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Westbridge Road

Conservation Area Appraisal and Management Strategy

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A Introduction

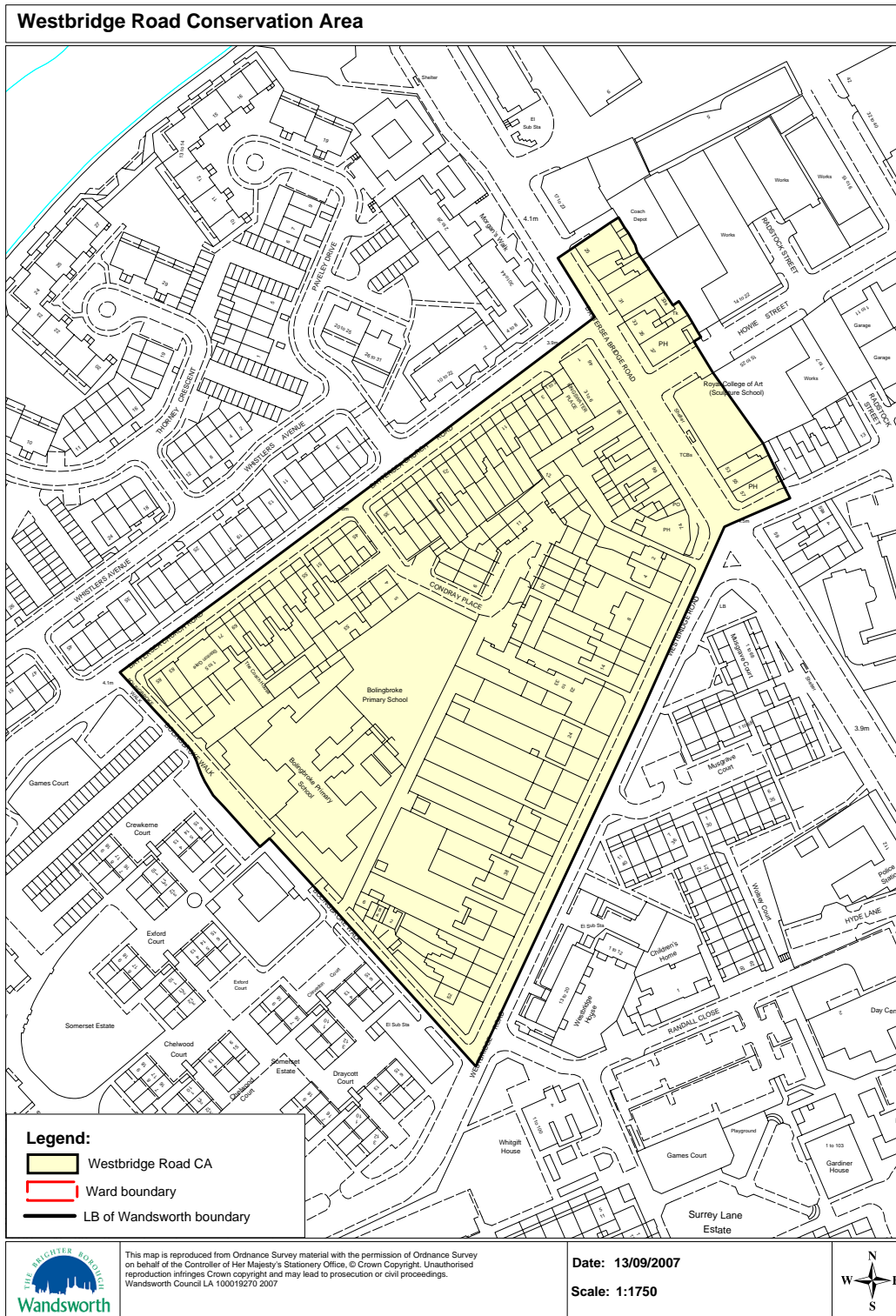
A.1 This document identifies and appraises the special architectural and historic characteristics of the Westbridge Road Conservation Area and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Area Appraisal and a Management Strategy. The appraisal provides factual information regarding the character of the conservation area. The management strategy gives specific planning guidance and enhancement advice.

A.2 Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Westbridge Road Conservation Area was designated on 12th September 1984.

A.3 This document 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 Westbridge Road Conservation Area, 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 document has been through public consultation, amended accordingly and was approved by the Planning and Transportation Overview and Scrutiny Committee on 19 February 2008 and the Executive on 3 March 2008

A.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.

