural language, rather than a slavish copy of the historical context



## 7 Locally Listed Buildings

7.1 The following buildings are included in the local list:

**Buildings: Nos. 1-6 (consec.) Address: Heathfield Gardens SW18**

7.2 Building Description: Nos. 1-6 Heathfield Gardens (Heathfield cottages) are a small terraced group of early nineteenth century locally listed cottages (no.6 is detached) and is of particular interest. Accessed from Heathfield Road, the group of buildings occupies a distinctive site surrounded by Wandsworth Common. The properties are of brick construction and have a stucco finish to the frontages - it is believed the houses date from circa 1825

## 8 Public Realm and Green Space

**8.1** From a pedestrian point of view, this sub area is a pleasant and enlightening area to walk and cycle. Although in some instances cars tend to dominate, the modal hierarchy of transport is well in favour of the pedestrian – in general, unless you possess a residents' permit, motorists are faced with great difficulty when it comes to on street parking.

**8.2** Street and pavement areas are wide enough to handle the typical hierarchy of use - pedestrian, cyclists and motorists. Main vehicular routes are along Trinity Road, with further access along Huguenot Place (leading to Wandsworth town centre) and other residential streets within the area. Most of these key roads are beautifully landscaped with leafy street trees.

**8.3** Whilst there have been examples of modern developments in the area, generally, there are few properties that has undergone poor quality alterations – a sensitive attitude towards alterations seems to be taken on by properties falling outside the conservation area, particularly those that sit just opposite the boundary – this in turn improves the general perception of the area and does not compromise the status of the conservation area, an obvious strength readily perceived.

**8.4** The area as a whole is generally well maintained, with few aspects detracting from the significance of designation. However, where detracting aspects occurs it is mainly to do with, inappropriately installed satellite dishes, inappropriately styled roof conversions and the erosion and removal of original features – such as the Victorian glazed panel tiles, stucco work, front doors, windows, tessellated tile paths and stained glass. A few houses have painted brick work, which contextually does not detract from the conservation area. Original boundary treatments remain mostly intact – no real loss of private gardens has occurred as parking tends to be strictly catered for on street.

**8.5** The following properties have **Tree Preservation Orders**:

- HEATHVIEW GARDENS SW15 1, 4, 6, 7, 8, 10, 11, 12, 13 TPO 6/1969 01.12.69
- WESTOVER ROAD SW18 2c TPO 184/1994 10.02.94
- EARLSFIELD ROAD SW18 51 TPO 171/1991 24.10.91

## 9 Introduction

**9.1** The pressure for change within the Wandsworth Common Sub Area d) Westside is varied. More and more residents wish to alter, adapt and extend their homes. The way that properties was originally designed does not always lend itself well to some of the things we now feel are necessary for life in the 21st Century. This Management Strategy is mindful of the need to preserve what gives conservation area its character and status without making it unworkable for today's living.

**9.2** 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.

**9.3** 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.

## **10 Issues and Negative Elements**

**10.1** The area as a whole is generally well maintained. There have been some alterations to properties and these do not tend to have a significant impact on the character of the area contextually. 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. The removal of original features, changes to windows and doors, oversized roof extensions, some poorly maintained properties, painting of brickwork, and modern boundary treatments are particular problems. The Council now has additional controls over such changes in this conservation area - insensitive changes are now controlled through an Article 4 Direction, which affects numbers 11 – 67 Westover Road and 62 – 72 Wandsworth Common Westside.

**10.2** On some houses the elevations have been treated with unsuitable decorative materials including, paint and inappropriately patched render. This is particularly noticeable and very harmful to the appearance of the area.

**10.3** 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. In some cases, these replacements have failed to replicate the original windows in terms of materials, design or profile.

## **11 Enhancement**

### **Repair original features**

**11.1** 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**

**11.2** 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.

### **Painted brickwork**

**11.3** Painted brickwork especially in a middle of a terrace can take away the uniformity of a street.

### **Parking in front gardens**

**11.4** Many of the properties in this conservation area were not essentially designed with the car in mind. The formation of hardstandings in the front gardens of in this conservation area is considered to be visually harmful to the character of the Conservation Area.

