

WANDSWORTH COMMON CONSERVATION AREA DRAFT
APPRAISAL A) THE COMMON

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1 Introduction

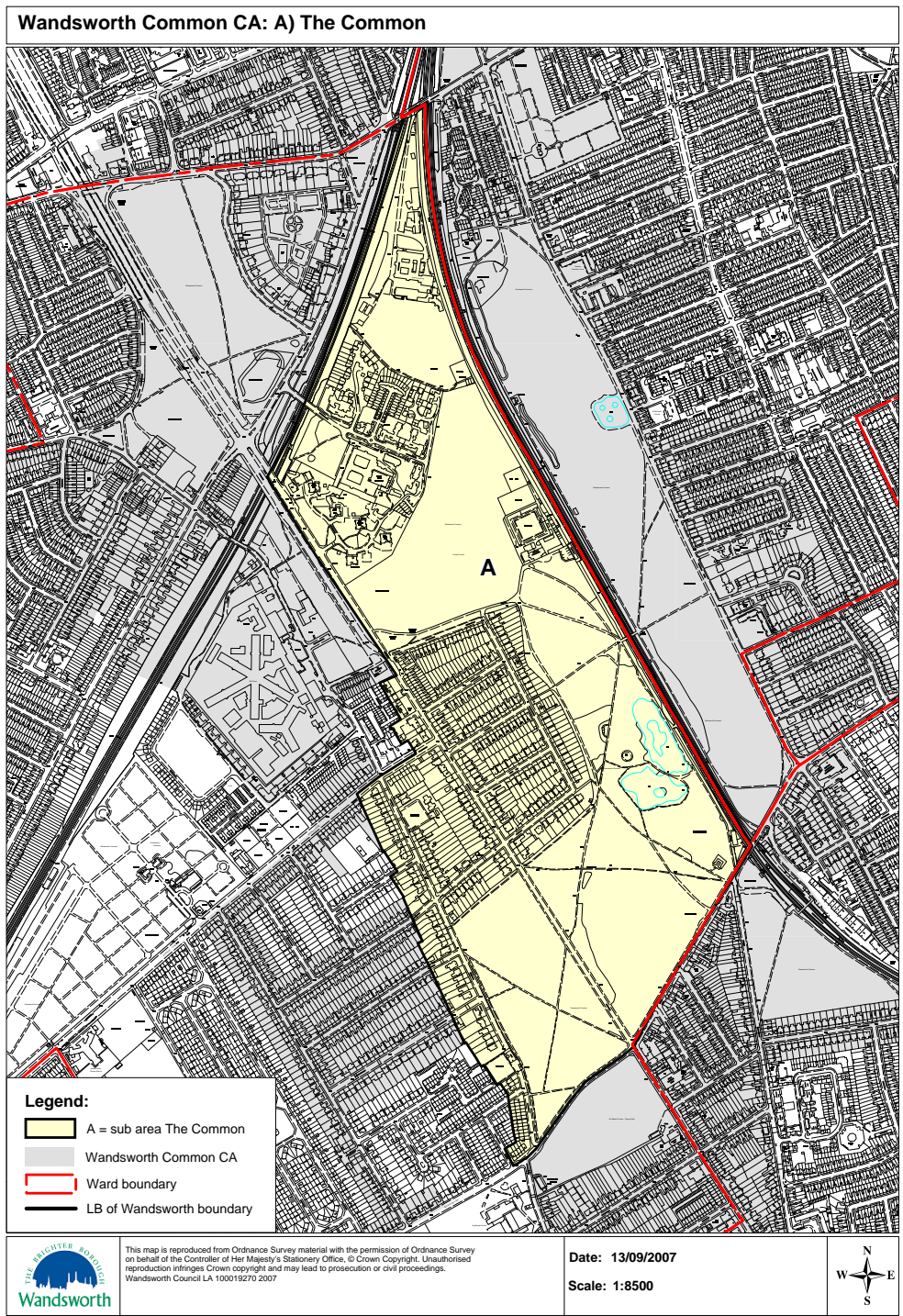
1.1 This document identifies and appraises the special architectural and historic characteristics of Wandsworth Common Conservation Area Sub Area A: The Common and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Statement and a Management 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 A: The Common was designated a Conservation Area on the 2nd January 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 Wandsworth Common Conservation Area Sub Area A: The Common, 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. This Draft Appraisal will go through public consultation, and will be amended accordingly subject to approval 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.

