

Wandsworth Local Plan

**Supplementary Planning Document**

# Historic Environment SPD



Adopted November 2016





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# 1 Foreword

## Foreword

**1.1** The London Borough of Wandsworth has a long and fascinating history encompassing the Roman era, the medieval period, burgeoning expansion characteristic of the Georgian, Victorian, and Edwardian periods, through to the modern architecture of the 20<sup>th</sup> and 21<sup>st</sup> centuries. The current borough represents an amalgamation of the administrative areas of the former Battersea Borough Council and Wandsworth Borough Council which was created in 1965.

**1.2** The character of the borough is dominated by the River Thames at its northern boundary with settlements formed along arterial routes out of central London and at crossing points on the river. Over the various periods in history the borough has been fashioned by the dynamics of societal, economic, cultural, industrial and technological forces.

**1.3** This Historic Environment SPD focuses upon the forces that have shaped the historic environment of the borough and how those forces continue to influence the patterns of growth. The borough is enriched by its legacy of the extant remains of natural and shaped landscapes (commons and parks), the patterns of its streets and neighbourhoods, and the historic town and local centres. The forces of change continue to affect the vitality and vibrancy of our town centres and the changing nature of industry as well as the way we live, work and play.

**1.4** This Historic Environment SPD investigates the challenges that we face today in protecting, cataloguing, managing and celebrating our built and natural heritage. It sets out a vision for managing heritage assets in ways that facilitate the preservation of a rich tapestry of heritage assets as a legacy for future generations to understand and enable the interpretation of the social, cultural and economic history of the borough. We will do this by protecting and celebrating the very best architectural and historic buildings in the borough, including churches, town halls, theatres, cinemas, houses, bridges, industry, stations and public houses through to milestones, telephone boxes and ice houses. Many of these heritage assets were associated with particular uses, which over time have become redundant and the challenge is to breathe new life into these buildings to enable future generations to use, understand and interpret them. Both the Ram Brewery and Battersea Power Station are undergoing adaptive change with new uses and new owners transforming them for a new economic life to meet the needs of the 21<sup>st</sup> century.

**1.5** This Historic Environment SPD also provides a context for working with the local amenity societies, heritage organisations, residents and businesses within the borough in helping to protect, catalogue, manage and celebrate Wandsworth's heritage as well as working with our neighbouring boroughs.

**1.6** I am delighted to introduce this SPD and recommend it to applicants, businesses and residents as an informative and enlightening document in its approach to protecting and proactively managing the historic environment in the borough.



A handwritten signature in black ink, appearing to read 'Guy Humphries', is centered on a light-colored rectangular background.

**Councillor Guy Humphries (Wandsworth Heritage Champion)**

## 2 Introduction

### 2.1 Introduction

**2.2** The Council's planning policies aim to protect and enhance the quality of life and are the basis for promoting and controlling development in the borough. The Local Plan adopted in March 2016 is comprised of a series of documents; including the Core Strategy, the Development Management Policies Document (DMPD) and the Site Specific Allocations Document (SSAD). The Core Strategy sets out the Council's spatial vision, strategic objectives and spatial strategy. The Development Management Policies Document (DMPD) supports the Core Strategy and London Plan and sets out the Council's detailed policies for managing development in the borough. The SSAD sets out the main sites where development or other change is anticipated, or where the Council has particular objectives, as well as details on waste and on tall buildings. The Council is also developing Supplementary Planning Documents (SPDs) as part of its Local Plan and these will be a material consideration in the assessment of planning and listed building applications. This Historic Environment SPD supports the policies in the Core Strategy and the DMPD.

### Status

**2.3** Supplementary Planning Documents (SPDs), whilst not having development plan status, are intended to expand on policy or provide further details to support Local Plan Documents. Development proposals should have regard to this SPD as it will be a material consideration in determining applications in conjunction with other relevant planning policies. The Council's planning policies and where relevant, the London Plan 2011, have been referenced but for a full statement of policy and how it will be applied, the Core Strategy, the DMPD, the SSAD and the London Plan should be referred to directly. It should be noted that SPDs are subject to statutory preparation procedures under Regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### Purpose

**2.4** The National Planning Policy Framework, 2012 (NPPF) advises that SPDs "should be used where they can help applicants make successful planning applications or aid infrastructure delivery and should not be used to add unnecessarily to the financial burdens on development."

**2.5** This SPD does not set out any additional policy; rather it provides further guidance on existing planning policy included in the Core Strategy and DMPD. It details criteria that are material in determining planning and listed building applications related to heritage matters and the evidence that justifies the Council's approach. As such, the SPD positively contributes towards achieving sustainable and balanced communities and vibrant town centres, whilst meeting the needs of local residents.

**2.6** Following the publication of the London Plan in 2011, the Mayor for London published the Town Centres Supplementary Planning Guidance, 2014 (SPG) to support London Plan policies. This has been referred to, rather than duplicated. Any subsequent editions of this document should also be taken into consideration.

**2.7** The Council has a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the borough and provides a unique sense of identity enriching the lives of residents, people who work in the borough and visitors. The historic environment also provides a wealth of economic assets and the use, re-use, conversion and alteration to heritage assets are an inextricable part of the engine that drives the local economy.

**2.8** Notable among these are the re-use, conversion and repair of Battersea Power Station for a range of retail, hotel, office, entertainment and leisure activities as well as residential accommodation; the re-use of the Ram Brewery to provide a major mixed use development in Wandsworth Town Centre re-using the heritage assets and the expansion of Roehampton University to provide new student accommodation and facilities on campus, which comprises historic buildings set within historic parks and gardens.

### **Format and Scope of the Supplementary Planning Document**

**2.9** This SPD has been arranged into separate sections, each dealing with the following specific heritage matters:

- Historic Environment in Wandsworth: Policy
- Character of the Borough
- Conservation Principles
- Designated Heritage Assets
- Local Heritage Assets
- Managing the borough's heritage
- 

**2.10** List of Relevant Planning Policies (please note that the references below relate to the 2nd Proposed Submission versions of the Local Plan documents):

- Core Strategy Policy PL1 – Attractive and distinctive neighbourhoods and regeneration initiatives
- Core Strategy Policy PL4 - Open space and the natural environment.
- Core Strategy Policy PL8 – Town and local centres
- Core Strategy Policy PL11 – Nine Elms and the Adjoining area in north-east Battersea
- Core Strategy Policy PL12 – Central Wandsworth and the Wandle Delta
- Core Strategy Policy PL13 – Clapham Junction and the adjoining area

- Core Strategy Policy PL14 – East Putney and Upper Richmond Road
- Core Strategy Policy PL15 – Roehampton
- Core Strategy Policy IS6 – Community services and the provision of infrastructure
- DMPD Policy DMS1 – General development principles – Sustainable urban design and the quality of the environment
- DMPD Policy DMS 2 - Managing the Historic Environment
- DMPD Policy DMS 3 - Sustainable design and low-carbon energy
- DMPD Policy DMS 4 - Tall buildings
- DMPD Policy DMH 4 - Residential development including conversions
- DMPD Policy DMH 5 - Alterations and extensions
- DMPD Policy DMH 7 - Residential gardens and amenity space
- DMPD Policy DMTS 1 - Town Centre Uses
- DMPD Policy DMTS 3 - Core shopping frontages
- DMPD Policy DMTS 4 - Secondary shopping frontages
- DMPD Policy DMTS 5 - Other frontages
- DMPD Policy DMTS 6 - Important Local Parades
- DMPD Policy DMTS 7 - Loss of shops outside protected shopping frontages and parades
- DMPD Policy DMTS 8 - Protection of public houses and bars
- DMPD Policy DMTS 9 - Shopfronts and signs
- DMPD Policy DMTS 10 - Northcote area of special shopping character
- DMPD Policy DMTS 11 - Markets
- DMPD Policy DMO 1 - Protection and enhancement of open spaces
- DMPD Policy DMO 8 - Focal points of activity



## 3 Historic Environment in Wandsworth

### National Policy

**3.1** The Council has a general duty under S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of planning applications for development which affect a listed building or its setting, to have a special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**3.2** Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.

**3.3** Listed buildings, Conservation Areas, Registered Historic Parks and Gardens and Archaeological Priority Areas are designated Heritage Assets under the National Planning Policy Framework (NPPF). The NPPF requires local authorities to take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and, putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring,
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

**3.4** The NPPF (paragraph 132) explains that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As regards design it explains how high quality and inclusive design should be applied to all development, including consideration of the wider public realm, in order to contribute positively to improving quality of life, social inclusion, health and safety of people, and in promoting regeneration.

**3.5** Locally listed buildings, other structures (such as drinking fountains, milestones and memorials) and parks and gardens of more local interest are referred to as non-designated heritage assets in the NPPF and their significance should be taken into account in determining applications.

**3.6** In addition there is National Planning Practice Guidance (NPPG) which explains in more detail about conserving and enhancing the historic environment.

<http://planningguidance.communities.gov.uk/>

**3.7** Nationally, Historic England champions heritage within England and gives advice on the listing and scheduling of buildings, historic parks and gardens, battlefields and wreck sites. Historic England publishes an extensive range of expert advice to help care for and protect historic places and our wider heritage, including listed buildings, scheduled monuments, conservation areas and World Heritage Sites.

**3.8** Historic England was formed in April 2015 from English Heritage, which was divided into two parts; Historic England, which inherited the statutory and protection functions of the old organisation, and the new English Heritage Trust, a charity that would operate the historic properties, and which took on the English Heritage operating name and logo. Nationally Historic England manages the Heritage at Risk programme so that the number of 'at risk' buildings and places is reduced and works in partnership with local authorities at the local level (see Chapter 13).

**3.9** In London Historic England advise on all works to grade I and II\* listed buildings and Registered Historic Parks and Gardens, advise on works affecting the setting of heritage assets; on the demolition of a principal external wall of a grade II listed building or the demolition of all or a substantial part of the interior of a grade II listed building; and some works affecting conservation areas. They collaborate with Wandsworth on pre-application proposals to heritage assets particularly on those for grade I and grade II\* listed buildings such as Mount Clare and Battersea Power Station. Historic England's Greater London Archaeology Advisory Service (GLAAS) also advise on designated and non-designated archaeology (see also Archaeology in section on Designated Heritage Assets). Historic England provide helpful advice to applicants who intend to carry out works to heritage assets (<https://historicengland.org.uk/advice/planning/>).

## **London Plan**

**3.10** The London Plan 2015 contains policies to protect and enhance the contribution of listed buildings, historic landscapes, archaeology and World Heritage sites as part of managing change in London.

**3.11** Policy 5.4 deals with retro-fitting, applying to the existing building stock requiring boroughs to develop policies and proposals regarding the sustainable retrofitting of existing buildings.

**3.12** Policy 7.4 says that boroughs should consider the different characters of their borough and how they should be sustained, protected and enhanced through managed change. Core Strategy PL1 has been framed within this policy and the Historic Environment SPD provides over-riding guidance for the 45 Conservation Area Character Appraisals and Management Strategies, which describe the character of areas in detail.

**3.13** Policy 7.5 relates to the quality of the public realm and encourages local authorities to develop local objectives and programmes for enhancing the public realm. Cross- borough working at the interface of borough boundaries should therefore be

maximised to ensure a consistent high quality public realm. There is a range of guidance such as Better Streets, Manual for Streets, Principles of Inclusive Design, and Streets for All which can help inform the design of the public realm.

**3.14** Policy 7.6 relates to architecture and the need to ensure that new buildings are of the highest architectural quality and integrate well with the surrounding streets and be adaptable to different activities and uses.

**3.15** Policy 7.7 relates to the location and design of tall and large buildings. It requires boroughs to work with the Mayor to consider which areas are appropriate, sensitive or inappropriate. The Council prepared a Tall Buildings Study which evaluated different parts of the borough as regards the appropriateness or inappropriateness of tall buildings and this formed part of the evidence base to the Local Plan adopted in March 2016.

**3.16** Policy 7.8 says that boroughs should, in Local Plan policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

**3.17** Moreover, it says that boroughs, in consultation with Historic England, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

**3.18** Policy 7.9 says that boroughs should support the principles of heritage-led regeneration in Local Plan policies.

**3.19** Policy 7.10 sets out a policy for World Heritage Sites and says that Local Plans should contain policies to:

- a. protect, promote, interpret, and conserve, the historic significance of World Heritage Sites and their Outstanding Universal Value, integrity and authenticity.
- b. safeguard and, where appropriate, enhance both them and their settings.

**3.20** Policy 7.12 sets out a policy governing the London View Management Framework, which identifies strategic views across London, and says that boroughs may also wish to use the principles of this policy for the designation and management of local views. The Council used this as a basis for the preparation of the Local Views SPD.

## Local Plan

**3.21** The Local Plan adopted in March 2016 is the relevant planning policy document for the borough.

**3.22** The Core Strategy sets out a spatial vision for the borough protecting and improving the built and natural environments. Wandsworth is an attractive and desirable place to live and comprises five town centres and a number of distinctive neighbourhoods. Core Policy PL1 sets out an over-arching policy that seeks to promote their local distinctiveness whilst conserving and enhancing heritage assets and their settings.

**3.23** Core Policy PL 4 seeks to protect and improve public and private open spaces in the borough, whilst Policy PL 8 sets out to promote the five existing town centres, whilst developing a Central Activities Zone frontage at Battersea Power Station.

**3.24** Core Policies 11-15 set out strategic guidance on places across the borough that are subject to change, most notably in Nine Elms.

**3.25** The key policies affecting the historic environment are Policies DMS 2 which seeks to protect designated and non-designated heritage assets, and DMO 1 which seeks to protect and enhance open space.

**3.26** See web link for document.

[http://www.wandsworth.gov.uk/info/1004/planning\\_policy](http://www.wandsworth.gov.uk/info/1004/planning_policy)

## Policy DMS 2

### 3.27 Managing the historic environment

- a. In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:
  - i. is in accordance with the NPPF, the London Plan and relevant Historic England guidance;
  - ii. takes full account of the Council's Conservation Area Appraisals and Management Strategies;
  - iii. is accompanied by a satisfactory Statement of Heritage Significance and Impact (Heritage Statement) produced by a heritage specialist where appropriate.
- b. Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:

- i. the conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shopfronts or elements of shopfronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling, and historic plan form in listed buildings;
  - ii. the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;
  - iii. the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;
  - iv. the removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
  - v. the use of the heritage asset should be compatible with the conservation of its significance;
  - vi. historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record by the applicant.
- c. Development involving substantial harm to heritage assets will only be granted in exceptional circumstances, where the great weight given to conservation has been fully taken into account; and the substantial public benefit derived has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF.
  - d. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the Policies Map), will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.
  - e. Further detail will be set out in a forthcoming Historic Environment Supplementary Planning Document (SPD).
  - f. Applications affecting non-designated heritage assets (such as locally listed buildings) will be dealt with in accordance with the NPPF.
  - g. Deliberate damage and neglect to a historic building will not be taken into account in any decision.

## **Policy DMO 1**

### **3.28 Protection and enhancement of open spaces**

a. The Council will continue to protect MOL from inappropriate development in accordance with the London Plan and NPPF.

b. Other areas of open space including those shown on the Policies Map, green infrastructure and smaller areas not displayed on the Policies Map will be protected and enhanced in open use and new development will only be permitted where:

(i) it is linked to the functional use of the open space; and

(ii) it does not harm the character, appearance or function of the open space.

Cumulative impacts of development will be taken into account in this assessment.

c. Where the net loss of open space is proposed, replacement provision of equivalent or improved quantity and quality that suits current and future needs will be required in an appropriate location.

## 4 Character of the Borough

### Character of the Borough

**4.1** This chapter sets out a summary of the character of the borough. A more detailed description of the places in the borough is set out in Appendix 1.

**4.2** The character of the borough of Wandsworth derives from the multiple layers of historical development associated with its landscape character. It is defined to the north by the frontage on to the River Thames from Barnes in the west to Nine Elms in the east. The River Wandle flows through the Wandle Valley from the south northwards to the River Thames at Wandsworth. On each side of the Wandle Valley are the ridges of higher land, Wimbledon Ridge to the west and Clapham ridge to the east. The Falcon Brook flows, albeit now culverted, through the valley that cuts through the Clapham Ridge at Clapham Junction to join the River Thames at Battersea, and Beverley Brook similarly flows north through Richmond Park and out to the River Thames at Barn Elms on the boundary with Richmond. That part of the borough to the north of Wandsworth Road defines an area known as the Battersea Channel, a relic of the River Thames.

**4.3** The early influences of settlement came from the Romans and Saxons. Balham Hill/High Road was part of the Roman route (Stane Street) from Chichester to London. In the medieval period much of the area was being farmed and later more specialist market gardening developed particularly around Lavender Hill for the growing of lavender. The village of Battersea Square had become established around St. Mary's Church.

**4.4** The rivers at Wandsworth provided a context for the growth of industry particularly brewing, flour milling and craft industries, which were fashioned by the Huguenots who came to Wandsworth in the late 17th and early 18th centuries.

**4.5** To the west Putney developed as a crossing place of the River Thames, and the first bridge in 1729 led to the development of country estates, particularly in Roehampton. A number of the grand villas associated with the estates survive.

**4.6** The industrial revolution and the development of the railways in 1838 with the opening of the Nine Elms to Southampton Railway in 1838 brought significant change. The development of the railways and building of stations started a process of development. The landscape of medieval field patterns started to give rise to the development of estates. The population of Battersea in 1831 was 5,540, 54,016 by 1871 and had almost doubled to 107,262 within 10 years such was the process of transformation. The borough of Battersea was formed in 1900 before it was included in Wandsworth by 1965. The Underground railway first came to Wandsworth in 1890 with the opening of stations at East Putney and Southfields following the opening of the District & London & South Western Railway, and to Clapham South, Balham and Tooting in the 1920s with the extension of the Northern Line.

**4.7** The built form is derived from the coalescence of early villages and hamlets through conversion of fields to residential development. The predominant form is two/three storey development fronting a grid network of streets. The town centres are generally of around 2-4 storeys of development. The landscape was pepper-potted with isolated taller buildings in the 1950s and 60s as part of the post Second World War re-construction.

**4.8** Wandsworth has a number of open spaces which have survived following their protection in the C19th century from being enclosed or built upon. These include Clapham, Tooting, Wandsworth, and Wimbledon and Putney Commons. The Victorian legacy of Municipal parks also resulted in the creation of Battersea, King George's, Wandsworth and Wimbledon Parks.

**4.9** In the twentieth century the former London County Council developed land in Battersea (Latchmere Estate) in 1903, the first municipal housing in England using the Council's own workforce, Roehampton Estate in Dover House Road in the 1920s and the Alton East and West Estates in Roehampton of the 1950s. The first two were based on the principles established for the early Garden Cities and suburbs, whereas Alton Estate was based on pioneering work on 'slab' and 'point' blocks as residential forms of development. The former Battersea Borough Council built housing in Theatre Street and Town Hall Road in the early twentieth century to designs similar to Latchmere Estate. Wandsworth Council built houses at Magdalen Park with the Fieldview Estate.

**4.10** Around 50% of the borough is included within designated conservation areas. Over 500 buildings are listed on the National Heritage List as being of special architectural or historic interest and over 500 are included in the Council's Local list.

**4.11** The large open spaces in the borough represent a distinctive element of the landscape character comprising 4 commons (Clapham, Tooting Bec, Putney Lower and Wimbledon and Putney Heath, and Wandsworth) and 4 major parks (Battersea, King George's, Wandsworth and Wimbledon) all except King George's being Registered Historic Parks and Gardens); whilst Richmond Park a Royal Park and grade I Registered Park and Garden, adjoins the borough. A further open space at Springfield, also a Registered Park and Garden, is proposed for a new public park. Six open spaces in the borough are protected by the 1931 London Squares Preservation Act. These are Nightingale Square, Melrose Road (junction with Viewfield Road), Rusholme Road, West Hill (junction of Upper Richmond Road), West Hill Road (junction of Viewfield Road) and West Hill Road (junction of Wimbledon Park Road).

**4.12** Early twenty first century development has focussed on the redundant riverside industrial areas, regenerating town centres and the transformation of Nine Elms. A Masterplan for the industrial zone in Nine Elms envisages an ultra-modern residential and International business quarter. The emerging international quarter has a scale of development that is of a different order to other parts of the borough with taller buildings consistent with its status as being part of the Central London Activities area, which



includes the West End of London. One Nine Elms, a 58 storey mixed use building will become the centre of a cluster of tall buildings in Nine Elms. As part of this redevelopment the iconic Battersea Power Station (grade II\* listed building) is being restored and transformed into a mixed use entertainment and residential building and the United States Embassy is moving to a new building nearby. The Northern Underground Line is currently being extended from Kennington to Battersea Power Station with an intermediate station at Nine Elms, and a new linear public park is being created stretching from One Nine Elms though to Battersea Power Station.

