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Westmead

Conservation Area Appraisal and Management Strategy

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A. INTRODUCTION

The purpose of this document

A.1 Conservation areas are "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Conservation Area Appraisals are documents that define and analyse this special architectural and historic interest according to guidance published by English Heritage and justify their designation as conservation areas.

A.2 Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of conservation areas. The management strategy in Part Two of this document sets out how the Council manages the conservation area in accordance with guidance from English Heritage.

A.3 Together, the conservation area appraisal and management strategy are material considerations in the planning process and provide a sound basis for planning policies, decisions and appeals.

Public consultation

A.4 People in the conservation area were consulted for their views on this document in October and November 2009 and a public meeting was held at Dover House Sports Pavilion on Thursday 15 October 2009. The public meeting was attended by 8 people and one other representation was sent in. Issues discussed included boundary treatments, development in the conservation area and trees.

Designation and adoption dates

A.5 Westmead Conservation Area was designated on 24 May 1989.

A.6 This document was approved by the Council's Planning and Transportation Overview and Scrutiny Committee on 22 February 2010 and the Council's Executive on 1 March 2010.

Further copies of this document are available from:

www.wandsworth.gov.uk/planning/conservation

Maps and pictures may be enlarged for clarity when viewed online.

Map of the conservation area

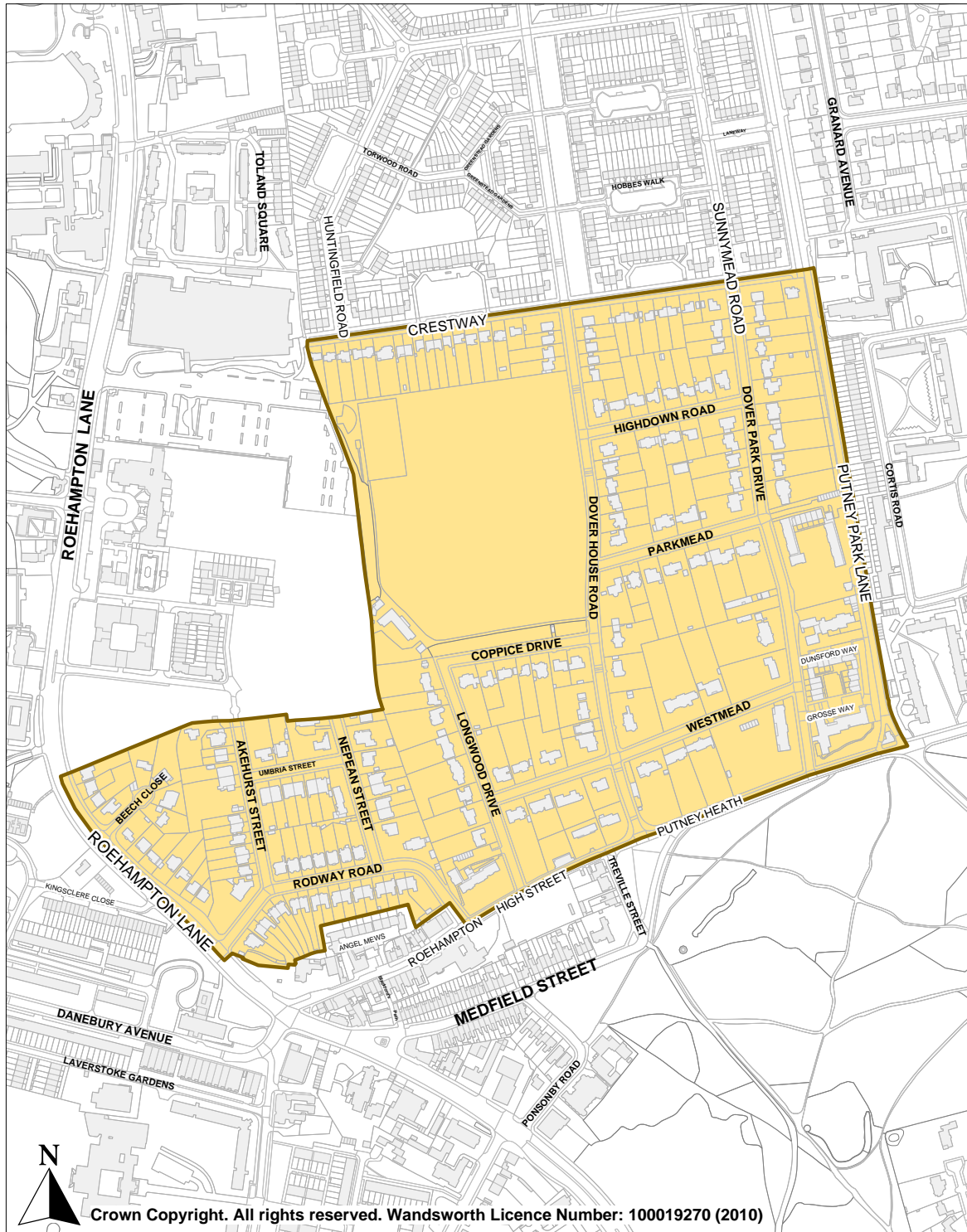


Figure 1 : The boundary of Westmead Conservation Area

**PART ONE:
CONSERVATION AREA
APPRAISAL**

1. SUMMARY OF SPECIAL INTEREST

1.1 Westmead Conservation Area was designated on 24 May 1989. The special character of this conservation area is derived from the high quality of the three distinct phases of suburban development that occurred on the sites of the country estates of the former Dover House, Roehampton House and Spencer Lodge.

1.2 The first phase was the housing built on the former Spencer Lodge Estate between c.1899-1915. This is a quiet suburban enclave consisting of a grid of four streets of Edwardian detached and semi detached houses developed piecemeal by local builders.

1.3 The Willett Estate was built between 1924 -30 on land that was owned by Dover House and is so called because it was developed by a single builder, William Willett. Beech Close was built as a cul-de-sac in the 1950s. Putney Park Lane has a character of its own being a rural lane that gave access to The Pleasance, the site of the early eighteenth century hunting lodge for Putney Park.

1.4 The Westmead Conservation Area contains mostly positive buildings and the whole area is generally of good quality and well maintained. Houses are complemented by good sized gardens and many trees, some of which are remnants from the former country house estates.



Figure 2 : Dover Park Drive

2. LOCATION AND CONTEXT

2.1 Westmead Conservation Area is situated in the west of the Borough on the edge of the substantial open spaces of Putney Heath and just to the northeast of the Roehampton Village Conservation Area. Putney town centre is approximately 1 mile away to the northeast. The area consists of two grids of quiet suburban streets. The only main roads are Putney Heath, running east-west connecting Roehampton with Putney and Dover House Road, a north-south route that connects Roehampton to the Upper Richmond Road.

2.2 The conservation area is a low density, suburban enclave surrounded by contrasting and extensive housing estates that reflect a wide variety of different types of local authority housing. The Dover House Estate to the north - also a conservation area - is an early example of an L.C.C. Cottage Estate; the Ashburton Estate to the east consists mostly of higher density flats, whilst the extensive Alton Estate to the west is a mix of high, medium and low rise housing. The Alton Estate is also a conservation area.

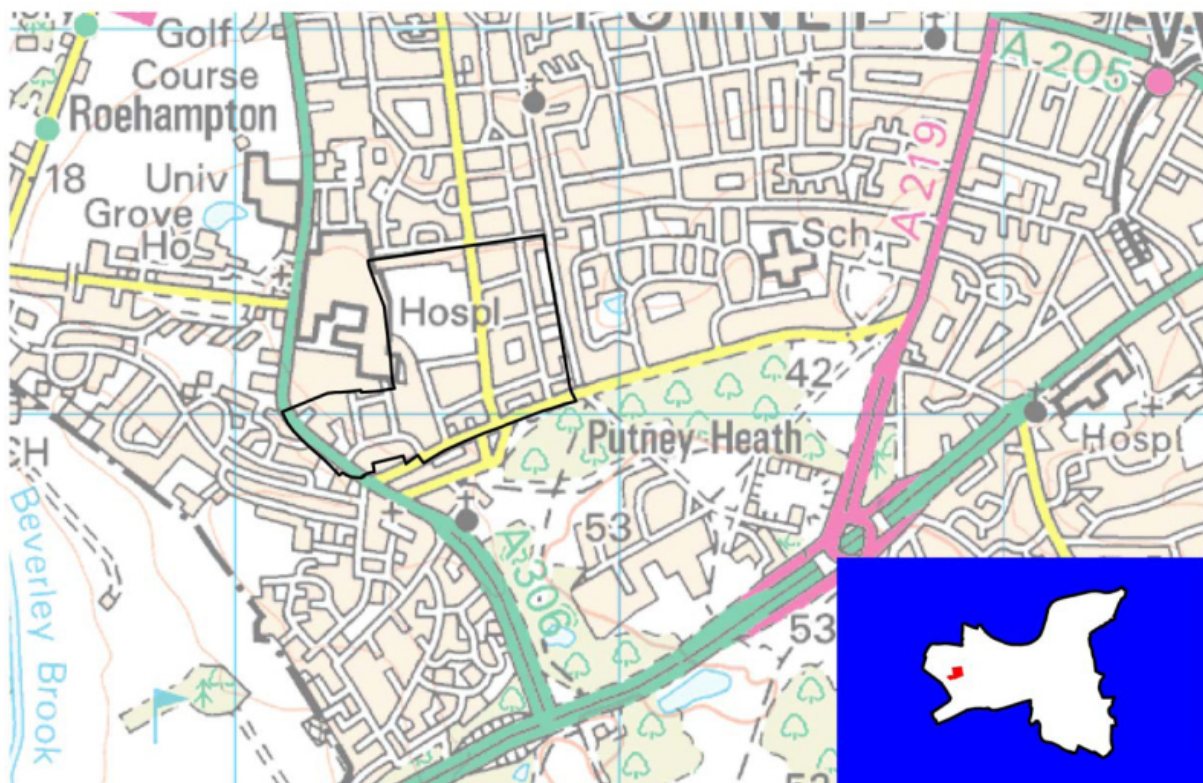


Figure 3 : The location of Westmead Conservation area within the borough

3. HISTORY & ARCHAEOLOGY

3.1 In the eighteenth century the land which now comprises Westmead Conservation Area contained only two houses: Spencer Lodge, a Georgian house with a modest estate of some ten acres; and Dover House, a large aristocratic country villa built in 1764 with about 40 acres of parkland. Evidence exists of an earlier medieval deer park the boundary of which may be of archaeological importance.

3.2 Development of this land took place in three distinct phases, reflected in the character of the conservation area. The first was the Spencer Lodge Estate, developed at the turn of the century; next came the development of the Willett Estate between the wars; and finally the development of Beech Close was completed in the 1950s. Accordingly, the conservation area has been divided into distinct character areas throughout this document.