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL A) THE COMMON



Map 1.1 Designation Map

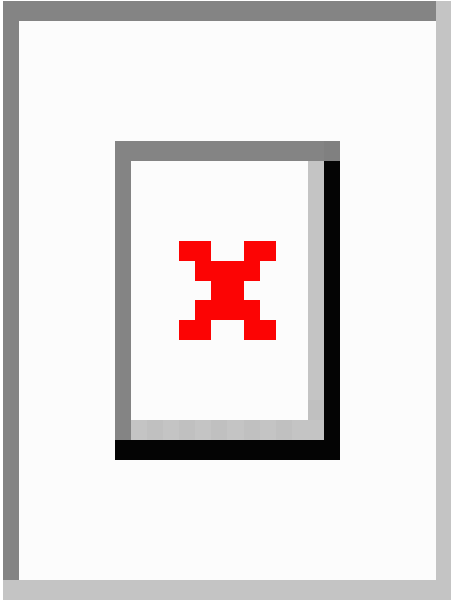
2 CONSERVATION AREA STATEMENT

3 Character Analysis

3.1 The special character of this area is attributed to the combination of the Common itself, the Royal Victoria Patriotic Building (Grade II*), the Arts and Crafts houses on Lyford Road and the 'Toast Rack.'

3.2 The Toast Rack is the tight grid of good quality late Victorian red brick terrace and detached houses that sit within the edge of the Common on the Westside. The character of which relies on its uniformity of features and front boundary walls.

3.3 The Common is incorporates areas of woodland, lakes and park-like grassland, the latter of which give parts of the Common a suburban feel. Pathways provide access across the Common, with the railway line running down the centre. Parts of the Common are used for sporting and recreational activities, with the playing fields and cricket ground prominent among these, but much of the rest of the Common retains the wild character from its history.



Picture 3.1 Royal Victoria Patriotic Building



Picture 3.2 Lyford Road



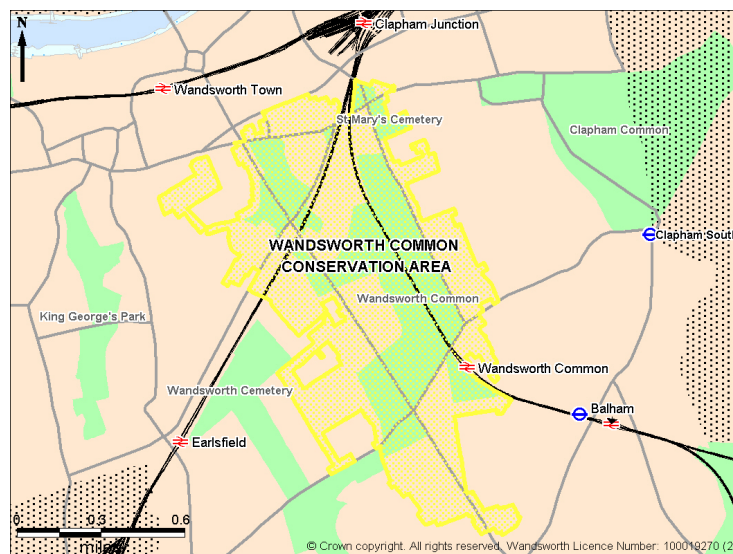
Picture 3.3 Wandsworth Common



Picture 3.4 Baskerville Road

4 Location and Context

4.1 The Wandsworth Common part of the Conservation Area is centred on the common itself, lying south west of Clapham Junction town centre.



Map 4.1 Location

5 Historic Development and Archaeology

5.1 The area of the common has been diminished over the last 200 years, with incremental enclosures taking place up to 1871 when an Act of Parliament brought about its transfer to a group of Conservators who were elected by the inhabitants of Wandsworth and Battersea. At that time the Earl Spencer retained the area known as Spencer Park and developed it for housing. In 1887 it transferred to the control of the Metropolitan Board of Works. Evidence of the character of the common prior to 1871 is largely confined to historic maps.

5.2 This part of Wandsworth Common Conservation Area has been influenced primarily by measures to protect the common itself from incremental incursions of development.

5.3 Since that time no further loss of the common has taken place, although more intensive development within those areas that were enclosed prior to protection has taken place. The management of the common transferred to the London County Council, then the Greater London Council and finally in 1986 to Wandsworth Borough Council.

Archaeology

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

6 Buildings, Materials and Townscape

The Common

6.1 Within the Common there are two major public buildings; the Royal Victoria Patriotic Building (RVPB) and the Emmanuel School. The London County Council acquired the RVPB and the surrounding site in September 1951 for educational and housing purposes. In 1957 Spencer Park Secondary School was opened on land adjoining the RVPB, using the existing RVPB in conjunction with new buildings until 1974, when additional buildings were erected on the site. The RVPB then remained vacant for a number of years. The 'new' school, re-named after John Archer in 1986, became redundant and was demolished in 1994.

