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Wimbledon Park Road Conservation Area Appraisal

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INTRODUCTION

This document identifies and appraises the special architectural and historic characteristics of the Wimbledon Park Road Conservation Area and it also gives practical guidance on the implications of Conservation Area status. It is in two parts: a Character Statement and a Management Strategy.

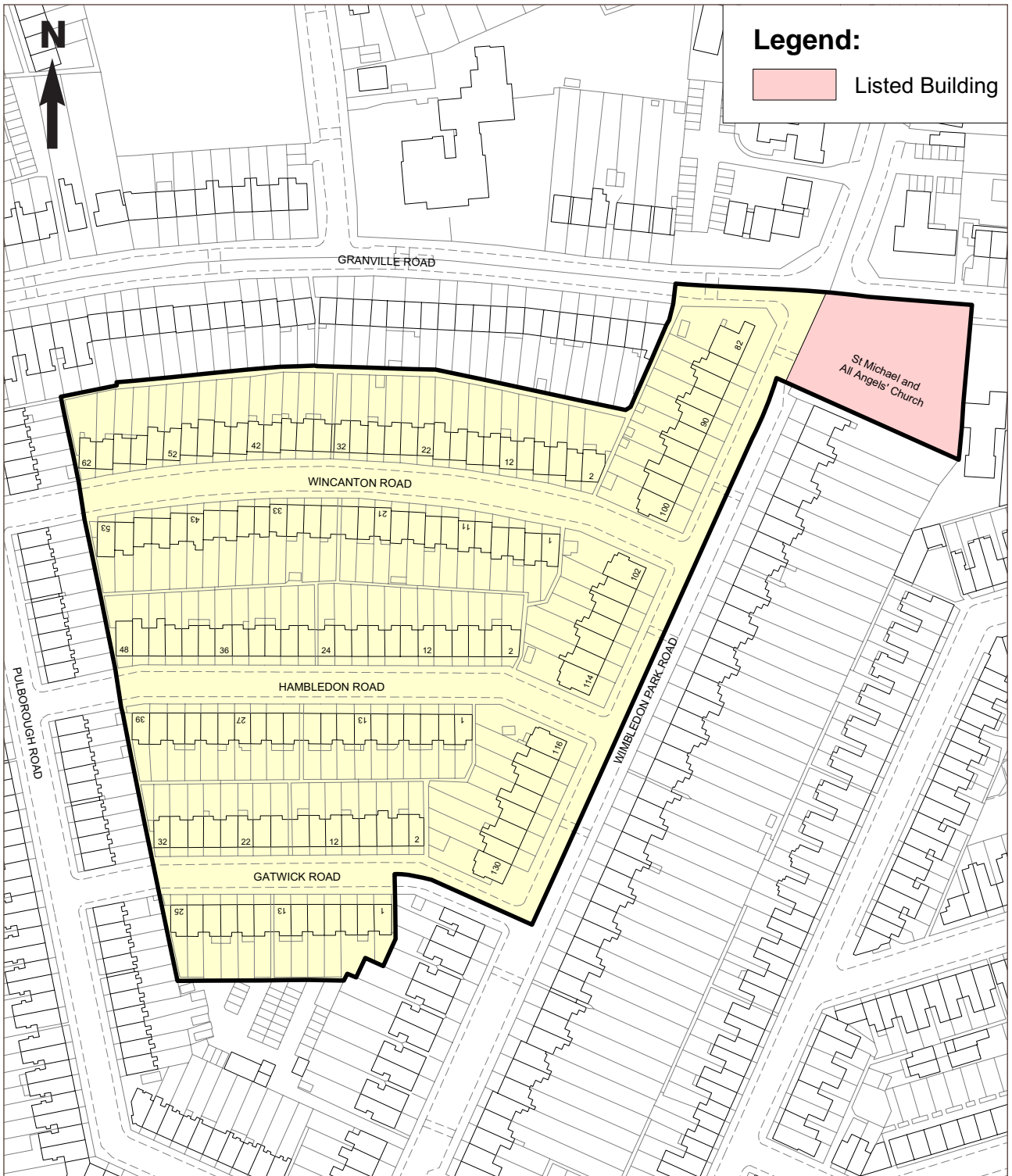
The Character Statement provides factual information regarding the Conservation Area describing the features which give it its special character including the history, architecture and layout of the estate. The Management Strategy gives specific planning guidance and enhancement proposals.

