

WANDSWORTH COMMON CONSERVATION AREA APPRAISAL:
Sub Area H) St James's

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1 Introduction

1.1 This document identifies and appraises the special architectural and historic characteristics of "Sub Area h) St James's", part of the Wandsworth Common Conservation Area. It is in two parts: a Conservation Area Appraisal and a Management Strategy. The Conservation Area Appraisal provides information on the area's character and appearance. 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 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 h) St James's, 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 document has been through public consultation, amended accordingly and was approved by the Planning and Transportation Overview and Scrutiny Committee on 3 March 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.

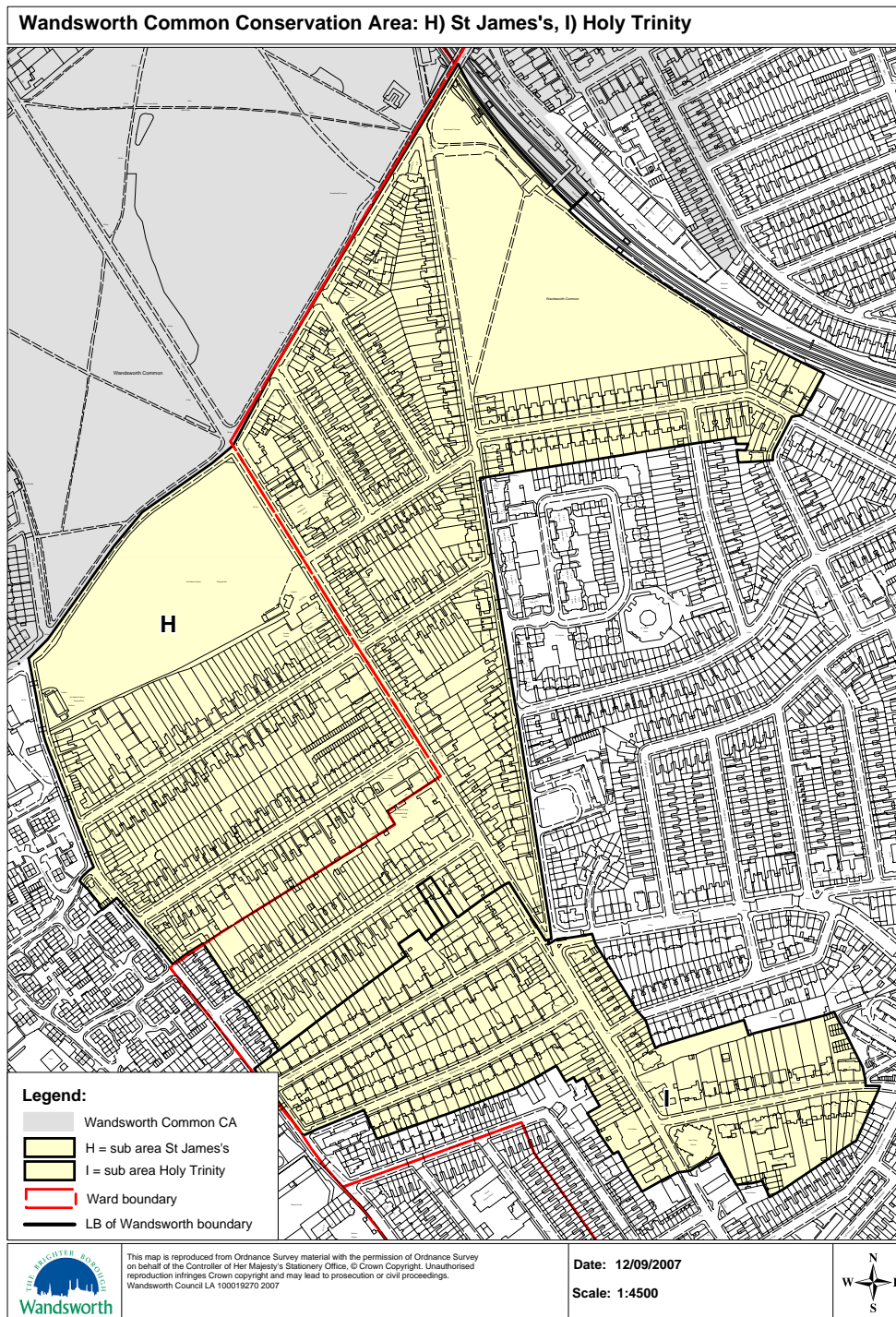


Figure 1 Map showing two of the sub-areas of Wandsworth Common Conservation Area. The St James's sub-area is the largest area shown above area I on this map

2 Summary of Special Interest

2.1 The first impression of this sub-area is of a village on the common. The buildings are mainly individual in design, although there are several groups in the form of unified terraces.

2.2 The special appeal of this area is due to the mix of richly expressed yet individually styled properties, with generous front gardens, coupled with the expanse of the Common. Properties are grouped in a variety of ways forming unified terraces, detached and semi-detached properties.

2.3 The unique layout creates an impression of a village set within a generous mature landscape. Properties generally have small mature front gardens, with very generous rear gardens. The Grade II Listed St Mary's Magdalen Church, built to the designs of E B Ferrey in 1888, give the sub-area its legibility.

3 Historic Development & Archaeology

3.1 Development to the south of the Common, apart from the Heaver development in Dalebury and Crockerton Roads, was mainly incremental through plot sub-division. Buildings were developed singly, in pairs and in short terraces by a number of builders. A station at Wandsworth Common was first opened in 1856 to the north of Bellevue Road, but was closed two years later when a new station on the south side of Battersea Rise was built. In the 1870s the land earmarked for railway enclosures identified the station at its present location to the south of Bellevue Road. It was opened in 1895. The proximity of the station no doubt contributed to the hastening of development through the sub-division of plots of land for building.