**4.13** Battersea Power Station and the emerging mixed use development to the south will form part of a new High Street, which is being created on two levels with high quality pedestrian spaces linking it with the proposed underground station. Malaysia Square, Prospect Place, Battersea Power Station Park and a rooftop public garden above the new High Street development will provide high quality public spaces.

### **River Thames**

**4.14** A former course of the River Thames known as the Battersea Channel was a prominent feature on the borough landscape and today can be seen north of Wandsworth Road where the land level drops away. This area was certainly significant to prehistoric peoples before medieval drainage started to change the area ahead of the nineteenth century urban and industrial expansion. The River Thames is the most significant landmark within the borough. Wandsworth has one of the longest river frontages of the riparian boroughs. The crossing points of the river are linked to the historical development of the borough. Early ferry points were often replaced by bridges, as at Putney. The bridges are also linked with patterns of movement and modes of transport. Altogether there are 8 bridges across the River Thames in Wandsworth, with two pedestrian bridges planned.

**4.15** Putney, Cremorne, Battersea, Albert and Chelsea Bridges are all listed as buildings of special architectural or historic interest. Putney and Wandsworth Bridges are maintained by the Council, with Putney Railway and Battersea Bridges by Transport for London, Albert and Chelsea Bridges by Kensington and Chelsea and Cremorne and Grosvenor Railway Bridges by Network Rail. Putney Railway Bridge is of local architectural interest.

**4.16** Both Albert Bridge and Chelsea Bridge with their towers and suspension cables are landmarks and being illuminated at night give a distinctive image as gateways into the borough from the north.

### **Local Views**

**4.17** London's landscape is focussed on the River Thames as a valley, whilst the higher land to the south and north present opportunities to view distinctive buildings. Whilst the London View Management Framework (LVMF) has been set up by the Mayor

of London to provide a process for evaluating the impact from proposals for tall buildings, Wandsworth has adopted a Supplementary Planning Document (SPD) for Local Views. Altogether six Local Views have been protected relating to views from bridges over the river Thames and views of Battersea Power Station.

**4.18** For details of the Local Views SPD follow the link below:

[http://www.wandsworth.gov.uk/downloads/file/9285/local\\_views\\_spd](http://www.wandsworth.gov.uk/downloads/file/9285/local_views_spd)

**4.19** In addition there are a number of local views identified elsewhere in the borough and although not formally protected they nevertheless contribute to the enrichment of the area. The Conservation Area Appraisals and Management Strategies for each conservation area in the borough identify these views.

## 5 Conservation Principles

### Key Principles

**5.1** The Conservation Principles set out in Historic England's document 'Conservation Principles: Policy and Guidance' provide a comprehensive framework for the sustainable management of the historic environment. When dealing with the historic environment with Wandsworth these Principles should be used in understanding places and making informed interventions. As an integral part of this process it is essential to understand the significance of places.

#### **Principle 1: The historic environment is a shared resource.**

**5.2** The residents, businesses and visitors to the borough participate in the heritage resource. Each generation will help to shape the borough's heritage through its use, management, care and repair.

**5.3** The Council makes people aware of the heritage assets through details on its web site which is a shared resource.

#### **Principle 2: Everyone should be able to participate in sustaining the historic environment.**

**5.4** The Council consults the public as part of the day to day decision-making process involving planning and listed buildings that affect heritage assets. It has set up the Wandsworth Conservation Area Advisory Committee, which advises the Council on proposals affecting heritage assets.

**5.5** The Council works with Historic England and the Greater London Archaeological Service, and all the statutory national amenity societies (The Gardens Trust (formed out of the Association of Gardens Trusts and the Garden History Society in July 2015) as well as the Georgian Group, Victorian and Twentieth Century Societies, Ancient Monuments Society, Council for British Archaeology and SPAB) as consultees on proposals for works affecting heritage assets.

**5.6** The Council is a partner on the Westminster and Tower of London World Heritage sites collaborating with Historic England and inner London boroughs in managing the setting of these internationally significant heritage assets.

**5.7** The Council also works with the Heritage of London Trust and the London Parks and Gardens Trust (LPGT).

### **Principle 3: Understanding the significance of places is vital**

**5.8** Understanding the significance of places is essential if any change is contemplated. It embraces a diverse range of cultural and heritage values that make up the character of places. As set out in the character of the borough a fundamental understanding of how places have evolved from plot morphology, building interventions over different periods, extensions to buildings over time and the layers of landscape inform the decision-making process about interventions.

**5.9** All of the borough's 45 conservation areas and registered parks and gardens have their own unique character and significance. The preparation and publication of Conservation Area Appraisals and Management Strategies and Landscape Management Plans assist in the understanding of places.

**5.10** The more recent statutory listed buildings in the borough have key descriptions which identify their architectural and historic attributes both externally and internally. Earlier Statutory listings are much less detailed and most do not describe the important historic features internally. It is important to understand that once a building has been listed this applies to the whole building internally and externally and extends to works to pre-1948 curtilage buildings. Similarly the borough's Registered Historic Parks and Gardens contain a description of the significant features that make them worthy of protection.

### **Principle 4: Significant places should be managed to sustain their values**

**5.11** Change within the borough is constant and inevitable and this will affect heritage assets. Buildings become redundant, change their use and need to adapt to different circumstances as well as technology.

**5.12** The pressure for change will vary according to different economic cycles and the significance of heritage assets needs to be identified as part of a process of managing change. Heritage assets have economic, social and cultural value, as well as historic and architectural value. These need to be recognised in managing change.

**5.13** Hence the acknowledgement of Battersea Power Station's importance in power generation, whilst recognising its potential to adapt to changing economic circumstances and transform the building into a mix of uses that will reinterpret its significance as a landmark and cathedral of power. Similarly the Ram Brewery and its association with brewing is key to reinterpreting this area of Wandsworth as part of its economic regeneration. The listed buildings that form part of the brewery will be retained and a micro-brewery will be established to perpetuate the associational and cultural value of brewing in this part of Wandsworth.

**5.14** It is essential that any new uses are appropriate if the heritage significance is going to be sustained.

**Principle 5: Decisions about change must be reasonable, transparent and consistent**

**5.15** The historic environment is made up of a range of different heritage assets and evaluating the impact of proposals on these assets requires the application of expertise and skills in design, historic buildings and historic landscape and awareness of the sites of archaeological potential. When considering the archaeological implications of a scheme the Council, may in line with with advice from GLAAS, require field evaluation, possibly at a pre-determination stage.

**5.16** Developers will be required to submit detailed information in support of planning and listed building applications setting out a clear understanding of the heritage asset and its context.

**5.17** The Council will in its evaluation of such proposals call upon its own specialist resources as well as those of Historic England as advisors in making judgements about proposals that affect heritage assets. The Council set up the Wandsworth Design Review Panel in 2012 which comprises professionals from a wide background of built environment disciplines. The Panel reviews major schemes at the pre-application stage and their report contains advice both for the applicant and the Council.

**5.18** The Council's Committee decision-making process is a transparent one that is guided by National, London and Local Plan policy.

**Principle 6: Documenting and learning from decisions is essential**

**5.19** Occasionally heritage assets are lost despite exhaustive efforts to find solutions to adapt them for new uses. Where decisions have been taken that will result in the loss of a heritage asset it is important that they are properly recorded as part of the understanding and evolution of places. It is important for successive generations to understand about the history of places, processes and culture that documentary evidence be undertaken prior to the loss of a heritage asset.

**5.20** The recording of heritage assets is managed through the attachment of conditions on planning permission and listed building consent as well as through a S.106 Agreement attached to a planning permission. These normally require a written scheme of investigation. The investigation shall:

- Include recording and sampling carried out to a professional standard and to an appropriate level of detail.
- The resultant records, artefacts and samples are analysed and where necessary conserved.

- Ensure the understanding gained is made publicly available.
- Ensure an archive is created and deposited for future research.

**5.21** Historic England publishes details about recording of buildings. Please see web link below:

<https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/understandinghistoricbuildings.pdf/>

**5.22** In recent years the loss of St. Peter's Church Hall (grade II) and Battersea Pumping Station (grade II) have been recorded following decisions to demolish these buildings. Not only listed buildings in the borough are recorded but also buildings of local interest, unlisted buildings in conservation areas as well as the archaeology of sites.

## **Significance**

**5.23** Significance is defined as: "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. Significance derives not only from a heritage asset's physical presence, but also from its setting."

**5.24** An understanding of buildings and places is essential in order to inform any process of change. For buildings it is necessary to understand the hierarchy of rooms, the important architectural details, the original plan form, its use, the materials and the building's relationship to its setting, as well as the setting itself. For places it is the origins of streets, plot morphology and grain of development, typology of building forms, archaeological significance, materials for buildings and streetscapes, the uses of buildings and spaces as well as cultural activities. Where landscape is significant the original plan form and planting plan, patterns of paths and landscape features (ha ha's, gazebos, ice houses, etc.) should be carefully considered.

**5.25** Changes within the historic environment occur through social, economic and technological change as well as through gradual wear. Significant places need to be managed in ways that will best sustain their heritage values for present as well as future generations. Conservation represents the process for managing that change.

**5.26** The NPPF says that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The setting includes the surroundings in which an asset is experienced. The setting may include development outside of a designated conservation area where a proposal will have an adverse impact.

**5.27** Where any proposals will lead to substantial harm to, or total loss of significance of a designated heritage asset the NPPF recommends that these should be rejected unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss. Similarly where a proposal will lead to less than substantial

harm to the significance of a designated heritage asset, this harm should be outweighed against the public benefits of the proposal, including its optimum viable use. Where harm has been identified locally the public benefits of a proposal may include offers of funding towards the restoration of heritage assets through S.106 contributions.

### **Balancing Significance, Harm and Public Benefit**

Changes to heritage assets can range from relatively insignificant, through small-scale alterations and loss of original historic fabric through to complete loss. A balance will need to be struck where there may be substantial over-riding public benefits. Public benefits will be those identified as meeting the objectives of sustainable development (social, economic or environmental). These may be strategically important schemes such as those financed through central government, Mayoral or local CIL objectives. In reaching decisions on the balance to be struck a thorough understanding of the impact of a proposal will need to be made and subjected to rigorous analysis including the evaluation of options.

### **Heritage Values**

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

**5.28** These principles set out previously and heritage values underpin the process of managing change within Wandsworth and inform the decision-making process on interventions within the historic environment.

## 6 Heritage Assets Approach in Wandsworth

**6.1** Wandsworth has been at the forefront of heritage-led regeneration in London. In line with paragraph 126 of the NPPF Wandsworth manages the borough's heritage in a positive way to ensure that the existing heritage assets are put to their optimal use, repaired and enhanced as well as their setting enhanced. It is important to reach an appropriate balance between regeneration and conservation of heritage assets.

**6.2** Heritage-led regeneration benefits all the citizens in the borough by ensuring that cherished historic buildings and historic parks and gardens are safeguarded for future generations whilst viable uses are found to extend the life of the building. It is about managing change to secure growth through creating new businesses, new homes and new retail, leisure and entertainment facilities, which help to create jobs. Buildings may become redundant through changes in technology, demography, economic patterns, fashion or policy change. It is important to understand the significance of buildings in terms of their architectural importance as well as the uses that they were built for. The best use for a redundant historic building is the one it was designed for, or one that most closely resembles it.

**6.3** Wandsworth works with the local residents, local amenity societies and business community by proactively involving them in historic environment issues. Local amenity societies are involved with the Wandsworth Conservation Area Advisory Committee and Heritage Wandsworth. The former facilitates the making of comments on planning applications, whilst the latter provides a forum for sharing events about the historic environment and raising issues. Wandsworth has during 2016 been proactively working with local amenity societies in refreshing the borough's local list. We engaged a partner Holistic City who hosted a web site and using an adaptation of the Placecheck methodology facilitated the nomination of candidate listings of buildings, historic parks and gardens and artefacts. This was carried out using mobile telephones, notebooks and digital photography to interface with the web site to provide a resource that could be shared. In 2017 it is proposed that the candidate listings will be evaluated and recommendations made to provide an updated local list for the borough.

**6.4** The Council's Local History Service facilitate a local history festival each year in association with local amenity societies. Wandsworth participates in Open House London each year helping to promote public awareness and appreciation of some of the borough's heritage assets.

**6.5** At Battersea Power Station this iconic grade II\* listed building is being transformed from its original use as a coal fired power station to a mixed use building comprising specialist retail floorspace, offices, cinemas, hotel and residential apartments. This



'Cathedral' of power is the engine driving the regeneration of Nine Elms and its re-opening in 2019 will be a celebration marking its new role in the emergence of a new International quarter for London.

**6.6** At the Ram Brewery the site has been associated with brewing since the 16<sup>th</sup> century and a micro-brewery will be retained as part of the evidential and cultural value of the site. The site will provide a new retail and business quarter to Wandsworth Town Centre providing a much needed economic boost to the area. The development will also realize a financial investment to provide major improvements to public spaces transforming the existing traffic-dominated gyratory in the town centre to traditional streets facilitating much-needed improvements for pedestrians and cyclists.

**6.7** Elsewhere in the borough the Roehampton University Campus which occupies five historic buildings and parks and gardens is undertaking expansion and upgrading existing facilities. The University is injecting substantial investment into the borough re-using the existing historic buildings as well as providing new student accommodation to provide excellence in university education for its students from around the World.

**6.8** The borough's existing town centres all contain a wealth of heritage assets and these provide an economic asset for retailers and an array of other businesses as well as residents who appreciate living above these ground floor uses because of the proximity to services. Northcote Road in particular has thrived on re-using the historic buildings for specialist retail uses as well as restaurants and cafes, and the traditional street market helps to reinforce a sense of place. The social, cultural and economic value that the area imparts is much appreciated by local residents.

**6.9** The borough's public houses have been recognised for their significance both in terms of their community value as well as their local architectural value through the Town Centres SPD, which was adopted in March 2015. Details can be accessed using the web link below:

[http://www.wandsworth.gov.uk/downloads/file/10472/town\\_centre\\_uses\\_spd\\_adopted\\_march\\_2015](http://www.wandsworth.gov.uk/downloads/file/10472/town_centre_uses_spd_adopted_march_2015)

## **Demolition**

**6.10** Any works involving the total or partial demolition of a listed building will require Listed Building Consent. The total demolition of a listed building is rare, with only the former south-east tower to the Church of St. Peter, the former church hall to St Peter's, and the Battersea Pumping Station being lost since 1984. Demolition of a listed building or a building within the curtilage of a listed building requires the approval of the Secretary of State for Culture Media and Sport on the advice of Historic England. The only exceptions are buildings within the curtilage of a listed building that were built after July 1948, provided of course they are not also listed or within a conservation area

**6.11** The total or substantial demolition of a building in a conservation area will require planning permission. Again the total demolition of a building in a conservation area in Wandsworth is rare and every effort is taken to find new uses for buildings under threat.

**6.12** In carrying out its assessment of all of the borough's conservation areas buildings that provide a positive contribution to the character and appearance of the conservation area have been identified and these are shown in the Conservation Area Character Appraisals and Management Strategies.

**6.13** Outside conservation areas a Prior Approval application is required before any building can be demolished. This is to allow an evaluation of the proposal, as all non-designated heritage assets outside conservation areas and not within the curtilage of listed buildings are a material consideration in the decision-making process.

**6.14** Article 4 Directions (see chapter 11) have been made covering the demolition of buildings outside conservation areas (notably public houses) as well as front garden boundary walls, gates and railings under one metre in height. Planning permission is required for demolition in these circumstances.

### **Alterations and Extensions**

**6.15** All alterations and extensions to listed buildings internally and externally require listed building consent, and externally require planning permission, unless they are Churches covered by procedures under Ecclesiastical Exemption. Nevertheless works to alter and/or extend churches covered by these procedures still require planning permission. For details of Ecclesiastical Exemption see Historic England's web site:

<https://www.historicengland.org.uk/advice/hpg/consent/ecclesiasticalexemptions/>

**6.16** The philosophy when dealing with listed buildings is minimum intervention. If you are carrying out any alteration or extension it is important to retain as much as possible of the original historic fabric of the building. It is advisable to seek specialist advice prior to contemplating any works. This is particularly so in the case of retro-fitting works to historic buildings (see retro-fitting below).

**6.17** Occasionally historic buildings become redundant because the use which they were designed for is no longer viable. This may result from a change in the processes of production emanating from technological innovation and changes in fashion. Whilst the best use for a historic building is the use for which it was designed the challenge is finding new uses that can be accommodated without any detrimental impact on the character and appearance of the building and its significance as a heritage asset.

**6.18** Any alteration or extension to a listed building should have special regard to its character and appearance as a heritage asset and respect its form, scale, architectural design and materials. Prior to contemplating any alteration and extension applicants

are encouraged to set out the significance of the heritage asset, whether it be the facade's architectural detailing, the interior staircases, fireplaces, panelling, doors, skirting boards and ceilings and floor plan. Where the building is located within a Registered Park and Garden or other historic park and garden the significance of the landscape must also be set out.

**6.19** The special architectural or historic interest of listed buildings goes beyond appearance. Among these it will include the location and hierarchy of rooms, original room arrangement, historic floor levels, foundations, the historic fabric of the building, the original purpose of the building and its immediate setting.

**6.20** Any extension should respect the scale, proportion and materials of the original building. The type, texture, colour and patterns of brickwork and type and colour of pointing, patterns of glazing bars to windows, type of roof covering and details of doors are important. Proposed extensions should be respectful of the character and appearance of the original building. It is also important to identify opportunities for enhancement such as the removal of inappropriate features, such as painting over architectural brick details.

**6.21** Proposals for the construction of basements under listed buildings will require careful examination in terms of their impact on the structural integrity of the building, its immediate setting, particularly the street frontage as well as the hierarchy of the building. The size, scale and design of basements can impact substantially on the appearance and setting of historic buildings. Please refer to the detailed guidance in paragraphs 6.22 -32 and also the Housing SPD.

## **Repairs and Maintenance**

**6.22** Owners of historic buildings are advised to keep them regularly inspected. The principles of repair and maintenance is to reduce the long-term deterioration of the building. Most often building defects arise from neglect. The most common defects include water ingress caused by blocked gutters and downpipes, missing or broken slates and tiles to roofs, and dampness. Dampness can lead to rot and if this is in structural timber work could lead to structural failure, particularly to a roof. Other defects include cracked and peeling render, spalling brickwork and structural damage emanating from soil movements.

**6.23** Regular inspection can readily identify minor problems which should be remedied immediately, for to ignore defects could lead to more significant damage and hence a more expensive repair.

**6.24** It is often advisable to consult a specialist on repairs to historic buildings as inappropriate methods of repair can lead to further damage; such as repairing mortar joints with Portland cement replacing a traditional lime-based mortar. Where more extensive repair is required it is important to carry out thorough surveys of historic building fabric and set out a repair strategy. The following is a useful guide:

- Survey the building and determine all items of significance.
- Identify the problems and causes that have led to deterioration.
- Set out a strategy for repair including the availability of materials.
- Identify options and select those that maintain the significance of the building
- Prepare a specification of works and identify specialists who have the competencies for carrying out works to historic buildings.

### **Retro-fitting historic buildings**

**6.25** Wandsworth has a significant stock of buildings constructed prior to 1919, when cavity wall buildings became widespread. This is typical for most inner London Boroughs. Prior to this date most buildings were of traditional construction with solid walls. Dampness and cold are frequently cited as defects in older building stock. Terrace houses are generally more thermally efficient than detached houses.

**6.26** By 2050 the Government's vision is that the emissions footprint of our buildings will need to be almost zero. The majority of the buildings in the borough will represent the existing stock and therefore to achieve energy savings this requires measures to be undertaken to existing buildings to improve their energy efficiency.

**6.27** The Council is working with developers, businesses, and residents to develop the borough as a sustainable place to live and work.

**6.28** Measures to improve the energy efficiency of buildings include, insulating lofts, insulating solid walls internally, installing more energy efficient appliances, and installing thermally efficient windows and doors.

**6.29** Historic buildings can be sensitive to the impact of retro-fitting measures, which in many circumstances may be considered inappropriate. Typically these types of works may require planning permission and listed building consent in the case of listed buildings for external and internal works. For buildings in conservation areas external works to most houses will require planning permission, particularly where Article 4 Directions are in place.