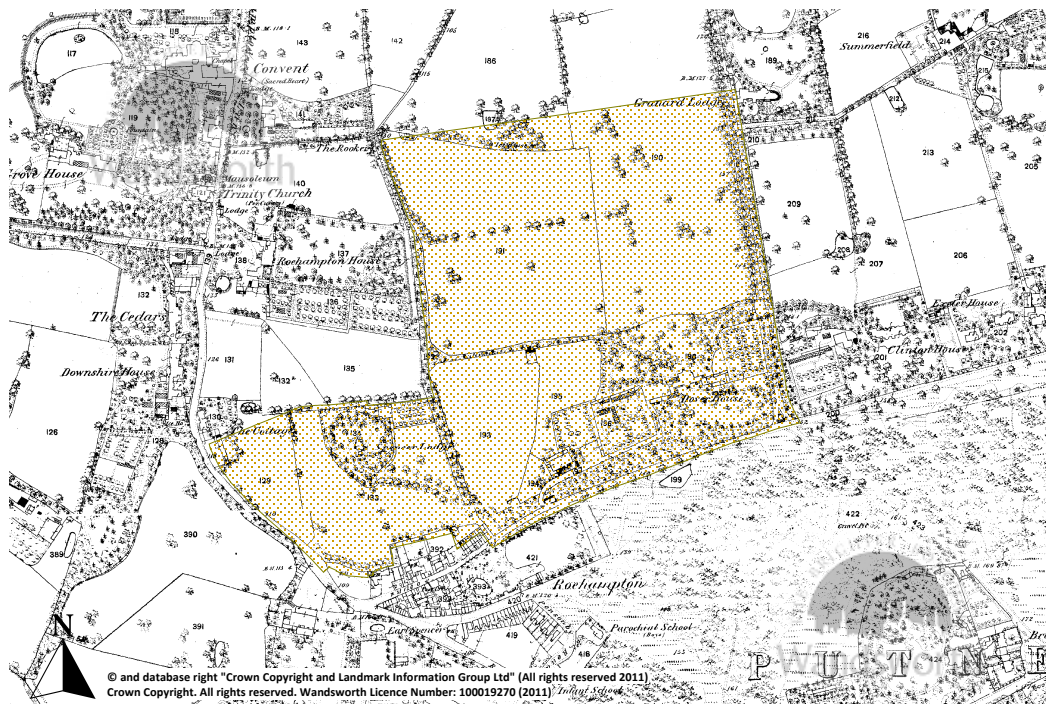


Figure 4 : The first edition of the Ordnance Survey map for the area in 1868 shows Spencer Lodge to the west and Roehampton House above it. Dover House and Putney Park Lane can be seen to the east along with Granard Lodge

Putney Park Lane

3.3 The earliest part of the conservation area is Putney Park Lane, still an undeveloped remnant today, which is possibly of medieval origin. As a rural lane it served as an access to The Pleasance, site of the hunting lodge for Putney Park, the Archbishop of Canterbury's deer hunting enclosure. By the early eighteenth century it was laid out as a formal tree-lined avenue to serve the house on the site of the lodge. Later it served

as the access to a number of large houses, including Granard House, Putney Park House and Dover House. The early eighteenth century entrance lodge to Dover House still survives (listed grade II), together with the gates, piers and railings (now known as Regency Lodge). South Lodge (unlisted) stands at the junction of the Lane and Putney Heath. The listed (grade II) eighteenth century ice-house to the former Gifford House stands on the east side of the Lane, at Innes Gardens, just outside the conservation area.

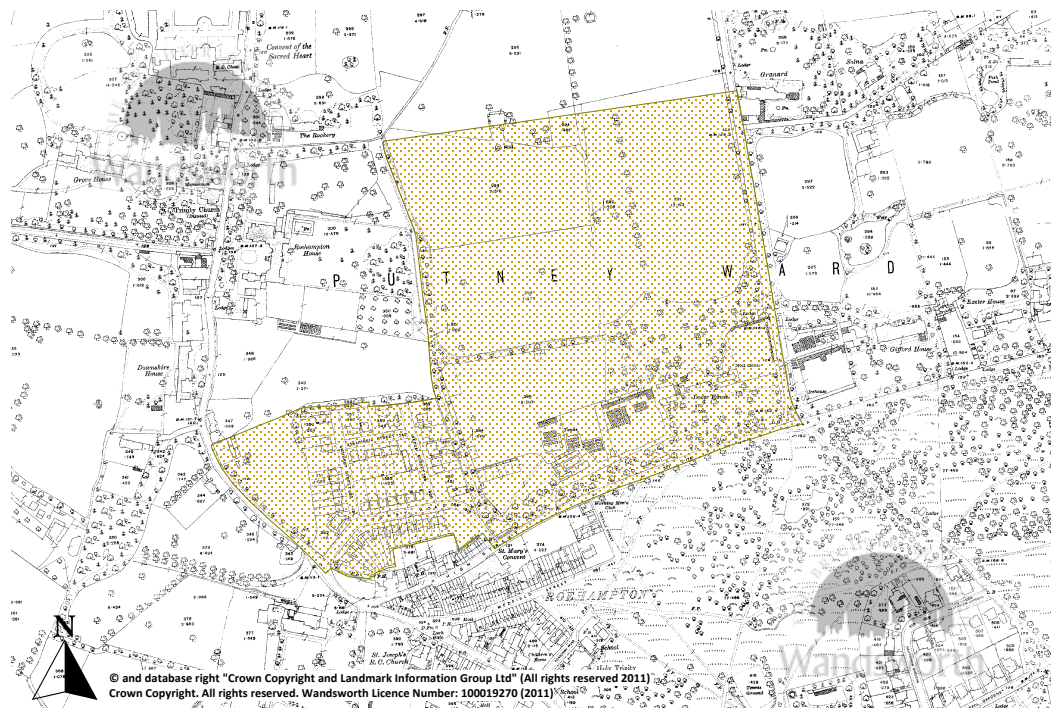


Figure 5 : The map of 1916 shows The Spencer Lodge Estate completely developed with the housing seen today

The Spencer Lodge Estate

3.4 The Spencer Lodge Estate, itself carved out of the farmland formerly associated with Roehampton House, was sold in 1897 and was divided up into a simple grid of streets and subdivided into building plots. These were gradually developed with detached and semi-detached houses in piecemeal fashion by a number of different builders, mostly local firms. The process started in 1899 in Akehurst Street (nos.1-6); Rodway Road, Umbria Street and Nepean Street followed in the early 1900's and the last houses in Rodway Road were built by 1915.

The Willett Estate

3.5 The next phase of development in the present Westmead Conservation Area was the Willett Estate. After the First World War, the London County Council started a major house building programme. In 1921 they acquired Dover House and Putney

Park House and their estates, which together stretched from the Upper Richmond Road to Putney Heath. The northern section was developed by the Council as municipal housing (now the Dover House Estate Conservation Area) and the southern section was let on building leases for private development (now known as the Willett Estate, part of Westmead Conservation Area).

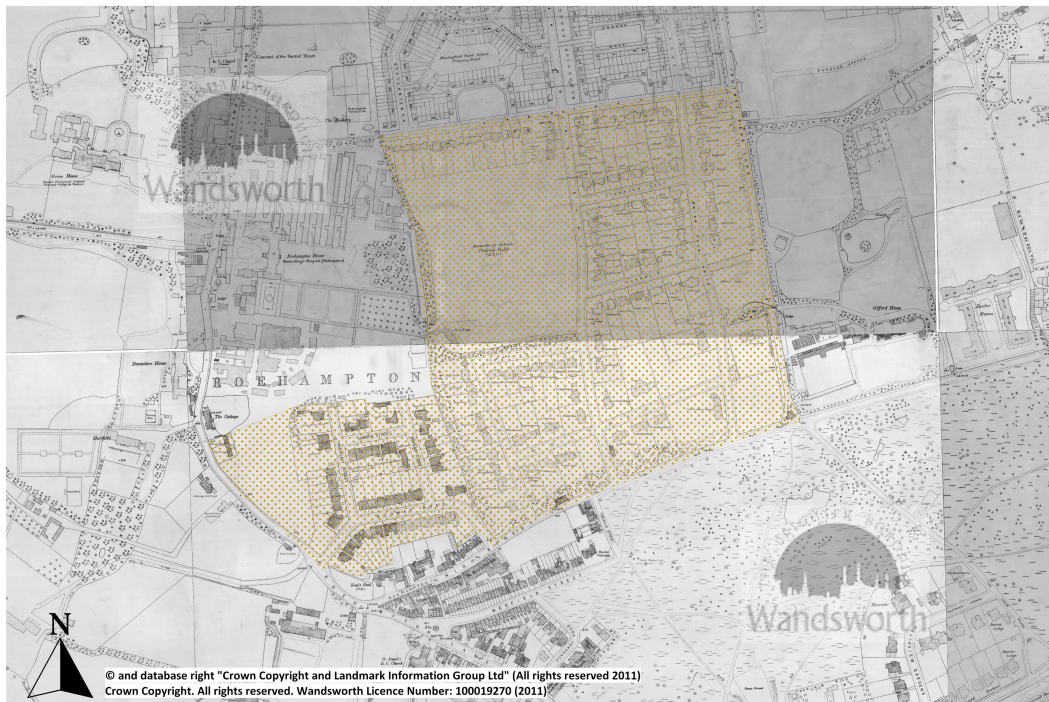


Figure 6 : This map from the 1930s shows the Willett housing completed with all the houses having names, some of which are still used today

3.6 Unlike the Spencer Lodge Estate, where a number of builders acquired building plots in ones and twos, the whole of the Willett Estate was developed by a single builder, namely William Willett Ltd of Sloane Square, London.

3.7 Dover House was demolished in 1921 and the first Building Notices for the houses we see today were submitted in 1924. Altogether Willett built over 110 houses in the six years which followed, the dates of the building notices show an apparently deliberate pattern of not developing adjacent plots consecutively, although since many of the houses were built for named clients rather than speculatively, this may reflect the public preference for the most unspoilt, rural part of the estate.

Beech Close

3.8 The part of the conservation area to be developed last was a small group of houses fronting onto Roehampton Lane, including Beech Close on former Roehampton House land. Although development was begun just before the Second World War, it

was not completed until the 1950s. This was because the original plan for the Close, drawn up in 1937 by A.E.Pierce, was only partially implemented (181 to 187 Roehampton Lane). The mirror-image houses planned for the other side of Beech Close and those for the Close itself fell victim to an unknown cause, probably the failure of the intended builder, or possibly the impact of the War.