3.2 By 1897 the area between Beechcroft Road and St. James's Road (later Drive) was substantially developed. The open land between Burntwood Lane and the rear of properties in Brodrick Road had by 1897 been laid out as a cricket ground. Most of the main thoroughfares leading to the Common were, in 1871, lined with trees conveying the effect of a very leafy suburb, but by 1897 many of these had been taken down during the development process. However, it appears that a number of trees were planted in Avenues through Wandsworth Common, a deliberate planting scheme of the Metropolitan Board of Works.

3.3 For a more detailed account of history of this area, please refer to the Introduction to the whole conservation area.

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

4 Townscape, Location & Setting

4.1 The St James's sub-area lies at the south eastern part of the conservation area, neatly tucked between the Common, St James's Drive and Trinity Road. The layout of the area is made up of all or part of: St James's Drive, Trinity Road, Wiseton Road, Althorp Road, Nottingham Road, Broderick Road, Wandle Road, Hendham Road and Crockerton Road.

4.2 The architecture varies in scale and design. Properties are emphasised with intricate detailing of brickwork or dramatic roof pitches. The dominant green open space is defined by the Common and properties are generally well spaced out, often benefiting from mature front and back gardens, contributing to a well planted appearance. In some cases, front gardens have unfortunately been adapted to accommodate private parking, resulting in the reduction of green landscaping that would previously have made a positive visual contribution to the area's charm.

4.3 Bellevue Road and Trinity Road tend to be characterised by mid-Victorian buildings, generally with retail or restaurants at ground level with accommodation above. Wiseton Road is similar in character.

4.4 The sub-area is further enhanced by its special views across the Common. In cases of new development, many are sensitively designed, with a modern contemporary twist, working with and not against the grain and special character of the area. In many cases, positive contributions are made in terms of the perception and feeling of this particular area.

4.5 A negative aspect of many streets within the conservation area is the dominance of on street parking, mainly related to the restaurant and retail activities within the area. However, there are a number of instances where this is to some extent mitigated by mature street trees acting as a natural screen.