6.2 Emmanuel School to the north, (1872), is a red brick Gothic composition by the architect H. Saxon Snell. It is of three stories with a regular plan. The pointed arches to the windows emphasise the building's Gothic credentials. The entrance to the site is via a lodge with its boundary wall and piers on Battersea Rise.

6.3 In 1950 the RVPB was used as the Wandsworth Training College. Part of the land was developed between 1953-55 as the Fitzhugh Estate by the London County Council, under the architect Oliver Cox. The layout design was set by principles established at Roehampton (Alton East) with residential tower blocks set amidst a generous landscape. Five point blocks of eleven storeys were erected, mainly of concrete construction with brick façades to the upper stories and render to the ground floors. Projecting balconies to the corners give some articulation to the façades.

6.4 The Common together with the railway cuttings bisecting it act as a physical barrier to vehicles, cyclists and pedestrians, particularly to east – west movement. There is only one pedestrian route between Battersea Rise and Bellevue Road which crosses the railway. It provides an important link between Trinity Road and Bolingbroke Grove.

The 'Toast Rack' - Baskerville, Dorlcote, Henderson, Nicosia, and Patten Roads

6.5 The group of streets in the centre of the Common, known as the "Toast-rack" is characterised by groups of semi-detached properties on a grid of streets. The buildings are substantial, of two and three stories, and are constructed mainly of red brick.

6.6 In Baskerville Road, buildings are generally of two stories with a gabled roof and attic storey. Two-storey canted bays predominate. They are of red brick with rendered surrounds to the windows. Some properties have a decorative eaves cornice and semi-circular bargeboard to the gable. A few have attractive projecting cast iron canopies to porches with curved zinc roof covering.

6.7 Others have projecting gabled timber porches with timber balustrading and bargeboards. Front boundaries were originally brick piers with a spherical stone cap, with timber fences and gates in between. Many survive. The three storey blocks of flats are plain in design and do not reflect the character and appearance of the conservation area.

6.8 Dorlcote Road comprises mainly two-storey semi-detached buildings with gable fronts and predominantly square bay windows, a few with canted bays. The buildings are of red brick construction, although several have been pebble-dashed or painted, detracting from their appearance. Henderson Road has three-storey semi-detached buildings with gabled frontages. They are constructed mainly of red brick with single and two storey bays. The decorative cast iron balconies to nos. 29-35 are of interest. Stained glass doors and tessellated tile paths reinforce the Victorian character. Square columned porches exist on a few properties at the western end. Nicosia and Patten Roads both contain two-storey, mainly red brick buildings with gabled frontages and two-storey bays. In Patten Road, projecting gabled porches with decorative stone arches and timber bargeboards add richness. In Nicosia Road the properties on the east side have distinctive stone door cases with triangular pediments and ovular transom windows with stained glass. Front boundaries are red brick walls and piers to Nicosia Road and timber fences and posts to Patten Road. Unfortunately, since 2001 a number of boundary walls and fences have been removed, particularly in Nicosia Road to make way for car parking to front gardens. At the same time a few properties have reinstated timber fences to the original design.

Routh, Lyford and Trinity Roads

6.9 Routh Road and parts of Lyford and Trinity Roads were all developed at the same time (around 1890) in a similar style with detached or semi-detached houses, of two stories with gabled frontages and attic stories. Two-storey canted bays predominate with stone string courses, egg and dart brick mouldings to the eaves and corncicing to the porches, together with yellow stock brick banding below the eaves. Carved brick motifs add architectural richness. On the north side of Routh Road east of Trinity Road, porches are crowned with classical entablatures. All windows originally had timber sashes. This development includes buildings by the architect Hubert East of Wimperis and East.

6.10 In Trinity Road, most of the original front boundaries have been replaced with an array of different styles and materials. Many of the original boundaries were taken down in order to provide access for cars to park in front gardens.

6.11 To the south and west side of Lyford Road, development occurred slightly later, in the form of substantial two-storey houses, mainly detached. Nos. 38-64 have gabled street frontages with canted bays, of red brick with roughcast to the bays and parts of the first floors. Leaded light casement windows are typical. No. 66 is larger, with a distinctive octagonal bay above a Doric columned porch.

6.12 No. 68 (The White Cottage, Grade II listed) is dated 1903 and is typical of the Arts and Crafts style popularised by its architect, C. F. A. Voysey. It is of two stories, divided into three bays, and of brick construction finished in roughcast with stone dressings and mullions. The quadruple casement windows with leaded lights give the building a strong horizontal emphasis. The central projecting square bay rises through the eaves into a third storey belvedere.