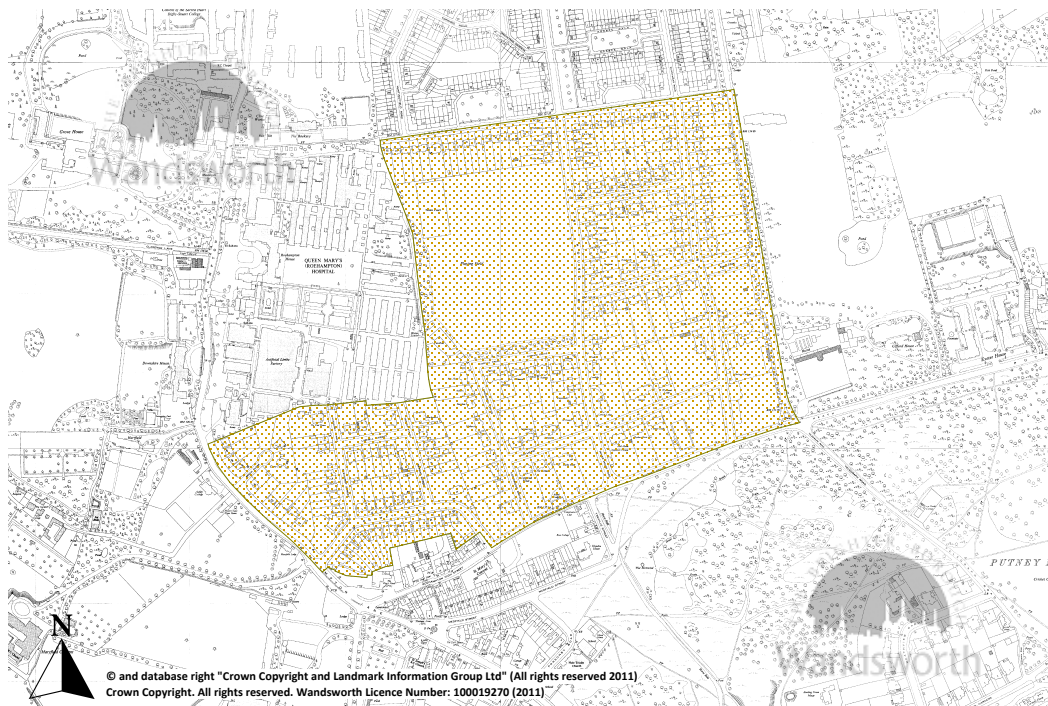


Figure 7 : The map of 1947 shows most of the Beech Close area built

3.9 The boundaries of these four sub-areas can all be related directly to eighteenth century (or possibly earlier) physical features, many of which survive in recognisable form: on the east, Putney Park Lane itself; to the north, Crestway, which follows a field boundary; on the western edge of the playing field, a wooded strip reflecting the tree screen which formed the eastern boundary of the gardens to Roehampton House; this screen extended all the way down to Roehampton High Street, forming a substantial edge to the Spencer Lodge estate - remnants now stand in the rear gardens of the houses in Longwood Drive; another tree belt defined the northern edge of the Spencer Lodge grounds, remnants of which are within the grounds of the former Queen Mary's Hospital; Roehampton Lane is the western boundary of the whole area.

3.10 Other historic features include the large Cedar standing to the rear of houses in Parkmead and the trees in the rear gardens of houses backing onto Putney Heath. These trees are almost certainly a remnant of the former parkland landscape of Dover House. Also, No.55 (Kennel Lodge) Roehampton High Street, the former 'back door' lodge to Dover House.

4. INTRODUCTION TO THE CHARACTER AREAS AND TOWNSCAPE MAP

4.1 The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by intrusions or alterations to any of these elements. Development of the area took place in three distinct phases, and this is reflected in the character of the conservation area which can be divided into several areas of separate and distinctive character which are shown on page 16.

Townscape map

4.2 The townscape map on the next page shows the buildings and the green spaces in each of the character areas that make a positive contribution to the character of the conservation area.

4.3 The omission of any building or feature in this text does not mean that it is of no importance. Advice should always be sought before considering the alteration or demolition of any building or garden boundary or the removal of any tree from the Conservation and Design Group.

Key to the townscape map

Orange: Historic buildings making a positive contribution to the character of the conservation area

Red: Listed buildings

Grey: Negative building that makes a negative contribution

Light green: Private green space making a positive contribution

Dark green: Public green space / groups of trees making a positive contribution

'V' symbols indicate important local views with the conservation area

Building use

4.4 Three of the character areas of the conservation area are made up almost entirely of suburban housing, mostly substantial single family houses occupying large plots with generous gardens.

4.5 There are some purpose built blocks of flats with communal gardens at Hepplestone Close, Dunsford Way, Grosse Way, Little Dover House on Dover Park Drive and Riplington Court on Longwood Drive. Whilst these flats are generally uncharacteristic, they are, for the most part, low key and reasonably well integrated into the area.



Figure 8 : Townscape map showing buildings and spaces that make a positive contribution to the character of the conservation area (note that North is to the left on this map)

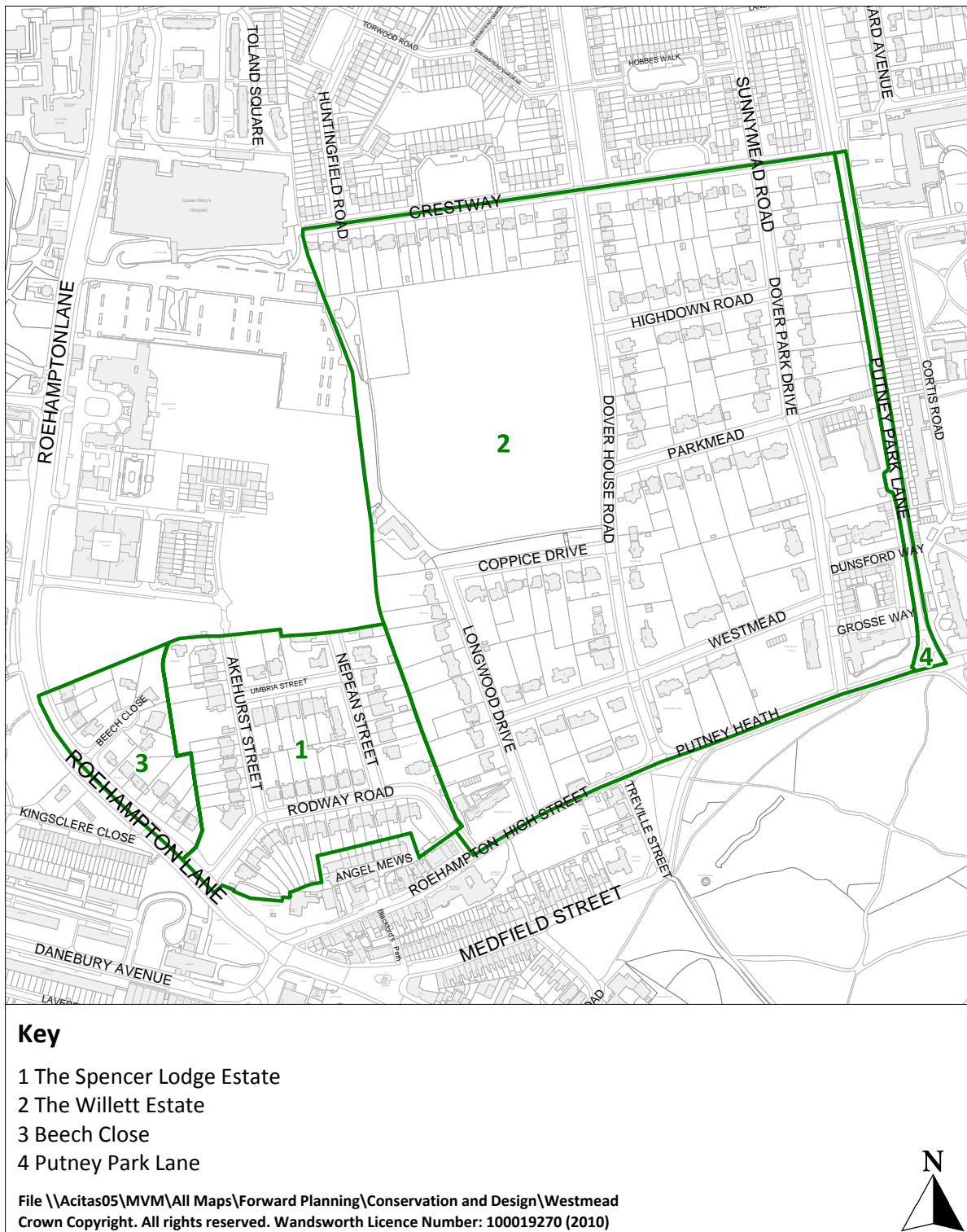


Figure 9 : The separate character areas within the conservation area

5. CHARACTER AREA 1: The Spencer Lodge Estate

5.1 The Spencer Lodge Estate is a quiet suburban enclave consisting of a small, square grid of four streets: Rodway Road, Nepean Street, Akehurst Street and Umbria Street.

5.2 Each street is subdivided into largely regular plots where groups of Edwardian detached and semi-detached houses have been arranged in a piecemeal fashion. Having been built over a comparatively short period, the houses all display a marked consistency of style, with sweeping gables, tall chimney stacks, dormer and bay windows and multi-pane casements much in evidence.

Townscape

5.3 This is a typical Edwardian suburban layout where houses enjoy good sized front and rear gardens but are mostly closely spaced and arranged conventionally to face the street. Some houses once occupied much larger plots where now new houses have been slotted in. These are in Akehurst Street next to "The End House" (itself not built until 1925) and the new house at No.1b Nepean Street. However, Nos.1 and 17 Rodway Road, No.8 Akehurst Street and No. 2 Umbria Street all still enjoy large side gardens and these spaces provide welcome breaks in the continuum of buildings and make a particular contribution to the suburban character of the area.



Figure 10 : View south down Akehurst Street

5.4 No.7 Nepean Street is an interesting Voysey-esque design and an oddity in that it sits at the back of a corner plot with gardens fronting the street.

5.5 There are two views worthy of note within the area. The first view, looking south into the area from the top of Akehurst Street, is a vista combining the essential qualities of the area: attractive houses and fine, mature trees. The second view is looking north, up Nepean Street and out towards the space behind Roehampton House. This is noteworthy for the expanse of sky afforded where the edge of the Edwardian suburban development gives way to the more open area to the north.

Buildings

Rodway Road



Figure 11 : 16 and 18 Rodway Road

sashes into six small panes. Most retain their original front doors. Nos. 4 and 6 and 16 and 18 are noticeably different with bays at the ground floor but with gabled projecting bays that run the full width of the house. Windows are timber casements. Nos 16 and 18 are particularly good examples and largely in original condition.

5.6 The houses on the south side of Rodway Road are arranged in semi-detached pairs. Nos. 20-34 are a group of 4 pairs of semi-detached houses of similar design. They are built in stock brick with rendered upper parts, two storey canted bays, also rendered, under hipped, clay tiled roofs and all have small dormers to the front roof slope. Original two storey side extensions are set well back from the front facade to emphasise the spaces between each pair of houses. Windows are timber sashes with glazing bars subdividing the upper and lower



Figure 12 : The north side of Rodway Road with 5 and 7 in the foreground and no. 9 with its Dutch gables further along

largely rebuilt following extensive damage in the Second World War. It can barely be seen from the street behind the trees and shrubs on its boundary. It is two storeys with rendered elevations under a clay tiled hipped roof. No.1 is more visible and its setting is no less verdant.