5 Topography & Layout

5.1 A large part of the Common is located within this character area and the contribution made here is positive and distinctive in terms of its presence. When approaching the conservation area from Trinity Road, the scenery is greatly enhanced by the presence of the Common and characteristic properties that contributes to the setting of the area.

5.2 Contributions made by street trees, hedges and gardens are a great factor in the attractiveness of the area's 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 most streets.

6 Buildings & Materials

6.1 Bellevue Road has a primarily commercial function and character, developed partly in response to its proximity to Wandsworth Common Station. The mainly Victorian buildings are of two and three storeys. Generally they are constructed of yellow stock brick, although a few are of red brick. Some have been rendered. The shop fronts represent a combination of those purpose built and others that developed from houses adapted through the addition of a projecting ground floor. Some good examples of shopfronts remain but others are inappropriate in design and would benefit from enhancement. Nos.2 and 3 form part of a three-storey terrace, with moulded stone window surrounds and bracketed heads. The cast iron decorated shop canopy to no.2 is of particular interest.

6.2 The essential character of **St. James's Drive** derives from the variety of building types of two and three storeys, predominantly of yellow stock and gault brick, and the differences in architectural detailing and decoration. Nos.49, 83 and 97 are two storeyed, double fronted buildings in gault brick. No.53 is a detached Gothic style building with dominant chimneys and built in gault brick. It forms a group with nos.55-59, all of gault brick, with no.55 having an imposing entrance.

6.3 Nottingham and Althorp Roads contain a variety of early to mid Victorian buildings, generally of yellow stock brick construction. Some have rustication to ground floors, some have basements, notably Smiths Terrace, a unified group of seven properties. Many buildings have retained a number of their original architectural features, including several with cast iron front boundary railings.

6.4 The former **Surrey Tavern** (now the Amici), a mid-Victorian building of three storeys, gives a strong architectural presence to the corner of Bellevue Road and Trinity Road. **Wiseton Road** is similar in character and appearance. Nos.12-14, one of the earliest developments in the street and are of architectural interest, with a hipped slate roof, stone quoins to corners of facade, an attractive round headed with segmented stone window arches.

6.5 The western end of **Balham Park Road** comprises predominantly detached late Victorian properties. They are two storey, double-fronted and constructed of gault brick with red brick dressings. Single and two storey canted bays are much in evidence, symmetrically arranged around a central porch or doorcase - they are Victorian Gothic in style and detailing. Decorative cornices of alternating red, gault and dark brick together with decorative panels add architectural enrichment. All the buildings incorporated timber sash windows and natural slate was used for covering roofs. The front boundary treatment was in the form of low brick walls with piers and cast iron railings, the latter being lost in the War.

6.6 Trinity Road, the main route across the Common linking Wandsworth to Streatham, forms a north-west to south-east spine onto which a number of streets join in a grid fashion, giving a very permeable layout. Due to the importance of the route there are several public buildings, notably Trinity Road Chapel and St. Mary Magdalen Church, which form landmarks along the route. They are different in style and appearance. Trinity Road Chapel is of yellow stock brick with an interesting tower. St. Mary Magdalen Church is of yellow stock brick with red dressings, and has a massive gabled elevation to Trinity Road divided into three bays with Gothic stained glass window to each.

6.7 172 Trinity Road, on the corner with Brodrick Road, a three storey building, is noted as being the residence of Thomas Hardy, the writer. Nos.167-171 form an interesting group of detached buildings, three storeys of stock brick with stone mouldings to windows and doorcases. The latter have the date 1878 engraved in the entablature which is supported with polished granite columns. No.165 is a two storey red brick composition with Baroque stone doorcase, although the door has been replaced with an inappropriate window (as at No.167). Nos.161-163 are similar to no.165, but with ornate dormers to roof crowned with triangular pediments.

6.8 Brodrick Road comprises a variety of building types developed over the period 1850-1920. They are mainly of three storeys, in pairs of semi-detached buildings, short terraces or singly. Yellow stock brick predominates on the facades. Architecturally the buildings exhibit a variety of detailing to door and window surrounds.