**6.30** Before contemplating any retro-fitting works to historic buildings a thorough understanding of the building's performance such as thermal efficiency, moisture shedding, structural loading to floors should be ascertained. In addition working practises

within buildings such as bathrooms and cooking environment where high levels of moisture may be generated need to be understood. Even buildings of a similar design and construction may perform differently.

**6.31** Owners of historic buildings are advised to seek appropriate advice when contemplating alterations and repairs to historic buildings and to seek out the most appropriate methods and materials befitting the heritage significance of the building. Historic England, The Georgian Group, Victorian Society, Twentieth Century Society, The Society for the Protection of Ancient Buildings (SPAB) have useful web sites as well as the Building Conservation Directory (see chapter 18). Different materials reputedly doing the same job may have different performance characteristics in energy efficiency. Similarly installing slim fit timber double glazed windows to match the original design may be an option for certain buildings. These will be generally preferred to PVC-U window replacements, which in certain circumstances may be considered inappropriate. The installation of solar PVs on roofs may be considered. If your property is in a conservation area, panels to be fitted to a wall which fronts a highway will require planning permission. Any external addition of solar PVs to a listed building will require planning permission and listed building consent.

**6.32** For detailed guidance on adapting historic buildings for energy efficiency Historic England have prepared the following publication, which is free to download.

<https://www.historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>

### **Historic Parks and Gardens**

**6.33** There is no separate consent procedure for alterations to and for development within historic parks and gardens. However, any development within a historic park and garden will normally require planning permission and trees may also be protected insofar as they may be covered by a Tree Preservation Order or lie within a designated conservation area.

**6.34** Any proposed works within a historic park and garden are a material consideration in the determination of a planning application. Historic England and the Gardens Trust will be consulted on planning applications affecting a Registered Historic Park and Garden.

**6.35** Applicants contemplating any works within a historic park and garden should fully understand the significance of the heritage asset in terms of its landscape design and features, as well as the landscape designer. Opportunities to enhance the character and appearance of historic parks and gardens should also be identified in conjunction with any planning application proposals.

## **Public Realm**

**6.36** The public realm in the borough is a significant part of its built heritage. More fundamentally the public realm of today can be traced back much further than any of the buildings. It therefore has immense significance in terms of making up the character of places. Most of the settlements in the borough can be traced back in terms of their historic origins to Saxon, Roman and medieval highways and spaces from ferries and bridges over the River Thames to the streets that make up its town and local centres.

**6.37** The spatial character of streets and spaces, their materials and their use are important in defining local distinctiveness. Streets have both a movement and a place function and it is important to recognise this in understanding the character of places. The triangular space at the centre of Battersea Square has been a gathering place for centuries yet provides an important connection for people walking, cycling and for traffic.

**6.38** The 45 Conservation Area Character Appraisals and Management Strategies set out guidance on the public realm. Generally there is an emphasis on the retention of traditional materials and street furniture in conservation areas and any proposed intervention should enhance their character and appearance. In particular Westmead Conservation Area includes a number of streets where the spatial character of the streets is formed from its brick and random rubble footways with granite kerbs and channels.

**6.39** Kersley Mews and Ernshaw Place are unique mews streets in the borough retaining their pedestrian character with wall to wall granite setts, which define their significance.

**6.40** The avenues of trees in West Hill, Streathbourne Road and within Battersea Park are very distinctive serving to reinforce directionality, defining the character of places.

**6.41** Opportunities for enhancing the public realm in conservation areas include the removal of extraneous street furniture, rationalisation of signs and reinstatement of traditional materials where they would improve the character and appearance of streets.

## 7 Managing the Borough's Heritage: Planning and Listed Building Control

### **Making applications for planning permission and listed building consent**

**7.1** Before making a planning and/or listed building application you are advised to check the Council's web site. You may feel it is advisable to have a pre-application enquiry. For these details see web link below:

[http://www.wandsworth.gov.uk/info/485/planning\\_permission/1368/applying\\_for\\_planning\\_permission/2](http://www.wandsworth.gov.uk/info/485/planning_permission/1368/applying_for_planning_permission/2)

**7.2** Certain sites may require a Design Review to be carried out at the pre-application stage. You can check out the criteria that trigger the need for a Design Review by following the link below:

[http://www.wandsworth.gov.uk/info/514/building\\_conservation\\_and\\_design/1344/wandsworth\\_design\\_review\\_panel](http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/1344/wandsworth_design_review_panel)

**7.3** Applicants are also advised to check out the submission requirements online

[http://www.wandsworth.gov.uk/info/485/planning\\_permission/1368/applying\\_for\\_planning\\_permission/3](http://www.wandsworth.gov.uk/info/485/planning_permission/1368/applying_for_planning_permission/3)

**7.4** Applicants are also advised to check the Council's Supplementary Planning Documents particularly the Housing SPD (see link below)

[http://www.wandsworth.gov.uk/info/1004/planning\\_policy/1225/supplementary\\_planning\\_documents\\_spds](http://www.wandsworth.gov.uk/info/1004/planning_policy/1225/supplementary_planning_documents_spds)

**7.5** Most external works to listed buildings require both planning and listed building consent. Where works involve alterations and/or demolition to the interior only of a listed building then a listed building application only will be required.

**7.6** Applicants can submit listed building and planning applications online. A design and access statement and a Heritage Statement will be required. The latter is required under Section 128 of the NPPF (see below):

**7.7** *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the*

*potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*

### **What works are covered by the listing?**

**7.8** When a building is listed, the whole building becomes protected, both internally and externally as well as all objects fixed to the building (inside or outside), all internal walls (whether or not they are structural) and even structures that enclose the building (such as boundary walls) and buildings contained within its enclosure (such as former stabling, outhouses, etc). Any building within the curtilage of a listed building that forms part of the land and has done so since before 1 July 1948 is covered by the listing.

**7.9** Although buildings are listed by the Government, control over works to them is given by the Council's planning service. Listed building consent is required to remove, alter or extend any part of a listed building that would affect its special architectural or historic interest. So moving partition walls, changing plasterwork or joinery, removing doors or altering windows all require consent. Clearly with such extensive control and the possibility of enforcement action, owners are advised to seek advice from the Council before carrying out any works. The only exemptions are ecclesiastical buildings where special procedures apply, such as obtaining a Faculty Measure.

### **How should works to a listed building be approached?**

**7.10** Firstly, owners and anyone seeking to carry out any works to a listed building needs to understand the significance of the building and be aware of all the elements of heritage interest internally and externally. Statements of significance are a requirement of all but the most minor application for consent. It is often easier to show these elements on plan or as a room by room inventory. Set out what the significant features of the building are. Significant features can include the original planform of the house, staircases, and panelling, lath and plaster partition walls, decorative plasterwork (cornices and ceiling roses), and joinery (historic skirtings, doors, architraves, historic fitted cupboards, shutters to windows, etc) and fireplaces. These represent historic features of significance and should not be changed.

**7.11** There will not normally be any objection to removing later partitioning if the building has been converted to another use in the past as long as this reinstates the original planform.

**7.12** New works should always be designed around the retention of historic features as once removed authentic features cannot be replaced, only replicated and their loss constitutes real devaluation of the significance of the heritage asset. Any new element that abuts a historic feature should be scribed around it - new cupboards and fittings should be made to fit a space or around cornices and skirtings.



## **Information**

**7.13** Sufficient information to describe the proposals must be submitted with the application. This may be in the form of plans, elevations, sections, detailed drawings, photographs, manufacturer's information, written specifications, a schedule of works and other necessary information. The design and access statement and Heritage Statement should clearly set out the rationale for a proposal, the historic context of an area, the features of architectural and historic significance, investigative works, description of proposals and the impact on the significance of the heritage asset. Changes of use may have a significant impact from the requirement for the installation of different services, such as heating and ventilation, gas and electricity as well as those to improve thermal performance.

**7.14** Clearly, if the application is to make only minor changes, (such as making an opening to an internal wall) then the amount of information required will be reduced. For a complete refurbishment, then details of every item to be altered will need to be supplied and justified. The description of significance to accompany the application should be tailored accordingly.

**7.15** All works need to be justified in conservation terms. If a window is beyond repair or an item is not of historic value, this should be demonstrated. A site visit will be carried out for each application so that the proposals can be explained and discussed, but sufficient information to understand the proposals must be submitted with the application.

## **Demolition**

### **Listed Buildings**

**7.16** Any works involving the total or partial demolition of a listed building will require Listed Building Consent. The total demolition of a listed building is rare, with only the former south-east tower to the Church of St. Peter, the former church hall to St Peter's, and the Battersea Pumping Station being lost since 1984. The demolition of a listed building or a building within the curtilage of a listed building requires the approval of the Secretary of State for Culture Media and Sport on the advice of Historic England. The only exceptions are buildings within the curtilage of a listed building that were built after July 1948, provided of course they are not also listed or within a conservation area.

### **Locally Listed Buildings**

**7.17** Listed building consent is required to demolish a locally listed building within the curtilage of a listed building. Planning permission is required to demolish in conservation areas. Where Locally Listed buildings are protected against demolition by Article 4 Directions (notably certain public houses) planning permission is required.

## **Buildings in Conservation Areas**

**7.18** The total or substantial demolition of a building in a conservation area will require planning permission. Again the total demolition of a building in a conservation area in Wandsworth is rare and every effort is taken to find new uses for buildings under threat.

**7.19** In carrying out its assessment of all of the borough's conservation areas buildings that are locally listed and others that provide a positive contribution to the character and appearance of the conservation area have been identified and these are shown in the Conservation Area Character Appraisals and Management Strategies.

## **Buildings outside Conservation Areas**

**7.20** Outside conservation areas a Prior Approval application is required before any building can be demolished. This is to allow an evaluation of the proposal, as all non-designated heritage assets outside conservation areas and not within the curtilage of listed buildings are a material consideration in the decision-making process.

**7.21** Article 4 Directions (see chapter 11) have been made covering the demolition of certain buildings outside conservation areas (notably locally listed public houses) as well as front garden boundary walls, gates and railings under one metre in height. Planning permission is required for demolition in these circumstances.

## **Alterations and Extensions**

### **Listed Buildings**

**7.22** All alterations and extensions to listed buildings internally and externally require listed building consent, and externally require planning permission, unless they are Churches covered by procedures under Ecclesiastical Exemption. Nevertheless works to alter and/or extend churches covered by these procedures still require planning permission. For details of Ecclesiastical Exemption see Historic England's web site:

<https://www.historicengland.org.uk/advice/hpg/consent/ecclesiasticalexemptions/>

**7.23** The philosophy when dealing with listed buildings is minimum intervention. If you are carrying out any alteration or extension it is important to retain as much as possible of the original historic fabric of the building. It is advisable to seek specialist advice prior to contemplating any works. This is particularly so in the case of retro-fitting works to historic buildings (see retro-fitting below).

**7.24** Occasionally historic buildings become redundant because the use which they were designed for is no longer viable. This may result from a change in the processes of production emanating from technological innovation and changes in fashion. Whilst

the best use for a historic building is the use for which it was designed the challenge is finding new uses that can be accommodated without any detrimental impact on the character and appearance of the building and its significance as a heritage asset.

**7.25** Any alteration or extension to a listed building should have special regard to its character and appearance as a heritage asset and respect its form, scale, architectural design and materials. Prior to contemplating any alteration and extension applicants are encouraged to set out the significance of the heritage asset, whether it be the facade's architectural detailing, the interior staircases, fireplaces, panelling, doors, skirting boards and ceilings and floor plan. Where the building is located within a Registered Park and Garden or other historic park and garden the significance of the landscape must also be set out.

**7.26** The special architectural or historic interest of listed buildings goes beyond appearance. Among these it will include the location and hierarchy of rooms, original room arrangement, historic floor levels, foundations, the historic fabric of the building, the original purpose of the building and its immediate setting.

**7.27** Any extension should respect the scale, proportion and materials of the original building. The type, texture, colour and patterns of brickwork and type and colour of pointing, patterns of glazing bars to windows, type of roof covering and details of doors are important. Proposed extensions should be respectful of the character and appearance of the original building. It is also important to identify opportunities for enhancement such as the removal of inappropriate features, such as painting over architectural brick details.

**7.28** Proposals for the construction of basements under listed buildings will require careful examination in terms of their impact on the structural integrity of the building, its immediate setting, particularly the street frontage as well as the hierarchy of the building. The size, scale and design of basements can impact substantially on the appearance and setting of historic buildings. Please refer to the guidance below and also the Housing SPD.

### **Guidance on submitting applications for basements**

**7.29** Basements can require several permissions:

- Planning permission
- Listed building consent
- Building Regulations
- Party Wall Agreement
- Highway licence

- Skip licence
- Parking suspension
- Streetworks licence
- Freeholder consent (if you live in a flat or leasehold house)

**7.30** The Council's recent guidance on basements can be viewed via the link below.

[http://www.wandsworth.gov.uk/info/1004/planning\\_policy/1916/basements\\_guidance](http://www.wandsworth.gov.uk/info/1004/planning_policy/1916/basements_guidance)

**7.31** For all basement extensions to historic buildings applicants are encouraged to submit a Construction Method Statement (CMS), and for all listed building applications this is a requirement. It must be independently verified at the cost to the applicant and Wandsworth Building Control can provide this service for applicants.

**7.32** Further guidance may also be obtained from Historic England, The Georgian Group, Victorian Society, The Twentieth Century Society and the Society for Protection of Ancient Buildings (see section 17).

### **Assessing planning and listed building applications**

**7.33** Planning and listed building applications will be assessed against the Planning (Listed Buildings and Conservations Area) Act 1990, National Planning Policy Framework (NPPF), London Plan and Wandsworth's Local Plan policies as well as the Conservation Principles set out in this SPD.

**7.34** Generally the more significant the Heritage Asset the more vulnerable it would be to change. As part of the pre- and post planning application process the Council will consult Historic England over the following proposals as set out in the consultation and notifications for heritage related applications (see web link):

[http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/consultation-and-notification-requirements-for-heritage-related-applications/#paragraph\\_062](http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/consultation-and-notification-requirements-for-heritage-related-applications/#paragraph_062)

**7.35** Historic England retains powers of determination over proposals to demolish any listed building in the borough as well as any alterations to the interior or exterior of any grade I or grade II\* listed building.

**7.36** Certain planning and listed building applications will be referred to the Council's Wandsworth Conservation Area Advisory Committee. The Committee includes representatives from the various local amenity societies in the borough. The Committee has an advisory capacity and their views are reported to the Planning Applications Committee.

## **Wandsworth Design Review Panel**

**7.37** The Wandsworth Design Review Panel was set up in 2012 initially with six panel members. The role of the Panel is to examine major applications at the pre-application stage. Since then it has expanded to include around 60 panel members, which include Architects, Historic Building Consultants, Urban Designers, Planning Consultants, Structural Engineers and Landscape Architects. These panel members voluntarily give their time to undertake the reviews. A Design Review Panel is set up once a scheme has been through the initial pre-planning application process and has been sufficiently worked up to enable a quality critique of proposals to be carried out. Applicants will be required to present details of their proposals to this expert panel. Following the review the applicant will receive a letter setting out the advice of the Panel. This remains confidential until a planning application has been submitted and then it will appear on the Council's web site alongside other information on that application. Occasionally sites may be subject to more than one Design Review depending on the complexity of the scheme. For further details of the Panel see web link below:

[http://www.wandsworth.gov.uk/info/514/building\\_conservation\\_and\\_design/1344/wandsworth\\_design\\_review\\_panel](http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/1344/wandsworth_design_review_panel)

## **Consultations**

**7.38** The Council will also consult statutory amenity societies, Historic England and the Secretary of State, in exercise of the powers conferred on him by section 15(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires local planning authorities to give notice of applications for listed building consent and of the decisions taken by them on those applications to the Ancient Monuments Society, the Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the 20th Century Society, Victorian Society and the Gardens Trust in relation to historic parks and gardens.

**7.39** In addition to the National Amenity Societies the Council also consults Local Amenity Societies. The Council in exercising its control over alterations to historic buildings in the borough will take into account the views of these National Amenity Societies. It will also take into account the views of the local amenity societies. These include the Battersea Society, the Balham Society, the Clapham Society, the Tooting Local History Group, the Putney Society, the River Thames Society and the Wandsworth Society, as well as representatives of the RIBA and RTPI.

## **Wandsworth Design Awards**

**7.40** The Council expects a high quality standard in works of conversion, alteration, extension and repairs to historic buildings. Exemplary schemes will be considered for the Council's Design Awards scheme, which takes place every two years. (see web link below).

<http://www.wandsworth.gov.uk/designawards>

**7.41** Some schemes may additionally be worthy of consideration for the Civic Trust Awards.

## 8 Designated Heritage Assets

### Listed Buildings

**8.1** Historic England is the organisation which has responsibility for listing buildings. The last major revision of listing for the borough took place in 1983 and since then buildings have been added to the list at regular intervals, often relating to thematic reviews by Historic England and also in response to amenity societies and individuals requesting buildings to be added to the statutory list.

**8.2** The principles for selection of listed buildings may be accessed online using the web link below:

<http://historicengland.org.uk/advice/hpg/hpr-definitions/p/536399/>

**8.3** Historic England's web site has an up to date list of all the listed buildings in England.

<https://historicengland.org.uk/listing/the-list/>

**8.4** The borough now has over 500 listed buildings. These are divided into three categories and include Grade I, Grade II\* and Grade II buildings.

**8.5** Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*. Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner. A list of the more important Grade I and Grade II\* listed buildings in the borough is set out below.

### **GRADE I**

**8.6** These are buildings of exceptional interest, nationally as well as locally. There are five in the Borough:-

- (a) Church of St. Mary, Battersea Church Road, SW11.
- (b) Mount Clare, Minstead Gardens, SW15.
- (c) Granada Cinema (Gala Bingo), Mitcham Lane, SW17
- (d) Parkstead (Manresa) House, Roehampton Lane, SW15.
- (e) Roehampton House, Roehampton Lane, SW15.

**GRADE II\***

**8.7** These are particularly important buildings of more than special interest. There are 40 in the Borough:-

- (1) Albert Bridge, Albert Bridge Road, SW11.
- (2) Church of St. Paul, Augustus Road, SW19.
- (3) Single Form, Battersea Park, SW11.
- (4) War Memorial, Battersea Park, SW11.
- (5) Church of St. Mark, Battersea Rise, SW11.
- (6- 11) Nos. 1-6 Church Row, SW18.
- (12) Cremorne Bridge, SW11
- (13) Battersea Power Station, Cringle Street, SW8.
- (14) The Bull, at foot of Downshire Field, Alton Estate, SW15.
- (15) Wandsworth House, 170 (formerly 174-6) East Hill, SW18.
- (16) Binley House, Highcliffe Drive, SW15
- (17) Charcot House, Highcliffe Drive, SW15.
- (18) Denmead House, Highcliffe Drive, SW15.
- (19) Dunbridge House, Highcliffe Drive, SW15.
- (20) Winchfield House, Highcliffe Drive, SW15.
- (21) Church of the Ascension, Lavender Hill, SW11.
- (22) Battersea Community Arts Centre, Lavender Hill, SW11.
- (23) Church of All Saints, Lower Common, SW15.
- (24) Temple in grounds of Mount Clare, Minstead Gardens, SW15.
- (25) No. 8 (Dixcote), North Drive, SW16.
- (26) Holy Trinity Church, Ponsonby Road, SW15.



