

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL F) ST ANNES

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL
F) ST ANNES

Body

1 Introduction	3
-----------------------------	----------

CHARACTER STATEMENT

2 Character Analysis	4
3 Townscape, Location and Setting	5
4 Topography and Layout	6
5 Historic Development and Archaeology	7
6 Listed Buildings	8
7 Locally Listed Buildings	9
8 Public Realm and Green Space	10

MANAGEMENT STRATEGY

9 Introduction	11
10 Issues and Negative Elements	12
11 Enhancement	13
12 Supplementary Guidance - Further Readings	15
13 Planning Permission and Article 4 Directions	16
14 Planning Applications - Council Policy	18
15 Contact List	20

1 Introduction

1.1 This document identifies and appraises the special architectural and historic characteristics of the Wandsworth Common Conservation Area Sub Area f) St Anne's Hill 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 f) St Anne's Hill was designated a Conservation Area on the 2nd August 1986 and further extended on 24th May 1989.

1.3 On 21 March 2002 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 Rosehill Road: nos. 1 - 29 (odd); 2 - 18 (even); 32 - 46 (even). Excluding 20, 22, 24, 26, 28 and 30, relating to the part removal of front boundaries.

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 f) St Anne's Hill, 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 Draft copy was published October 2007.

2 Character Analysis

2.1 The special appeal of the St Ann's Crescent area is the dominating St Anne's Church, a Grade II* Listed building and local landmark, its significant articulation is made by its tall elegant steeple. The grounds of the church is further complimented by the careful blending of generous and richly articulated early Victorian properties, a few are influenced by the Regency style. The majority of properties have small front gardens with fair sized mature rear gardens, many of which can be glimpsed from gaps between buildings. 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.

2.2 The area is physically separated from Wandsworth Common and has little direct historical association with it.

3 Townscape, Location and Setting

3.1 Wandsworth Common St Anne's Hill (Sub Area f) lies on the west side of Wandsworth Common Conservation Area consisting of six key streets - Rosehill Road, Geraldine Road, St Anne's Crescent, Aspley Road, Eglantine Road and St Anne's Hill. The St Anne's church creates the important setting of the areas' character, its presence is immediately observed when approached from St Anne's Hill - the impact of which is further contributed to by the mixed setting of late Victorian properties and the Grade II Listed group of buildings at no. 18, demonstrating fine examples of the Regency style. The contribution made here is one of a special townscape.

3.2 Further contributions made by street trees, hedges and gardens are a large factor in the areas' appeal. Although the majority of these properties have modest front gardens, they are often well landscaped with mature trees and other vegetation. Street trees are common in most streets.

4 Topography and Layout

4.1 This sub area is located at some distance from the Common. The setting is heavily influenced by the layout and presence of the listed church and also the contrasting architecture of the closely knitted streets formed by St Anne's Crescent.

4.2 This sub area offers great variety in terms of the contrasting types of architecture expressed – starting with the church, then with residential properties, which are richly expressed. It is this contrast that successfully creates a pleasant and historical setting experienced by those moving through the character area. The hierarchy of transport is mixed – cars tend to dominate due to the provision of on street parking. Generally, there are few properties that have undergone poor quality alterations – a sensitive attitude towards altering properties seems to be adopted.

5 Historic Development and Archaeology

5.1 The earliest clear evidence of activity around Wandsworth Common has come from discoveries of hand axes and flakes of flint from the Early Palaeolithic period in the St. Ann's Hill area. On East Hill, later Neolithic pottery and flint tools have been found, and it was during this period that farming first began and established settlements made.

5.2 During the Roman occupation, it is likely that some activity was centered on the riverside at Wandsworth, though a cremation burial was found further inland at the intersection of St. Ann's Crescent and Allfarthing Lane, dating from the second century.

5.3 There is evidence to suggest that there may have been a branch road from Stane Street, the Roman road running through what is now Balham, possibly crossing the Common on its way to Putney and further west.

5.4 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 Listed Buildings

6.1 Significant historic assets within Sub Area f) are St Anne's Church and nos. 20A & 20B St Ann's Crescent. This section describes the architectural detailing of the building.

Church of St Anne St Ann's Hill SW18 Grade II* Listed (Ref: LB/154)

6.2 This is a Parish church and is the 5th "Waterloo" church, built 1820-4 to the designs of Robert Smirke in Greek Revival style. In 1891 William White truncated the western gallery, moved the organ and provided new pews. In 1896 E W Mountford added an apsidal chancel, Lady Chapel and vestries. Most windows were replaced following bomb damage and the ceiling is a restoration of 1951 by Caroe and partners following fire damage. Built of stock brick with Portland stone dressings. Stone tetrastyle Ionic pedimented portico and lobby at west end bearing choragic domed circular tower of 2 stages, the lower stage with pilasters, the upper with attached columns with acroteria above cornice. Nave of 7 bays with round-headed windows above linked by band at impact level and rectangular openings below.