5.7 On the north side of the street the houses are larger and detached. They are constructed in the same palette of materials: a mixture of yellow stock brick with red brick detailing with rendered upper storeys and clay tiled roofs. No.3 has a mansard roof. Nos. 5 and 7 have gabled fronts with gablet or half hipped roofs, whilst No.9, which stands in the centre of the group, has two storey bays with Dutch gables. All have timber casement windows, some with leaded lights and some with timber glazing bars. Nos. 1 and 17 Rodway Road stand alone in substantial well treed plots. No. 17 was

5.8 Although by no means small by today's standards, the houses in Rodway Road were described by a resident in 1910 as "early English cottage style". Certainly they are a good example of the Vernacular Revival, with classical details here and there, but intentionally evoking images of rusticity.

Nepean Street

5.9 Nepean Street is composed of eight houses on its east side and only one on the west side. The eight houses on the east side are a combination of three different types and styles.



Figure 13 : 1 and 2 Nepean Street



Figure 14 : 3 Nepean Street

5.10 Firstly, there are two similar semi-detached pairs (Nos. 1a - 4). These are two storeys, in brick and roughcast render with clay tiled roofs. Both pairs have projecting ground floors under a clay tiled roof that extends virtually right across the front facade and which also provides an open porch to the front entrance door. Each house has a central gable breaking the eaves at the front which, in the case of Nos.3 and 4, is an unusual and distinctive crow-stepped design.

5.11 Secondly, there are two large detached houses - No.5 and No.6/8 - at the north end of the street that sit on much wider plots. The house at No.5 is two storeys with accommodation within its substantial clay tiled roof. It has a typical suburban mock Tudor half-timbered front gable and casement windows. No.6/8 is quite different and presents a large asymmetrical roughcast rendered gable to the front.



Figure 15 : 5 Nepean Street

5.12 Finally, there are two new houses that have been inserted into the former garden plots of No.17 Rodway Road and No. 6/8 Nepean Street. The latter insertion is recessive and barely visible from the street, whilst the former is much more

prominent and has an incongruous modern front boundary composed of wall and railings. It does not make a positive contribution to the character or appearance of the area.



Figure 16 : 7 Nepean Street

5.13 The one house on the west side of Nepean Street is No.7, a large detached house in the style of the Arts and Crafts architect C.F.A. Voysey. It has a prominent clay tiled roof with swooping gables, small square paned casement windows and white painted roughcast elevations, typical of Voysey's Arts & Crafts / Old English style.

Umbria Street

5.14 Umbria Street is composed of three pairs of semi-detached houses (Nos.1-11) on the south side and three detached houses (Nos. 2-6) on the north side.



Figure 17 : 1 and 3 Umbria Street

5.15 The semi-detached houses (Nos.1-11) are all largely similar but each pair has different architectural elements that together gives the buildings on this side of the street variety and richness. Nos.1 and 3 are particularly attractive with octagonal bays with tile hanging and a domed roof. No.11 has a two storey bay in roughcast render that turns the corner with Akehurst Street and provides an interesting feature. All the houses have timber casements with excellently crafted, decorative glazing bars.



Figure 18 : 4 Umbria Street

5.16 The three detached houses on the north side of the street provide an open spacious character that is quite different to the southern side of the street. No.2 Umbria Street is a very substantial detached house on a large corner plot with a substantial open garden frontage to the road. It is in red brick, two storeys high under a clay tiled roof with large gabled bays and timber casement windows. To the rear is the only surviving building from the original Spencer Lodge. It is an interesting survival and is a modest building, single storey in stock brick with a

slate roof and was probably originally built as a gardener's or groom's cottage attached to what may have been stabling for Spencer Lodge. It is reached via a narrow lane from Nepean Street. No.4 is another substantial Edwardian house, this time on a much smaller plot and narrower frontage to the road than No.2. It has brick and roughcast rendered elevations under a clay tiled roof. No.6 is a relatively modern building built in the early 1950s as a replacement for an Edwardian house completely destroyed by enemy action in the Second World War. It has plain brick elevations and a clay tiled roof and although, in historic building terms, it is not a positive contributor to the character and appearance of the area, it nevertheless sits comfortably with its neighbours.

Akehurst Street

5.17 Akehurst Street like Nepean Street, is composed of buildings on one side only, facing the open gardens and flank ends of the corner houses in Umbria Street and Rodway Road. Nos. 1- 6 are a group of similar houses that are arranged in a group composed of two detached houses and two pairs of semi-detached houses. They have red brick elevations, gabled bays with clay tiled roofs, casement windows to ground floor and sash windows above. Nos. 8 and 9 are a semi-detached pair of similar design to the semis in Nepean Street. No. 8 has an exceptionally large garden with a substantial open frontage to the street.



Figure 19 : 8 and 9 Akehurst Street

5.18 Nos.11 and 12 are a pair of semi-detached houses replacing a single house built in the 1950s that had been slotted into the side garden of No. 10 - The End House. These are modern buildings constructed in 2005. They have been designed to take architectural cues from the adjoining Edwardian houses and although plain, their appearance is not out of place in this context. To the north is No.10 - The End House another substantial detached Edwardian house now converted into flats. It is finished in roughcast render and has distinctive bracketed, half



Figure 20 : 10 Akehurst Street

timbered gables. To the rear of The End House sits a small single storey house called 'Poupilou' originally an outbuilding, that has been extended and altered over the years. It is not visible from the street.

Boundary treatments

5.19 Nos.1-15 and 2-6 Rodway Road have remnants of their original front boundary walls of overburnt yellow stock bricks, but have unfortunately lost their original distinctive timber balustrades and gates. Nos. 13 and 15 have reinstated this decorative timber component and look particularly fine.



Figure 21 : A traditional close boarded fence



Figure 22 : Modern railings that are out of character with the conservation area



Figure 23 : Reinstated original style boundary wall and fence at 13 Rodway Road

5.20 Elsewhere in other streets close-boarded timber fences and low brick walls set the character, in particular the long side gardens in Akehurst Street and Nepean Street.

5.21 Unfortunately there are two examples of inappropriate brick boundary walls with flimsy metal railings in Nepean Street. These are not in keeping with the suburban character of the area. In Rodway Road at No.14 the front boundary has been

removed to make way for a car parking space in the front garden. This is harmful to the character and appearance of the area and sets a bad precedent for similar harmful alterations.

Streetscape

5.22 The footpaths are particularly distinctive, having stone kerbs, red clay brick pavements and rubble stone strips at front and back edges. Mostly pre-motor age, a few houses have vehicle crossovers in blue/black stable blocks, including 1 Rodway Road, which also has fine wrought iron gates.

Trees and green space

5.23 Today, there is still an air of suburban quiet; no through traffic and plenty of greenery. In particular the open side gardens and generous spaces between buildings are often filled with mature trees including large Beeches at No. 2 Umbria Street, No. 5 Nepean Street and No. 8 Akehurst Street; a Sycamore and other trees at rear of No. 11 Umbria Street and No. 3 Rodway Road; Acacia at Nepean Street; the gardens of Nos. 17 Rodway Road, 2 Umbria Street and Nos. 6 and 8 Akehurst Street have particularly striking greenery.

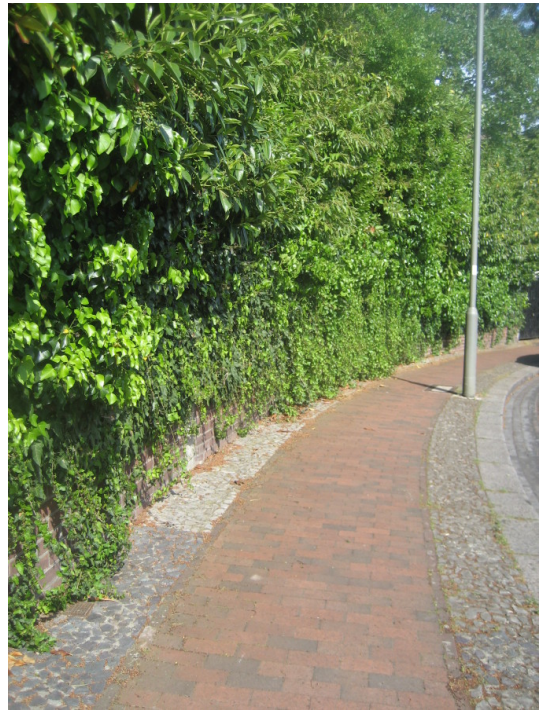


Figure 24 : The distinctive pavement design which is present throughout this character area

5.24 There is a Tree Preservation Order on the Magnolia and Acacia at 'Poupilou', Akehurst Street. Otherwise, all trees are protected by conservation area status.

6. CHARACTER AREA 2: The Willett Estate

6.1 Unlike the Spencer Lodge Estate, where a number of builders acquired building plots in ones and twos, the whole of the Dover House Estate was developed by a single builder, namely William Willett Ltd of Sloane Square, London.

6.2 Dover House was demolished in 1921 and the first Building Notices for the houses we see today were submitted in 1924. Altogether Willett built over 110 houses in the six years which followed, the dates of the building notices show an apparently deliberate pattern of not developing adjacent plots consecutively, although since many of the houses were built for named clients rather than speculatively, this may reflect the public preference for the most unspoilt, rural part of the estate.

6.3 The image or character which the Willett Estate was intended to evoke was typical of the age and is expressed quite clearly in the street names: Dover House Road and Dover Park Drive draw directly on the legacy of the historic estate; Coppice Drive identifies an historic tree belt; Longwood Drive refers to the woodland which ran north-south at the edge of the estate. In both cases the word 'Drive' evokes an unmade-up approach to a country house; while Parkmead and Westmead (not even 'Road' much less 'Street') conjures up yet another rustic association.

6.4 The properties were built for well-off professional people (doctors and senior members of the armed forces featuring frequently in the details of original owners). Subsequent owners have apparently valued the same qualities, and have in the main, not introduced urban elements into this very definitely suburban area.



Figure 25 : A view along Westmead showing the spacious and green townscape

Townscape

6.5 The layout is a regular grid made up of short streets sometimes containing as few as two or three houses. This is a particularly noticeable feature of the southern part of the estate where the houses are larger and where their status is reinforced by the generosity of space that surrounds them. To the north, houses in streets like Highdown Road and Crestway are very much closer together.

6.6 All the houses are large, some having seven or eight bedrooms. All have substantial plots; the particularly long rear gardens giving a marked feeling of spaciousness, especially noticeable in Dover Park Drive, Westmead and Longwood Drive.