- (27) Church of St. Mary the Virgin, Putney High Street, SW15.
- (28) No.9 Putney Hill, SW15.
- (29) No.11 Putney Hill, SW15.
- (30) St Luke's Church, Ramsden Road, SW11.
- (31) Downshire House, Roehampton Lane, SW15.
- (32) Grove House (Froebel Institute), University of Surrey, Roehampton Lane, SW15.
- (33) Church of St. Anne, St. Ann's Hill, SW18.
- (34) Former Granada Cinema (Gala Bingo), 58 St. John's Hill, SW11
- (35) Royal Victoria Patriotic Building, Trinity Road, SW11
- (36) Table tomb, entrance to the Old Burial Ground, Upper Richmond Road, SW15.
- (37) No. 30 (Old Battersea House), Vicarage Crescent, SW11.
- (38) No. 44 (Devonshire House), Vicarage Crescent, SW11.
- (39) Church of All Saints, Wandsworth High Street, SW18.
- (40) Ram (Young's Brewery Complex), Wandsworth High Street, SW18

**8.8** For a complete list of listed buildings please visit the Council's web site using the link below:

[http://www.wandsworth.gov.uk/downloads/file/3300/listed\\_buildings\\_in\\_wandsworth](http://www.wandsworth.gov.uk/downloads/file/3300/listed_buildings_in_wandsworth)



**Picture 8.1 Parkstead, Holybourne Avenue, SW15 (grade I)**



**Picture 8.2 Mount Clare, Minstead Gardens, SW15 (grade I)**



**Picture 8.3 Roehampton House, Roehampton Lane, SW15 (grade I)**



**Picture 8.4 St Mary's Church, Battersea Church Road, SW11 (grade I)**



Picture 8.5 Granada Cinema, Mitcham Road, SW17 (grade I)



**Picture 8.6 1-6 Church Row, Wandsworth Plain, SW18 (grade II\*)**



**Picture 8.7 Albert Bridge, Albert Bridge Road, SW11 (grade II\*)**



**Picture 8.8 Battersea Power Station, Kirtling Street, SW8 (grade II\*)**



**Picture 8.9 St. Mary's Church, Putney High Street, SW15 (grade II\*)**



**Picture 8.10 Battersea Arts Centre (former Battersea Town Hall), Lavender Hill, SW11 (grade II)**



**Picture 8.11 The Falcon Public House, 2 St. John's Hill, SW11 (grade II)**



**Picture 8.12 Debenhams (former Arding & Hobbs) Department Store, Lavender Hill, SW11 (grade II)**



**Picture 8.13 Brewery Tap Public House, Wandsworth High Street, SW18 (grade II)**



## Conservation Areas

**8.9** Conservation areas are areas of special architectural or historic interest and are designated by the Council. Wandsworth has designated 45 conservation areas, which vary in size and character from a short street such as Deodar Road to a large area such as West Putney.

**8.10** Conservation areas can be the remains of small villages such as Battersea Square or even large areas of twentieth century housing like the Alton Estate. We have a duty to preserve or enhance the character and appearance of our conservation areas and to publish proposals setting out how we do this.

**8.11** Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty to keep its conservation areas under review. It is often good practice to review conservation area designation during the preparation of the Local Plan. No new conservation areas or extensions to existing were identified as part of the Council's 2nd proposed submission version of its Local Plan which was submitted to the Secretary of State in March 2015.

**8.12** The Council also 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 its conservation areas. In Wandsworth the management of its conservation areas has been based on good practice advice from Historic England.

**8.13** The Council has published Conservation Area Appraisals and Management Strategies for all its 45 conservation areas and these may be accessed by using the web link below:

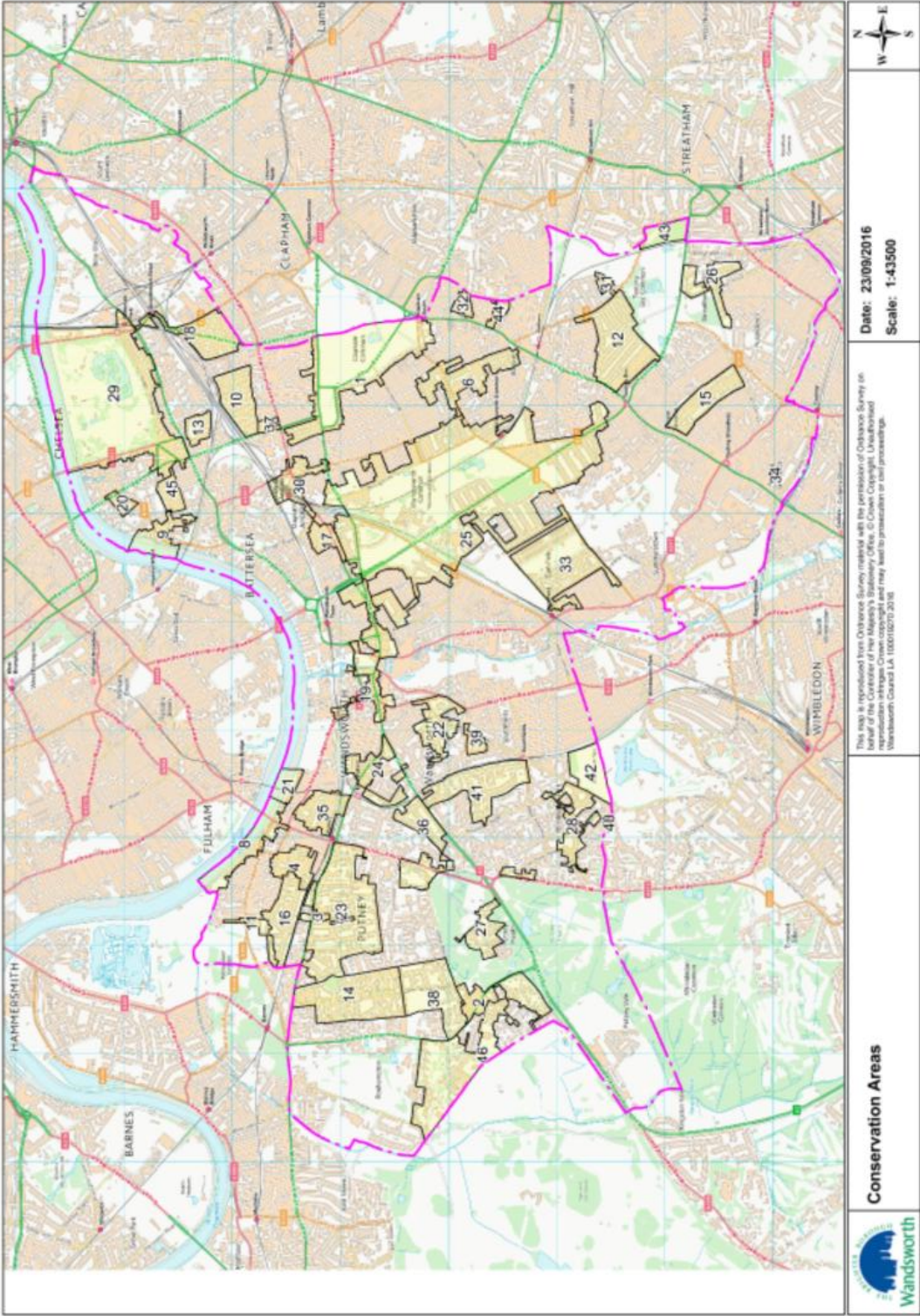
[http://www.wandsworth.gov.uk/downloads/200131/conservation\\_area\\_appraisals](http://www.wandsworth.gov.uk/downloads/200131/conservation_area_appraisals)

**8.14** The numbers on the list of conservation areas below relate to the map that follows:

- |    |                                |
|----|--------------------------------|
| 01 | Clapham Common                 |
| 02 | Roehampton Village             |
| 03 | Parkfields                     |
| 04 | Charlwood Road -Lifford Street |
| 06 | Nightingale Lane               |
| 07 | Coalecroft Road                |
| 08 | Putney Embankment              |

- 09 Battersea Square
- 10 Shaftesbury Park Estate
- 11 Putney Lower Common
- 12 Heaver Estate
- 13 Latchmere Estate
- 14 Dover House Estate
- 15 Totterdown Fields
- 16 Landford Road
- 17 St John's Hill Grove
- 18 Parktown Estate
- 19 Wandsworth Town
- 20 Westbridge Road
- 21 Deodar Road
- 22 West Hill Road
- 23 West Putney
- 24 East Putney
- 25 Wandsworth Common
- 26 Streatham Park
- 27 Putney Heath
- 28 Victoria Drive
- 29 Battersea Park
- 30 Clapham Junction
- 31 Culverden Road
- 32 Dinsmore Road

- 33 Magdalen Park
- 34 Mellison Road
- 35 Oxford Road
- 36 Rusholme Road
- 37 Town Hall Road
- 38 Westmead
- 39 Wimbledon Park Road
- 40 Bathgate Road
- 41 Sutherland Grove
- 42 Wimbledon North
- 43 Garrads Road
- 44 Old Devonshire Road
- 45 Three Sisters
- 46 Alton Estate



Picture 8.14 Conservation Areas in Wandsworth

## Registered Historic Parks and Gardens

**8.15** The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983 under the National Heritage Act the Register, which is administered by Historic England, now includes almost 1,650 sites. The National Planning Policy Framework (March 2012) sets out that Registered Historic Parks and Gardens are designated heritage assets of the highest significance. The various types of designed landscape included on the Register are treated in Historic England's four thematically-arranged selection guides:

- Rural Landscapes deals with parks and gardens around mainly private houses, and notably landscaped parks around country houses
- Urban Landscapes deals with town squares and walks, and also the municipal parks which are such a feature of England's towns and cities
- Landscapes of Remembrance treats burial grounds, cemeteries and crematoria gardens
- Institutional Landscapes discusses the designed settings of institutions such as schools and universities.

<https://historicengland.org.uk/listing/selection-criteria/pag-selection>

**8.16** The emphasis of the Register is on gardens, grounds and other planned open spaces, such as town squares. The majority of sites registered are, or started life as, the grounds of private houses, but public parks and cemeteries form important categories. Even hospital landscapes are included, because they have skillfully-planned surroundings reflecting the landscaping fashions of their day. The emphasis of the Register is on 'designed' landscapes, rather than on planting or botanical importance.

**8.17** The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection.

**8.18** Wandsworth has 6 Registered Historic Parks and Gardens

1. Battersea Park (Grade II\*)
2. Grove House (Grade II)
3. Putney Vale Cemetery (Grade II)
4. Springfield Hospital (Grade II)
5. Wandsworth Park (Grade II)
6. Wimbledon Park (Grade II\*) (part in Merton)

**8.19** For descriptions and maps view via the web link below:

<http://list.historicengland.org.uk/results.aspx>

**8.20** Under the National Planning Policy Framework (NPPF) there is recognition that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Historic England and The Gardens Trust are Statutory Consultees on planning applications affecting Registered Historic Parks and Gardens, the latter under The Town and Country Planning (Development Management Procedure) (England) Order 2015.

**8.21** Four of the six Registered Parks and Gardens are owned and maintained by local authorities. A Management Plan for Battersea Park was prepared in 1995.

**8.22** Historic parks and gardens have benefited from Lottery Funding to secure the restoration of their features, notably at Battersea Park. At Battersea Park evidence of the original planting schedules of John Gibson, the first Park Superintendent, a pupil of Joseph Paxton have survived showing Veitch's famous nursery as a source of plants. The sub-tropical garden was restored with Lottery Funding. In 2015 the Park staged the first Formula 'E' motor racing event in the UK. Income from the event will be put towards further enhancement of this historic park and garden as part of the legacy for future generations.



**Picture 8.15 Avenue, Battersea Park, SW11 (grade II\* Registered Historic Park and Garden)**



Picture 8.16 Fountains, Battersea Park, SW11 (grade II\* Registered Historic Park and Garden)

## Archaeology

**8.23** Archaeology in Wandsworth is related to its history of settlement from the Early Paleolithic through the Iron Age and Roman period to Industrial/modern. While seasonal camps have been found dating to the Mesolithic Period, it is in the late Iron Age and Roman Periods that settlement developed.

### Pre-historic (Pre- Palaeolithic 8800BC up to Iron Age)

**8.24** The prehistoric activity in the area is dominated by Palaeolithic finds; in particular flint implements and hand axes, of which a number were found in the area. Mesolithic seasonal camps have been identified through camp fires and a possible fish trap. So far there is very limited evidence that areas of the borough were farmed in the Neolithic while there is a great deal of evidence from the River Thames of votive offerings being made in the Iron Age.

### Iron Age –Roman (800 BC - c. 400 AD )

**8.25** Wandsworth is known to have been populated in the Romano-British period. The presumed line of Stane Street which linked Chichester to London in the Roman Period is Balham High Road. It is likely that isolated settlements may have developed along this route, as well as in the area of Putney High Street.



### **Early Medieval to Post-medieval (400 – c. 1500)**

**8.26** Some of the early villages in the borough such as Battersea Square were much in evidence and represent a period when the first churches were built.

### **Post-medieval (c. 1500 – c. 1800)**

**8.27** This period covers the early industrial era when trading activity along the River Thames associated with ship building, pottery manufacture and brewing took place.

### **Industrial-Modern (Post 1800)**

**8.28** Most development in the borough has occurred during this period, much of it overlaying earlier building activity.

### **Archaeological Advice**

**8.29** The responsible organization in London that deals with archaeology is the Greater London Archaeology Advisory Service (GLAAS) (see section 17 for details), which is part of Historic England's London Local Office. Working with a number of partners, developers, archaeologists, and London boroughs, they promote understanding and enjoyment of our archaeological heritage through its protection, management and interpretation.

**8.30** They provide advice for the whole of Greater London, with the exception of the City of London and the London Borough of Southwark who have their own archaeological planning advisers.

**8.31** The GLAAS also maintains the Greater London Historic Environment Record (GLHER), the only HER managed by Historic England, which contains the core data upon which GLAAS advice is based.

### **Archaeological Priority Areas**

**8.32** The Council has a number of areas within the borough designated as Archaeological Priority Areas under the Ancient Monuments and Archaeological Areas Act, 1979. These are set out in the Proposals Map attached to the Council's adopted Local Plan. A review of Archaeological Priority Areas is currently being conducted by GLAAS in consultation with the borough.

[http://www.wandsworth.gov.uk/downloads/download/1205/ldf\\_adopted\\_proposals\\_map](http://www.wandsworth.gov.uk/downloads/download/1205/ldf_adopted_proposals_map)

**8.33** An archaeological priority area is an area specified by Local Planning Authorities to help protect archaeological remains that might be affected by development. It is generally unlikely to affect individual homeowners whose property falls within one of these areas, unless it is located in a particularly sensitive location.

**8.34** When development takes place within an archaeological priority area applicants will be required to submit an archaeological report setting out the impact and any measures to be taken during the development process including recording and recovery of any finds.

**8.35** The area adjoining the River Thames to the east of the borough has been the subject of a three year over-arching brief. Historically, the course of the River Thames has shifted significantly since it first formed the modern Thames Valley as a result of glacial activity in north London nearly half a million years ago. At times over this long history, the course has shifted and indeed cut and re-cut a series of channels along its course. The riverside locations are also associated with some of the richest remains to come from the London Thames, such as the Iron Age Shield found in the Thames near Chelsea Bridge in 1857. Historic England have identified the Battersea channel, a preserved relic feature, surviving below the streets in a southern arc south of the gravel high on an area that includes Battersea Park, from Plantation Wharf on the west, to Elm Quay in the east. The channel has been observed and studied over the last 20 years, but fieldwork in 2006 provided baseline interpretation which can now be built upon through the concerted pace of development through the Battersea/Nine Elms Opportunity Area.

## 9 Local Heritage Assets

**9.1** In addition the Council has maintained a Local List of buildings of architectural or historic interest since 1983. The original list emanated from those buildings that were evaluated for statutory listing in 1983 but were deemed to be of insufficient quality at that time to merit inclusion. Since 1983 a number of these buildings have subsequently been added to the statutory list. More recently the Council has been adding buildings to the Local List following appraisal of its conservation Areas. This was carried out in consultation with residents and amenity groups.

**9.2** The National Planning Policy Framework (NPPF) also highlights the contribution of local listing to the development of the evidence base used to support local plan making. In 2012 English Heritage (now Historic England) developed the first comprehensive guide to developing local heritage lists, based on examples of good practice from around the country. The Good Practice Guide for Local Heritage Listing is of use to local authorities, community groups and other interested stakeholders in the identification and management of significant local heritage assets using a local heritage list.

**9.3** As part of the evidence base for the preparation of this SPD the Council published criteria for local listing based on Historic England's publication and carried out a public consultation exercise. Following consultation the criteria were revised to take account of amenity societies and local peoples' views. The selection criteria were adopted by the Council at a meeting of the Executive on 24 February 2014.

Criterion	Description
<b>Age (see also principles of selection for national selection)</b>	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics
<b>Rarity</b>	Appropriate for all assets, as judged against local characteristics
<b>Aesthetic value</b>	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
<b>Group value</b>	Groupings of assets with a clear visual, design or historic relationship
<b>Evidential value</b>	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record

<b>Historic association</b>	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures
<b>Archaeological interest</b>	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified
<b>Designed landscapes</b>	Relating to the interest attached to locally important designed landscapes, parks and gardens
<b>Landmark status</b>	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
<b>Social and communal value</b>	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place. To include Heritage assets awarded a commemorative plaque.

Table 9.1

## Local Listing

**9.4** The existing Local List of buildings of architectural or historic interest contains around 520 buildings and may be accessed from the web link below..

[http://www.wandsworth.gov.uk/info/514/building\\_conservation\\_and\\_design/194/listed\\_buildings\\_and\\_borough\\_history/7](http://www.wandsworth.gov.uk/info/514/building_conservation_and_design/194/listed_buildings_and_borough_history/7)

**9.5** Buildings of historic interest outside conservation areas have not been comprehensively reviewed since 1983 and the preparation of this SPD and Historic England's local listing guidance provides an opportunity to undertake this in association with local amenity societies and residents. This will take the form of a separate but parallel consultation enabling local amenity societies and residents to put forward buildings and parks and gardens, which they feel are special in line with the selection criteria above.

**9.6** In parallel with the public consultation on this SPD the Council is setting out a framework for engaging with the local community, including residents, businesses, schools and amenity societies, particularly those represented on the Council's Conservation Area Advisory Committee and Heritage Partnership.

**9.7** The basis of the review of local listing is to work with local amenity groups to identify buildings and parks and gardens that they feel are of heritage importance locally. These may include individual houses, churches, offices, schools, drinking fountains, milestones, telephone kiosks, post boxes, tombs to graveyards, commons, local parks and gardens. The methodology used will involve the use of smart technology through a special online facility adapted for telephones and tablets which can facilitate the mapping of heritage assets nominated.

**9.8** Once a list has been compiled these will be evaluated by a Panel Chaired by the Council's Heritage Champion, and a final list will be put to the appropriate Committee of the Council for ratification.



**Picture 9.1 Book House, East Hill, SW18 (Local List)**



Picture 9.2 81 Clapham Common Northside, SW4 (Local List)



Picture 9.3 The Latchmere, 503 Battersea Park Road, SW11 (Local List)



**Picture 9.4 Non-Conformist Chapel, Streatham Cemetery, SW17 (Local List)**



**Picture 9.5 Duchess of York, 101 Battersea Park Road, SW8**

## **9.9 Other Historic Parks and Gardens**

**9.10** In addition the London Parks and Gardens Trust has compiled lists of parks and gardens of historic landscape interest in London Boroughs. In Wandsworth there are 73 parks and gardens of interest, and these include the six Registered Historic Parks and Gardens.

**9.11** Details of these parks and gardens can be viewed on the web link below

<http://www.londongardensonline.org.uk/>

**9.12** Historic Parks and Gardens in the borough provide a valuable resource for recreation and enjoyment as well as representing part of our tapestry of open spaces as well as cultural heritage assets. They will represent designed landscapes which have matured over many years and feature layers of historical significance associated with various interventions from planting, grottos, ice houses, fountains, pathways, and sculptures. Some of the designed landscapes are associated with notable landscape architects such as Capability Brown at Parkstead and Joseph Paxton at 81 Wimbledon Parkside.

**9.13** It is important that historic parks and gardens are protected from inappropriate development and their historic features are restored to enable successive generations to enjoy and appreciate the parks as well as be able to interpret the layers of history that are woven together.

**9.14** Historic parks and gardens can benefit from Lottery Funding to secure the restoration of their features.

**9.15** In the Inventory of parks and gardens (see web link above) are included the borough's Commons, which all derive from the Parliamentary enclosures of the mid nineteenth century.



## The Commons

**9.16** The existing Commons provide a rich natural and managed resource for flora and fauna as well as for the enjoyment of borough residents. Wimbledon Common, Putney Heath and Putney Lower Common provide the largest extant of heathland in London. They are protected by the Wimbledon and Putney Commons Act of 1871 from being enclosed or built upon. They are all managed by the Wimbledon and Putney Conservators.

**9.17** The Conservators are responsible for the annual budget. Most of the revenue comes from an annual levy on houses within 3/4 mile (1.2 kilometres) of the Commons. The levy payers are entitled to vote for the five elected Conservators. The levy payers fall within three London boroughs: mainly Wandsworth, but also smaller areas in Merton and Kingston.

**9.18** Clapham Common was converted to parkland under the terms of the Metropolitan Commons Act 1878. It is 89 hectares in extent. Half of the common is administered by Wandsworth, with the remainder being within Lambeth. Lambeth have responsibility for maintaining the whole of Clapham Common.