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Wimbledon Park Road Conservation Area was designated in 1989.

This Appraisal has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care.

The intention of this Appraisal is to provide a clear analysis of the character and appearance of the Wimbledon Park Road Conservation Area, which can assist in development control decisions, and which can help to support the Council’s decisions in the event of appeals. In addition, the Management Strategy addresses issues, which have been identified in the character appraisal for the enhancement and preservation of the Conservation Area. The Appraisal has been through public consultation, amended accordingly and approved by the Corporate Resources Overview and Scrutiny Committee 20th March 2006.

It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.



Scale: 1:1750

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CHARACTER STATEMENT

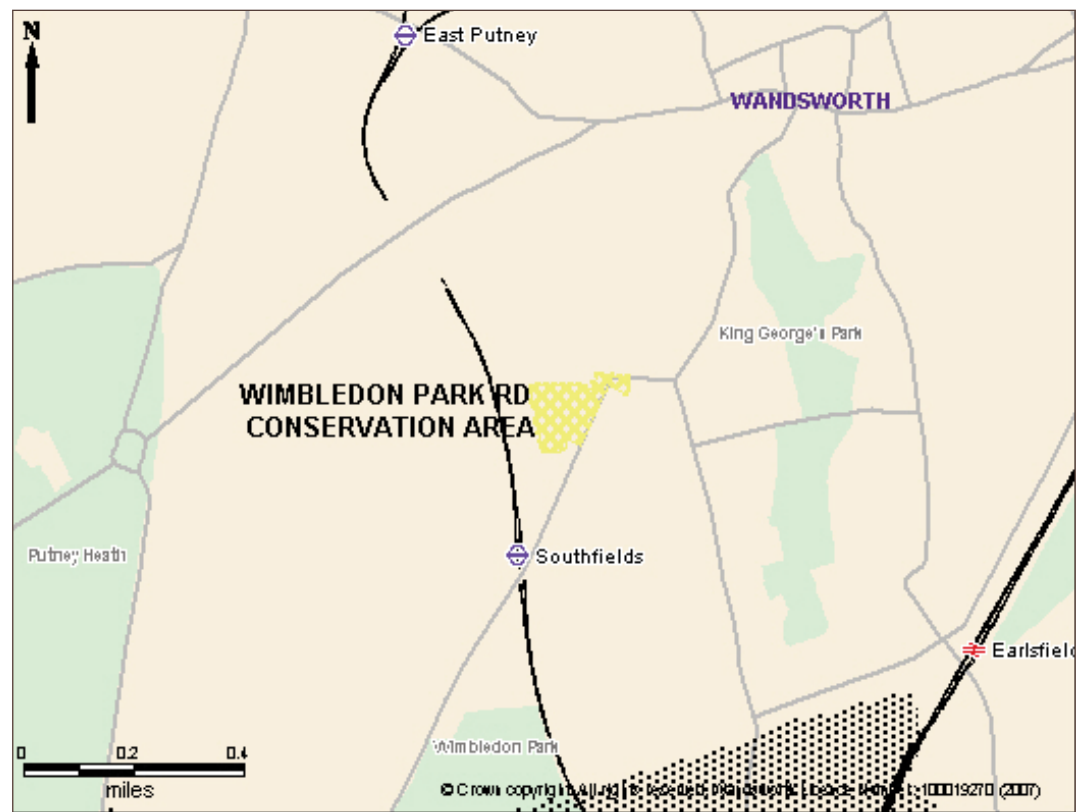
1.0 Character analysis

The area comprises a formal estate of 1920's terrace housing all of similar design. The uniformity of the curved terraces, the prominent gable fronted houses with their distinctive clinker- brick panel front boundary walls offer the best example of this period and style of housing in the Borough. It is this and the Grade II Listed St Michael and All Angels Church that gives Wimbledon Park Road its special character.

