

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL I) HOLY TRINITY

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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 I) Holy Trinity 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 i) Holy Trinity 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 i) Holy Trinity, 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.

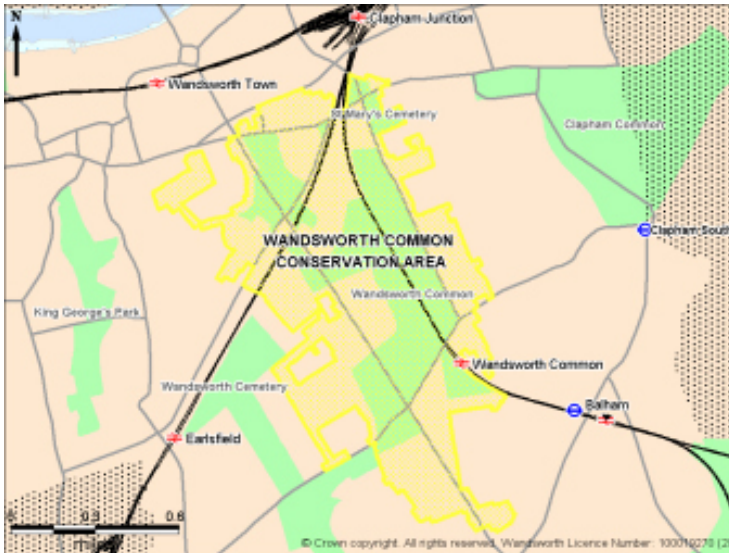
1.4 It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest. This Draft edition was published in October 2007.

2 Character Analysis

2.1 The special character of this area relies upon the coherence of the appearance of properties in Dalebury and Crockerton Roads, being unified groups of buildings in the same architectural style. This character of this area is very similar to the Heaver Estate Conservation Area and contains buildings similar in pattern, style and materials. In this way it distinguishes itself from other parts of the Wandsworth Common Conservation Area. In this way it is self-contained and could be considered as a conservation area in its own right.

3 Context & Location

3.1 The Holy Trinity part of the Wandsworth Common Conservation Area lies on each side of Trinity Road (A214) the main thoroughfare between Streatham and Wandsworth.



Picture 3.1 Location

4 History

4.1 Rocque's Map of 1746 shows a small settlement, Upper Tooting, had become established at the junction of Balham High Road and what is now Trinity Road. Trinity Road linked Upper Tooting with Wandsworth Town crossing Wandsworth Common. On each side the land was laid out as fields. The Tithe Map circa 1840 shows the area as enclosed field systems with the only settlement being along the Balham High Road.

4.2 By 1871 Balham High Road had become a fashionable place to live. Substantial villas had been built on both sides of the road with large gardens to front and back. Each villa had its own coach house. Nearby in St. Nicholas Road (now Trinity Crescent), Trinity Church had been constructed as well as a few buildings on the north side. On the west side of Trinity Road stood Wandsworth Lodge set amidst its estate. The gardens included orchards and ranges of greenhouses. Trinity Road was lined with trees. Beyond Wandsworth Lodge Trinity Road was known as Wandsworth Lane.

4.3 The construction of the West End and Crystal Palace Railway in the 1850s, and the opening of Balham station in 1856, brought pressure on local land owners to relinquish land for speculative development. Between 1871 and 1890 Alfred Heaver acquired Wandsworth Lodge and soon afterwards developed houses as part of a large estate, most of which was located to the east of Balham High Road. The estate brochure lists Dalebury, Crockerton and Trinity Roads along with those to the east of Balham High Road. A pair of houses was also developed on the south side of Hendham Road. Some of the greenhouses of the gardens to Wandsworth Lodge were retained as part of a small nursery. A few houses were also built in Trinity Crescent on what was a field, the boundaries of the houses being consistent with the former field boundaries.

5 Spatial Analysis

5.1 The focus of this sub area is Holy Trinity Church, which stands out from the corner of Trinity Crescent and Trinity Road. It is one of the oldest buildings in the sub area and was built into a rural setting. Although it is on the busy Trinity Road it still sits in a green garden. Despite being heavy with local traffic at times Trinity Crescent is a wide pleasant street curved around a sweeping bend leading down a gentle gradient. Most properties in Trinity road are detached or semi detached and sits well set back from the road within generous front gardens with plenty of mature trees.

5.2 The compact townscape of Crockerton and Dalebury Road could not be more different in contrast to Trinity Crescent. The houses in are grouped in pairs and short terraces of four, bounded from the street by tiny front gardens.