6.13 Nos. 70-76 are mainly two storey, detached red brick buildings with plain clay tiled hipped roofs and projecting gables to porches with timber supports. The style is typical of the Arts and Crafts movement.

6.14 Many of the original front boundaries survive, being constructed of random rubble with timber fences and gates.

7 Listed Buildings

The Royal Victoria Patriotic Building Grade II* Listed

7.1 The Royal Victoria Patriotic Building was built from patriotic funds set up in 1854 in aid of the many orphans of the Crimean War. The architect was Major Rhode Hawkins. The RVPB) was built in 1857-59 and represents a spectacular landmark on the common with its massive brick facades with steep French Gothic roof complete with its central tower and lower towers to the corners finished with a typical Gothic flourish in the form of turrets. Its form comprises regular three storey rectangular ranges around a symmetrical plan with enclosed cloister walks around two open courts. It is of yellow brick with Yorkshire stone dressings in a Scottish baronial style with Jacobean and French Gothic elements, notably the five towers with pyramidal roofs and corner tourelles. The windows are of metal divided into small panes.



Picture 7.1 Royal Victoria Patriotic Building

The Royal Victoria Patriotic Building Chapel Grade II* Listed

7.2 The chapel built between 1864-66, is in a thirteenth-century French Gothic style. The whole ensemble makes for an important landmark on the common.

No. 68 (White Cottage), Lyford Road Grade II

7.3 It was completed in 1903 and is typical of the Arts and Crafts style popularised by its architect, C. F. A. Voysey. It is of two stories, divided into three bays, and of brick construction finished in roughcast with stone dressings and mullions. The quadruple casement windows with leaded lights give the building a strong horizontal emphasis. The central projecting square bay rises through the eaves into a third storey belvedere.



Picture 7.2 63 Lyford Road

8 Recent Developments

8.1 Nos. 7-9 Lyford Road represent an interesting infill development, completed in 2006. The two- and three-storey timber and glass houses are by the architect Alison Brooks in a modern style.



Picture 8.1 Lyford Road

8.2 Nearby, the redevelopment of 311-313 Trinity Road, previously used as a garage, has resulted in the construction of a new block of flats. The building is mainly in red brick with timber.

8.3 The redundancy of the John Archer School in the 1990s brought about its subsequent demolition and the redevelopment of the site. In order to facilitate access, a new bridge over the railway from Windmill Road was constructed. John Archer Way provides access to the new housing development, which is mainly composed of two- and three-storey flats with projecting gabled bays. They are of yellow stock brick with stone quoins.

9 Green Elements

9.1 Wandsworth Common is one of the borough's major green spaces, its protection realised after the 1871 Act. However, this was too late to save 'The Black Sea', a large lake that had become a popular attraction with local residents. The common was also fragmented by the London and South Western and London Brighton and South Coast Railway by the mid-nineteenth century.

9.2 Most of the green space is designated as common land. It is also designated as Metropolitan Open Land (MOL), a category protected by the development plan.

9.3 The character of the common today is one of a pleasant green space that offers enjoyment to residents of the borough through formal and informal recreation. The lakes to the south were enhanced in 2000 through new planting to enhance their ecological value, and timber pathways have been laid down. The lakes provide a valuable habitat for wildlife.

9.4 There are woodland areas located principally either side of Trinity Road. These provide a rich habitat for wildlife. Open grassland is maintained opposite Bellevue Road and the area to the rear of the Royal Victoria Patriotic Building. These areas are used for formal and informal recreational activities.

9.5 Wandsworth Common is classed as a Site of Borough Importance Grade 1. The habitat is acid and neutral grassland, secondary woodland, and lakes. A rather fragmented common, dissected into 10 sections by roads and railways, it is nevertheless a popular and well-used open space. Habitats are a mosaic of secondary oak and birch woodland, acid and neutral grassland and scattered gorse scrub.

9.6 Today the common includes 25 acres known as 'The Scope', an area designed to create an ecologically rich environment. The Nature Study Centre is based here and provides support for ecological and educational work in the borough.

9.7 A number of significant groups of trees exist, most notably the curved line of Horse Chestnuts flanking the perimeter of that part of the common adjacent to the Royal Victoria Patriotic Building.

9.8 Views into the common from surrounding streets and those from the common are important. These are recognised in the Council's Supplementary Guidance on Important Local Views. The view across the common from Bellevue Road gives a pleasant green setting to the buildings, giving rise to its popular 'village green' impression.