Westbridge Road Conservation Area Appraisal & Management Strategy



Map 1 Map of Westbridge Road Conservation Area

1 CONSERVATION AREA APPRAISAL

Summary of Special Interest

1.1 The special character of this area is the interesting mix of good quality early, middle and late Victorian terraces and semi-detached villas. This mix also includes two knapped flint faced Grade II Listed Gothic villas, which are unique within Battersea. Early Victorian shops with some original shopfronts on Battersea Bridge Road compliment the residential element.

1.2 The conservation area consists of a block contained by four streets plus facing properties on the east side of Battersea Bridge Road. The four streets each have their own particular character. Westbridge Road is characterized by three-storey terraces set back to provide large front gardens with mature trees. Bolingbroke Walk is dominated by red brick late Victorian school. Battersea Church Road is characterised by small cottages with small but very green front gardens. Battersea Bridge Road is a busy high street with pubs, restaurants shops and the Royal College of Art.



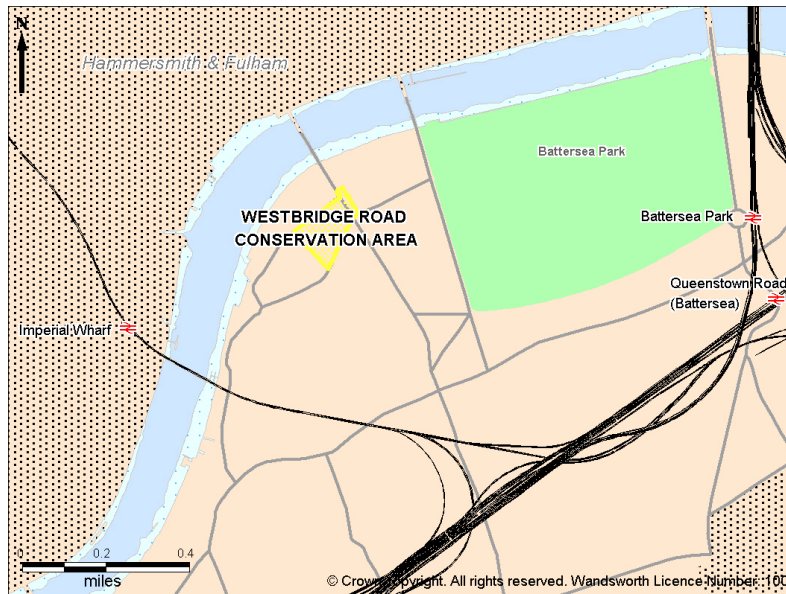
Picture 1 Battersea Church Road



Picture 2 Westbridge Road

Location and Context

1.3 The conservation area is located in Battersea, inbetween Battersea Bridge Road and Battersea Square. The River Thames and the London Borough of Kensington & Chelsea to the north is only a short walk away. It is surrounded by a swathe of late 20th century redevelopment; and it provides an essential historic link between Battersea Square and the development surrounding Battersea Park.



Map 2 Location Map

2 History and Archeology

2.1 The main settlement of Battersea formed to the west around Battersea Square, but there was also some settlement at the fording point of the river, perhaps as early as Roman times. Certainly by the time of the building of the first Battersea Bridge in 1777, a nucleus had started to expand southwards and westwards.

2.2 Prior to the 19th century the area was predominantly open fields, being referred to as the 'Shoulder of Mutton Field' in early parish documents. The first house was built c.1790, but the earliest picture of the area is provided by the Battersea Tithe Map of 1838. This shows alleys of tightly packed cottages to the north of Battersea Church Road (which was further north than the present one), with larger houses and open land, probably gardens, closest to the River (this is now the site of Morgans Walk development). On the east side of Battersea Bridge Road were similar terraces of cottages at right angles to the street, and a mixture of terraces and larger properties fronting the main road.

2.3 The group of buildings at the heart of this conservation area are among the earliest surviving in the Battersea area. They date from the early Victorian period although they are now interspersed with many more recent developments. The area which is now the conservation area was still open land, with a track on the line of Battersea Church Road and Westbridge Road forming the southern boundary. Only one house existed; at the corner of present-day Bolingbroke Walk and Battersea Church Road (demolished c.1850). The O.S.Map of 1865 shows the area very much in its present form, indicating a period of rapid development. Much of this first stage of development survives.