6.7 There are also generous spaces between each of the individual houses and these gaps allow views from the street into the often verdant gardens and sky beyond. The spaces referred to below make an important positive contribution to both the character and appearance of the conservation area. They are between the following houses:

- Nos 3 and 4 Longwood Drive
- Nos 5 and 6 Longwood Drive
- Nos 14 and 16 Westmead
- Nos 6 and 8 Parkmead
- Nos 8 and 10 Parkmead
- Nos 12 and 14 Parkmead
- Nos 11 and 13 Dover Park Drive and
- Nos 13 and 15 Dover Park Drive



Figure 26 : The space between 3 and 4 Longwood Drive



Figure 27 : The gap between 14 and 16 Westmead

Buildings

6.8 The houses which we see today are of two basic styles. The first is 'William & Mary' or Neo-Georgian, a style based on classical architectural principles. These houses often have double fronted symmetrical elevations with a central portico, displaying good quality red brick details (arches, quoins etc.) and multi-pane sash windows.



Figure 28 : William & Mary / Georgian style houses

6.9 The second style found in this area is the Neo-Vernacular (or vaguely Arts & Crafts). These houses have essentially the same floor plans but the elevations are treated with tile hanging, half-timbered swept gables with herringbone brick or roughcast infill, leaded casement windows and elaborate timberwork to porches. Both styles have steeply pitched roofs with clay tiles; both have tall slender chimney stacks.



Figure 29 : Vernacular style houses

6.10 It has to be said that, although executed in good quality materials, the house designs are not outstanding. They were clearly all variations on the two standard themes; it is possible to spot houses that are mirror images of one another, and some near-identical houses that simply wear different clothes. The majority were probably, quite literally, picked from a pattern book by the prospective owners. However, the

result of this is a remarkably harmonious variety within these groups of houses, with a limited range of architectural features confidently disposed and this is what gives this character area its special interest. Later additions such as garages have also, in the main, been well designed. There are, however, a small number of inappropriate roof extensions.



Figure 30 : Houses in the Willett Estate, some of which mirror each other in design, but are finished in different styles

Boundary treatments

6.11 Houses originally had simple, sturdy, brick and timberwork front boundary walls, with a wealth of good quality brickwork and fine timber details to gates and gateposts. Many of the excellent quality brick walls survive unaltered, but sadly most of the original gates and other distinctive timberwork features have disappeared.

6.12 There are good surviving examples of original close-boarded timber fences at 28 Longwood Drive and nearby in Westmead, also in Highdown Road; 263 Dover House Road has a low fence with high posts, from which chains originally hung. Relatively few inappropriate alterations to boundaries have been made, with fortunately only a handful of examples of over-elaborate metal railings to be found that were never an original feature of these streets.



Figure 31 : Characteristic boundary types in the Willett Estate

Streetscape

6.13 Footways are well maintained and attractively surfaced with two rows of traditional rectangular flags in artificial stone, laid in a staggered bond edged with a band of red paviments laid in a herringbone pattern. Kerbs are substantial and natural stone. This style and appearance is generally consistent throughout the Willett Estate. The exceptions are on the north side of Coppice Drive alongside the playing fields, where the footway is surfaced in black tarmac and; in Dover House Road, where the original footway materials have been replaced with small, light grey concrete block paving with incongruous black metal bollards at pedestrian crossing points. The changes made in Dover House Road have resulted in a loss of character.



Figure 32 : Pavement in Parkmead

6.14 Streets are remarkably free from the ubiquitous clutter of street furniture that afflicts so many urban areas. Lighting columns are modern but unobtrusive in grey painted steel and as this is not part of a controlled parking zone there are no signs, painted lines or other paraphernalia associated with parking control.

Trees and green space

6.15 Trees and green open space make a very significant and very positive contribution to this particular character area. Many of the landscape features in this area are a legacy of the historic estates and even the street names reflect the importance of the trees; Coppice Drive identifies the tree belt, the remnants of which can still be seen in the playing fields; Longwood Drive refers to the long, narrow belt of woodland which ran north-south at the edge of the estate.

6.16 Dover House Road and Coppice Drive benefit from the open aspect across the Roehampton Playing Field, which was laid out by the London County Council. There are regularly spaced trees and a low privet hedge behind park-style railings on the Dover House Road frontage. The belt of trees in the playing field on the north side of Coppice Drive is the successor to a feature of the Dover House Park parkland estate, although none of the present trees dates from that time.

6.17 Fine mature trees proliferate in the streets and front gardens and together with occasional glimpsed views of yet more trees within back gardens they create a lush green setting for the houses. Trees define and frame the views within every street and their positive contribution to the character and appearance of this area cannot be overstated.



Figure 33 : Trees in the Willett Estate



Figure 34 : The playing field

7. CHARACTER AREA 3: Beech Close

7.1 The Beech Close character area is very small and comprises eleven detached houses that front Roehampton Lane and four more detached houses within a small cul-de-sac.

Townscape

7.2 The detached houses on Roehampton Lane are set on broad plots well back from the road. Roehampton Lane itself is now a busy through route and carries heavy traffic. The carriageway is four lanes wide and dominates the street scene that now lacks a real sense of place. However, the substantial suburban houses on this side of the road have a welcome presence and give an indication of the high quality suburban enclave that lies beyond. With their varied building line and the informal arrangement of pitched, roofs and tall, slender chimney stacks these houses provide an attractive skyline when viewed from Roehampton Lane.

7.3 By contrast the four houses that cluster at the end of Beech Close are enclosed and intimate within the confines of this backland cul de sac.

Buildings

7.4 The earliest and also the best buildings are Nos. 181-187 Roehampton Lane, the four houses that lie north of Beech Close. They were built around 1937 with the intention that they would be mirrored on the south side of Beech Close by similar quality houses but this plan was never implemented. They share common materials and architectural themes: red/brown brick, tile hung gables and bays with pitched clay tiled roofs. As a consequence their appearance is pleasantly harmonious and deliberately evokes the traditional farmhouse vernacular of the countryside.



Figure 35 : 183 Roehampton Lane

7.5 The later houses - Nos 189 - 201 - are less successful as a group mostly because materials and styles are more varied.



Figure 36 : 7 Beech Close

7.6 Within Beech Close there are two detached houses built in the 1930s that are typical of this character area and two houses built probably in the early 1960s that have been slotted into their once substantial gardens.

Boundary treatments

7.7 Generally, there is still some consistency in boundary treatment. Nos. 181 - 187 Roehampton Lane in particular have retained their original low walls with piers in yellow/brown stock and No. 187

has its original entrance gate piers capped with little roofs in clay tiles. The remainder of the houses on Roehampton Lane have retained their low brick walls and some still have the original close boarded timber panels above. Some of these timber panels have unfortunately been replaced with insensitive metal railings that are not in keeping with these houses. Within the Close there is less consistency and most houses have a variety of different types of brick wall.

Streetscape



Figure 37 : The distinctive wide bottomed wall and gate piers at 187 Roehampton Lane

7.8 Footways are unremarkable: small element paving slabs in grey with two bands of red concrete blocks at the kerbside and again at the back edge of the footway; red blocks for vehicle crossovers and on the raised carriageway at the entrance to Beech Close completes the patchwork effect. Beech Close itself has escaped unnecessary decoration. It has a more appropriate, simple combination of granite kerbs with black tarmac surfaced footways.

Trees and green space

7.9 There are no significant trees within front gardens but thick planting, mostly evergreens probably planted as defence against the impact of the traffic. There is one very welcome street tree: a semi mature Plane growing in the wide footway outside No. 199 Roehampton Lane.

7.10 Beech Close is in contrast quite verdant with trees and shrubs.

8. CHARACTER AREA 4: PUTNEY PARK LANE

8.1 Formerly a highway but now a linear park (included on the Local List of Historic Parks and Gardens), Putney Park Lane is an historic and attractive byway linking west Putney and Barnes with Roehampton. Here, at its southern end, its function has also changed over time. Once a simple access to a hunting lodge, in the early eighteenth century it became a grander, tree lined avenue to serve the large mansions of Putney Park House, Granard House and Dover House.

Townscape

8.2 Putney Park Lane is essentially a very straight, broad path with planted verges. Its character changes depending on the influence of the different types of development that adjoin it. It is relatively open at the very southern end beside the five storey flats of the Ashburton Estate but quickly becomes more enclosed further north where most buildings turn their backs on it and this, together with dense planted verges and overarching trees, gives this part of the Lane an almost rural character. The ambiance changes again when the enclosed rural path opens out at Crestway. At this point there are some attractive views looking north into the distance.



Figure 38 : Putney Park Lane

Buildings

8.3 The only buildings within this character area are the remnants of the former estate in the form of South Lodge, at the entrance to the Lane from Putney Heath and; the early nineteenth century entrance lodge (Regency Lodge); and entrance gates to Dover House. Regency Lodge and the gates are both grade II listed buildings. The high brick wall immediately to the south of the lodge - now part of the boundary to The Orchards in Dover Park Drive - is almost certainly another remnant of the Dover House estate and is thought to have once formed part of the boundary to the formal walled garden that was laid out to the east of the mansion.

Boundary treatments

8.4 In addition to the wall referred to above there is another fragment of history surviving to the north of Regency Lodge, where the rear gardens of the houses in Dover Park Drive back on to the Lane. The verge belonging to the Lane widens at this point to include a long narrow strip of land that has now become very overgrown. Here, parts of the original metal fence that once formed the eastern boundary to the Dover House parkland can still be seen within the undergrowth. The remainder of the boundaries to the Lane are a mixture of typically domestic garden fencing, some in better condition than others.

Streetscape

8.5 Putney Park Lane has an attractive bound gravel surface, in parts edged in stone for drainage and it is lit by sodium fittings on unobtrusive metal columns. There are no other signs or street furniture to detract from its rural character.

Trees

8.6 The attractiveness of the Lane owes much to the wealth of fine trees that define its course. Some of the trees planted in the eighteenth century as a formal avenue bordering the Lane still remain. However, what we see today is a much more informal arrangement where the original regularly spaced trees have been supplemented by further more random tree planting.

8.7 The trees are all owned by Wandsworth Council and managed by the Department of Leisure and Amenities.

9. CONCLUSION AND ASSESSMENT OF CONDITION

9.1 The townscape map on page 14 gives an overview of the appraisal and indicates buildings and other features that are considered to make a positive contribution to the special quality of the area. Therefore, when considering any changes to these positive elements, care should be taken to ensure that the change proposed will preserve the positive contribution made. The map also identifies negative elements, i.e. those buildings and features which have been judged not to make a positive contribution to the area's special quality. These negative elements offer the opportunity to improve or enhance the quality of the area as and when any changes to them are being considered. The map indicates that there are very few negative elements and that the great majority of buildings and other features are, in general, positive contributors to the quality of the area. However, the condition of some parts of the conservation area is only fair and there is concern that in those particular parts it could deteriorate to the extent that some of the special quality could be lost. The general condition of the component character areas is generally very good but the special character of the conservation area is still fragile and there are potential threats to its quality, as outlined in the following paragraphs.