6 Building & Materials

Trinity Crescent

6.1 5-19 Trinity Crescent represent four pairs of mid-nineteenth century houses of three storeys with basements. They are of yellow brick construction with rendered canted bays to ground floor and basement. All have moulded architraves to windows and projecting porch supported by Doric columns. All have stepped access to front entrances. Nos.21-23 are a pair of two storey buildings with basement, of yellow stock brick construction, with a strong roof supported at eaves level by timber brackets. Ground and first floor windows have decorative cable mouldings. No.25 (Trinity Lodge) is a two storey villa of yellow stock brick with rusticated projecting porch. No.27 is a rather plain two storey building of yellow stock brick construction.

6.2 Opposite is St. Nicholas Mansions a block of flats of three storeys with basement. The flats are of red brick construction with canted bays to ground floor and basement. First floor windows are tripartite with segmental arch to central window.

6.3 Nos.12-26 were also developed by Alfred Heaver. The design of the houses bears the typical hallmarks of the 'Heaver' buildings with their warm red brick construction, stained glass to front doors and patterned windows and decorative eaves cornice. They resemble those at the western end of Ritherdon Road. These are included in the proposed local list.

Trinity Road

6.4 Opposite is the Police Station which was built around 1890 and constructed of a plum brick. It has egg and dart mouldings to string course and stone doorcase.

6.5 93-105 Trinity Road comprise a terrace of two storey buildings with basements. The ground floors and basements are rendered with yellow brick to upper floor. Nos.107-111 are an Arts and Crafts composition with heavy stone porch and stone facing to projecting ground floor. Otherwise elevations are mainly of yellow stock brick. The three storey building is articulated by a full height bay to right and a two storey bay to left.

6.6 Nos.80-114 are two groups of two storey buildings, of red brick construction with projecting two storey square bays. Each bay has tripartite windows to first floor with segmental arch to central window. Recessed porches have canopy supported by columns with balcony above. No.114 neatly terminates the group with its fine octagonal tower.

6.7 83 Trinity Road is a large three storey building of heavy red brick appearance with three storey canted bay. Nos.85-87 represent a semi-detached pair of buildings, an Italianate composition of three storeys with basement. They have heavy rustication to the ground floor with render to basement and painted brick to first and second floors. The first and second floor windows are richly embellished with egg and dart mouldings and decorative swags with central figurehead. They are included in the proposed local list.

6.8 121-147 Trinity Road formed the original group of buildings developed by Alfred Heaver fronting this road. They represent a group of link detached buildings with three storey gabled frontage and adjoining two storey element with projecting canted bays. Nos.133-135 have been replaced by an infill development. Insensitive alterations to those that remain include the pebbledashing, rendering or cladding of elevations, the loss of front doors, the installation of inappropriate windows of a different design, and inappropriate boundary walls.

6.9 No.139 is the best surviving example. It has decorative carved brickwork to the eaves, apex of gable, below second floor windows, above recessed porch and five panels at first and second floor levels. Timber sash windows have the upper portions patterned. 48 and 50 Hendham Road are also representative of this type of building. Their isolation from the rest of the group was no doubt due to the shape of the parcel of land that was acquired for development.

Dalebury and Crockerton Roads

6.10 The prevailing material of construction is brick, sometimes red stock brick to facades and yellow stock bricks to flanks and rear as in Dalebury and Crockerton Roads. Roofs to buildings were typically covered in natural slate, although more recently tile and artificial slate have been used as replacements. Windows were originally of vertical sliding timber sashes. The windows to Dalebury and Crockerton Roads in particular are evidenced by the patterns associated with the 'Heaver' style, notably decorative patterns to glazing bars. Front walls were typically of red brick with copings and surmounted with the 'Heaver' pattern iron railings. Paths to front gardens were usually in tessellated tiles of a black and white colour.