6.9 Wandle Road is similar in character and appearance, with a variety of building types resulting from the process of incremental development. 1-3 Wandle Road forms a pair of 'Italianate' style buildings of two storeys with basement and attic storey. Classical embellishments to triple first floor window add visual interest. Original front boundary wall and piers survive. No.13 is a two-storey building with canted bays. Decorative eaves brackets and dentil cornice are attractive architectural features.

6.10 No.26 Wandle Road (listed grade II) is a two storey yellow stock brick house made particularly attractive by the decorative ironwork, balcony and canopy to its front elevation. To the front the original boundary wall with balustrading and piers survive.

6.11 Hendham Road comprises mainly late Victorian two storey buildings of red brick construction, with canted bays. Nos.48-50 were developed as part of the larger development to the south by Alfred Heaver. They are of three storeys in a Queen Anne style with patterned sash windows and decorative carved brick motifs.

7 Listed Buildings

St Mary's Magdalen Church, Trinity Road. Grade II (Ref: LB/290)

7.1 The church is of stock brick with orange brick and ashlar dressings. Plain tile roofs. Broad nave with side aisles, chancel and side chapel. Raised coped gables with ashlar coping and brick kneelers. West front has three tall 2-light pointed arched windows with ashlar Y-tracery, flanked by four brick buttresses with orange brick set-offs. The two central buttresses are deeper and rise above the central window to join over a small central circular with ashlar cusping. These linked buttresses rise further to form the base of double arched and gabled ashlar bellcote. The south aisle has a pointed arched doorway with double doors and another circular window with ashlar cusping, whilst the north aisle has six narrow brick lancet windows.

7.2 There are three lancet clerestorey windows on either side of each bay of the nave whilst the chancel has two 3-light and a single tall 2-light window on each side all with reticulated ashlar tracery. The chancel east end also has three tall pointed arched windows, the central one 3-light flanked by 2-light windows all with reticulated ashlar tracery.

7.3 The interior has 5 bay nave arcades with double chamfered orange brick arches supported on circular painted ashlar columns with carved capitals. To the west end a fine stone font with a square ashlar bowl supported on polished marble columns. Minton tile floors and carved wooden pews. The plain rick chancel arch retains its finely carved timber rood screen with ornate bronze gates, to the right an openwork timber pulpit again supported on polished marble columns. The chancel has a Minton Tile floor ornate carved timber choir stalls and a brass and timber altar-rail. The altar is raised-up on four polished marble steps with terrazzo floors and a triple canopied ashlar reredos. The altar is decorated with carved and gilded wooden panels. Boarded timber roofs throughout with exposed and cusped timber trusses.

7.4 The windows contain a variety of interesting late-Victorian and 20th century stained glass. This unaltered late-Victorian church has a very fine and well preserved interior with good quality fixtures and fittings.

Five bollards off St Jame's Drive, Wandsworth Common, SW12. Grade II (Ref: LB/191)

7.5 These were made in the late 19th Century from iron, they have elegant fluted shafts and concave conical caps. They are inscribed with the legend, 'H R Morsey Wandsworth Common'.

26 Wandle Road, SW 17. Grade II

7.6 An earlier 19th century 2-storey house of symmetrical form, 3-windows wide, of yellow stocks with stucco dressings. The door surround has a flat hood on foliate consoles. The door has 2 round-arched glazed panels and a square fanlight above. The windows have moulded architraves, the first floor centre window having French doors. The continuous stone balcony to the first floor is supported on iron openwork piers. It carries an iron balustrade and piers which in turn support the tent roof. The whole being of great delicacy. The parapet is altered. The end stacks have oversailing courses.

8 Locally Listed Buildings

8.1 The Council holds a list of buildings that are of architectural or historical interest at a local level. These are different from buildings that are listed by English Heritage and the Government for which consent is required for alteration. There are no additional planning controls over locally listed buildings other than those that already apply to the building. However, the list is a record of some of the historic buildings in the borough that are of particular interest.

