

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL G) ELLERTON ROAD

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Body

1 Introduction	3
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CHARACTER STATEMENT

2 Character Analysis	5
3 Location and Setting	6
4 Townscape	7
5 Historic Development and Archaeology	8
6 Buildings and Materials	9
7 Green Space and Public Realm	11

MANAGEMENT STRATEGY

8 Introduction	12
9 Issues and Negative Elements	13
10 Enhancement	14
11 Supplementary Reading - Further Reading	16
12 Planning Controls and Conservation Area Status	17
13 Planning Applications - Council Policy	18
14 Contact List	20

1 Introduction

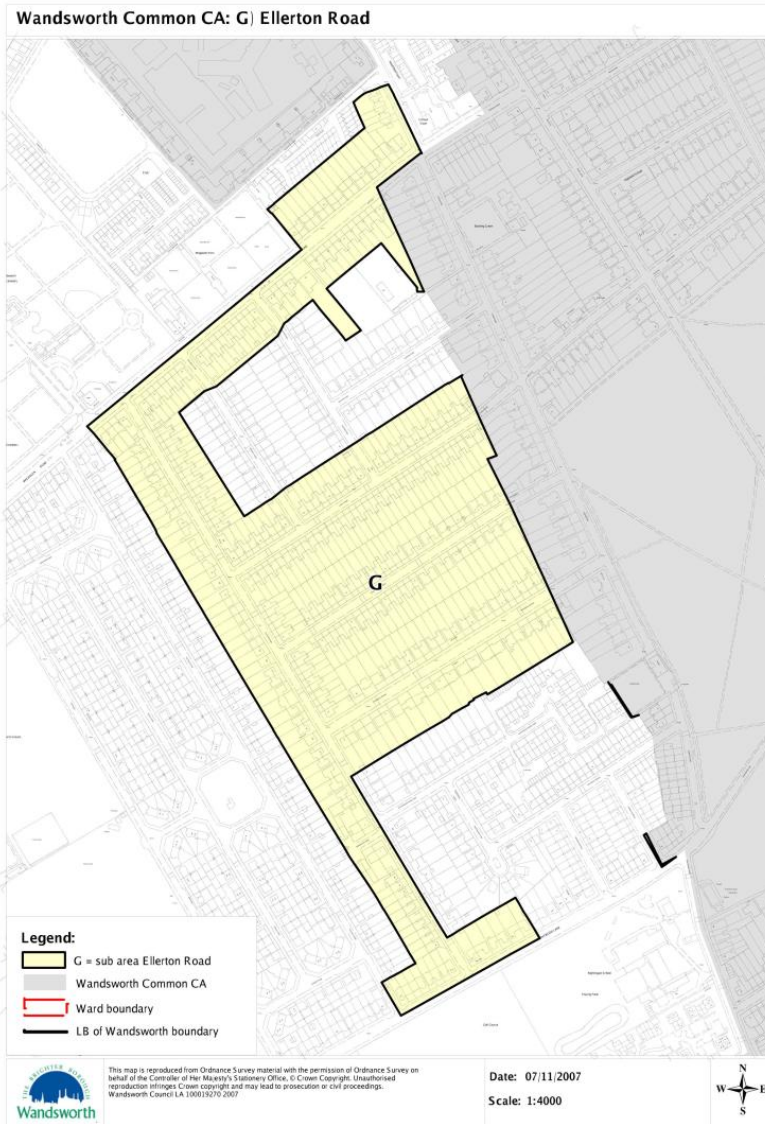
1.1 This document identifies and appraises the special architectural and historic characteristics of the Wandsworth Common Conservation Area Sub Area g) Ellerton Road and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Statement and a 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 g) Westside 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 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 g) Ellerton 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 Draft Appraisal will go through public consultation, will be amended accordingly if approved by the Planning and Transportation Overview and Scrutiny Committee 14th January 2008.

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 in October 2007.

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Map 1.1 Designation Map

2 Character Analysis

2.1 The special appeal of this area is the mixture of late Victorian properties, combined with properties clearly influenced by the Modern Movement, of particular note is Nos. 13-23 Herondale Road, which are three pairs of two storey yellow brick buildings with red brick soldier courses to openings. They have a distinctive horizontal emphasis in form and exhibited through the ranges of steel casement windows and date from around 1920. Properties tend to be well set back from main roads, are well spaced out and benefit from generous front and back gardens. Mature front gardens and street trees further enrich the streetscape. Where new development has occurred, it tends to sit comfortably within the historical context.