3 Buildings and Materials

Battersea Bridge Road

3.1 The eastern side of Battersea Bridge Road has experienced more rebuilding than other parts of the area. Nos.25-29 are the earliest of this group, probably originals though much altered, and are two and three storey flat fronted, parapeted buildings with some good original detailing (e.g. moulded window surrounds to no.25). No.31 is a three storey late Victorian yellow brick building with good arch details to windows in contrasting red brick and a pitched slate roof. The adjoining building is a much-altered Victorian one, and the ornate Baroque Earl Spencer PH ends the terrace with a flourish.

3.2 Of the next group between Howie Street and Parkgate Road, only one is original (no.55) and similar to the first group. It is flanked by a post war warehouse and well designed modern infill.



Picture 3 Shops on Battersea Bridge Road

3.3 The former pub on the corner is rather plain despite its Victorian vintage. The opposite group is more interesting in townscape terms and retains more of the traditional early Victorian appearance of the rest of the area. Despite the large new corner building at the northern end, it is a good collection with the added bonus of some good shopfronts. Nos.52-56 is a three storey shop terrace of stock brick with stucco window surrounds and simple cornice of c.1860. Nos.58-68 (c.1840) are three storey terraced villas with hipped slate roofs, also of stock brick with gauged arches.

3.4 The shop fronts here are later insertions and have resulted in shortened first floor windows. Two modern infills are followed by a larger three storey orange brick pub building with little decoration but pilasters with Ionic capitals on the upper floors. This building is raked to address the corner and has a return in Westbridge Road.

Westbridge Road

3.5 Westbridge Road is the most varied and interesting group in the area, and includes a pair of Grade II listed villas. Adjacent to them is a three storey modern infill on the site of a Methodist chapel demolished in the 1980s. This is hard up against a Victorian (circa.1860) three storey terrace of houses (nos.10-14) with semi-basements. They are built in stock brick with stucco dressings to doors and windows, but much of the original moulding work has been lost.



Picture 4 Westbridge Road

barge boards over attic storey gables, red brick on edge string course below windows of first floor, and heavy moulded string course above ground floor openings. The end houses have side entrance porches.

3.7 The next two pairs were built c.1845-50. The first (nos.38-40) are large stock brick villas with basement and two upper floors with deep eaves decorated by projecting rafter ends. Projecting brick piers divide the buildings into bays. They have stuccoed doorways, round arched first floor windows and timber oriel windows on the ground floor. The next (nos.42-44) are also stock brick villas built on basement and two upper floors and, like the first pair, hipped slated roof. Main elevations have stucco surrounds to windows and doors. The street ends with a terrace of simpler houses with valley roofs built c.1850. They are stock brick construction with full length stucco cornice and string course under first floor windows, window surrounds (many altered) and porches.

3.6 Adjoining to the south is another, better designed, three storey modern block. Two pairs of similar Victorian houses follow, built c.1845. Nos.24/26 are two storey with semi-basements and attics; built of stock brick with stucco surrounds to door and window openings, rectangular front bays with French doors on the ground floor, but missing hoods over the front balconies. Nos.28/30 are also two storey with semi-basement and attic, but differ in elevational detail. They have side porches, round-headed ground floor windows, gauged brick arches and a particularly striking chimney stack. Nos.32-36 are a well detailed two-storey neo-gothic terrace of circa.1845, with basements and attics. Built in stock brick with red brick dressings and gauged arches to openings. Decorative details include diamond paned fanlights above doors, french windows to ground floor with gothic ironwork round balconies, fretted

Bolingbroke Walk

3.8 Bolingbroke Walk is a path on the line of an ancient field boundary. The main feature is the large Victorian Board School comprising two linked blocks; one three storey, flat roofed with square headed windows; the other two storey, gable fronted with large pointed or half-round arch windows.

3.9 Roofs are red plain clay tiles, a particular feature of the roofscape being the large square stacks. It is built in yellow stock brick with red brick dressings, reflected in the front boundary wall, quite plain, with only restrained gothic details, such as the gate piers. Fine features are the two ornate gothic cast iron pedestrian gates. The only other building in the street is a two storey modern backland infill residential development.



Picture 5 Westbridge School

Battersea Church Road

3.10 Battersea Church Road is comprised predominantly of terraces of early Victorian workers' cottages with modern infills, the newest of which at the south end is a poorly detailed pastiche of the former buildings on the site (nos.73-77). Pinns Terrace (nos.61-71) is two storeys with paired classical porches, stucco window surrounds and simple cornice and stock brick construction; it dates from 1862.