8.2 The following buildings are included on the Council's Local List:

- **St James's Drive:** Nos 39-43, 49-65, 83, 91, 97-111 (odd numbers only)

9 Public Realm & Green Space

9.1 From a pedestrian point of view, this character area offers immense variety in terms of the contrasting language of the Common, public buildings such as St Mary's Magdalen Church, residential and other facilities such as restaurants, shops and public houses. The hierarchy of transport is mixed – cars tend to dominate (mainly around the public facilities) causing some conflict with pedestrians and cyclists.

9.2 The character of this part of Trinity Road to some extent is compromised, as it provides a key route through to other areas of the borough. Other than the loss of front gardens to private parking, there are few properties that have undergone poor quality alterations – a sensitive attitude towards altering properties is generally adopted.

9.3 This part of the conservation area as a whole is generally well maintained, with few aspects detracting from the significance of designation. However, where detracting aspects may occur they mainly relate to issues such as insensitively located satellite dishes; inappropriate front boundary treatments; the loss of original features such as front doors and windows; and the inappropriate treatment of front facades such as the introduction of insensitive cladding. All these detract from the character of the conservation area.

9.4 The contribution made by trees, hedges and gardens is a large factor in the attractiveness of the area. Although front gardens are not particularly large, they are often well planted with mature vegetation and good-sized trees. Large trees are also evident in rear gardens from gaps between buildings. Street trees are common in most streets but with particularly fine specimens along the Common.

1 MANAGEMENT STRATEGY

1.1 The pressure for change within this conservation area is varied. More and more residents wish to alter, adapt and extend their homes. This Management Strategy is mindful of the need to preserve what gives the St James's Sub Area its special character and conservation area status without making it unworkable for today's living.

1.2 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.

1.3 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.

2 Negative Elements & Issues

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. 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.
4. Alterations to Shopfronts

3 Enhancement

What you can do

3.1 Conservation area status and the retention or reinstatement of the original features increases the value of the houses.

Repair original features

3.2 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

3.3 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.

Repair & Reinstate windows

3.4 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.

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

1. Opening mechanisms
2. Profile and proportions; and the
3. Pattern and design of glazing bars

3.6 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.

Removing paint, excess render from brickwork

3.7 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

3.8 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.

4 Supplementary Guidance & Further Reading

Council Guidance

4.1 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

4.2 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

5 What needs planning permission as a result of Conservation Area Status

Works to any tree in the Conservation Area

5.1 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.

5.2 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.

Tree Preservation Orders

5.3 Tree Preservation Orders (TPO) are used to protect selected trees and woodlands if their removal would have a significant impact on the environment and its enjoyment by the public. Priority for TPOs is generally given to trees which are considered to be under threat.

5.4 The properties containing trees with TPOs are listed below:

1 St James's Drive (TPO 262/2000 24.08.00)

7 60 (1-8 Rimini Court), 64 (1-14 Roma Court), 66 (1-6 Siena Court), 68 (1-14 Verona Court), 70 (1-8 Venice Court), 72 (1-14 Naples Court) St James's Drive (TPO 134/2001 06.04.01)

44 Brodrick Road (TPO 340/2007 30.04.07)

54 Brodrick Road (TPO 122/1989 04.04.89)

Satellite dishes

5.5 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

5.6 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 conservation area. Anyone who wishes to demolish a building must produce convincing reasons why they want to.

5.7 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

5.8 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.

6 Planning Applications - Council Policy

Application Forms

6.1 All application forms are available on the website <http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm> or on request from the planning department. 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

6.2 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 Conservation Area special in the first place see the Conservation Area Appraisal.

6.3 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.

6.4 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.

6.5 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.

6.6 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.

6.7 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 the Conservation and Design Group.

7 Building Regulations

7.1 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.

8 Contact List

Wandsworth Council
Technical Services Department
Town Hall Extension
Wandsworth High Street
London
SW18 2P

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