6.11 Nos. 37-45 Crockerton Road were probably lost as a result of bombing in World War II. Both Dalebury and Crockerton Roads exhibit the same type of building, although there are subtle variations within each street. The buildings are either of red brick, or yellow brick with red brick dressings. Nos. 1-11 and 2-14 Dalebury Road have two storey projecting square bays with gabled roofs whereas elsewhere in the road they are of three storeys. In Crockerton Road only nos. 1 and 2-12 have two storey bays, the remainder are of three storeys. Here nos.1-7 and 2-12 were built without dormers to the roof. In Dalebury Road nos.26-42 and 33-41 were built with original dormer windows. The buildings exhibit decorative carved brickwork below first floor windows and around porch entrances. Windows are timber sashes, the upper portion of which has a patterned glazing bar arrangement. Above the porch and projecting ground floor some buildings incorporate a balcony with timber balustrade. At eaves level and to the projecting ground floor are decorative cornices with nailhead string course below. All properties had timber panelled doors with stained glass, tessellated tiled paths and ornate cast iron railings to front boundary walls. In Crockerton Road the original wall and railings have been installed to a property.

6.12 Several of the dormers in Dalebury and Crockerton Roads have been either rendered or pebbledashed marring the otherwise uniformity of the appearance to the street frontages.

7 Listed Buildings

Holy Trinity Church, Trinity Crescent Grade II Listed

7.1 Holy Trinity Church is made distinctive by its massive square stone tower. It was designed by Anthony Salvin and dates from 1854-55 and is constructed of Kentish Ragstone. A tower was added in 1860 by Benjamin Ferrey. He also added the north transept and widened the north aisle in 1889. The south aisle, widened in 1889, was divided off as a church hall in 1976. The church has a plain interior although wall paintings in a Pre-Raphaelite style by Richard Castle (1906-13) still survive. It contains much nineteenth century stained glass, the north aisle windows and the window to the founder, Henry Browse (1897), are of special interest. Externally decorative boundary railings are of architectural interest.

1 Trinity Crescent, SW17, Grade II Listed

7.2 1 Trinity Crescent is a large late nineteenth century house of two storeys. It is of red brick in an Arts and Crafts Style, with stone mullions and brick arches to decorated windows. To the side is the stable block which is entered via an elaborate ogee canopy in cast iron and glass.

Fire Station, Trinity Road, Grade II Listed

7.3 The Fire station was built 1907 by the London County Council Architects' Department Fire Brigade Section. It is four storeys in a lively eclectic style typical of this type of building from this period. It has a high pitched tiled roof with deep eaves soffit and a pair of gables at each end. The chimneys are prominent. Three oriel bay windows, two storeys high help articulate the front elevation. The ground floor is of ashlar with brick to the upper storeys including a panel of glazed brick on each side of the central bay. The inscription "London County Council Fire Brigade 1907" in gilt letters can be seen on the wall above vehicular doors.

8 Green Elements

8.1 Although there are no parks, gardens and commons within this part of the conservation area the trees in front and back gardens represent a valuable visual amenity. All the trees within the conservation area are protected insofar as owners need to give six weeks notice to the Council of any proposals for felling or pruning. In addition a number of trees are protected by Tree Preservation Orders, most notably in Trinity Crescent.

9 Introduction

9.1 The pressure for change within this conservation area 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 its character and status without making it unworkable for today's living.

9.2 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.

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.

10 Issues & Negative Elements

The main issues concern alterations to properties. Over the years a number of properties have been altered, several unsympathetically through painting, rendering and pebbledashing brick facades, replacing windows with inappropriate patterns and materials, and replacing front boundary walls in a different pattern and style to the original. At present the scale of the alterations has not been to the extent that the character and appearance of the conservation area has been irrevocably damaged. However, there is continuing pressure from owners to carry out alterations and improvements to properties.

11 Enhancement

What you can do

11.1 Conservation area status and the retention or reinstatement of the original features preserves and enhances the special character of the conservation area.

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.

11.4 Repair & Reinstate original windows

11.5 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. 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.

11.6 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

11.7 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.

11.8 Removing paint, excess render from brickwork

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.

11.10 Grants and Advice

11.11 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 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

12.2 Government Guidance

- 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 What requires Planning Permission as a result of Conservation Area Status?

Works to trees

13.1 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.

13.2 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.

Satellite dishes

13.3 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

13.4 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 the Wandsworth Common Sub Area i) Holy Trinity Conservation Area. Anyone who wishes to demolish a building must produce convincing reasons why they want to.

13.5 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.

13.6 Front boundaries: 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.

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 i)Holy Trinity 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

14.7 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

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

15 Contact List

Development Control (020) 8871 6639

Conservation and Design (020) 8871 6646

Enforcement (020) 8871 8418

Building Regulations (020) 8871 7620

Website: www.wandsworth.gov.uk/planning

Email: boroughplanner@wandsworth.gov.uk

Address: Wandsworth Council

Technical Services Department

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