Picture 2.1 Rendered pair - Herondale Road



Picture 2.2 Brick pair - Herondale Road



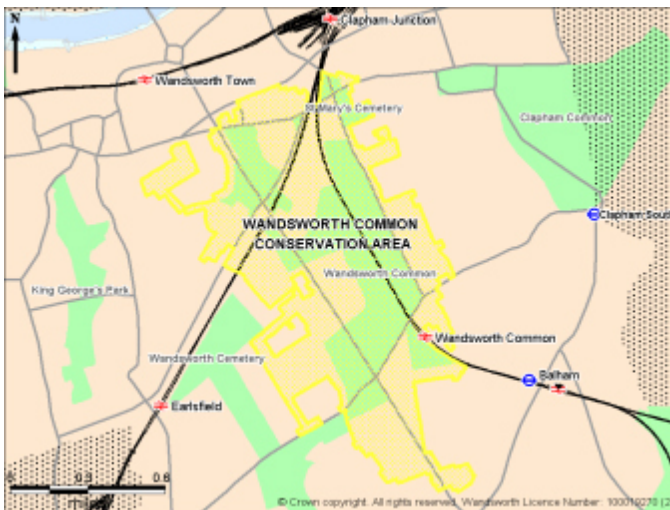
Picture 2.3 Loxley Road



Picture 2.4 Ellerton Road

3 Location and Setting

3.1 Wandsworth Common Ellerton Road (Sub Area g)) lies on the south western side of Wandsworth Common Conservation Area and the layout is made up of nine key streets – Herondale Avenue, Frewin Road, Ellerton Road, Broadgate Road, Loxley Rd, Titchwell Road, Magdalen Road, Burntwood Lane and Lyford Road. The character area is neatly sandwiched between the dominating areas of the Wandsworth Common to the east, Wandsworth Cemetery to the west and Springfield hospital to the south (outside the character area). The architecture in Sub Area g) is predominantly low in scale (two storeys), properties are generally emphasised with simple architectural detailing and elaborately pitched roofs.



Map 3.1 Location Map

4 Townscape

4.1 The sub area is located a short distance from the Common and tends to be mainly approached from Magdalen Road, the impact of this road is offset by areas of the nearby cemetery and green open space of the common located along this route, both acting as a buffer to reduce the impact of traffic along this road.

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. The layout of Sub Area g) is a combination of streets in the form of long terraced groups of building development, mostly of a grided pattern. The combined quality of the buildings within the conservation area creates a cohesive and special townscape.

4.3 In some cases, front gardens tend to be adapted in order to accommodate private parking, resulting in the reduction of green landscaping that would normally make a positive visual contribution. Other than the Common, there is no defined green open space, within the area.

5 Historic Development and Archaeology

5.1 The buildings in the Ellerton Road area are much later historically than elsewhere in the Conservation Area and owe little to the history of the Common itself. Between 1897 and 1916 the main development involved the building of terraces in Loxley Road and Ellerton Road, with a short extension to Lyford Road. Parts of Herondale Avenue were under construction and Frewin Road was just commencing. Different builders built the houses as separate groups.

5.2 For a detailed account of history, please refer to the main Character Appraisal Introduction.

5.3 This part of the conservation area does not fall within an Archaeological Priority Area.

6 Buildings and Materials

6.1 There are broadly three types of building occurring in distinct groups. The west side of Ellerton Road has a distinctive cottage style. Buildings are generally of red brick construction, two storeys with timber casement windows divided into 'Georgian' panes.

6.2 Some buildings are arranged in an 'L' formation and grouped in pairs and threes. Hipped roofs with plain clay tiles predominate. A few are constructed of a dark plum brick with light red dressings to openings and corners. Timber doorcases are a characteristic feature, with projecting canopy. The east side is generally of a different character with buildings arranged in short or longer terraces. They are two storey of red brick construction with roughcast to bays. Frewin Road contains two storey buildings arranged in pairs, and short terraces of four and six. Two storey bays are a characteristic feature.



Picture 6.1 Frewin Road

6.3 On the north side of the street buildings are of brick construction but rendered both to ground and first floors. Semi-circular Dutch gables are a prominent feature, which architecturally unite pairs of buildings. The property has timber casements with 'Georgian' panes and vertical sliding timber sashes to first floor above ground floor entrance; this is a distinctive feature of the fenestration. Roofs are of plain clay tiles.