3.11 Nos.55/57 and 51 are similar to Pinns Terrace, but with rusticated stucco ground floors. No.53 is a backland development not visible from the street. Adjoining is a well designed modern infill extending into the backland with, at one corner of the entrance, three two storey terraced cottages (nos.31-35) in brown brick with red brick string course over ground floor windows and classical style porches; they have shallow pitch slate roofs with deep eaves.



Picture 6 Cottages on Battersea Church Road

3.12 Nos.11-29 are a terrace of brown brick cottages, c.1840, originally with attic floors at the rear, but many with modern mansard roof extensions; they have simple corbelled entrance porches, and sixteen pane sash windows. The north end of the street is stopped by a large modern mixed use corner development.

Listed Buildings

3.13 Built in 1845, 2 & 4 Westbridge Road are a pair of knapped flint faced Gothic villas, quite unique in the district; they are two storeys with basements and attics, with slated roofs. The gable fronted facades have stucco string courses, quoins, and window surrounds, tracery around the ground floor windows, and statue niches in the upper part of the gables. Extended pointed arch porches have fluted columns and crenellated parapets, one of which has been recently restored.



Picture 7 Nos 2-4 Westbridge Road

Locally Listed Buildings

3.14 Locally listed buildings are buildings that are of special local historic or architectural interest and of importance to the borough of Wandsworth. There are no additional planning controls over these buildings, other than those that already apply.

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

- **Battersea Bridge Road:** Nos 56-68 (evens);
- **Battersea Church Road:** Nos 11-35 (odd) and 61-71 (odd);
- **Westbridge Road:** Nos 10-14 (even) and 24-52 (even);



Picture 8 Locally listed houses on Battersea Church Road (the corner house is no. 35)

4 Spatial Analysis

4.1 Townscape is a very compact block of Victorian development with each of the four streets having some modern redevelopment and infill building. The majority of the infill consists of blocks of flats that have taken their lead from the original buildings in terms of design. The success of these along with the new builds in the streetscape has worked to a varying degree.

4.2 Condray Place is a gated cul-de-sac development built within the block on the site of a playground at Bolingbroke Primary School.

5 Green Elements

5.1 The only large trees are those in the relatively large front gardens of the Westbridge Road properties. Battersea Church Road houses have shallow forecourts with only hedges and bushes. Bolingbroke Walk benefits at its southern corner from views of back gardens behind Westbridge Road.

1 MANAGEMENT STRATEGY

1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas.

1.2 The issues raised during the public consultation are listed below. This document aims to address these issues by aiding the understanding of the important features of the conservation area through the information given in the character appraisal. Under the Planning (Listed Buildings & Conservation Areas) Act 1990 the Council must consider the preservation or enhancement of a conservation area's special architectural or historic interest when determining planning applications.

1.3 Items of particular concern in this conservation area are:

- Consistency of shopfronts
- Removal of original windows and doors
- Expectations for future development
- Mansard roofs
- Development of the lane at the back of Westbridge Road.
- Inappropriate front boundaries especially along Westbridge Road

2 Enhancement

2.1 Residents and businesses can help look after the character of the conservation area to make it a more attractive place.

Repair original features

2.2 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.

Remove paint, pebbledash and stone cladding from brickwork

2.3 Where individual houses in a terrace have had their brickwork painted or covered in pebbledash or other coverings, the result is seriously damaging to the appearance of the terrace as a whole. Removing these elements and reinstating the original appearance improves the conservation area enormously.

3 Conservation & Enhancement Grants

3.1 The Council offers grant assistance to help with the cost of certain enhancement work, particularly with the restoration of original 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 from brick elevations. Grants will only be given for works that faithfully replicate the original design or remove an unsightly feature.

4 What works require consent?

4.1 Additional planning controls exist within conservation areas and this section explains what works will require consent. Most 'material alterations' to buildings that are not houses require planning permission. Some works to houses will require permission from the Council. For further information on these or any other planning matter please contact us using the contact details given at the end of this document.

Works to maisonettes, flat blocks and houses converted to flats:

4.2 These buildings do not benefit from permitted development rights and therefore most external alterations will require planning permission, including:

- Changing windows and front doors
- Reroofing and altering chimneys
- Cladding or rendering external walls
- Laying out a hard surface in the front garden
- Altering boundary treatments

Works to houses that require planning permission in the conservation area:

4.3 This list is intended as a guide and is not exhaustive. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action.

4.4 You may also apply to the Council for a Certificate of Lawful Development which will confirm that planning permission is not required.