**9.19** Wandsworth Common is referred to in the Domesday Book as the common land of the Manor of Battersea and Wandsworth. It was known as Battersea West Heath and Wandsworth East Heath.

**9.20** On 10 July 1871 the Wandsworth Common Bill was enacted and the control of the Common passed to the Conservators. In 1887 the duty to maintain the Common was transferred to the Metropolitan Board of Works, which was in turn superseded by the London County Council in 1898 and eventually Wandsworth Borough Council. The common is around 70 hectares in extent and provides a habitat for flora and fauna as well as open space for residents.

**9.21** Tooting Bec Common, comprising nearly 62 hectares, was one of the first commons which the Metropolitan Board of Works (MBW) took action to preserve following the Metropolitan Commons Act of 1866 when in 1873 it acquired the manorial rights. In 1875 the MBW acquired the adjoining Tooting Graveney Common of 27 hectares. Today they are under the name Tooting Common and managed by Wandsworth.

**9.22** The Council has been awarded funding from the Heritage Lottery Fund in 2016 to explore, restore, conserve and enhance the cultural and natural heritage of Tooting Common. See web link below.

[http://www.wandsworth.gov.uk/info/200073/parks\\_and\\_open\\_spaces/1903/tooting\\_common\\_heritage\\_project](http://www.wandsworth.gov.uk/info/200073/parks_and_open_spaces/1903/tooting_common_heritage_project)

## **Historic Plaques**

### **Blue Plaques**

**9.23** London's blue plaque scheme, founded in 1866, is believed to be the oldest of its kind in the world and has inspired many other schemes across London, the UK and even further afield.

**9.24** The scheme has been run successively by the (Royal) Society of Arts, the London County Council, the Greater London Council, English Heritage and more recently English Heritage Trust. It commemorates the link between notable figures of the past and the buildings in which they lived and worked. It is a successful means of connecting people and places.

<http://www.english-heritage.org.uk/discover/blue-plaques/>

### **Wandsworth's Green Plaque Scheme**

**9.25** Wandsworth Council initiated the Scheme in 2007/08 to provide a way to commemorate famous people or places in the Borough, not covered by Historic England's Blue Plaque Scheme.

**9.26** While Historic England operates the National Blue Plaque Scheme in which a blue plaque is placed on a building where an individual of national historical importance lived, Wandsworth Council developed this concept by marking places of general interest so that it includes buildings and sites of local historical importance as well as individuals.

**9.27** The aim is to create a deeper pride in the Borough and local areas and widen residents' knowledge of the area in which they live by the installation of green plaques.

[http://www.wandsworth.gov.uk/info/200064/local\\_history\\_and\\_heritage/1434/green\\_plaque\\_scheme](http://www.wandsworth.gov.uk/info/200064/local_history_and_heritage/1434/green_plaque_scheme)

### **War Memorials**

**9.28** War memorials are a unique aspect of our national heritage. They stand at the heart of almost every community in England as a moving reminder of the terrible losses endured by people in two world wars and other armed conflicts.

**9.29** Wandsworth has a number of War Memorials including the listed memorials in Battersea Park and Christchurch Gardens. 2014 marked the commemoration of 100 years since the 1914 war and it was fitting tribute that the war memorials to the Citizens

of Battersea War Memorial Shelter in Christchurch Gardens and the Roehampton War Memorial on Putney Heath were added to the Statutory list of buildings of special architectural or historic interest in 2015.

**9.30** Details of Wandsworth's War memorials may be found by searching on the War Memorials web site or the UK National Inventory of War Memorials.

<http://www.iwm.org.uk/memorials/search>

[www.warmemorialsonline.org.uk](http://www.warmemorialsonline.org.uk)

## 10 Consultations with Neighbouring Boroughs

### **Consultations with neighbouring boroughs (shared Conservation Areas/Historic Parks & Gardens, World Heritage Sites)**

**10.1** Section 178 of the NPPF sets out the requirement for local authorities to carry out a duty to co-operate with neighbouring boroughs. The duty to co-operate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

**10.2** Garrad's Road Conservation Area lies partly in Lambeth and that part comprising Tooting Common lies within Wandsworth. Bathgate Road Conservation Area and Wimbledon North Conservation Area straddle the boundary with Merton. Moreover Clapham Common, half lies within Wandsworth and half within Lambeth with conservation areas designated for respective parts by each borough. However, Lambeth are responsible for maintaining the whole of Clapham Common. The grade II listed Bandstand on the Common is owned and maintained by Lambeth but within Wandsworth's administrative area. Elsewhere Wimbledon Park, a grade II\* Registered Historic Park and Garden lies partly within Wandsworth and partly in Merton.

### **10.3 World Heritage Sites**

**10.4** Although Wandsworth does not have a designated World Heritage Site within its administrative area it is required under Section 178 of the NPPF to carry out a duty to co-operate within neighbouring boroughs. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

**10.5** The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.

**10.6** Wandsworth co-operates with the City of Westminster in its ongoing role of managing the setting of the Westminster World Heritage Site. This has involved consultation on planning applications which may have an impact on the setting and significance of the World Heritage Site as well as collaboration with other boroughs, Historic England and the GLA in a working group to monitor the impact of development on the setting of the Westminster World Heritage Site.

**10.7** Wandsworth Council includes policies in its Local Plan and SPDs to highlight that the views of the World Heritage Site will be protected in accordance with the London View Management Framework (LVMF) and Local Views SPDs.

**10.8** All applications affecting a heritage asset or its setting must be accompanied by a Design & Access Statement and which includes a Statement of Heritage Significance and Impact (Heritage Statement), and Assessment of Impact on the Heritage either as a separate document or as part of the Design and Access Statement.

## 11 Article 4 Directions

### Article 4 Directions

**11.1** Permitted development rights are basically a right to make certain changes to a building without the need to apply for planning permission. These derive from a general planning permission granted from Parliament, rather than from permission granted by the local planning authority.

**11.2** In some circumstances local planning authorities can suspend permitted development rights in their area. Local planning authorities have powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to remove permitted development rights. While article 4 directions are confirmed by local planning authorities, the Secretary of State must be notified, and has wide powers to modify or cancel most article 4 directions.

**11.3** Under paragraph 200 of the NPPF it says, 'the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)'.

**11.4** Article 4 directions are one of the tools available to local planning authorities in responding to the particular needs of their areas. They do this by allowing authorities to withdraw the 'permitted development' rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development) Order 1995 as amended (the 'GPDO'). An Article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the local planning authority for that development.

**11.5** The Council will consider making Article 4 directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

**11.6** Wandsworth has introduced a number of Article 4 Directions, mostly confined to designated conservation areas, where it is considered that permitted development would cause harm to the significance of these designated heritage assets. Article 4 Directions have been made in the following conservation areas:

- Putney Lower Common (Commondale)
- Dover House Estate
- Heaver Estate
- Latchmere Estate
- Totterdown Fields
- Roehampton Village (Medfield Street)

- Shaftesbury Estate
- Wandsworth Common (Rosehill Road, Wandsworth Common West Side and Westover Road)

[http://www.wandsworth.gov.uk/info/200130/conservation\\_areas/527/article\\_4\\_directions](http://www.wandsworth.gov.uk/info/200130/conservation_areas/527/article_4_directions)

**11.7** In particular the controls have typically covered the following alterations, which are ordinarily permitted in conservation areas on the grounds that they would otherwise undermine the visual amenity of the area or damage the historic environment. They include:-

- Alterations to the elevations of properties fronting on to a highway. This includes the replacement of windows, doors and stained glass.
- Alterations to roofs fronting on to a highway. This includes replacing the roof materials.
- Alterations to front porches.
- The formation of hardstandings fronting on to a highway.
- The erection of walls, gates, fences or other means of enclosure fronting on to a highway.
- The painting of the front brick facades.
- The demolition of gates, fences, walls or other means of enclosure fronting on to a highway.

**11.8** Article 4 Directions are one of the tools available to local planning authorities to protect public houses and bars from change. An Article 4 Direction allows the Council to withdraw the 'permitted development' rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development) Order 2015. For example, public houses and bars are classified as Use Class A4 and a change of use to Classes A1, A2 or A3 is 'permitted development' which means that the Council has no power to control the change. However, the Council can make an Article 4 Direction that removes the 'permitted development' right and requires that planning permission is first obtained for the change of use.

**11.9** Wandsworth has made Article 4 Directions on public houses located within and outside conservation areas. Here control over the following categories of permitted development has been approved.

- Part 2: Minor operations (boundary treatment and painting the exterior of the building)
- Part 3: Changes of use
- Part 4: Temporary buildings and uses.
- Part 11: Heritage and demolition

[http://www.wandsworth.gov.uk/downloads/file/11948/article\\_4\\_direction\\_public\\_houses\\_and\\_bars](http://www.wandsworth.gov.uk/downloads/file/11948/article_4_direction_public_houses_and_bars)



## 12 Assets of Community Value

### **Assets of Community Value: Community Right to Bid**

**12.1** The Localism Act 2011 provides for a scheme called 'Assets of Community Value'. Part of the Government's community empowerment agenda, it requires a local council to maintain a list of 'community assets'.

**12.2** It gives communities with a local connection a right to identify properties which, if they came up for sale, they would want to try and purchase.

**12.3** The legislation does not give a right to buy the property in question - but it does give potential bidders the time to put a proposal together.

**12.4** To qualify, a property must have a current or recent use which can be shown to further the social well-being or social interest of the community. Social interests can include cultural, recreational and sporting interests. It can be a private or publicly-owned property. It cannot be a residential property.

**12.5** It will also be necessary to show that the main use of the property can continue to meet these social objectives in the future - or in the case of a property where the use ceased in the recent past - that it could be brought back into social use within five years.

**12.6** The Granada Cinema (grade I listed), 100 Tooting Bec Road (grade II listed) and Roehampton Parish Hall, The Selkirk Public House, Trafalgar Arms Public House and the Wheatsheaf Public House (Local List) are heritage assets that have also been registered as ACVs as of March 2016.

**12.7** The Council's Administration Department maintain a list of Assets of Community Value. For further details see web link below:

[http://www.wandsworth.gov.uk/info/200310/about\\_the\\_council/1386/community\\_right\\_to\\_bid](http://www.wandsworth.gov.uk/info/200310/about_the_council/1386/community_right_to_bid)

## 13 Heritage at Risk

### Heritage at Risk

**13.1** Historic England maintains an annual Register of Heritage at Risk in England. It compiles the Register in association with local authorities. Heritage at Risk deals with all asset types and includes buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are listed and found to be at risk. In the spring of each year Wandsworth carries out a survey of its heritage at risk in collaboration with Historic England. This information is then used for the compilation and the publication of the London edition of the Register. Historic England can provide grants for repairs to buildings on the Heritage at Risk Register (see section 15). For details about Heritage at Risk see web link below:

<https://historicengland.org.uk/advice/heritage-at-risk/>

**13.2** For the latest Register please go to the following link

<http://risk.historicengland.org.uk/register.aspx>

**13.3** The Council has been compiling the Register of Heritage at Risk for Wandsworth for around twenty years in partnership with Historic England . As part of this work it liaises with owners and occupiers about the need to carry out works of repair to their buildings. It is always best to deal with minor repairs before a building deteriorates further. For if neglected minor repairs can escalate to cause damage to a building and the cost of repair will increase.

**13.4** Occasionally owners neglect buildings and where they are redundant and vacant they can deteriorate in condition very quickly. The Council has powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to require owners to maintain listed buildings where they are at risk.

**13.5** Occasionally the Council has taken measures under this legislation to serve a Repairs Notice. This requires the owner to carry out certain works set out in a specification of repairs. If the owner fails to take action then ultimately the Council can use powers of Compulsory Acquisition to acquire the building and carry out the works or dispose of the building to a new owner who will carry out the repair works. Normally the threat of a Repairs Notice will act as an incentive for owners to carry out repairs or sell the building to owners who are prepared to undertake the works. Repairs Notices have been served on the former owner of Putney Park House and more recently on the owner of 100 Tooting Bec Road.

**13.6** The Watchers in the grounds of Downshire House, SW15 were added to the Heritage at Risk Register following the theft of one of The Watchers in 2006. The two remaining Watchers were removed and put into storage. As part of the development

and expansion of Roehampton University new student accommodation has been provided at Downshire House. As part of the planning requirements the third Watcher was recast and the statue was restored to its original location in 2016.



**Picture 13.1** The Watchers, Downshire House, SW15

**13.7** In the case of the grade II listed ice house at Burntwood School the Council has been working collaboratively with the School, Springfield Hospital and Historic England. The ice house originally formed part of Springfield Farm which was part of the estate of Springfield Hospital until the 1950's when the original school was constructed. It was listed in 1983. Over the years the condition of the ice house gradually deteriorated and it reached a point whereby it was highlighted as being at risk. When the South West London and St. George's NHS Trust prepared a Masterplan for Springfield Hospital in 2008 the Council negotiated a legal agreement to secure funding for the repairs to the ice house. Working with the school and their consultant in 2015 over a strategy for the repairs it was suggested that an archaeological study be carried out to inform the repair work. This has proved very useful in the further understanding of the structure of the ice house including its depth as well as revealing from archival photographs what the structure looked like in the 1950s. Planning and listed building applications were approved in 2016 for the repair and restoration of the ice house. The works will be carried out using the funding identified.

## 14 Heritage Crime

### Heritage Crime

**14.1** Historic England defines Heritage crime as "any offence which harms the value of England's heritage assets and their settings to this and future generations".

**14.2** Crimes such as theft, criminal damage, arson and anti-social behaviour offences can also damage and harm heritage assets and interfere with the public's enjoyment and knowledge of heritage assets. Whilst action against perpetrators causing deliberate damage to heritage assets will be undertaken it is also important to take action against offences such as graffiti. Graffiti removal should be undertaken as quickly as possible when this is discovered. The Council encourages members of the public to report Heritage crime immediately to their local police.

**14.3** A partnership model based on Neighbourhood Policing and Community Safety Partnerships has been developed for the prevention of heritage crime.

**14.4** In addition representatives from more than 100 organisations including the National Trust, the Church of England, Crimestoppers, the Ministry of Defence, National Parks and the Historic Houses Association have come together to set up the Alliance to Reduce Heritage Crime (ARCH). Wandsworth has signed up to a Memorandum of Understanding (MOU) as part of initiatives to tackle Heritage crime.

<http://historicengland.org.uk/advice/caring-for-heritage/heritage-crime/what-is-heritage-crime-and-what-is-being-done-about-it/>

## 15 Enforcement

### Enforcement

**15.1** The Council is committed to dealing with planning applications as quickly as possible and not to stand in the way of development without justification.

**15.2** To report an alleged breach of planning control please see the web site using the link below:

[http://www.wandsworth.gov.uk/info/1003/planning\\_enforcement/2095/report\\_an\\_alleged\\_breach\\_of\\_planning\\_control](http://www.wandsworth.gov.uk/info/1003/planning_enforcement/2095/report_an_alleged_breach_of_planning_control)

**15.3** The Council also expect land owners and developers to observe the spirit of the planning legislation and not carry out development until the necessary planning permission has been obtained. When development does take place without permission the Council has a full range of enforcement powers available to establish whether a breach of planning control has taken place, what harm is caused as a result of the breach and how to remedy the situation.

### Steps in the enforcement process

**15.4** In December 2015 the Council adopted a new Planning Enforcement Policy. Unlawful development can cause serious harm to people and the built environment. The main purpose of planning enforcement is to deal with such harmful activities effectively. Our enforcement work is an important part of the Council's overall planning service.

**15.5** However, with some notable exceptions, such as unauthorised works to listed buildings, illegal advertisements and demolition without consent, breaches are NOT criminal offences. It is for the Council to decide what, if any, action should be taken in response to a breach of planning control. We believe in firm but fair regulation and will therefore treat each case on its individual merits, whilst acting in line with the following principles:

- Proportionality – our enforcement action will be in keeping with the scale of the alleged breach and the seriousness of the harm caused.
- Consistency – as far as possible similar circumstances will be dealt with by taking a similar approach in order to achieve similar outcomes. We aim to achieve consistency in advice, responses to breaches, use of powers and decisions on whether to prosecute.

- Transparency – we will ensure that everyone involved understands our processes and procedures, including what rights of complaint and appeal may be open to them. We will obtain feedback from service users in order to learn and improve.
- Accountability – we will publish standards of service that have been subject to consultation so that all interested parties know what to expect of us. We will monitor our performance and report to our respective councils on our activities and the outcomes.

**15.6** By acting in this way we aim to:

- protect the Borough from the effects of unacceptable development;
- recognise that some breaches may be unintentional;
- remedy the harmful effects of unauthorised development;
- uphold the credibility of the planning system;
- make sure development complies with planning permissions and conditions;
- ensure that local planning policies are implemented.

**15.7** The enforcement team provide a responsive service and rely on the public to notify us where breaches of planning control occur. Suspected breaches can be reported in the planning enforcement section of our website.

[http://www.wandsworth.gov.uk/downloads/file/11364/adopted\\_planning\\_enforcement\\_policy\\_-\\_december\\_2015](http://www.wandsworth.gov.uk/downloads/file/11364/adopted_planning_enforcement_policy_-_december_2015)

**What enforcement action can be taken against breaches of listed building consent?**

**15.8** The listed building enforcement provisions are set out in sections 38 to 46 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the enforcement provisions relating to the demolition of an unlisted building in a conservation area (“relevant demolition”) are in the Town and Country Planning Act 1990 (see below). Although broadly similar, there are a number of important differences between planning enforcement and listed building and conservation area enforcement, namely:

- there are no application fees for listed building consent or applications for relevant demolition;

- there are no time-limits for issuing listed building enforcement notices or for when enforcement action may be taken providing the works were carried out after the date the building was listed. If the listing date is not known the relevant date is December 1987. In relation to a breach of planning control with respect to relevant demolition, although the length of time that has elapsed since the apparent breach may be a relevant consideration when considering whether it is expedient to issue a listed building enforcement notice;
- carrying out work without the necessary listed building consent, or failing to comply with a condition attached to that consent, whereby such works etc.; materially affect the historic or architectural significance of the building, is an offence under section 9 of that Act – whether or not an enforcement notice has first been issued;
- carrying out work without the required planning permission for relevant demolition, or failing to comply with a condition attached to that planning permission is an offence under section 196D of the Town and Country Planning Act 1990, and;
- listed building consent and planning permission for relevant demolition are not granted retrospectively.

### **What enforcement action can be taken against breaches of demolition of buildings in conservation areas and those subject of Article 4 Directions?**

**15.9** Planning permission is required for the substantial demolition of buildings in conservation areas and for the substantial demolition of front boundary walls/fences/railings over one metre in height and rear boundary walls/fences/railings over two metres in height. In addition some Article 4 Directions include the removal of permitted development rights over the demolition certain public houses and the demolition of front boundary walls. In these areas (such as the Heaver Estate Conservation Area) the demolition of any part of the front boundary requires planning permission. For details of Article 4 Direction areas please go to the the following web link:

<https://maps.wandsworth.gov.uk/>

**15.10** The substantial demolition of a building which is situated in a conservation area in England is a “relevant demolition” as defined by section 196D(3) of the Town and Country Planning Act 1990, provided the building is not one to which sections 74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. Pursuant to section 196D 1) of the Town and Country Planning Act 1990, it is an offence for a person to carry out or cause or permit to be carried out relevant demolition without the required planning permission.

**15.11** The Council has also made Article 4 Directions covering the demolition of certain public houses, which have also been designated as local heritage assets in the Local List of buildings of architectural or historic interest.

**15.12** An Enforcement Notice may be served on the owner and those with a legal interest in the land to require them to reinstate the building back to the position prior to the offence taking place. The Council has recently taken enforcement action over the unauthorised demolition of the Alchemist public house, 225 St. John's Hill, SW11.

### **Enforcement of works of repair to historic buildings**

**15.13** Where historic buildings are not being properly maintained the Council has a number of powers available to secure the proper preservation of historic buildings. Historic England provides a useful guide. See the following web link:

<https://historicengland.org.uk/images-books/publications/stoppingtherot/>

### **Section 215 Notices (Town and Country Planning Act 1990)**

**15.14** These can be served on owners to secure improvements to the external visible appearance of land or buildings. Section 215 Notices can be used proactively to achieve improvements to the quality of the historic environment. They can be used complementary to Urgent Works and Repairs Notices.