6.4 On the south side buildings are of red brick with roughcast to bays. Triangular pediments to doorcases are common to both sides of the street. Herondale Avenue contains two distinct groups of buildings. Nos.1-11 odd and 2-42 even, represent two storey red brick properties with two storey projecting bays with roughcast mainly to bays. They have gabled roofs to the street. Windows are timber casements with leaded lights.

6.5 To the south, there are some properties from around 1920 representing the influence of the Modern Movement (nos.13-23 Herondale Road). Adjoining to the west are houses more characteristic of the cottage style represented in Ellerton Road with their hipped roofs and 'Georgian' panes to timber casements. Both red and yellow stock brick are represented. The distinctive projecting timber canopies and doorcases are similar to those in Ellerton Road.

6.6 Loxley Road comprises terraces of two storey buildings arranged in pairs. They are constructed of red brick with roughcast to first floors on the north side. Two storey bay windows are a characteristic feature with timber casement windows divided into leaded lights. Pitched roofs are common to all properties and covered with plain clay tiles. Front boundaries are mainly random rubble walls with timber posts and fences, and hedges behind. There are similar buildings in Magdalen Road.



Picture 6.2 Loxley Road

7 Green Space and Public Realm

7.1 This area offers a variety of characteristics in terms of the contrasting combination of the listed White Cottage, properties influenced by the Modern Movement and some later Victorian properties. The hierarchy of transport is mixed – cars tend to be either tucked away on private driveways or left on street - some conflict is created with pedestrians and cyclists. The character of Herondale Avenue, Frewin Road and Loxley Road to some extent is compromised, as they tend to act as popular routes through to areas such as Lyford Road.

7.2 There are a few properties that have undergone poor quality alterations, such as insensitive roof conversions and the removal of original detailing; a number of walls in unsuitable materials have crept in and the loss of some to front garden parking has resulted in gaps. In general, the streets within the sub area are well maintained.

7.3 An extensive number of trees are protected by Tree Preservation Orders, affecting most properties along Magdalen Road.

8 Introduction

8.1 The pressure for change within the Wandsworth Common Sub Area g) is varied. More and more residents wish to alter, adapt and extend their homes. The way that properties were 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 Sub Area g) its character and conservation area status without making it unworkable for today's living.

8.2 Conservation area status is a planning tool 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.

8.3 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.

9 Issues and Negative Elements

9.1 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. However, 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.

1. The removal of original features, changes to windows and doors, boundary detailing and the insensitive installation of satellite dishes (particularly those dominating the Prison)
 2. 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.
 3. The replacement of some original features e.g. changes to windows and doors and front boundary hedges with arbitrary timber fences. The 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.
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10 Enhancement

What you can do

Repair original features

10.1 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

10.2 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.

Repair & Reinstate windows

10.3 To the benefit of the conservation area many of the original windows and doors survive unharmed today. However, some have been lost and replacements are often unsympathetic to the original design or material. It would enhance the Conservation Area enormously if when replacing windows, replicas of the original in terms of material and design are reinstated.

10.4 It is very difficult to replicate some of the intricate timber window styles evident across the conservation area in PVCu and where possible one should replace windows in the original material – timber.

10.5 When replacing windows and doors one must consider the following, does the replacement window match the original in terms of the: -

- Opening mechanisms
- Profile and proportions; and the
- Pattern and design of glazing bars

10.6 Those living within a semi-detached pair, terrace or a large house converted into flats should consider the effect of their replacement windows upon the property or the terrace as a whole. When making changes to your property please be aware of the effect these changes upon the wider conservation area. Where windows, doors or other joinery features have been replaced with inappropriate designs, these can be restored to the original appearance, both enhancing the streetscene and adding value and character to the individual house.

Extensions

10.7 Individual dwellings should be seen as part of the whole block and, whilst there is variety in the appearance of individual dwellings within the block, 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.

Removing paint, excess render from brickwork

10.8 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

What the Council Can do

Grants and Advice

10.9 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 Supplementary Reading - Further Reading

Council Guidance

11.1 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

11.2 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

12 Planning Controls and Conservation Area Status

12.1 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.

12.2 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. For a list of specialists to carry out tree works see Appendix 2

Satellite dishes

12.3 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

12.4 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 this Conservation Area Sub Area. Anyone who wishes to demolish a building must produce convincing reasons why they want to.

12.5 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

12.6 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.

13 Planning Applications - Council Policy

Application Forms

13.1 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.

Council Policy

13.2 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 Sub Area special in the first place see 'Character Analysis'.

13.3 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.

13.4 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.

13.5 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.

13.6 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.

13.7 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

13.8 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.

14 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

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