1.1 The fact that all houses are the nearly the same and that the quality of detail is so high makes this area distinctive and architecturally attractive. Where buildings have been altered (especially boundaries, front elevations and roofs) these alterations detract from the special quality of the area.

2.0 Location and context

The Conservation Area is in Southfields, the local amenities and Underground station are within ten-minute walk. It was built as a private estate and is bounded by Wimbledon Park Road to the east, Pulborough Road to the west and Granville Road to the north. All the houses are terraced, arranged in groups with regularly spaced gaps between groups to allow access to rear service passages.



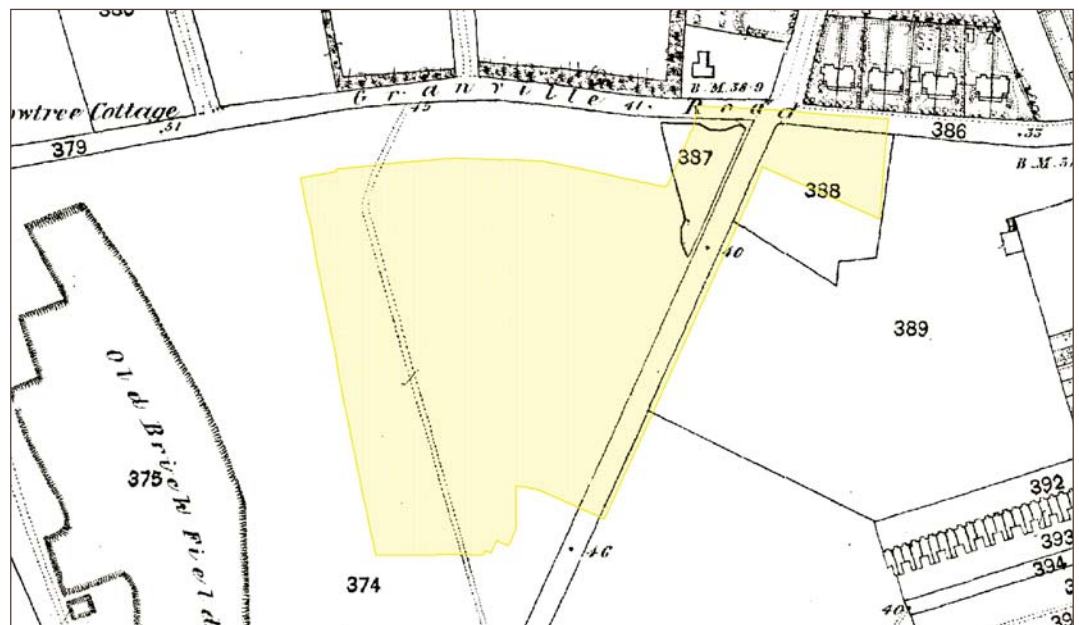
Location map

3.0 History and Topography

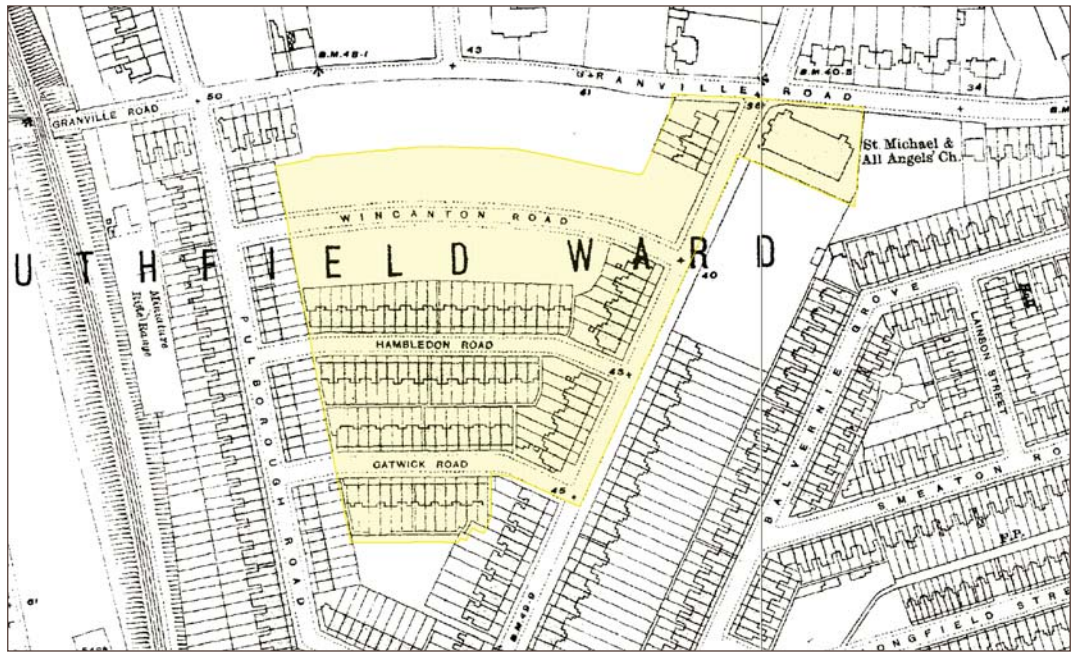
Drainage plans which are available for the public to view at the Local History Library in Battersea, often show plans and sometimes elevations of late 18th and early 19th Century development in the Borough. The Drainage plans show that Wimbledon Park Estate was built between 1910 and 1920 by the developers Allen & Norris. They located the estate office on the corner of Gatwick Road and Wimbledon Park Road. This building retains its original shop front and is now used as a solicitors office.

3.1 The houses on Wimbledon Park Road were built first, followed by Gatwick Road, then Hambledon Road and finally Wincanton Road. The estate was built on low-lying land just west of the Wandle Valley flood plain. Augustus Road is built on the ridge and as a result the conservation area can be seen from this point.