**15.15** They can apply to any land, which includes buildings or open space, whether vacant or occupied. They can be made in respect of listed buildings and buildings in conservation areas.

### **Urgent Repair Notices (Section 54 (1) Planning (Listed Buildings and Conservation Areas) Act 1990)**

**15.16** These can be served on owners to secure the immediate works of repair to unoccupied buildings to arrest further deterioration. An Urgent Works Notice should be used to:-

- Preserve what is there.
- Prevent it from getting any worse. (Restricted to emergency repairs to keep buildings wind and weatherproof and safe from potential collapse.
- Undertake the works in the most cost-effective way. If the building is occupied, the works may be carried out only to those parts not in use.

**15.17** Urgent Repair Notices cannot be used to preserve detailed facades or internal details of heritage significance.



## **Repairs Notices (Section 48 Planning (Listed Buildings and Conservation Areas) Act 1990**

**15.18** A Repairs Notice can be served on owners to secure the long term preservation of a building. The notice will have been served following a survey of the building and should be accompanied by a full specification of the works to secure the proper preservation of the building.

**15.19** The Council has served two Repair Notices. The one served on Putney Park House some years ago was in response to deliberate neglect by the then owner and the serving of the Repairs Notice was sufficient for the owner to sell the property and the new owner came forward with proposals to convert the building to flats and carry out works of repair and restoration. In 2015 the Council served a Repairs Notice on the owner of 100 Tooting Bec Road, a building that is included in the Heritage at Risk Register, in order to secure its proper repair. As works of repair stalled, Authority to serve a Compulsory Purchase Order was obtained from the Council should the owner fail to carry out the works.

### **Compulsory Purchase Orders**

**15.20** If after a period of not less than two months it appears that reasonable steps are not being taken for the proper preservation of a building the Council may begin compulsory purchase proceedings. A Compulsory Purchase Order (CPO) requires the Secretary of State's confirmation, who must consult with Historic England.

## 16 Funding for Heritage Assets

### Funding for Heritage Assets

**16.1** Securing funds for the repair and maintenance of historic buildings lies first and foremost in the hands of the owners, or lessees where they have full repairing leases.

**16.2** However, a number of heritage assets are owned by charitable organisations, which may rely on low levels of income. Moreover, a number of heritage assets are not buildings where owners can derive an income. Parish boundary stones, tombs in graveyards, drinking fountains, milestones, and memorials for example have no income stream and can be vulnerable to disrepair if neglected.

**16.3** The Heritage Lottery Fund was set up in 1994 and has since been the largest single funder of heritage in the UK. Wandsworth has benefitted from two projects at Battersea Park and at Tooting Common. Details of the types of project that are eligible for funding can be found on the Heritage Lottery web page <http://www.hlf.org.uk/>

**16.4** Historic England runs a number of grant schemes to help towards the cost of caring for the historic environment. Applications for grant funding are normally expected to meet one of their national priorities. These are:

- Significant elements of the historic environment at risk; and
- Activities that strengthen the ability of the sector to reduce or avoid risk to the historic environment by understanding, managing and conserving.

**16.5** Details of the grant schemes, priorities and example projects can be found on the Historic England web page: <https://historicengland.org.uk/services-skills/grants/> Due to a high demand for Historic England grants they are not always able to offer a grant to every project which meets the grant scheme criteria.

**16.6** The Heritage of London Trust is the only building preservation trust to cover all of Greater London. It has been operating for over 30 years with experience in helping community groups to save, regenerate and enjoy London's unique historic buildings and monuments. They have helped to fund some projects in Wandsworth as part of their desire to see London's rich heritage preserved for future generations to enjoy.

<http://www.heritageoflondon.com/>

**16.7** The Funds for Historic Buildings web site provides a useful list of sources of funding in connection with repairs to historic buildings.

<http://www.ffhb.org.uk/>

**16.8** The Council has also used S.106 of the Town and Country Planning Act 1990 to secure funding for heritage assets by linking to development within the grounds of historic buildings and by securing funding contributions (see Heritage at Risk chapter 13).

## 17 Heritage Partnership Agreements

**17.1** A Listed Building Heritage Partnership Agreement is an Agreement between a local planning authority and the owner(s) of a listed building or group of listed buildings which grants listed building consent. It allows the local planning authority to grant listed building consent for the duration of the Agreement for specified works of alteration or extension (but not demolition) of those listed buildings covered by the Agreement (see sections 26A and 26B of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**17.2** Listed Building Heritage Partnership Agreements remove the need for the owner(s) concerned to submit repetitive applications for listed building consent for works covered by an Agreement.

**17.3** When considering whether to grant listed building consent in a Listed Building Heritage Partnership Agreement local authorities are required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest possessed by the listed building(s) to be included in the Agreement and should take account of the relevant policies in the National Planning Policy Framework.

<https://www.historicengland.org.uk/images-books/publications/eh-good-practice-advice-note-drawing-up-listed-building-heritage-partnership-agreement/>

**17.4** In Wandsworth although we currently do not have any Heritage Partnership Agreements (HPA) there are several buildings where these would be desirable. The preparation of these documents should be undertaken by a heritage consultant liaising directly with the Council and the cost funded by the applicant. The most significant building where these Agreements would be suitable is Battersea Power Station, for when this is completed any subsequent changes to internal shopfronts would ordinarily require listed building consent. An HPA would be the most practicable method of controlling subsequent alterations as this would set out detailed guidelines which would be helpful to the owners, the retailers as well as Council officers.

## 18 Further Information and Council contacts

### Archaeology

#### Greater London Archaeological Advisory Service (GLAAS)

**18.1** The GLAAS works with a number of partners, developers, archaeologists and London Boroughs to promote understanding and enjoyment of our archaeological heritage through its protection, management and interpretation.

<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/>

Archaeology Advisor (South London)

1 Waterhouse Square

138-142 Holburn

London EC1N 2ST

Phone: 020 7973 3737

Email: [mark.stevenson@historicengland.org.uk](mailto:mark.stevenson@historicengland.org.uk)

#### Greater London Historic Environment Record (GLHER)

**18.2** The GLHER is a major resource for the understanding of the historic environment of Greater London.

<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-historic-environment-record/>

Manager: Stuart Cakebread

Address:

1 Waterhouse Square

138-142 Holburn

London EC1N 2ST

Phone: 020 7973 3731

Email: [stuart.cakebread@historicengland.org.uk](mailto:stuart.cakebread@historicengland.org.uk)

### **The Gardens Trust**

**18.3** The Gardens Trust was created in July 2015 as a result of a merger between The Garden History Society and the Association of Gardens Trusts. The Gardens Trust is now the Statutory consultee on works within Registered Historic Parks and Gardens under The Town and Country Planning (Development Management Procedure) (England) Order 2015.

<http://www.thegardenstrust.org/>

### **Historic buildings and parks and gardens**

#### **Historic England**

**18.4** Historic England is a government service championing England's heritage and giving expert, constructive advice. It makes recommendations on listing, scheduling, registering and protecting all forms of designation for promoting buildings, monuments, parks and gardens, battlefields and wreck site. It compiles in collaboration with local authorities the heritage at risk register for England annually.

Address

1 Waterhouse Square

138-142 Holborn

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#### **London Parks and Gardens Trust**

**18.5** The London Parks and Gardens Trust is an independent charity since 1994 promoting the education about historic parks and gardens in and around London.

<http://www.londongardenstrust.org/>

### **Wandsworth Borough Council**

Urban Design and Conservation Team

**18.6** The Urban Design and Conservation Team provides a specialist service dealing with design advice on major planning applications, pre-application design advice including facilitating the Wandsworth Design Review Panel. We provide specialist information about the heritage of Wandsworth including listed and locally listed buildings, Registered Historic Parks and Gardens and other historic parks and gardens, conservation areas and Article 4 Directions. We also prepare urban design advice for the Local Plan and Supplementary Planning Documents. We also make Tree Preservation Orders.

[consurbdesign@wandsworth.gov.uk](mailto:consurbdesign@wandsworth.gov.uk)

Tel. 020 8871 6612/6631/7564/8349

### **The Georgian Group**

<http://www.georgiangroup.org.uk/>

**18.7** The Georgian Group is a charity dedicated to protecting Georgian buildings and gardens.

### **Society for the Protection of Ancient Buildings**

**18.8** The SPAB seeks to save historic and listed buildings from decay, demolition and destruction.

<http://www.spab.org.uk/>

### **The Twentieth Century Society**

<http://www.c20society.org.uk/>

### **The Victorian Society**

**18.9** The Victorian Society promotes the care of Victorian and Edwardian buildings.

<http://www.victoriansociety.org.uk/>

### **The Building Conservation Directory**

**18.10** This web site provides information resources for conservation, restoration and repairs to buildings.

<http://www.buildingconservation.com/>



## Appendix 1: Character of the borough

### Battersea

#### Battersea Square

The medieval character of Battersea Square can be seen in the form of the triangular shaped public space at the end of Battersea High Street. Here the survival of historic buildings includes the late 17<sup>th</sup> century former Raven inn (grade II) in Westbridge Road and the former Sir Walter St John School (grade II) (now St Thomas's) dating from 1858-9. The surviving nineteenth century shop houses around the Square still convey a charm that derives from its village origins, which though altered over the centuries is still discernable in the relationship with the present St. Mary's Church (grade I) of 1775-77 by Joseph Dixon in brown brick with stone quoins. The village has clustered around the Square itself and also spread along its access routes, Westbridge Road, Battersea High Street and Vicarage Crescent. The remnants of the older settlement, for example the church, Old Battersea House and the Raven PH, give a historic perspective to the later Victorian developments elsewhere in the area forming the nucleus of the Battersea Square Conservation Area.

The public realm around the Square was transformed in 1990 to reinstate the focus of the village and create a space that can be enjoyed for *al fresco* eating and dining.

#### Battersea Park

Battersea Park opened in 1858 to a landscape designed by Sir James Pennethorne. In the same year Pimlico Station was opened to the east of the Park. It was replaced in 1860 when Victoria Station opened following the construction of Grosvenor Bridge, and the construction of the first Chelsea Bridge opened in 1858 providing an impetus to the development of the area. Battersea Park Station (listed grade II) opened in 1867 as York Road Station was designed by Charles Henry Driver.

These infrastructure schemes opened the way for the development of land by the Crown Estate around Battersea Park with Mansion blocks in the later half of the 19<sup>th</sup> century. The five storey Mansion block typology was a digression from the hitherto two storey terraces and was an early attempt to bring the style and density of development of the West End of London south of the river.

Albert Bridge (grade II\* listed), a suspension bridge of 1871-73 by Rowland Mason Ordish in the Gothic style is a gateway to this area from central London and a splendid landmark building. It was modified by Sir Joseph Bazalgette between 1884-1887 who incorporated elements of a suspension bridge.

Notable buildings in the area include St. Stephens Church, Dovedale Cottages, the former Westminster College and 445-447 Battersea Park Road (grade II) and the Lighthouse and Latchmere public houses both locally listed.

The Latchmere Estate was developed in 1903 as the first municipal housing estate in the country to be built using a council's own workforce. The most striking feature of the Estate's appearance is the uniformity of the two storey terraces of yellow stock brick with red brick detailing.

## **Nine Elms**

Nine Elms origins lay in a small hamlet at the northern end of Battersea Parish fronting on to the River Thames. It was a river-dependent community with craft industries and market gardening on fields around it. Its name first appeared in the mid 17<sup>th</sup> century associated with the nine Elm trees that grew on the street frontage and the name was used for the tavern and the lane where they grew. The catalyst for change was the construction of the railway from Southampton in 1838 which terminated at Nine Elms station. One of the earliest surviving buildings is the Duchess of York public house (local list), which dates from the mid nineteenth century.

Railway marshalling yards and goods sheds were constructed on the suitable flat land. Other industrial works included the water works to the west, and 1929-35 saw the construction of Battersea Power Station (grade II\*). The second phase was constructed from 1937-41 and the final phase in 1955, to designs by the celebrated architect Sir Giles Gilbert Scott. The building has become an iconic landmark in London.

The railway marshalling yards gave way to further industry with large footprint buildings, epitomised by the relocation of New Covent Garden Market to Nine Elms in 1971-74.

Nine Elms is now undergoing a further more radical transformation in the early 21<sup>st</sup> century. Battersea Power Station, which has been redundant since it was decommissioned in 1983, will undergo a renaissance to provide a range of uses. This 'cathedral of power' is the engine that is driving the transformation as part of the vision to create a new International quarter along with the new Embassy of the United States. The vision for this new mixed use quarter is predicated on a Masterplan showing high density development of a finer grain than recent decades with a new linear open space and served by an extension of the Northern Underground Line. The character of the area is changing from industrial to mixed use with a new High Street, with two levels of shops is proposed linking Battersea Power Station with the underground station. The large footprint industrial warehouses are being replaced with development ranging from 10 to 58 storeys. One Nine Elms is set to be the centre of a cluster of tall buildings over 20 storeys in height. To the south-west of the cluster of buildings frontages will comprise mainly accent and shoulder buildings of 10-20 storeys in height.

## Lavender Hill- Queenstown Road

Lavender Hill was an early coaching route into London following the ridge of high ground. Lavender Hill takes its name from the Lavender fields that were cultivated here to produce perfume. The surviving crinkle-crankle wall between Glycena Road and Acanthus Road may have been associated with a former nursery. By 1870 the north side of Lavender Hill had been developed with nos. 56-66 (Seymour Terrace) being an interesting group of three storey houses, the ground floors converted to shops in 1882.

To the north on lower land the Shaftesbury Park Estate was built by the Artisans, Labourers and General Dwellings Company, a housing co-operative founded in 1867 by William Austin. Their first Estate in London was Shaftesbury Park, which was completed between 1873 and 1877. All the houses comprise two storey terraces with two terraces in Elsley and Grayshott Roads being listed.

The Church of the Ascension (grade II\*) in Lavender Hill, built 1876-1883, was designed by James Brooks and completed in 1883 by J T Micklethwaite in a Gothic style in red brick .

The northern section of Queen's (now Queenstown) Road was built as an extension linking two areas of earlier development. This section derived from the 1844 plan by Thomas Cubitt to connect his own developments in Pimlico and Clapham Park, and this was opened along with the new Chelsea Bridge and Battersea Park in 1858. The construction of Queenstown Road, together with new railway construction; Queen's Road Station 1877 (later Queenstown Road Station) – grade II listed, led to the development of the Park Town Estate and where it crossed Lavender Hill shops and businesses were developed. St Philips Church (grade II listed), 1869 by J T Knowles (later Sir James Knowles) built of Kentish rag stone forms a focal point of the Park Town Estate. No. 112 Queenstown Road was designed by and lived in by T J Bailey, architect of the London Board Schools.

To the south of Lavender Hill a grid of streets links through to Clapham Common. Of these Sisters Avenue with nos 1-7 & 2-8 by Edmund Wood of 1878-80, massive gable fronted houses with semicircular bays and Sisters Mansions of 1895 by Alfred Coomber, two four storey mansion blocks with ornate iron railings to balconies, are notable.

A distinctive landscape element of this part of the borough is the view towards Clapham Ridge with houses stepping up the north side towards Lavender Hill, with the early Board Schools and churches rising above the generally two and three storey residential buildings. In Theatre Street and Town Hall Road the former Battersea Borough Council built housing in the early twentieth century soon after the construction of the former Battersea Town Hall (now Battersea Arts Centre) designed by E W Mountford in 1891-93 and the Shakespeare Theatre of 1896 (lost following damage in the Second World War).

The Battersea Arts Centre (grade II\*) was severely damaged by fire in March 2015 and is now being restored. The building marks the eastern edge of Clapham Junction Town Centre.

### **Clapham Junction**

John Rocque's map of 1745 shows evidence of what are today recognizable as main roads, such as Battersea Rise and Lavender Hill with the Falcon Brook river flowing north-south along the alignment of St. John's Road. The open fields were used for market gardening and production of lavender. The construction of the railways and the opening of Clapham Junction Station in 1863 was the catalyst to develop the area from a small settlement to a burgeoning town centre. At the beginning of the twentieth century it was a thriving town centre and cultural destination with the Pavilion and Shakespeare Theatres (lost through war damage) and the Grand Palace of Varieties (Grand Theatre).

The character of the area is derived from its surviving Victorian and Edwardian townscape as exemplified by the terraces of shops in St John's Road, St John's Hill and Lavender Hill. Many historic shopfront features survive along the arterial routes with Victorian terraced housing in the side streets. The buildings are generally of 3-4 storeys and built in tightly knit terraces comprising narrow fronted plots. Apart from a few buildings on the west side of St John's Road the shopfronts were part of the original development. The buildings in Clapham Junction are predominantly constructed of red brick. Most of the town centre lies within the designated Clapham Junction Conservation Area focused around the terraces of shops and the railway station.

The most important buildings in the town centre and conservation area are listed. These include the former Arding & Hobbs department store (now Debenhams), the Grand Theatre, the Falcon public house (all grade II), the former Town Hall (now Battersea Arts Centre), and the former Granada cinema (both grade II\*). Other buildings are locally listed such as the Victorian timber bridge to the platforms in the station, the elegant terraces of shop houses in St. John's Road and St. John's Hill, and the Welsh Chapel of 1897-98 by J Ivory and G O Davies, where services are still in the Welsh language.

St. Mark's Church (Anglican church. 1872-4 by William White) (grade II\*) with its massive spire is a dominant landmark along Battersea Rise and along with the former infant's school (grade II), which predates the church, form an interesting group.

Auckland Road opposite represents a pleasing terrace of three storey buildings (locally listed) with roof storey, being of yellow stock brick construction with render to lower floors.

The shopping frontages of St. John's Road continue into Northcote Road, which has developed into a specialist shopping area. Its character derives not just from the mix of businesses but also the activities of the street. It contains one of the most diverse mixes of on-street uses seen in London with its on-street market and a large amount of café / restaurant seating as well as retailers displaying their goods on the street.

Northcote Road comprises mainly terraces of three storey shop houses and forms the central spine of a grid network of Victorian and Edwardian streets that plug into it known as 'between the commons'.

### **Clapham Common and between the Commons**

The character of the frontage to Clapham Common is one of grand Georgian detached villas set in substantial gardens. Most of the early houses, no. 21 and nos. 81-84 Clapham Common West Side are listed grade II for their architectural and historical interest and are built of London stock brick with decorative features.

Although early development around Clapham Common began after 1800 the area between Clapham and Wandsworth Commons developed rapidly as part of the burgeoning growth of Battersea from 1871 to 1891 with Chatham Road being the earliest road to be built in 1866.

A number of builders were involved in this land conversion process. The Corsellis family, members of the legal profession, including Alexander, clerk to the Wandsworth District Board of Works teamed up with John Stanbury (architect), producing plans for their estates on land between Wandsworth and Clapham Commons. The Conservative and National Freehold Land Societies were active in Battersea. They sold freehold plots in Ravenslea Road and Wexford Road. Houses in Belleville Road and other roads in the area were developed by Alfred Heaver. The estate of Broomwood House was developed after 1880 forming Broomwood, Gayville, Montholme, Devereux and Hillier Roads.

The character of this area is dominated by mainly two storey and occasionally three storey houses with roof storeys of mainly red or yellow brick construction. Many of the streets to the west of Northcote Road, such as Belleville, Gorst, Honeywell, Morella and Wakehurst have been included in the Wandsworth Common Conservation Area; the eastern extremity of Broomwood Road is included in the Clapham Common Conservation Area.

The frontages on to Wandsworth and Clapham Commons contain more substantial and distinctive houses. The frontage on to Wandsworth Common contains substantial Victorian villas with nos. 23-26 Bolingbroke Grove being of architectural interest.

### **Bellevue Road**

The triangular area bounded by Bellevue and Trinity Roads and St James' Drive began to be developed in the mid nineteenth century in a piecemeal fashion with narrow plots.

Bellevue Road has a primarily commercial function and character, developed partly in response to its proximity to Wandsworth Common Station. The mainly Victorian buildings are of two and three storeys. Generally they are constructed of yellow stock brick, although a few are of red brick.

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

Wiseton Road is similar in character and appearance. Nos.12-14, one of the earliest developments in the street are of architectural interest with a hipped slate roof, stone quoins to corners of the facade, and attractive round headed segmented stone window arches.

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

### **St. John's Hill**

Rocque's map of 1746 shows St. John's Hill as a main east-west route with Plough Lane crossing it. The Plough public house and a number of small houses and villas formed part of this hamlet with market gardens around. Some of the major landowners around the area were Thomas Carter, Charles Wix and Earl Spencer.