The Spencer Lodge Estate

9.2 The condition of the The Spencer Lodge Estate is very good but because of the quality of its architecture it is especially vulnerable to harmful, insensitive small-scale changes. Alterations to the original appearance of properties are few. Where alterations have taken place, they have been limited to small scale changes, mostly affecting windows, doors and front boundaries. However, because the great majority of properties have retained their original appearance, where changes have been made, even though they are small in number, they are sometimes even more noticeable. Changes that have occurred and apparently represent the most threat are fortunately small scale and include: replacement windows that do not faithfully replicate the pattern and appearance of the originals; insensitive locations of satellite dishes and; the insertion of over-large and intrusive rooflights that change the appearance of front roof slopes. Large scale alterations such as alterations to original front boundaries; the creation of hard standings in front gardens for car parking; painting original brick elevations and any noticeable changes to the shape or appearance of roofs would be particularly harmful. This part of the conservation area is particularly sensitive to unwelcome change and, therefore, some consideration should now be given to the range of measures that could be taken to ensure that its special quality can be effectively preserved.

The Willett Estate

9.3 The condition of the Willett Estate is also very good. This is an estate of large houses in spacious settings, in substantial plots where mature trees are much in evidence. The biggest threat to the quality of the area's suburban character and appearance comes from new building within the generous spaces between the buildings. This can be as a result of proposals to demolish existing buildings and replace these with larger ones; the subdivision of existing gardens and the insertion of new buildings and; extensions to existing buildings that erode the spaces between the houses. The appearance of the area is also threatened by small scale change to individual houses, for example the replacement of an original front boundary with one of arbitrary design, in particular one that includes metal railings and gates. Any change should be sympathetic to the style of the houses and their suburban character and wherever possible, should replicate the appearance of the original features. Finally, trees make such an important contribution to the area's attractiveness that they should be retained and well cared for. Any proposals for change should be very carefully assessed with regard to the impact that it might have on the well being of any nearby trees.

Beech Close

9.4 The condition of the Beech Close character area is only fair, largely because of the changes that have already affected the appearance of Nos. 189-201 Roehampton Lane. These buildings already lack the harmonious quality of the group at Nos.181-187 Roehampton Lane and the gradual erosion of their quality by insentive small scale changes must be regarded as a threat.

Putney Park Lane

9.5 The condition of Putney Park Lane is good. The main threat to the quality of the Lane comes from the intrusion of motor vehicles and attempts to 'tidy it up' and in so doing urbanise it in some way. The boundaries of the rear gardens that adjoin should be low key and well maintained but avoid incorporating potentially intrusive security measures.

10. APPENDICES

Listed Buildings

Listed buildings are buildings that are listed by English Heritage or the Government for the special architectural or historic interest. These buildings are important not just to the local area but to the nation as a whole and represent buildings that make the most important contribution to England's architectural history. They are therefore protected and listed building consent is required for any alteration to any part of a listed building, either externally or internally or to a curtilage structure associated with it. These consents are dealt with by the Council, who may consult English Heritage if required.

The following buildings in this conservation area are listed:

Regency Lodge, 26 Hepplestone Close / Putney Park Lane

Grade II

Lodge of former Dover House. Early nineteenth century single-storey. Brick, now painted. Slate roof. One window wide to road. Window (now blocked-up) with gauged flat arch set in round-arched shallow recess. Tuscan angle piers. Gable treated as a Tuscan pediment. Return elevation 3-bays. Cambered arches to central door and flanking windows, each with sunk panel above.

Gates piers and railings to Regency Lodge, 26 Hepplestone Close / Putney Park Lane

Grade II

Early nineteenth century, contemporary with the house. Wrought iron railings and ornamental double gates with side gates between stucco piers.

Locally Listed Buildings

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.

There are no locally listed buildings in this conservation area.

PART TWO: MANAGEMENT STRATEGY

1. Introduction

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. This section therefore outlines both what the Council does to preserve or enhance the character of the Westmead Conservation Area and what residents and businesses can do.

1.2 The appraisal in Part 1 of this document shows that the special quality of the conservation area is almost wholly based on the suburban characteristics it displays. In particular, the spacious setting for the often substantial high quality houses within large gardens with a wealth of trees. In order to preserve that special quality, the first priority is to encourage, as far as possible, the preservation of the original appearance of unaltered properties. However, if the appearance of a property or its site is to be altered, then the second priority should be to ensure that any change that is made, is done in a way that would neither spoil the building's appearance, nor cause any harm to the appearance of the conservation area as a whole.

Boundary review

1.3 As part of the appraisal process carried out in 2009-10, the boundaries of the conservation area were reconsidered and a small amendment was made to the boundary to include all of Putney Park Lane within the conservation area. This not only recognised the value of this ancient landscape feature, but brought the boundary in line with the boundary of the adjacent Dover House Estate Conservation Area in which Putney Park Lane is also included.

The planning process

1.4 Planning is an inclusive process where any interested party is entitled to give an opinion. All planning applications in conservation areas are advertised in the local press so that anyone can make a comment.

1.5 In determining planning applications, the Council must take into consideration all material considerations as well as the views of the public and other consultees. For large developments in conservation areas or alterations to listed buildings, those consultees may include English Heritage or a number of national amenity societies, such as the Georgian Group, Victorian Society or Twentieth Century Society. You can see how the Council consults people in its Statement of Community Involvement which is available on the website or from the Planning Policy Group (see contacts).

1.6 We must also consider national policies set out by Government. For conservation areas the guidance is set out in Planning Policy Statement 5: Planning for the Historic Environment.

1.7 The Council's policies are set out in our Development Management Policies Document which is available on our website or from the Planning Policy Group. Where planning permission is required, it is Council policy to grant permission where alterations or development would sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment. If an application has been refused permission, the applicant has the right to appeal to the Planning Inspectorate who will reconsider the application.

1.8 Planning authorities may control small scale alterations to family houses by making an **Article 4 direction**. This serves to control alterations which are harmful to the historic character of conservation areas such as installing uPVC windows and front doors, concrete roof tiles, laying hard surfaces across front gardens, and other unsympathetic alterations.

1.9 See the sections on what works require planning permission and conservation area guidance for information that is specific to this conservation area.

Positive buildings and heritage assets

1.10 The Government's guidance, Planning Policy Statement 5: Planning for the Historic Environment, defines heritage assets as follows: "A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment."

1.11 Significance is "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic" which can be further divided into aesthetic, evidential and communal values.

1.12 Positive buildings are those considered to have significance and contribute to the special character and appearance of the conservation area. All positive buildings, listed buildings and locally listed buildings in the conservation area are shown on the townscape map in the appraisal along with green space that is also considered of importance.

1.13 The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Communication with residents

1.14 Conservation area status is registered as a local land charge. When a person or a solicitor carries out a land charge search when a someone buys a property, this information will be given.

1.15 When the boundaries of a conservation area are changed, the Council will inform those affected by writing to them directly and placing an advert in the local press.

1.16 Before carrying out any works affecting the external appearance of a building, owners are advised to check with the Planning Service if they are in a conservation area. The onus is on the owner to find out this information and ignorance is no defence should any matter be the subject of legal action.

1.17 From time to time the Council may distribute leaflets to the conservation area to give information to residents. The Council will consult residents of conservation areas on possible changes to the conservation area or when reviewing character appraisals in accordance with English Heritage's guidelines and our Statement of Community Involvement.

1.18 All conservation area maps, appraisals, management strategies and guidance are published on the Council's website. Officers can print copies of these documents for those who do not have access to the internet or have other difficulties downloading them. These documents can be downloaded from the following web page:

www.wandsworth.gov.uk/planning/conservation

Guidance on alterations to buildings

1.19 Officers in the Conservation and Design Group can give informal advice on carrying out sensitive works to historic buildings and can often give details of specialist craftsmen if needed. If you are considering any external works in the conservation area you are advised to contact them to discuss your proposals before making a planning application.

1.20 To give you advice, officers will often need to see a photograph of your building and a sketch of the works proposed, unless the works are very simple and easy to explain, when a telephone conversation may suffice.

1.21 Other basic guidance on works that are appropriate in the conservation area are given in the section "Conservation Area Guidance".

Enforcement

1.22 In carrying out its planning function, the Council may take enforcement action against unauthorised developments or alterations that harm the character of the conservation area where planning permission would be required.

1.23 Anyone can report breaches of planning control or officers may see these whilst carrying out their daily work. If you wish to report a breach, contact the Planning Enforcement Group using the address and telephone numbers given at the end of this document or the following webpage:

http://www.wandsworth.gov.uk/faqs/1003/planning_enforcement/answer/158/how_can_i_report_a_breach_of_planning_control#a158

Listed buildings

1.24 Listed buildings are buildings of special historic or architectural interest that have been listed by English Heritage or the Government. English Heritage is responsible for adding new buildings to the statutory list, whereas the Council is responsible for dealing with listed building consent which is required for alterations.

1.25 Any works of alteration or demolition that affect the special architectural or historic interest of any listed building must first be granted listed building consent by the local planning authority. This requirement applies to all parts of a listed building including internal and external fixtures and fittings and any structures within the curtilage of the listed building.

1.26 If you think a building should be listed, you may write to English Heritage. Their website (see Contacts) gives details of what information they need and what factors they will take into consideration when dealing with the application.

1.27 Listed buildings are shown in Appendix 1 to the conservation area appraisal and on the townscape map(s).

Locally listed buildings

1.28 The Council holds a list of buildings that are of special architectural or historical interest at a local level and therefore important to the borough. These buildings may (or may not) be of sufficient heritage significance to be added to the statutory list by the Government and English Heritage and are therefore different to statutorily listed buildings. There are no additional planning controls over locally listed buildings other than those that already apply to the building.

1.29 Locally listed buildings in this conservation area are shown in Appendix 2 and on the townscape map(s) in the conservation area appraisal.

1.30 The full Local List can be seen on our website:

[www.wandsworth.gov.uk/downloads/200129/
locally_listed_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)

1.31 There are no locally listed buildings in Westmead Conservation Area.

Grants

1.32 The Council's Conservation & Enhancement grants budget was suspended in response to the Government's Comprehensive Spending Review of 2010. No further grants will therefore be offered in the year 2011-2012. Any changes to this situation will be announced on our website.

1.33 Town Centre Improvement Grants and Business Improvement Scheme grants remain available for small businesses mainly to improve commercial premises and shopfronts. These are available from the Council's Economic Development Office (contact details at the end). Grants to bring empty homes back to a habitable standard are also available from Environmental Services and further details of these is available from the Grants Helpline on 020 8871 6127.

1.34 Outside the Council, grants may be available from English Heritage, the Heritage of London Trust and other similar bodies, mainly for listed building projects. See their websites for details or look at the Funds for Historic Buildings website for other grant aiding bodies: www.ffhb.org.uk

1.35 Any grant aided work carried out in the conservation area should comply with the guidance in this appraisal and management strategy and any issues arising from this should be discussed with the Conservation & Design Group to avoid problems.