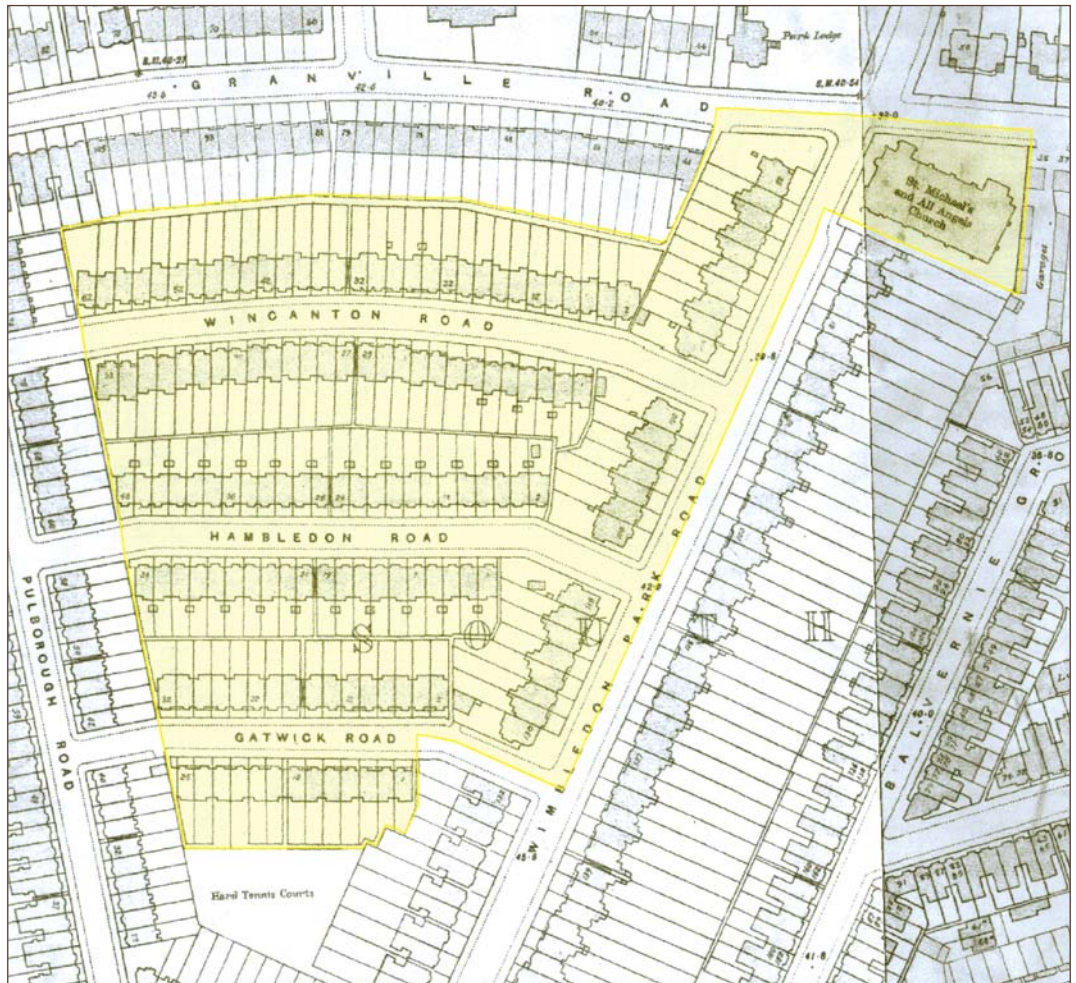
3.2 Houses on the east side of Wimbledon Park Road, between the Church and Standen Road, are outside the conservation area but are part of the same development and contribute to the distinctive townscape of the area.



1868-1881



1916-1919



1930s

4.0 Building and townscape

4.1 Introduction

The streetscape is particularly well preserved, richly endowed with original details, which although routine in their time, now appear as distinctive examples of craftsmanship. The substantial clinker-brick walls are an especially distinctive unifying feature – giving the houses an unusual cohesion despite the small changes that have been made. There are few original timber gates remaining but where they do survive these significantly complement the walls. The houses in Wincanton Road are staggered to accommodate the curve which adds further visual interest to this street.



The properties all have prominent gabled fronts with square bay windows on both ground and first floors. They are built in red brick with decorative clay tile hanging on the bays under plain clay tiled roofs. The bold rhythm of gables and the rich details make this a lively composition. Despite the similarity of the buildings the townscape is not monotonous.