St. John's Hill contains a variety of early to late Victorian buildings including villas, terraces, shops, a church and school. These buildings were built using materials and details typical of their period such as stock brick, stucco and render, slate roofs and sash windows. Both houses and commercial terraces exhibit these characteristics. The later buildings such as Highview School (grade II) and Harvard Mansions were built in red brick using terracotta or stone detailing in keeping with the architectural trends at the turn of the twentieth century.

St Paul's Church was built in 1868 to designs by H E Coe and built of ragstone. Its spire represents a landmark in the area as the building is located on a curve in St. John's Hill it is an important townscape building and very visible in the streetscene. Following redundancy it has recently been converted to residential flats.

The villas and small terraces of Oberstein, Louvaine, Brussels and Elsynge Roads along with the North Side Wandsworth Common display charm as well as architectural quality in their design and detailing, many having detailing such as stucco surrounds or corbels to windows. The larger houses have columns, stuccoed bays or rusticated stucco ground floor elevations demonstrating their higher status.

St. John's Hill Grove represents a pleasing group of two storey pairs and short terraces of mid 19<sup>th</sup> century houses of yellow stock brick and render.

## **Wandsworth**

### **Wandsworth Common**

The Common is clearly identified on Rocque's map of 1741 and is referred to as Wandsworth Common. At that time it occupied all the land between Bolingbroke Grove and Trinity Road, and from St. John's Hill to south of Burntwood Lane. Between 1794 and 1866 there were some 53 enclosures involving the transference of common land to a variety of other uses. The main enclosures were those taken for the Royal Victoria Patriotic Asylum, the industrial school of St. James, Allfarthing Piece, McKellar's Triangle (Trinity Road/Bellevue Road/St James's Drive), the Justices of Surrey, and the land taken for the construction of railways.

The Common was bisected by the construction of railways to the south west and later to the south. A bill was sponsored through Parliament and on 10 July 1871 the Wandsworth Common Bill was enacted preserving the Common from development. The Black Sea admired as "one of the most picturesque and ornamental waters near London" in the north east of the common was not included and was developed as Spencer Park with substantial villas and a small park.

Notable buildings include the Royal Victoria Patriotic Building (grade II\*) built in 1857 from patriotic funds set up in 1854 in aid of the many orphans of the Crimean War. The architect was Major Rhode Hawkins and represents a spectacular landmark on the common with its massive brick facades with steep French Gothic roof complete with its central tower and lower towers to the corners finished with a typical Gothic flourish in the form of turrets.

Wandsworth Prison (grade II) was built 1849-51 to designs by D R Hill and represents a massive three storey gate house and ancillary buildings (the former doctor's and governor's houses) in an Italianate asymmetrical composition in pale gault bricks facing on to the Common.

Also on the west side of the common is an area known as the Toast Rack with its tight grid of good quality late Victorian red brick terraced and detached houses. Adjacent to these is a similar area of Arts and Crafts houses with the White Cottage (grade II) in Lyford Road of 1903 by architect C F A Voysey being of special architectural and historic interest.

## **Wandsworth Town**

The character of the area is evidenced by a description by Richard Phillips in 1817, 'The village of Wandsworth, in truth, is of the size of most second-rate towns in distant counties, its main street, of compact and well-built houses, being half a mile in length, with several collateral ones a quarter of a mile'.

Eighteenth and early nineteenth century was characterised by a varied patchwork of vernacular buildings, many of timber framed and weather-boarded construction. Evidence of these survived into the early twentieth century. However, early rebuilding in the eighteenth century was in a more fashionable brick and this became the main form of construction in the nineteenth.

The town was centered on the ecclesiastical focus of All Saints Church in the High Street. Largely because of its manufacturing history, there was also relatively early development of non-conformist communities. This strong tradition is still visible in the central area, with the oldest chapel site in Chapel Yard (16th Century, rebuilt 19th Century), the Quaker Meeting House (18th Century), and with Baptist (demolished 1995), Methodist and United Reformed Churches on East Hill. Catholic churches were represented on the edge of the town in Putney Bridge Road and at either end of East and West Hills such as the Church of St Thomas of Canterbury (1893-95 by E Goldie, West Hill (grade II).

The connection between manufacturing and non-conformity was associated with a desire to live, work and worship close together. As a result most of the historic buildings are grouped and sited in very specific relationships, with houses and industry cheek-by-jowl, for example at the Ram Brewery and 70 High Street, and at Wentworth House in Dormay Street. This is further reflected in the network of alleys and small roads linking the central area with its industrial hinterland. For similar reasons the Huguenots built a number of quality houses on East Hill (nos.174-178 still survive) as well as the burial ground.

The surviving parts of the old town have been included in the Wandsworth Town Conservation Area. Of special architectural and historic importance are the early (circa 1723) Metropolitan houses in Church Row (Grade II\*) of three storeys in brown brick.

The former Young's Ram Brewery (listed Grade II\*) presents an impressive facade that provides an important and unique identity and character to the town. The brewery complex is of late-C18, early/mid-C19 with 1882-83 rebuilding by Henry Stock; and late-C20 additions and alterations. The complex includes the 1882-1883 range fronting Wandsworth High Street between the former brewer's house and the Brewery Tap. These historic buildings are being retained as part of an extension of the town centre to provide shops, offices and residential apartments.



All Saints Church (grade II\*) built of yellow stock brick has a tower dating from 1630, although largely rebuilt in 1779: by surveyor William Jupp. Further alterations were carried out by architect E W Mountford around 1900. Nearby St Anne's Church, the 5th "Waterloo" church was built 1820-4 to the designs of Robert Smirke in Greek Revival style. Further alterations were carried out in 1891 by William White and in 1896 by E W Mountford. It is built of stock brick with Portland stone dressings.

East of the town centre are a number of residential streets with two/three storey residential buildings in Tonsley Hill and the grid of roads off of Geraldine Road. They late Victorian houses and terraces are mainly of yellow stock brick with the later Edwardian terraces around Wandsworth Common West side mainly of red brick.

Old York Road developed after the opening of Wandsworth Town Station in 1845 and the tramway linking Wandsworth Town centre. Since the creation of Swandon Way in the 1980's, taking out much of the through traffic the small shopping centre has continued to serve the local area.

The 1930's witnessed the re-building of a number of Town Halls across London. Wandsworth Town Hall was built in 1935-7 by Edward A Hunt. It is a monumental three storey building in Portland stone and brick (grade II). Adjoining is the Civic Suite a handsome building of 1926-28 by Ernest J. Elford. Opposite is South Thames College (grade II) by architect G. Topham Forest.

Wandsworth Town Centre was redeveloped in 1971 with the Arnedale shopping centre which was the largest indoor shopping space in Europe at that time. The development also included several 24 storey residential towers. The development in a Brutalist architectural style has undergone a transformation and is now called Southside.

Around the town centre a number of multi-storey residential towers have been built in the 21<sup>st</sup> century such as the Filaments (2015) of 16 storeys by Rolfe Judd. Much of the growth has arisen out of redundant industrial land along the River Thames frontage and the demand for residential accommodation in London.

### **Clapham South**

Rocque's Map of 1745 shows Balham Hill, the former Roman Road known as Stane Street and Nightingale Lane as routes. The latter flanked by trees and fields links Clapham and Wandsworth Commons. It was formerly known as Balham Wood Lane or Balham Lane and was probably used for moving cattle between the two commons, so that commoners could exercise their grazing rights. By 1800 it developed as a fashionable place to live with Georgian villas being built notably Hollywood, 7 Nightingale Lane (grade II).

As a centre Clapham South only really developed during the latter decades of the 19<sup>th</sup> century following the opening of Balham Station in 1856.

Further expansion occurred after the tram route opened in 1903 and the Northern Line was extended south in 1926. William Holden's Clapham South station (grade II) of Portland stone was originally a single storey building but a block of flats (Westbury Court) was constructed above in the 1930s.

Recently residential blocks of flats have been built south of the underground station wrapping around the entrance to the deep tube shelter (grade II), which was used during World War II.

## **Balham**

Balham developed as a small town centre following the opening of the railway in 1856. It grew into a fashionable place as the 'gateway to the south' and the building of a magnificent theatre, The Duchess Palace (Balham Hippodrome) was emblematic of the grandeur of the area, sadly destroyed in WW II. This was later replaced by a 5 storey block of flats. Adjacent to this site the residential streets of Yukon Road and Dinsmore Road comprise houses and cottage flats (built to look like ordinary terraced houses) of two storeys in red brick construction. The architectural coherence of the buildings is recognised through the rhythm of their projecting gabled bays, fenestration and materials justifying their conservation area designation. The Arts and Crafts details including the terracotta plaques of Dinsmore Road are also represented in the urban shop houses fronting Balham Hill.

The construction of the station provided a stimulus to development with many of the fields that lay behind the early ribbon development of Balham Hill and Balham High Road, being divided up for new residential estates. From this time Balham Hill and Balham High Road began to be redeveloped for commerce, notably shops, banks and places of entertainment. The introduction of the electric tram service in 1903 along this route provided a further stimulus to its commercial development.

St. Mary's Church (grade II) of 19<sup>th</sup> century construction represents a local landmark in Balham high Road with its brick and stone campanile and clock tower.

Balham received a further catalyst to development with the extension of the then City and South London Railway Underground Line in 1926 and the construction of the station by Charles Holden (grade II) in Portland stone. Many of the large villas that lined Balham High Road were demolished and/or converted to shops with the addition of a ground floor extension at the front. Nos. 207 and 211 (grade II) represent surviving villas.

Balham town centre is generally characterised by 3-4 storey development with shops on the ground floor and offices or residential above. Much of the legacy of Victorian and Edwardian development exists with a typology of narrow plots with red or yellow brick facades and gabled frontages to the streets.

South of the town centre is Du Cane Court erected between 1935 and 1938 in red brick, to designs by architect George Kay Green. The building was reputedly the largest block of flats in Europe at the time and also included a stylish restaurant, a bar, and a club with extensive facilities. The attractive Japanese gardens were landscaped by Seyemon Kusumoto. The 'U' shaped building rises to 8 stories and has an imposing gated entrance.

North-west of the town centre there are a series of residential streets comprising two/three storey buildings mainly of yellow stock brick, with 3-15 Balham Grove (grade II) with their projecting Doric porches of special architectural and historic interest.

Further north is Nightingale Square the only true garden square represented in the borough, and one of only a few south of the river. Beyond is Nightingale Lane where the centrepiece is formed of two important groups; nos. 69-79 (grade II) arranged as three pairs of grand four storey villas in a French chateau style in red brick with terracotta by architect I. E. Colcutt, and nos. 81-95 (grade II) with shops on the ground floor and residential use above built circa 1870's by George Jennings. The terrace is of pale pink terracotta brick with terracotta dressings. They reflect the wealth and fashionable status of the area in the late 19<sup>th</sup> century, which has been carried through to today.

### **Tooting Bec (Upper Tooting)**

Tooting Bec grew up around the junction of Balham High Road and Tooting Bec Road. Tooting Bec takes its name from the abbey of Bec in France, which once owned the land in the area. St. Anselm's Convent School (grade II) in Tooting Bec, of 18<sup>th</sup> origin, represents one of the earliest surviving buildings. It is of three storeys in a brick construction. Nearby the former Lodge at 100 Tooting Bec Road (grade II) represents a late 19<sup>th</sup> century stuccoed building attached to a former nursery. It may have formed a gate lodge to an earlier building.

Balham High and Upper Tooting Roads were part of a ribbon of development alongside the main route out of Central London. A station was opened in 1926 called Trinity Road Station on what was then the City and South London Railway. It was renamed Tooting Bec Station on 1 October 1950. The City and South London Railway was renamed the Northern Line in 1937, 11 years after the Morden extension was opened.

Around the station (grade II) which has two entrances diagonally opposite is the focal point of the local centre with the Wheatsheaf Public House (locally listed) of red brick with stone bands and emblem built in 1892, on one corner, and together with St. Anselm's Roman Catholic Church (grade II) on the other, they make a pleasing piece of urban townscape. Further south along Upper Tooting Road beyond the three storey Victorian Gothic shop houses is the Kings Head P H (grade II) rebuilt in 1896 and nos. 68-72 (grade II) and 69-75, surviving three storey buildings from the mid 18<sup>th</sup> century.

The residential streets surrounding comprise mainly two, occasionally three storey terrace houses of red brick facades. These derive from the latter decades of the 19<sup>th</sup> century. Alfred Heaver commissioned the building of the Heaver Estate between 1890 and 1904. Substantial two and three storey terraced houses in a Queen Anne style were constructed of red brick with Arts and Craft details, notably carved brick panels and stained glass to doors. He developed houses in three main areas, to the north and south of Ritherdon Road, Dalebury/Crockerton Roads and Dafforne/Foulser Roads.

To the east of the residential area lies Tooting Bec Common, which together with Tooting Graveney Common represents the remains of common land that once stretched as far as Mitcham. The Metropolitan Commons Act in 1866 protected the area from development and its maintenance has passed from the Metropolitan Board of works through the former London County Council to Wandsworth Borough Council. Tooting Bec Lido, one of a few surviving outdoor swimming baths in London, is of historic interest. In 2016 the Council was awarded Heritage Lottery Funding for the renovation, conservation, management and maintenance and enhancement of the common.

### **Streatham Park and Furzedown**

The earliest surviving house is Furzedown House, circa 1800 altered and extended 1862-67 by James Thomas Knowles to include conservatory with its lodge (both listed grade II) fronting on to Tooting Bec Common. The name probably derives from its once landscape setting of gorse and heathland. The area developed during the latter nineteenth century with a number of fine houses of which Dixcote (grade II) by C F A Voysey and 2 West Drive by Leonard Stokes also grade II, survive.

Abbotsleigh Road which forms an integral part of the Streatham Park Conservation Area comprises an eclectic mix of two storey detached houses attributed to Edward Wates and his family who formed the speculative house building company.

The character of Streatham Park relies upon the combination of large detached houses set in a rich well treed landscape.

The extensive grounds of Furzedown House were developed by local builders after 1900. A grid pattern of streets were laid out including Moyser, Pendle, Pretoria and Penwortham Roads. These comprise mainly two storey terrace houses of red brick with gabled fronts to streets.

### **Tooting (Lower Tooting)**

From its pre-Saxon origins and its position on the Roman Road, Stane Street, much of Tooting's lands were held by the De Gravenel family, from which Tooting Graveney derives. Tooting Graveney or Lower Tooting was separate from Upper Tooting or Tooting Bec which was centered on the Broadway a street which widened considerably at its junction with the High Street. The former non-conformist chapel (known as Defoe's

Chapel) dating from 1766 still survives in the High Street, albeit much modified as a shop. A Saxon round-tower church, the last remaining in Surrey existed in Church Lane until replaced by the current St. Nicholas Church (grade II) in 1831.

Tooting was described as having villas and nursery gardens, and the 1868 OS Map shows Park House and Manor House, whilst Rollinson's nursery was famous for its exotic plants. The open fields, access to fresh air and the high ground to the north were ideal for the establishment of a hospital. Edward Lapidge was the architect for Springfield Hospital (grade II) built in 1840, which was extended in 1895 by Rowland Plumbe with the construction of the Elizabeth Newton Wing (grade II). Parts of the hospital estate were developed for the two storey residential houses by Barratts in Beechcroft Road in the 1970s. The Chapel to the rear is locally listed, whilst the airing courts to the hospital form part of a wider Registered Historic Park and Garden, because of its historic landscape interest.

The Almshouses in Garratt Lane (grade II) were erected by the St. Clement Danes Holborn Estate Charity on a 6-acre site, previously farmland, purchased for the purpose in 1848, which incorporated a large garden at the front that contained an artesian well to supply the residents. The plans for the grounds were devised by the managers of the Charity and implemented by Robert Mackay, nurseryman and designed by R Hesketh. The 40 two storey cottages and a chapel form an interesting group of historic buildings around a green space.

Opposite is Streatham Cemetery, which was established under the Metropolitan Burial Act of 1852, in response to the second cholera epidemic of 1848-49, the Streatham Burial Board acquiring the land in what was then countryside. With two lodges and two mirror image chapels built in the Gothic style by William Newton-Dunn, the Cemetery opened for burials in 1894. The cemetery is now managed by Lambeth Borough Council.

The first Tooting station opened around 1868 but the main thrust of development did not commence until after the 1880s when the station was rebuilt slightly to the east.

A 39 acre site known as Totterdown Fields was purchased by the London County Council in 1900. The development was built as a cottage estate and is named the Totterdown Fields Estate, which represents a very fine example of properties influenced by the Garden City and Arts & Crafts movement and is designated as a conservation area. The development is regarded as one of the best examples of this type in the country. The buildings are of two storeys of brick, whilst others of brick and roughcast with heavy gabled frontages. Owen Fleming, a notable Arts and Crafts-influenced architect, was responsible for the layout and design of the estate. He was no doubt influenced by Bedford Park and the work of Richard Norman Shaw and Charles Voysey, an exponent of roughcast.

The burgeoning population provided the impetus for the extension of the City and South London Railway (later Northern Underground Line) to Tooting with the station (grade II) by Charles Holden being built in 1926. Cultural life in Tooting received a major boost with the construction of the Tooting Granada, which is England's only grade I listed former cinema. It was built in 1930-31 for Bernstein Theatres as the Granada by architect: Cecil Masey has a flamboyant interior by Theodore Komisarjevsky.

Founded in 1733 St Georges Hospital is recognised as one of the largest teaching hospitals now run by the St. George's University Hospital NHS Foundation Trust. It transferred from Hyde Park Corner to Tooting in 1973 taking over the former Fountain and Grove Hospitals built in the 1890's to deal with infectious diseases. The hospital has been developed continuously since then and is set for further expansion as it serves a wide catchment area of South London.

Tooting Broadway is now regarded as the genius loci of the town centre providing an important shopping and business location for local people. The character of Tooting is of mixed use buildings up to 5 stories in height, exhibiting a fine grain with plots of around 6 metres width and built predominantly of red brick with gabled fronts to the street. Its two markets, with Broadway Market operating since the 1930s adds interest and cultural vitality to the town centre.

## **Earlsfield**

Prior to 1870 Earlsfield did not exist as a place name, although Garratt as a hamlet had been established further south with the Leather Bottle PH (grade II) dating from circa 1750 now the only surviving building. It is reckoned that the Earlsfield name comes from Robert Davis' family home, just outside Manor Hamilton in Sligo, Ireland, which is also called Earlsfield, after his mother's family name of Earls. It is reported that Irish entrepreneur Robert Davis bought Elm Lodge on Allfarthing Lane in 1868. Although the railway had been constructed over Garratt Lane by 1838 a station was not built until 1884.

The first shops were built adjacent to the railway on the north side and also on the west side of Garratt Lane south of the railway. These were terraces of three storey shop houses. The early residential houses were built in Algarve, Capern and Earlsfield Roads. These are mainly two storey red brick terraced houses with gabled fronts and large triple windows. Further north along Earlsfield Road more substantial three storey semi-detached buildings were built, similarly of red brick, with others of yellow brick with projecting canted bays, characteristic of the late Victorian style.

A parish church, St Andrews (grade II) was built 1889-90, west end completed 1902, with additions by E.W. Mountford. The church in a Victorian Gothic style is of red brick construction.

By 1916 a new bridge across the River Wandle was built as part of the development of Penwith Road linking Earlsfield with Southfields. The character of the streets is one of two storey terraced houses in a typical Edwardian style of red brick construction and gabled fronts. Similarly development to the east of the local centre took place in Tranmere Road again of two storey Edwardian terraced houses. At this time the demand for schools resulted in the three storey Earlsfield Primary School, an exuberant red brick and faience building by Board School architect T J Bailey and Wandle Primary School (now converted to residential use) both of local interest.

Before the First World War, the Holloway Brothers built many houses and two storey maisonettes between Garratt Lane and Swaby Road as well as part of the area between Lyford Road and Ellerton Road. However, their most significant work in the area took place east of the centre of Earlsfield. The Magdalen Park Estate represents an ambitious plan by the builders Holloway Brothers that was intended to stretch from Lyford Road in the east to Garratt Lane in the west and from Magdalen Road in the north to Burntwood Lane in the south. The estate takes its name from its former owners, Magdalen College, Oxford. Its street form is a rectilinear grid of streets that make up two Estates separated by an open space with two small squares in Swaby Road and Tilehurst Road.