**11.5** The Article 4 Direction enforces the policy against hardstandings in this area. Furthermore there is an environmental impact on the loss of front gardens investigated by the London Assembly.

**11.6** Exceptions to this policy are only made on Wandsworth Common Sub Area d) Road or to provide disabled parking, or if it is considered that there is sufficient space not to cause visual harm. In this instance, hedges and the inclusion of gates will be necessary to obtain planning permission.

### **Removing paint, excess render from brickwork**

**11.7** Where individual dwellings have been visually emphasised, either by painting brickwork or excessive render or other inappropriate treatments, the result has been seriously damaging to the appearance of the whole block. Removing these elements and reinstating the original appearance improves the conservation area enormously

### **Grants and Advice**

**11.8** 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. Painted brickwork can now easily be cleaned and even render and pebbledash can be removed

## 12 Supplementary Guidance

### Council Guidance

**12.1** 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 please call (020) 8871 6646.

- 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
- Hardstandings – design guide on appropriate hardstandings

### Government Guidance

**12.2** This has been published by central government and is available on planning portal - [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or on request from the Council.

- Planning a Guide for Householders - What you need to know about the planning system; a guide to permitted development rights.
- A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

### Further reading

- Period House – How to repair and restore your home English Heritage Collins 2005
- [www.london.gov.uk/assembly/scrutiny/environment.jsp](http://www.london.gov.uk/assembly/scrutiny/environment.jsp)

## **13 Planning Permission and Article 4 Directions**

### **What is an Article 4 Direction?**

**13.1** In 1991 the Council was granted special powers by the then Department of the Environment to control virtually all alterations to the external appearance of houses on the Common. These powers were granted under a provision of planning legislation known as an Article 4 Direction. This gives the Council additional control over alterations that would not normally require planning permission.

### **What Requires Planning Permission as a result of the Article 4?**

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

**13.3** 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.

1. Changes to the roofs of houses; including re-roofing in a different material.
2. Building porches at the front of the house.
3. Laying out hard surfaced areas, e.g. for car parking within the front and some side garden areas of houses.
4. Building walls, fences or gates on front boundaries, which face a road or footpath.

### **What requires planning permission as a result of conservation area status?**

#### **Works to any tree in the Conservation Area**

**13.4** 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 a notice you can fill out a form entitled - 'Application to carry out work to a tree in a conservation area.' You can write a letter or an email.

**13.5** This must include; the address of property where tree is located, the proposed works to the tree, the type of tree (if known) and whether it is in the front or back garden.

#### **Satellite dishes**

**13.6** For information on the regulations governing the size and location of satellite dishes please see, 'A Householders Planning Guide for the installation of Antennas, including Satellite Dishes'.

## **Demolition**

**13.7** 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. The council has a presumption in favour of retaining buildings that contribute to the character of the Wandsworth Common Sub Area d) Conservation Area. Anyone who wishes to demolish a building must produce convincing reasons why they want to.

**13.8** The proposed redevelopment of the site will be a material factor in deciding whether to give consent for demolition; this will normally only be granted subject to planning permission for redevelopment being granted, and a contract for carrying out the works having been signed, where these are required.

## **Front boundaries**

**13.9** If you wish to erect or add to a fence that is more than 1 metre high and facing a highway (this includes a pavement or footpath) you will need to apply for planning permission.



## **14 Planning applications - Council Policy**

**14.1** All application forms are available on the website <http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm> or on request, just contact the planning department (see contact details below). 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 – Council Policy**

**14.2** 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 conservation area special in the first place see 'Character Analysis'.

**14.3** To help with this 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.

**14.4** 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.

**14.5** It takes eight weeks to process a householder planning application or conservation area consent listed building 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.

**14.6** 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 Conservation and Design.

## **15 Contact List**

Development Control 020 8871 7657

Conservation & Design 020 8871 6646

Enforcement 020 8871 6643

Building Regulations 020 8871 7620

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

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