A fine feature of these houses is the deeply recessed decorative porches, again roofed in clay tiles and supported on polished pink granite columns (possibly from Aberdeen). The developer used granite and other decorative materials to enhance the status of the houses.

4.2 Windows

The original windows are an essential part of the character of the terraces. They are timber casements, with leaded top lights. The top lights are square and separated from the rectangular casements with a moulded frame. These windows are typical of the Edwardian period.



Timber mouldings on the frames and casements were commonplace at the time but now seem richly decorated compared to modern PVC replacements.



On Wimbledon Park Road the entire window has leaded lights.

4.3 Front Doors

The timber front doors, with etched glass paneling are distinctive and in the main have been retained. There are two main types; Type A on Gatwick Road, Granville Road & Hambledon Road and Type B on Wimbledon Park Road.



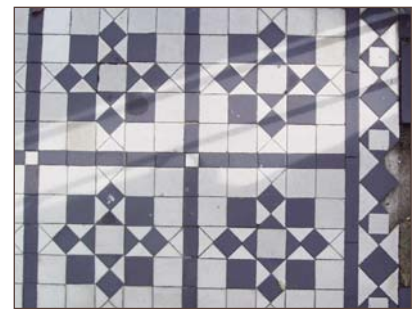
Type A



Type B

4.4 Tiles

The original garden paths are made in black and white tiles, in at least three different patterns, which were laid out. No road followed a particular pattern..