6.3 East end has 1896 Mountford circular apse with 3 round-headed openings, the central infilled with stone, all with elaborate keystones and brick and stone piers. Vestries have Venetian windows to north and south and splayed mullions to east. Interior has circular lobby with stone Royal Coat of Arms and 2 stone staircases with iron handrails. 7-bay nave has galleries on 3 sides. Fluted Doric columns to top of gallery and piers below (but rumoured to be cast iron columns beneath). Coffered ceiling of 21 panels replaced following fire in 1951. Pews by William White of 1891. Elaborate late C17 style pulpit of 1893 and eagle lectern of 1894. Octagonal stone font with marble basin and columns of 1908.

6.4 Some early C19 wall tablets. Round-headed chancel arch on attached columns. Sanctuary has intersecting arches. High altar has a copy of Leonardo's "Last Supper" in the tympanum of the broken pediment. Chancel pews possibly by William White. Lady Chapel of 1896 by E W Mountford has marble walls and reredos has a text with heart designs below a painting of the Virgin, Child and St Anne by a parishioner, a Mrs Kirkby. Monument of 1902 to Jessie Elizabeth Mountford of Connemara marble with bronze plaque. 5-bay stained glass window. Memorial chapel to south made out of Mountford's vestry after 1925.

Nos. 20A & 20B St Ann's Crescent, (formerly 18 St Ann's Crescent) Grade II Listed (Ref: LB/237)

6.5 The properties form a semi-detached pair of c1820-30. Colour washed brick; hipped Welsh slate roof; brick ridge stack. Double-depth plan. Regency style. 3 storeys; 4 window range. 1:2:1 fenestration with centre two bays brought forward. Keyed semi-circular arches over doorways in outer bays; square-headed sash windows set in segmental-arched recesses to centre; Flat brick arches over 12-pane sashes to first floor, and 6-pane sashes to second floor. There are two projecting bays with rounded corners and decorative wrought-iron balconies to rear. The interior is noted as having early C19 decorative plaster cornices to ground floor and circular-plan open well staircases with stick balusters.

7 Locally Listed Buildings

7.1 The following properties are included in the local list

Buildings: Nos. 4-10 Address: St. Ann's Crescent, SW18

8 Public Realm and Green Space

8.1 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. The combined quality of the buildings within the conservation area creates a cohesive and special townscape.

8.2 This part of the conservation area as a whole is generally well maintained, with few noteworthy aspects detracting from the significance of designation. However, where detracting aspects may occur it is mainly to do with issues such as – graffiti, the removal of original features, such as boundary detailing, front doors and original windows. No real loss of private gardens has occurred as parking is generally catered for on street.

Tree Preservation Orders

8.3 There are Tree Preservation Orders affecting the following properties;

Nos. 8, 12-14, 15, 20, 30, 35, 41, 77 St Anne's Crescent and St Anne's Church.

9 Introduction

9.1 The pressure for change within the Wandsworth Common Sub Area f)St Annes 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 this conservation area 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 as a whole 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.

10.2 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, insensitively placed satellite dishes, 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, Rosehill Road: nos. 1 - 29 (odd); 2 – 18 (even); 32 – 46 (even). Excluding 20, 22, 24, 26, 28 and 30.

1. 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.
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. In some cases, 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, for those properties affected.
3. The replacement of some original front boundaries 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 sometimes detrimental to the uniform appearance of the area, especially with the loss of front gardens to vehicle hardstandings.
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.
5. Graffiti

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. So please retain the original appearance of your house.

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. Repair work does not require planning permission.

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.

Parking in front gardens.

11.4 This conservation area was not essentially designed with the car in mind. The formation of hardstandings in the front gardens of the Wandsworth Common Sub Area f) is considered to be visually harmful to the character of the Conservation Area.

11.5 Where this applies, 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 f) 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.

11.9 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

11.10 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 - Further Readings

Council Guidance

12.1 The following supplementary guidance has been produced by the council and is available on the website 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 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

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.

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.
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?

13.3 Works to any tree in the Conservation Area: 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. 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

13.4 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

13.5 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 f) Conservation Area. Anyone who wishes to demolish a building must produce convincing reasons why they want to. 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

13.6 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

Application Forms

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. For an example of the drawings required please see Appendix 3.

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 Wandsworth Common Sub Area f) 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. 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.

Building Control

14.6 If you want to do new building work you will probably need building regulations approval.

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

Email boroughplanner@wandsworth.gov.uk