Archaeology

1.36 Where a development falls within an Archaeological Priority Area as set out in the Council's Local Development Framework, a detailed archaeological assessment will be required before applications are determined. In some cases, excavation or preservation of finds may also be required.

1.37 The whole of Westmead Conservation Area is within an Archaeological Priority Area.

Trees

1.38 Trees and green space are an essential part of the character of the Westmead Conservation Area and it is important that all trees and particularly the mature trees are retained and well managed.

1.39 Trees are an essential part of the character of the conservation area and it is important that all trees and particularly the mature trees are retained and managed.

1.40 All trees in conservation areas are given protection by the conservation area designation. Trees may also be protected by Tree Preservation Orders, both in or outside a conservation area. The Council must be notified of any works to any tree in a private garden in the conservation area and can make a Tree Preservation Order in response to these notifications if it is necessary to prevent the loss of an attractive healthy tree.

1.41 The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting
- Tree Surgeon's contact details
- Our Tree Strategy

www.wandsworth.gov.uk/downloads/200023/conservation (scroll to bottom of web page).

1.42 The Conservation & Design Group can give advice on trees on privately owned land in conservation areas (tel 020 8871 6631) and Leisure & Amenity Service's tree officers can advise on trees on Council owned land (tel 020 8871 6370).

Streetscape

1.43 It is very important that the good quality streetscape found throughout the conservation area is maintained and not changed arbitrarily. Streetscape in the Spencer Lodge character area is especially distinctive with stone kerbs, red clay brick pavements and rubble stone strips at front and back edges of the footpaths.

1.44 Similarly, Putney Park Lane has a unique combination of materials that contribute to its very distinctive character and appearance. Detailed guidance on the maintenance of this is given in the Putney Park Lane Management Strategy. The streetscape found in the Willett Estate area is by comparison less distinctive but also of a high quality and it too should not be spoilt by arbitrary, unsympathetic changes.

1.45 The conservation and highways teams in the Council are working together to prepare a streetscape manual which will set out how the Council carries out works to streets across the borough. This will include the preservation of original features such as paving slabs, granite kerbs and granite setts or the reinstatement of these where possible. It will also cover how new works such as traffic calming, new signage, etc, could be carried out sensitively and by using traditional style materials and appropriate colours and finishes.

New development

1.46 There is pressure for new development within the Spencer Lodge Estate and Beech Close character areas that arises where houses sit on large plots with substantial space between buildings. There has already been some sub-division of plots and infill development in some of the larger gardens and in some instances this has been harmful.

1.47 Those spaces that now remain make a very valuable contribution to the appearance of the area and should not be developed with new buildings. In the Willett Estate character area there are much larger houses occupying very substantial plots and there are usually generous spaces between each house. In such situations there is considerable pressure for the sub-division and development of gardens with road frontages and for the insertion of new buildings in the spaces between existing houses.

1.48 In addition, developers sometimes wish to demolish a house on a large plot and replace it either with two or more smaller houses or, with one, much larger house than the original. All these types of development in some way erode the spaces between buildings and that inevitably changes the character and appearance of the area. This character appraisal has stressed the important and positive contribution that the spaces between buildings make to the area and any proposals that are considered to harm this characteristic feature will be resisted.

1.49 It is against Council and Government policy (as set out in PPG 15) to allow the demolition of buildings making a positive contribution to the character of the conservation area unless there are exceptional circumstances. Where new development is thought to be possible, the Conservation and Design Group will be able to offer advice if it is sought at an early stage.

1.50 The townscape map in the conservation area appraisal indicates buildings that do and do not make a positive contribution to the character of the area. Basic guidance on new development is given in the section "Conservation Area Guidance"

Section 106 agreements

1.51 Section 106 Agreements are legal agreements between the Council and a developer that form part of a planning permission. These agreements often include a payment by a developer that the Council may use for local improvements which will benefit the public and it is recommended that these are used for conservation area enhancements where possible.

2. CONSERVATION AREA GUIDANCE

2.1 Looking after the special character of the Westmead Conservation Area is a partnership between all those who live, work and use the area and the Council. There are many things you can do, such as looking after original features where they have survived, reinstating lost features or removing unsightly intrusions to improve not only your property but the value and appearance of the overall area.

2.2 Conservation areas are all sensitive to change and even a minor change can sometimes have a harmful effect on the overall character of the area. We recommend that alterations should differ as little as possible from the original style and materials of the building. The guiding principle for all buildings in conservation areas is to maintain what is there already by repairing it rather than replacing it. If replacement is unavoidable, then a faithful replica of the original is always best. This section aims to provide some basic guidance on the important principles to consider when planning any new development and what to think about when altering or extending houses in the conservation area.

New Buildings

2.3 In both the Spencer Lodge Estate and Willett Estate character areas there are large houses occupying very substantial plots and there are some particularly generous spaces between houses. There is often considerable pressure for the sub-division and development of gardens with road frontages and for the insertion of new buildings in the spaces between existing houses. In addition, developers sometimes wish to demolish a house on a large plot and replace it either with two or more smaller houses or, with one, much larger house than the original. All these types of development erode the spaces between buildings and that inevitably changes the character and appearance of the area. This character appraisal has stressed the important and positive contribution that the spaces between buildings make to the area and any proposals for new buildings that are considered to harm this characteristic feature will be resisted.

2.4 With regard to demolition, it is Council policy to protect all buildings that are considered to make a positive contribution to the character of the conservation area. These buildings are shown on the townscape map in the conservation area appraisal.

2.5 A new building may be acceptable if it does not involve the loss of a positive building or does not have a harmful effect on a space that is of value to the character and appearance of the conservation area. The appraisal gives details of the characteristics that are special to the conservation area and these characteristics should be echoed in a new building.

2.6 Only buildings of the highest quality that will preserve or enhance the character of the conservation area will be recommended for approval and all proposals for new buildings should be discussed with an officer from the Conservation and Design Group before formal submission for planning permission.

Extensions

2.7 The generous spaces on either side of the large houses in the conservation area are a positive feature and contribute to the suburban appearance of the area. Side extensions are not encouraged as they interrupt the developer's original intention to give quality to the street by creating spaciousness between the houses. Spaces to the sides of houses should not be in-filled with extensions, particularly where they would be built close up to the property boundary. Any extension to the side of houses should be subordinate to the main house by being lower, well set back from the front and not hard up to the property boundary at the side.

2.8 Extensions to the rear of properties should generally be designed to be in keeping with the host building and should never project so far that they become visible from the front of the house.

Roofs

2.9 Almost all the houses have pitched roofs, covered in small red clay tiles with similar clay ridge tiles or sometimes bonnet tiles. Roofs should be repaired or recovered in materials that match the originals in size, colour and texture. Keep as many sound tiles as you can as these can usually be used again.

2.10 Extensions to the roof should always be designed to complement the style and character of the house. New dormers would not normally be acceptable at the front of the house especially where there is a general consistency of appearance between houses. However, in a less visible location at the side or rear of the house, a small, traditionally detailed dormer with a flat top and lead cheeks may be suitable for the Edwardian properties in the Spencer Lodge Estate, whilst a small hipped dormer may better suit the Arts and Crafts inspired houses in the Willetts Estate. Whether the dormer should have a flat top or pitched roof will depend on the individual house and how either would sit most comfortably with the style of the building.

2.11 Large box dormers designed primarily to maximise the available headroom within a loft usually have a dominating effect, spoiling the appearance of the roof and should be avoided. This type of extension would generally be resisted.

Chimneys

2.12 Chimneys are a very important architectural feature and should always be retained and rebuilt if they have become unstable. They are the terminating features of houses and give a pleasing rhythm to the roofscape.

Front Gardens and Boundaries

2.13 Front gardens and their boundary treatments represent a significant area of open space that is part private and part public. Front gardens are important in creating an attractive street scene and planting softens the surrounding hard architecture. Front gardens should therefore be kept planted and hedges are recommended.

2.14 Boundary treatments are often in the form of simple timber feather edged fences which need replacing due to their short life span or low decorative brick walls. It is inappropriate to replace a fence with a brick wall or even to raise the height of the boundary as these disrupt the uniformity of the street. Metal railings and gates are normally a feature found typically in more urban locations. In this suburban context they are not appropriate and should never be included any front boundary treatment.

Windows

2.15 There is a predominance of timber casement windows throughout the conservation area. Most are plain but some are embellished with elaborate decorative glazing bars and leaded light glazing. All original timber windows have the type of details that reflect the high level of craftsmanship available at the time when these buildings were made. It is important that original timber windows are retained in the conservation area to maintain the character and appearance of the houses. Where they have been lost, owners should consider reinstatement with replicas taking care to faithfully copy the details, features and dimensions of the originals.

2.16 The installation of windows of a different pattern, design and construction material, such as should be avoided. Replacement upvc or aluminium windows will always fail to replicate the original detail of such high quality window joinery sufficiently and are not recommended. Installing new airtight windows can cause damp in traditionally constructed buildings and therefore the correct ventilation would be necessary.

2.17 Old windows lose heat through the glass and through gaps between the frames, however they can easily be overhauled and draughtproofed and some companies specialise in this (ask the Conservation & Design Group for details). Installing secondary glazing meets the regulatory requirements for new windows whilst retaining the original windows. Even the use of shutters, blinds or curtains has been proved to reduce heat loss by between 41-58%. English Heritage provides advice in their publication Energy Efficiency in Traditional Buildings and have published Research into the Thermal Performance of Traditional Timber Sash Windows. See their websites www.english-heritage.org.uk or www.climatechangeandyourhome.org.uk

Front Doors

2.18 Original front doors are examples of high quality joinery. They are always in timber - usually painted pine or softwood in the Spencer Lodge Estate and sometimes stained oak or similar hardwood in the Willett Estate. They usually have recessed panels and some have glazed upper parts, sometimes with stained glass. Most of the original front doors in the conservation area survive but here and there some have been replaced. If your house has lost its original front door and you wish to reinstate it, find a similar house in your street with its original front door and ask a joiner to copy it. Modern materials such as upvc can never replicate the quality of the original and are not recommended.

Reinstatement of Missing Features

2.19 Wherever possible, try to reinstate any architectural features that may be missing from your house or that may have been badly altered in the past. Check with the conservation officers first for advice.

Sustainability and Energy Efficiency

2.20 Looking after existing buildings is an inherently sustainable act as old buildings embody the energy that was used to create the materials and build them in the first place. Traditional buildings function in a different way to modern buildings. Unmodernised houses lose naturally generated moisture through windows and doors that are only loosely sealed; through open fire places; and also by occupants airing the house daily. When sealing an old building to prevent heat loss it is important not to impede ventilation which will eventually cause damp problems.