4.5 Corner properties

130 Wimbledon Park Road the original estate office is now used as a solicitor's office. Many of the shop front's original features have been retained and are therefore an asset to the conservation area. The forecourt in front of the office is covered with a harsh tarmac.

The side elevations of all other corner properties within the conservation area have been extended and/or many of the original features have been removed.



Original timber mullions and stall riser decorated with green tiles.

Fanlight above the front door.



5.0 The Church of St Michael and All Angels

The Church of St. Michael and All Angels is Grade II Listed and was built in 1897 in a Gothic style, to the designs of E.W.Mountford. Mountford was also responsible for Battersea Town Hall. It was extended to the east in 1905. It is of red brick with stone dressings and tile roof. The west end has a small pointed arch door surround and a large window of panel tracery above it, with another small tracery window above that. Stone towers flank each side of the gable. Set back from the west gable, on each side the projecting aisles have double lancet windows. On the north and south aisles, the clerestory windows are flat-headed tripartite windows. The east end has stepped buttresses. Planning permission has been granted for an extension to the east elevation.



6.0 Green elements

There are a number of street trees and trees in front gardens in Wimbledon Park Road. These trees are, typically, pollarded limes, and they add another dimension to the suburban gentility of the street scene. The nearest green space is Wimbledon Park.



7.0 Public realm - historic features

The pavements are formed in concrete slabs, interspersed with ones bearing the manufacturers' names in brass letters, edged with granite kerbs and granite sett gutters. Accesses to the rear of certain properties are formed in setts.



MANAGEMENT STRATEGY

8.0 Introduction

This document is not just about the Council preserving the special character of your Conservation Area through planning controls, but is also about how you as a resident or a business can make it a more attractive place.

9.0 Enhancement and design guidance

9.1 Repair or reinstate original windows

The original windows are so important to maintaining the character of the conservation area as they are such a prominent feature of these houses. Then it is often possible and cost effective to repair the original window and insert secondary glazing. Appendix 1 provides a list of timber specialist in repair and replacement of timber window. Or for guidance on how to do this yourself the 'Period House' produced by English Heritage is very useful (see 10.0).

9.2 If it is necessary to replace your windows, the first choice should be timber, with leaded lights at the top. Double glazed timber windows are available. If you wish to use upvc the result is much more authentic if the timber frame and original sill is retained. All replacement windows should be an exact replica of the original as described in 4.2. If you wish to reinstate original timber windows a grant may be available see 9.4.



The original timber frame and sill has been retained when these upvc windows were installed.



The replacement windows do follow the vertical pattern of the original.

For a list of contractors & specialist dealings with timber window repairs and replacement see Appendix 1

9.3 Remove porch infills

Original front doors are distinctive and good quality. Not only should these be retained, but also they should not be obscured by porch infills. Where these have already been built the street scene would benefit from revealing the original front doors.

9.4 Tile paths and front gardens

A high proportion of the houses still retain the original tiled front paths. Where damaged they should be repaired; where lost they should be reinstated, see Appendix 2 for a list of specialists. Although front gardens are quite small shrubs small trees and hedges can make a dramatic impact on the street scene.



9.5 Only the properties in Wimbledon Park Road have front gardens large enough to accommodate a parked car. However, creating an access could result in the loss of distinctive front boundary walls. Enforcement action has been taken against unauthorised demolition of front boundary walls in this road. The council has prepared design guidance on acceptable ways of providing vehicle hardstandings.

9.6 What the council can do

Grants and Advice

The council offers grant assistance to help with the cost of certain enhancement work, particularly restoration of lost features. Painted brickwork can now easily be cleaned and even render and pebbledash can be removed Appendix 1& 2 provide a list of contractors to do works. If you require any further help please contact the council.