10 Public Realm

10.1 A lane linking Upper Tooting with Wandsworth, and one linking Clapham Common to Wandsworth Common are shown on Rocque's 1760 map, and they became Trinity Road and Bellevue Road / Nightingale Lane respectively. The streets on the 'Toast Rack' were laid out in a grid pattern in the 1890s. The most recent addition to the public realm is the new railway bridge and streets serving the development of the former John Archer School.

10.2 Trinity Road is a Red Route maintained by the Mayor of London. It is a popular route for cyclists and motorcyclists being the direct route from south London to inner west London. Bellevue Road and Nightingale Lane form part of the designated London Cycle Network.

10.3 Streets are generally constructed of granite kerbs with paving slabs for footways in streets with development frontages, with those adjoining the common surfaced in tarmacadam.

10.4 Streets on the 'Toast Rack' have been used for residents' car parking, though more recently householders have opted to convert front gardens to hard standings, thereby reducing the amount of space on streets available for parking. A controlled parking zone is due to come into operation in September 2007 (check).

10.5 The existing children's playground next to the wildlife area is set to be relocated further north, close to the existing bowling green, and the existing play area reinstated to the common following planning permission in 2005.

10.6 There are a number of paths across the common which are popular walking routes. The route from Wandsworth Common Station across the common northwards is included as part of the designated London Capital Ring network, which in south London runs from Woolwich to Richmond Bridge. It crosses Trinity Road near the County Arms. The routes east-west link Bolingbroke Grove with Trinity Road. Footpaths are generally of tarmacadam.

10.7 The timber fingerpost on the corner of Trinity Road and Bellevue Road is of interest.

11 MANAGEMENT STRATEGY

11.1 This part of the document 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.

12 Issues

- Replacement of original timber sash windows.
- Hardstandings in front gardens

13 Enhancement

13.1 The Council has encouraged owners, through grant assistance, to enhance the appearance of properties in this area. A property in Dorlcote Road has been enhanced through the removal of unsightly paint from brickwork and a few property owners have been encouraged to reinstate timber fences to front boundaries to the original pattern and design.

13.2 However, at the same time the reinstatement of front boundaries to their original pattern and design is being undermined by incremental changes to frontages to facilitate off-street car parking. The effect is to transform front gardens with visually intrusive car parking, whilst reducing the amount of on-street car parking.

13.3 The pedestrian bridge over the railway linking Trinity Road with Bolingbroke Grove has been much altered to prevent vandalism, but in so doing has become visually unattractive and is perceived as unsafe for walking, due to lack of surveillance.

13.4 Although the areas each side of Trinity Road north of Bellevue Road have been largely retained as open woodland, there are no areas that reflect the original vegetation pattern.

13.5 The common is maintained by the Council

14 Supplementary Guidance

Council Guidance

14.1 The following supplementary guidance has been produced by the Council and is available on the website (www.wandsworth.gov.uk), or by calling (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 hard standings

Government Guidance

14.2 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

15 What requires planning permission as a result of Conservation Area status?

Works to trees

15.1 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 also send a letter or e-mail. This must include; the address of the property where the 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

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

Demolition

15.3 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 Conservation Area Sub Area J: Bolingbroke Grove. Anyone who proposes to demolish a building must produce convincing reasons why they wish to do so.

15.4 The proposed redevelopment of the site will be a material factor in deciding whether to give consent for demolition; this will normally only be agreed 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

15.5 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.

16 Planning Application - Council Policy

Application Forms

16.1 All application forms are available on the Council 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 is necessary to complete the form and submit scale drawings showing existing and the proposed elevations. 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 a scale of either 1:50 or 1:100. It must show how the window will open and close, and this is best shown in a cross section.

Planning Applications – Council Policy

16.2 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 Wandsworth Common Conservation Area Sub Area A: The Common special in the first place. See the Character Analysis detailed above.

16.3 To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop counter during office hours for simple queries.

16.4 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.

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

16.6 When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. You as the applicant or your agent can contact your case officer at any time. If you have an agent, correspondence will be automatically conducted with the agent unless otherwise requested.

16.7 If the correct information is not provided the application will not be validated, your agent or you as the applicant will be notified of this within 10 days of the case officer receiving the application.

16.8 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 and this often includes Conservation and Design.

Building Control

16.9 If you wish to do new building work you will probably need approval under the building regulations. If you require advice on this, please phone (020) 8871 7620.

17 Contact List

Development Control 020 8871 7657

Conservation and Design 020 8871 6646

Enforcement 020 8871 6643

Building Regulations 020 8871 7620

Website www.wandsworth.gov.uk/planning E-mail boroughplanner@wandsworth.gov.uk

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