The layout of the Fieldview Estate by Wandsworth Borough Council, furthest from the local centre, is more formally planned and composed entirely of purpose built maisonettes arranged in small groups of two storey buildings of brown brick to ground floors and roughcast to upper floors. The Openview Estate is composed of a mixture of two storey, terraced and semi-detached houses arranged in groups and constructed of brown brick with roughcast to upper floors. The area is designated as a conservation area.

### **Southfields**

The land around Earlsfield originally formed part of Earl Spencer's Estate. He acquired and had Wimbledon House rebuilt by the architect Henry Holland (1745-1806). From 1765 Lancelot Brown (1716-83) was commissioned to prepare a design for landscaping the park which lay north of the house. The grounds, by this time enlarged to 480ha, extended around Brown's lake.

Much of the Estate was sold off in the 1870s with development beginning in Merton Road, Smeaton and Longfield Streets. Riversdale School (grade II) by Board School architect T J Bailey opened in 1890-91, a year after the opening of the District & London & South Western Railway from Fulham to Wimbledon with Southfields Station (locally listed) in Wimbledon Park Road.

Wimbledon Park Estate in Wimbledon Park Road was built between 1910 and 1920 by the developers Allen & Norris. The character of the area is of two storey terraced houses exhibiting 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 and are in a designated conservation area.

Early industry set up in Southfields and in 1904, the Frame Foods baby food company opened its factory 59 Standen Road (grade II). The building, now converted to residential flats, is in a distinctive Art Nouveau style, with green ceramic tiles, and the slogan 'Nourish and Flourish' on the exterior. Nearby the former OK Sauce factory built in 1928 to the designs of Percy Sharp for George Mason and Co Ltd, manufacturers of OK Sauce at 265 Merton Road (grade II) in an Art Deco Style finished with cream faience tiles. In October 1926 London's first mosque was inaugurated in Gressenhall Road.

The grounds of the former Wimbledon House were taken over by the former borough of Wimbledon in 1914 and a public park was formed, part lies within Wandsworth and part in Merton. It is included in the Register of Historic Parks and Gardens (grade II\*) and forms part of Wimbledon North Conservation Area.

Adjacent to the park, although in Merton, is the home of Wimbledon tennis with Southfields station as the main point of embarkation during the Wimbledon fortnight in June each year.

### **Wimbledon Parkside**

Earl Spencer's estate also formed the origins of Wimbledon Parkside.

In 1864, the then Lord of the Manor, Earl Spencer, who owned Wimbledon Manor, attempted to get a private Parliamentary Bill to enclose the Common for the creation of a new park with a house and gardens and to sell part for building. In a landmark decision for English common land, and following an enquiry, permission was refused and a board of conservators was established in 1871 to take ownership of the common and preserve it in its natural condition.

Wimbledon Common, together with Putney Heath and Putney Lower Common, is protected by the Wimbledon and Putney Commons Act of 1871 from being enclosed. The common is now maintained by the Wimbledon and Putney Conservators.

The character of Wimbledon Park Side emanates from its historical origins as a place where large villas were built set within substantial richly landscaped gardens with significant tree planting. Only a few of these survive, notably Fairlawns, 89 Wimbledon Park Side (grade II) was built circa 1860 for the surgeon-dentist to Queen Victoria by Rawlinson Parkinson and Sir Joseph Paxton. It is of two storeys with pediments to bays and finished with a rendered façade. The Paxton conservatory, since demolished, led to a substantial garden with lake, which now forms part of a public open space to the rear.



No. 81 Elmley House represents a mid-nineteenth century two-storey villa with later full-height bays added to the front elevation.

Development of the substantial plots took place throughout the 20<sup>th</sup> century by private builders as well as local authorities. The Victorian street layout survives as do a number of the significant trees which still give the impression of a well treed landscape.

Notable 20<sup>th</sup> century developments include; Linden Lodge Schools by Sir Edwin Lutyens of 1933. This was originally a private house replaced by a red brick composition exhibiting the typical Lutyens' buttressing and on the local list. Nearby, the Ackroyden Estate of 1950-54 was the first LCC post Second World War developments, the eleven storey point block of flats by architect Colin Lucas being of interest. Less successful was the LCC's Argyle Estate around Kingsmere Road.

Tibbetts Close was built with two storey terraces by Andrews, Emerson and Sherlock from 1958-61 and Claudia Place, a four storey block of flats represents the early work of notable architects Farrell and Grimshaw built in 1974.

### **East Putney**

East Putney developed around the early roads out of central London through Wandsworth to the south, and across the River Thames at Putney (first built 1727-29), and an east-west road (now the South Circular).

The early development of villas along Kingston Road (now West Hill) towards Wimbledon Common occupied the high ground of the Putney Ridge, which commanded extensive views across the Wandle Valley to the east and the River Thames to the north. The Royal Hospital for Neuro-disability was founded in 1854 taking over a grand c18th villa (grade II), which was enlarged in an Italianate style in 1864 by W P Griffith. On the adjoining site Holy Trinity Church (grade II) was built in 1863 by J M K Hähn finished in ragstone; its tall spire being visible from across the Wandle valley.

A number of the 18<sup>th</sup> and 19<sup>th</sup> century two/three storey villas survive in West Hill and Keswick Road forming the nucleus of the East Putney Conservation Area.

Carlton Drive was developed from the 1870s with substantial two and three storey villas set in large plots, of mainly pale gault brick with decoration around the openings. Only a few survive as does a mews, Ernshaw Place (formerly Carlton Mews), which is of local interest.

The District and South Western railway was carved through the area in 1889 with a station at East Putney. This provided a catalyst for further growth, particularly the area around Rusholme Road developed between 1895 and 1906 with substantial mainly red brick two/three storey detached villas and pairs frequently with gabled frontages, a few with Dutch gables. The area forms the basis of the Rusholme Road Conservation Area.

Whitelands College, one of the oldest higher educational institutions in England, was founded in 1841 as a teacher training college for women. It continued to flourish and came to be regarded as one of the foremost women's teacher training colleges in the country when in 1930 it moved to West Hill. The College employed Sir Giles Gilbert Scott, architect of Battersea Power Station and other prestigious public buildings, to design the new college. Whitelands College (now converted to flats) forms a massive brown brick building and with its chapel are both listed grade II. Whitelands College moved to Roehampton early in the 21<sup>st</sup> century.

More recently isolated blocks of flats have been developed some up to 8 storeys as in West Hill, which has retained its avenue of London Plane trees, which mark a pleasing approach towards Wandsworth. By East Putney Station the area now enters Putney Town Centre.

### **Putney Town Centre**

Putney developed on the shortest route from Central London to the south west of England, with a crossing point of the River Thames initially by ferry until the first bridge was built in 1729. At that time it was the only bridge between London Bridge and Kingston, which underlines its significance. The earliest Church is St Mary the Virgin (grade II\*), which has 15<sup>th</sup> century origins and was later remodelled by Edward Lapidge in 1836-37. The famous Putney Debates were held here during the Civil War of the 1640s.

The early crossing of the Thames led to the development of important business and commercial interests for by 1868 the High Street with its shops is evident. The University Boat Race from Putney Bridge staged its first race in 1829 and has become associated with the charm of Putney's riverside with its boat yards. One of the earliest mansions, Fairfax House circa 17th century was demolished as part of the commercial growth of the town centre in the late nineteenth century.

The railways and the first station were opened in 1846 providing a further impetus to the development of the town centre.

The Cedars, two magnificent five storey Mansion blocks built in 1853 with their promenade along the River Thames frontage was an attempt to develop on the scale and exuberance of Chelsea and Kensington to the north. However, the siting of the District and South Western Railway through the terrace in 1889 led to its demise and demolition with its replacement by more sober individual residential dwellings.

At this time considerable development took place particularly in Werter, Disraeli, Montserrat and Oxford Roads comprising mainly two to three storey terraces and pairs of houses built in yellow stock brick, and these form part of the character of the Oxford Road Conservation Area.

Putney developed as an important local office centre in the 1960s particularly with developments in Upper Richmond Road and the High Street. Many of these have already been adapted or demolished and replaced by blocks of flats of up to 11 and 12 storeys, such as at 113 and 133 Upper Richmond Road by architects AHMM and Carey Jones respectively (2015).

Putney Town Centre has developed into an eclectic mix of Victorian, Edward and 20<sup>th</sup> century buildings. It is characterised by narrow fronted 3-4 storey buildings with shops on the ground floor and exhibiting a fine grain of around 6 metres plot width. The corner of Putney High Street with Upper Richmond Road is particularly impressive as the three/four storey buildings are carried around the corners of the streets architecturally giving a grand gesture to them as they widen at the junction. The junction represents a fine piece of townscape as the 'gateway' to the town centre from the south, with the 1930s former Zeeta House, the solicitors' offices and the Railway PH adding strong focal points to the other three corners .

### **West Putney**

Bowling Green House (now the location of Bowling Green Close) had traditionally been a clubhouse attached to the bowling greens, the first of these appeared in 1636, the grandest in London, which was established on land enclosed from part of the Heath by Earl Spencer. Due to the popularity of the sport a second green was added in 1707, which was around the time that the house was rebuilt. However, this popularity had waned by the 1770s and the clubhouse became purely residential during the period of Prime Minister William Pitt's residence, from at least 1796 to his death in 1806. A collection of notable 1930s Modernist houses now stands on part of the grounds, some designed by Wallace Gilbert and Partners, more famous for their factories on the Great West Road and the Hoover building at Perivale.

Following the opening of Putney Bridge in 1729 the town centre began to develop. Charlwood Road (formerly Worple Road), Upper Richmond Road and the High Street are clearly shown on Rocques Map of 1741-45. The arrival of the railways and the station in 1846 gave an impetus to the development of West Putney.

West Putney's special character is derived from its Georgian and Victorian elements, and more extensively with the later Victorian and considerable Edwardian suburb which developed on former field systems to the west.

The earliest of the surviving houses were the two storey semi-detached villas built in Charlwood Road, Spencer Walk and Stratford Grove by 1850, which form the character of the Charlwood Road– Lifford Street Conservation Area.

By 1896 the only other areas of West Putney that had been developed were Chelverton and Norroy Roads, the 'Nelson' houses of Upper Richmond Road, a group of elegant, well-proportioned villas of two storeys, stock or possibly gault brick; in a late Regency

domestic classical style; and several roads running south notably, Parkfields, Carmalt Gardens Colinette Road, Balmuir Gardens, Marlborough Road and north of the railway around Dryburgh and Erpingham Road. These areas form the basis of the Parkfields, Landford Road and part of the West Putney Conservation Area.

By 1920 the Edwardian suburb was mainly complete with the substantial villas of Briar Walk and Woodborough Road being laid out. The streets form a modified grid off of Upper Richmond Road and Putney Hill with buildings mainly of two to three storeys arranged as terraces (Bangalore and Borneo Streets), semi-detached (Holroyd and Campion Roads) or substantial villas (Briar Walk and Gwendolen Avenue). The Medallion Houses between Hazlewell Road and Howard's Lane appear as a mini-estate. These all form part of the West Putney Conservation Area.

Between 1919 and 1929 the London County Council constructed eight new cottage estates across London including Totterdown Fields in Tooting, and the Dover House Estate in West Putney. The design and layout of the Dover House Estate was influenced by the garden city and suburb movement, with the groups of cottages being clustered around small greens. Putney Park House (grade II) a mid-Georgian house with large stuccoed additions by Decimus Burton for Robert Hutton, 1837-8 was retained in the centre of the Estate and has since been converted to flats.

The special character of the Dover House Estate is derived from the carefully planned clusters of picturesque two-storey cottage-style homes and their front gardens with privet hedges set around green spaces with many mature trees. The Estate is designated as a conservation area. The houses were built of brick red brick, whilst others of yellow stock built simply detailed and form the basis of the Dover House Estate Conservation Area.

## **Roehampton**

Roehampton comprises four distinctive areas, the surviving buildings making up the old village around Roehampton High Street, the large mansions and aristocratic villas remaining from the Georgian and Victorian eras, the 20th century housing estates and the emergence of Roehampton University campus, which is also interwoven with the Georgian villas and their landscaped grounds.

Roehampton Village is still recognisable as a village that had its origins in the 17th century. Its civic focus is around the Medfield Street junction with Roehampton Lane where the street widens passing each side of the stone drinking fountain (grade II) with its domed roof. The village comprises a cluster of mostly small-scale domestic buildings, around a short commercial high street; two churches, a parish hall, two small schools; four public houses (two dating from the 17th century); bounded on two sides by Putney Heath; the whole is still distinct from the later development that adjoins it to the north and south.

The Kings Head PH, 1 Roehampton High Street (grade II) had been established by the 17<sup>th</sup> century. The Montague Arms (grade II), a mid-eighteenth century cottage, was turned into a beer shop in the 1860s to cater for the influx of new working class residents. Holy Trinity Church (grade II) was built in 1896-98 to designs by G. H. Fellows Prynne in a Gothic Style of Corsham stone, its magnificent slender spire marking the entry to the village from the south.

Beyond the village the surviving Georgian villas represent the grandeur of the past with Roehampton House (1710-12 by Thomas Archer, and extensions by Edwin Lutyens 1912); Parkstead House 1760 to 1768 by Sir William Chambers for the second Earl of Bessborough; and Mount Clare 1772 probably by Sir Robert Taylor (all grade I); and Downshire House Circa 1770 for the Marquess of Downshire. and Grove House, Roehampton Lane 1777 designed by James Wyatt for Sir Joshua Vanneck, are both listed grade II\*. All of these buildings are set within substantial landscaped gardens which are of historic interest, with those at Grove House being included in a Registered Park and Garden (grade II).

With the gradual demolition of many of the large houses from the late 19<sup>th</sup> century onwards, a number of infill residential areas were developed; the crescent-shaped Fairacres (grade II) a four storey block of flats by Minoprio & Spencely in 1926, the substantial detached villas of Roehampton Gate around 1930, and the symmetrically planned estate of Roehampton Close with its four blocks of flats set around a formal green also from around 1930.

The building of the Alton East (1952-58) and Alton West (1955-59) Estates changed the character of Roehampton dramatically from its earlier wealthy parkland estates to include the vast London County Council residential estates.

The Alton East and West Estates together with the landscape represent a 20<sup>th</sup> century layer of development overlaid and interwoven into the earlier Georgian and Victorian landscape. These two estates demonstrate more than anywhere else in London the post second world war idealism of building within a cherished landscape setting.

Alton East pioneered 'point' blocks, based on Swedish designs, whilst Alton West pioneered 'slab' blocks. At Alton East ten 11 storey blocks (grade II) completed in 1958 were set within a generous landscaped setting. However, the five slab blocks were derived from Le Corbusier's famous precedent building, the Unité d'Habitation, built between 1947 and 1953 in Marseilles, France. The five slab blocks (grade II\*), each of 11 storeys were designed by Colin Lucas and his team following their visit to the Unite d'Habitation in 1951 and were completed in 1958. Nowhere else in London were these types of buildings set amidst a generous undulating landscape.

What gives the conservation area its special sense of place is the environment created by its atmospheric landscaping, historic layout and the architectural quality of buildings. The area's built form, while contemporary with the surrounding area, derives from the range of building scales and overall consistency and use of materials.

The shopping parade of the Alton Estate focused on Danebury Avenue forms an adjunct to the shops at Roehampton Village.

Roehampton University has a proud and extensive history in higher education stretching back 175 years through four Colleges. They were also among the first colleges of higher education in the country to admit women. The Roehampton University was formed on 1 August 2004 from its four founding colleges and occupies four separate campuses at Parkstead House (Whitelands College), Downshire House, Mount Clare, and Grove House, all important historic buildings set within historic landscapes. The University has since 2010 been expanding and the university population of around 10,000 makes a significant contribution to the economic, cultural and social life of the borough.

### **Putney Vale**

Putney Vale has its origins as a hamlet that was established on the main road out of London. Legislation about roads was established in the 16<sup>th</sup> and 17<sup>th</sup> centuries and an Ordinance of 12<sup>th</sup> April 1654 decreed that local surveyors be appointed. Thomas Nuthall of Roehampton was appointed and in the same year he marked his appointment with the erection of a Mounting Block and Milestone, which still survives is to be re-erected. The area was mainly fields and market gardens with Wimbledon Common beyond.

The common was protected under the Wimbledon and Putney Commons Act which received the Royal Assent in August 1871. Under the Act, Earl Spencer, who owned the land conveyed his interest in the Commons to a body of Conservators (five elected and three appointed) who were charged with the duty of keeping the Commons open, unenclosed, unbuilt on and their natural aspect preserved. Earl Spencer and his descendants were to be compensated by a perpetual annuity of £1,200, and a rate was to be levied on local residents, which continues to this day.

Putney Vale Cemetery was established on former farmland in 1887 when Putney Cemetery was full. The cemetery was laid out by Wandsworth Borough Council Surveyor, who also designed the cemetery chapels and lodge. Planting was carried out by J Melady & Sons of Barnes. It opened in 1891 and was later extended in 1909 and 1912. One of the chapels was converted to a Crematorium in 1938 by E J Elford, who also designed the Garden of Remembrance, laid out in 1935-38.

Residential development did not commence until after the 1930s with rows of two storey semi-detached houses in Kingston Vale, the northern row backing on to Richmond Park (grade I) in Richmond.

The only other major development was focused on Stroud Crescent which was developed after World War II for housing by Wandsworth Council. The blocks are generally arranged in a rectilinear fashion of two to four storeys

Around Putney Vale the Wimbledon and Putney Commons provide the largest area of extant heathland in London providing a rich habitat for plants, insects and wildlife are a site of special scientific interest (SSSI). The open space provides an important area for local people to enjoy.

## **River Thames**

The River Thames is the most significant landmark within the borough. Wandsworth has one of the longest river frontages of the riparian boroughs. The crossing points of the river are linked to the historical development of the borough. Early ferry points were often replaced by bridges, as at Putney. The bridges are also linked with patterns of movement and modes of transport. Altogether there are 8 bridges across the River Thames in Wandsworth, with two pedestrian bridges planned.

Putney, Cremorne, Battersea, Albert and Chelsea Bridges are all listed as buildings of special architectural or historic interest. Putney and Wandsworth Bridges are maintained by the Council, with Putney Railway and Battersea Bridges by Transport for London, Albert and Chelsea Bridges by Kensington and Chelsea and Cremorne and Grosvenor Railway Bridges by Network Rail.

Putney Bridge (grade II) was built to designs by Sir Joseph Bazalgette between 1882-86 and widened on the east side in 1933. It replaced an earlier bridge of 1727-29 by John Philips, the Kings Carpenter. The bridge has rusticated granite-faced spans with iron lamp standards.

Putney Railway Bridge (Local List) built 1887-89 for the London and South Western Railway to designs by William Jacomb has five lattice girder spans to the River Thames. Besides carrying the District Underground Line it also serves as a pedestrian bridge leading from Deodar Road.

Wandsworth Bridge (not listed) was built in 1936-40 to designs by Sir T Pierson Frank with E P Wheeler and F R Hiorns of the former London County Council. It has steel plate girders cantilevered in sweeping curves from two piers and replaced an earlier bridge of 1870-73.

The Cremorne Bridge (grade II\*) was designed by William Baker, Chief Engineer of the London and North Western Railway Company, and T H Bertram of the Great Western Railway and opened on 2 March 1863. The Cremorne Bridge is a five-span wrought-iron arch bridge flanked by six brick arches on both the Middlesex and Surrey shores.

Battersea Bridge (grade II) is a five span bridge built in 1890 to designs by Sir Joseph Bazalgette.

Albert Bridge (grade II\*) is a cable-stayed, partly suspended and partly cantilevered bridge built in 1873 to designs by R M Ordish. The bridge with its towers and suspension cables represents an important landmark being a gateway into the borough from the north. The cables are illuminated at night giving a spectacular display.

Chelsea Bridge (grade II) is a suspension bridge 107.3m long, with side spans of 105.4m, giving a total of 212.7m, and is 25m wide. The foundations for the piers, built in steel-sheet-piled cofferdams, were dug on the positions of the earlier bridge, but were of completely new construction, being formed of steel and concrete. The deck is of high tensile steel box girder construction, an early use of the technique in the UK. The bridge is painted mostly white with a red trim and greyish blue along the balustrades. It is embellished with five sets of lampposts, decorated with golden galleons, on either side of the bridge and smaller bulbs fixed into the swooping metal supports. There are heraldic designs on the four tall turrets at either end of the bridge: a golden galleon with two shields underneath (each marked with different symbols); crests of Middlesex and other counties around London; and a series of doves holding olive branches. As with Albert Bridge the suspension cables are illuminated at night and the bridge represents a gateway into the borough from the north.