10.0 Supplementary Guidance

The following supplementary guidance has been produced by the council and is available on the website www.wandsworth.gov.uk or on request please call (020) 8871 6646.

Do it in Style – a guide to the care, repair and adaptation of your home.

Hardstandings for cars – what to do when you want to create a car-parking space in your garden

Making more of your loft – design guidance on altering your roof

What is a Conservation Area? – information on Conservation Areas in general

Tree Strategy for the Borough – the action plan for trees in the borough

Residential Basement Extensions – best practice design guidance

Government Guidance

This has been published by central government and is available on the planning portal www.planningportal.gov.uk or on request from the council.

Planning A Guide for Householders -What you need to know about the planning system; a guide to permitted development rights.

A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

Period House (How to repair, restore and care for your house) - English Heritage
Published by Colins (2005)

11.0 What will I need permission for?

11.1 Works to any tree in the Conservation Area

Before carrying out any work to any tree in a conservation area it is necessary to serve a notice to the council six weeks before you intend to do the works- this includes any kind of work whether it is just minor pruning through to complete removal. If you want to remove a tree completely, be sure to give full reasons.

To serve a notice you can fill out a form entitled

11.2 'Application to carry out work to a tree in a conservation area.' You can do this online or a form can be sent on request. (see 13.0 for contact details) This must include; the address of property where tree is located, the proposed works to the tree, the type of tree (if known) and whether it is in the front or back garden.

11.3 Satellite dishes

For information on the regulations governing the size and location of satellite dishes please see, 'A householder's Planning guide for the installation of Antennas, including satellite dishes.'

11.4 Demolition

You will need to apply for Conservation Area Consent to demolish the front walls or any building bigger than 115 cubic metres. Permission to demolish any of the clinker boundary walls is unlikely to be granted, as the walls are so fundamental to the character of the Conservation Area.

11.5 The new proposal will be a material factor in deciding whether to give consent for demolition; this will normally only be granted subject to planning permission for redevelopment being granted, and a contract for carrying out the works having been signed, where these are required.

12.0 Planning applications/council policy

12.1 Application Forms

All application forms are available on the website www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm or on request, just contact the planning department (see contact details below). To apply for a planning application it necessary to complete the form and submit scale drawings showing the existing and the proposed. For applications to replace doors or windows, it is possible to include a photograph to show the existing, but the drawing for the proposed must be to scale of either 1:50 or 1:100.

12.2 Planning Applications – council policy

Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes Wimbledon Park Road Conservation Area.

12.3 To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to discuss, with any resident of the borough or local business, proposals to alter or extend their property and, if planning permission is required, how it can be obtained. Simple enquiries can be dealt with by telephone. Confidentiality within the council will be respected.

12.4 Planning applications are determined using national and local policy. Wandsworth Council's Unitary Development Plan (UDP) adopted in 2003 sets out the local policies used to determine planning applications. Policies TBE10 & TBE11 apply specifically to Conservation Areas. Policy H4 is also important as it relates to proposals to extend or alter residential properties.

12.3 How long does a planning application take?

It takes eight weeks to process a householder planning application, Conservation Area Consent and Listed Building Consent.

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

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

12.6 The 8-week period starts on the date of validation. Within this time the application will be advertised and anyone can comment on your application, if applicable other departments of the Council will also be consulted this often includes Conservation and Design.

12.7 Building Control

If you want to do new building work you will probably need building regulations approval. If you want advice on this, phone (020) 8871 7620.

13.0 Contact list

Development Control (020) 8871 7657

Conservation and Design (020) 8871 6646

Building Regulations (020) 8871 7620

Website: www.wandsworth.gov.uk/planning

Email: boroughplanner@wandsworth.gov.uk

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

This character statement is intended to give an overview of the development and current character of the conservation area; it is not intended to be prescriptive, nor to be a summary of planning constraints or an inventory of individual buildings or other features whether listed or otherwise.

If you have difficulty understanding this in English, please contact:
Wandsworth Interpreting Service: (020) 8672 1043/3649 English

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