4.5 The following works require planning permission:

- Any roof extension
- Any side extension
- Any extension to the front of a house
- All rear extensions over one storey and beyond the rear wall of the original house
- Cladding a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or takes up over 50% of the curtilage
- Hard surfaces in front gardens, unless they are less than 5 square metres or are porous or water runs off into a porous area

- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Air source heat pumps
- Wind turbines

Works to commercial buildings

4.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. As an example, some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- All changes to shopfronts require planning permission. This includes any external security shutters.
- Advertisements to shopfronts may require planning permission depending on size. All illuminated advertisements will require consent.

Conservation area consent is required to:

- Demolish a building or substantial part of a building in a conservation area as well as to demolish boundary treatment (eg fence, wall, railings, etc) that is over 1m adjacent to a highway or over 2m elsewhere.

Works to trees

- All trees in conservation areas are protected and the Council must be notified of any works, including pruning and felling.
- The notification procedure applies to trees which are subject to tree preservation orders.

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's Planning Service on 020 8871 6636

or the Conservation & Design Group on 020 8871 6631 or 6646

5 How to make a planning application

5.1 This is a brief guide to applying for planning permission. Planning officers are available to answer simple queries between 9.00 - 5.00 at the One-Stop counter on the 5th floor of the Town Hall Annexe on Wandsworth High Street.

Application forms

5.2 All application forms are available on the webpage given below or on request from the planning service (see Contacts at the end).

[www.wandsworth.gov.uk/
Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm)

Making your application

5.3 For all but the simplest alterations, you are advised to appoint a qualified architect with experience and understanding of conservation issues.

5.4 To apply for planning permission you must use the correct application form (often the householder application form alone) and submit scale drawings showing the existing and the proposed. Each application form gives guidance on what basic plans are required. 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 1:50. It must show how the window will open and close this is best shown in a cross section.

5.5 All applications for works in conservation areas should be accompanied by a Design & Access Statement which should set out the process by which your development or alterations have been designed and how they conserve the special interest of your property and the area. Guidance is available on our website.

Planning policy

5.6 All applications are determined in accordance with Council policy as set out in our Unitary Development Plan (UDP) and emerging Local Development Framework (LDF). The character appraisal and guidance given in this document will also be taken into consideration when determining applications. The overarching policy set by the Government is that development or alterations should preserve or enhance the special architectural or historic interest of the conservation area. The UDP and LDF are available on our website:

5.7 [www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/
DevelopmentPlan/default.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/DevelopmentPlan/default.htm)

Pre-application advice

5.8 We welcome and encourage discussions before you submit your application. Simple enquiries can be dealt with by telephone or at the One Stop counter, but it is likely that to discuss extensions and significant changes to a property, officers will need to see photographs and sketches. A pre-application meeting may be granted following the receipt of photographs and sketches if the matter cannot be adequately dealt with over the telephone.

How long does it take?

5.9 It takes eight weeks to process most planning applications. If the correct information is not provided the application cannot be validated and your agent or you, the applicant, will be notified of this within 10 days. The 8 week period only starts when the application has been validated.

5.10 When the application is received it is allocated to a planning officer who will be your case officer and main contact. 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. The case officer will be responsible for consultation on the application which includes consulting neighbours and liaising with the Conservation and Design Group.

Building control

5.11 Approval under the Building Regulations is a separate requirement and you should check with Building Control if this is required before carrying out your works. See Contacts at the end.

6 Further Information

Council Guidance

6.1 The following supplementary planning guidance has been produced by the council and is available on the website www.wandsworth.gov.uk or on request.

- Do it in Style – a guide to the care, repair and adaptation of your home.
- Making More of your Loft – design guidance on converting your loft
- What is a Conservation Area? – information on Conservation Areas in general
- Tree Strategy for the Borough – the action plan for trees in the borough
- Shop front design guide – design guidance on shopfronts

Government Guidance

- Government guidance is available from www.planningportal.gov.uk
- 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
- Cherry, B & Pevsner, N (1983) The Buildings of England London 2: South; Penguin

7 Contacts

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

Development Control (020) 8871 6636

Conservation and Design (020) 8871 6631 or 6646

Enforcement (020) 8871 8418

Building Control (020) 8871 7620

Website: www.wandsworth.gov.uk/planning

Email: boroughplanner@wandsworth.gov.uk

This document was approved by the council's executive on
3 March 2008. Further copies are available from:

www.wandsworth.gov.uk/planning/conservation

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Wandsworth Interpreting Service: (020) 8871 5751 English

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வேண்டியது: Wandsworth Interpreting Service: (020) 8871 5751 Tamil

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