2.21 However, old buildings can be unnecessarily draughty and it is sensible to prevent excessive heat loss before considering installing micro generators such as solar panels and wind turbines. It is also wise to carry out all energy saving measures possible to avoid generating energy needlessly. When thinking about where to locate such equipment it remains crucial to conserve the appearance and character of the conservation area and street as a whole. Obvious discreet and unobjectionable locations include rear roof slopes, back gardens, shed roofs or even valley roof slopes that are concealed by a parapet.

2.22 The need to conserve energy does not have to conflict with the need to conserve the character of the conservation area. If both requirements are considered in a balanced manner, it should be possible to achieve both objectives without harm to either.

2.23 Finally, it is useful to remember not to focus all your efforts on reducing energy loss in the home and forget about other areas of your family's life. Plane journeys, car use, food and commodity miles are all equally important. Work out your carbon footprint at <http://carboncalculator.direct.gov.uk> and find more advice on energy saving at www.climatechangeandyourhome.org.uk and www.energysavingtrust.org.uk.

Planning Permission

2.24 Many of the works mentioned in this section will require planning permission. Please contact the Conservation and Design Group to discuss your proposal before carrying out works and check whether planning permission is required. Enforcement action will be taken against unauthorised and harmful works. See the section "What works require consent" for further information.

3. WHAT WORKS REQUIRE CONSENT?

3.1 Additional planning controls exist within conservation area 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 planning 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:

3.2 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:

3.3 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.

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

3.5 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 in stone, artificial stone, pebbledash, render, timber, plastic or tile
- 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 that 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 high adjacent to a highway or 2 metres elsewhere.
- Air source heat pumps
- Wind turbines.

Works to commercial buildings

3.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. 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

3.7 Conservation area consent only applies to demolition and is required as follows:

- Demolition of a whole building or substantial part of a building in a conservation area
- Demolition a boundary treatment (fence, wall, railings, etc) that is over 1m high adjacent to a highway or over 2m high elsewhere.

Works to trees

3.8 All trees in conservation areas are protected and consents required are as follows:

- For trees in conservation areas, the Council must be given six weeks notice of any works including pruning and felling
- For trees covered by a Tree Preservation Order, an application must be made to do any works including pruning and felling and this application takes eight weeks
- Separate forms for both cases are available on our website or from the Planning Portal.

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's development control teams on 020 8871 6636

or the Conservation & Design Group on 020 8871 6646 or 6612

4. HOW TO MAKE A PLANNING APPLICATION

4.1 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. If you have a more complicated query or you wish to discuss development at your property you may need to make an appointment to see a planning officer and a conservation and design officer. Such a meeting will only be granted when you have submitted initial sketches for discussion and the matter cannot be adequately discussed over the telephone.

Application forms

4.2 You should make your application through the Planning Portal (see web address below) which has all the relevant forms and guidance. If you don't have access to the internet please come in to the One Stop counter (as above) to collect a form or telephone us (see Contacts).

www.planningportal.gov.uk

4.3 Forms are also available to print from our website:

www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm

Making your application

4.4 For all but the simplest alterations, you are advised to appoint a qualified architect or other competent person with experience and understanding of conservation issues.

4.5 To apply for planning permission you must submit the correct application form (often the householder application form alone) and submit scale drawings showing the existing and proposed plans and elevations. Each application form gives guidance on what plans are required. For applications to replace doors or windows, it is usually sufficient 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.

Design & access statements

4.6 All applications for planning permission in conservation areas must be accompanied by a Design and Access Statement which should set out the design concept for your proposal. Thinking about what is important about the building before you actually decide on the design should help you to choose a scheme that will conserve or possibly even enhance its appearance.

4.7 The statement should include a description of the building as well as an assessment of the impact of your proposal on its character and appearance. We welcome photographs or sketches that will help to illustrate your proposals. If it involves a lot of change to an important building (especially a listed one), a detailed Statement of Heritage Significance may be necessary.

4.8 The Design and Access Statement does not need to be long. Often a few short paragraphs will do. Your statement could start by answering the following questions:

- Is the building listed, locally listed or shown as a positive building in the conservation area character appraisal?
- Why is the building considered to be of heritage value? Hopefully the conservation area appraisal will tell you the answer to this question
- What are its main important features and does it have any interesting details?
- What original materials were used? e.g. brick, stone, timber
- Has it already been altered or extended?
- Are there any original features missing that could be reinstated? Restoring them could count as enhancement.

4.9 The Design and Access Statement should then go on to explain how you think the alteration or extension that you want permission for has been designed sympathetically to suit the building and preserve (or enhance) its appearance.

Planning policy

4.10 All applications are determined in accordance with Council policy as set out in our Development Management Policies document which is available on our website. The conservation area appraisal and guidance given in this document will also be taken into consideration when determining applications. Further policy guidance is given in Planning Policy Guidance Statement 5: Planning for the Historic Environment and the practice guide associated with it, available from English Heritage's website (see Further Information).

Pre-application advice

4.11 You are welcome to ask for advice on your proposed development before making your application.

How long does it take?

4.12 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.

4.13 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 any time. 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

4.14 Approval under the Building Regulations is a separate requirement and you should check this with the Building Control Service as well as the Planning Service before carrying out your works. See Contacts.

FURTHER INFORMATION & CONTACTS

Further information

Council publications

The Council publishes a number of useful guidance documents which can be found on the following web page. (Scroll down the web page to find 'Supplementary Planning Guidance'):

www.wandsworth.gov.uk/downloads/200074/planning

Publication	What it contains
What is a Conservation Area?	Basic information about conservation areas
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
Shopfronts: A Guide to Good Design	Designing new shopfronts and retaining historic ones
Design Guidelines for the Conversion of Shops to Residential Use	How to convert shops sensitively
Hardstandings for Cars	How to design car parking space sensitively
Residential Basement Extensions	Guidance on lightwells
Tree Strategy for the Borough	The action plan for trees in the Borough
Tree Care	How to look after your trees
Trees and the Law	What tree works require permission
Tree Planting	How to plant trees

Government & English Heritage publications

Many of the following documents are available from:

www.english-heritage.org.uk

www.planningportal.gov.uk

Planning: A Guide for Household

Planning Policy Guidance Note 5: Planning for the Historic Environment. 2010
Guidance on Conservation Area Appraisals, English Heritage (Product code 51185) 2006

Guidance on the Management of Conservation Areas, English Heritage (Product code 51184) 2006

Conservation Principles: policies and guidance for the sustainable management of the historic environment by English Heritage (Product code 51393) 2008

Energy Conservation in Traditional Buildings by English Heritage (Product code 51367) 2007

Climate Change and the Historic Environment by English Heritage (Product code 51392) 2008

Building Regulations and Historic Buildings by English Heritage (Product code 50900) 2004

Understanding Historic Buildings: A Guide to Good Recording Practice by English Heritage (Product code 51125) 2006

Books

A Stitch in Time: Maintaining your Property, available from The SPAB

Building Conservation Directory. Available from Cathedral Communications 01747 871717 or www.buildingconservation.com

The Elements of Style, An Encyclopaedia of English Architectural Detail, edited by Stephen Calloway (Mitchell Beazley)

London County Council Bomb Damage Maps 1939-45, ed A. Saunders & R. Woolven

Informed Conservation by Kate Clark. Available from English Heritage

Old House Care and Repair by Janet Collings (Donhead) www.oldhouse.info

Period House: Complete Care, Repair and Restoration by Albert Jackson and David Day (English Heritage & Collins)

Structural Repair of Traditional Buildings by P. Robson (Donhead)

Suburban Style: The British Home from 1840-1960 by Helena Barrett & John Phillips (MacDonald & Co)

The 1930s House Explained by Trevor Yorke (Countryside Books)

The Buildings of England: London South by Cherry and Pevsner (Penguin)

The Edwardian House Explained by Trevor Yorke (Countryside Books)

The Victorian Society Book of the Victorian House by Kit Wedd. Available from the Victorian Society

Useful organisations and websites

Organisation

Planning Portal

Website / Phone number

www.planningportal.gov.uk

Planning Aid for London

www.planningaidforlondon.org.uk
020 7247 4900

Funds for Historic Buildings

www.ffhb.org.uk

HELM: Guidance on the historic environment from across the country compiled by English Heritage

www.helm.org.uk

English Heritage

www.english-heritage.org.uk

- London Region
- Customer Services (publication requests, etc)

020 7973 3000

0870 333 1181

Georgian Group

www.georgiangroup.org.uk

087 1750 2936

Victorian Society

www.victoriansociety.org.uk

020 8994 1019

Twentieth Century Society

www.c20society.org.uk

020 7250 3857

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk

020 7377 1644

SAVE Britain's Heritage

www.savebritainsheritage.org

020 7253 3500

Images of England: Details and pictures of listed buildings nationwide

www.imagesofengland.org.uk

Pastscape: information on archaeological and architectural heritage

<http://pastscape.english-heritage.org.uk/>

Climate Change and Your Home: information about energy efficiency in old houses

www.climatechangeandyourhome.org.uk/live/homepage.aspx

Building Conservation Directory: Articles and specialist craftsmen

www.buildingconservation.com

01747 871717

Work out your carbon footprint

<http://carboncalculator.direct.gov.uk>

Heritage Gateway: comprehensive national and local historic environment resources

www.heritagegateway.org.uk

Organisation

Wandsworth Historical Society

Website / Phone number

www.wandsworthhistory.org.uk

Public archives

Wandsworth Heritage Service

Battersea Library
265 Lavender Hill
SW11 1JB
Tel: 020 8871 7753

Email: heritage@wandsworth.gov.uk
See the Council's website for opening times.

London Metropolitan Archive

40 Northampton Road
Clerkenwell
London
EC1R 0HB

Website: http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/

Local amenity group

The Putney Society

Email: putneysociety@hotmail.com
Website: www.putneysociety.org.uk

Council contacts

**Wandsworth Council
Borough Planner
Town Hall,
Wandsworth High Street,
London, SW18 2PU**

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

Planning Service: General enquiries	020 8871 6636
Conservation & Design Group	020 8871 6646 or 6612
Conservation & Design Group (trees on private land)	020 8871 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	http://www.wandsworth.gov.uk/forms/form/181/street_defects or 020 8871 6708
Arboricultural Service (trees on Council land)	020 8871 6370
Tree Officer (trees on private land)	020 8871 6631
Economic Development Office (business grants)	020 8871 6203
Environmental Services (empty homes grants)	020 8871 6124

Your notes

Your notes

This document was approved by the council's executive on 1 March 2010. Further copies are available on our website.

www.wandsworth.gov.uk/planning/conservation

If you have difficulty understanding this document or require further information, please contact:

e-mail: boroughplanner@wandsworth.gov.uk

**Address: Wandsworth Council
Planning Services
Conservation & Design Group
Town Hall, Wandsworth High Street
Wandsworth, SW18 2PU**

Tel: 020 8871 6646

**Or visit our website at:
www.wandsworth.gov.uk/planning**



Technical Services Department
Wandsworth Council