

WANDSWORTH COMMON CONSERVATION AREA DRAFT APPRAISAL C) SPENCER PARK

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1 Introduction

1.1 This document identifies and appraises the special architectural and historic characteristics of the Wandsworth Common Conservation Area Sub Area c) Spencer Park and it also gives practical guidance on the implications of conservation area status. It is in two parts: a Character Statement and a Management Strategy. The Character Statement provides factual information regarding the Conservation Area. The Management Strategy gives specific planning guidance and enhancement advice.

1.2 Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Wandsworth Common Conservation Area Sub Area c) Spencer Park was designated a Conservation Area on the 2nd August 1986 and further extended on 24th May 1989.

1.3 This Appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide clearly defined analysis of the character and appearance of the Wandsworth Common Conservation Area Sub Area c) Spencer Park, which is defensible on appeal, and can be utilized in development control decisions. In addition, the Management Strategy addresses issues, which have been identified in the character appraisal, for the enhancement and preservation of the conservation area. The Appraisal has been through public consultation, amended accordingly and approved by the Corporate Resources Overview and Scrutiny Committee.

1.4 It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest. This Draft edition was published in October 2007.

2 Character Analysis

2.1 The special character of this area is formed by the relationship of the substantial villas in Spencer Park, fronting on to the common together with the villas fronting on to Northside Wandsworth Common which surround Spencer Park, a local park of historic interest.

3 Location and Context

3.1 The Spencer Park part of the Wandsworth Common Conservation Area lies on the north side of Wandsworth Common west of Clapham Junction town centre

4 History

4.1 In 1866 the 5th Earl Spencer redeemed the lease on the Mansion in the north east segment of the common and the land was sold off for development. This incremental development of the common occurred despite protests by local people including a number of Members of Parliament. By the late 1870s the development of this land known as Spencer Park was well under way with buildings looking out over the common, and enclosing a Park which was formally laid out with grassed areas, paths and planting. A large lake, known as "The Black Sea", which included several islands had been drained in order to facilitate the development. A row of trees were planted around the perimeter of the common. A windpump was built in 1837 to restore a water supply disrupted by the adjacent railway cutting.

4.2 A public space known as Spencer Park was being formed to the rear of the houses in the 1990's. This was formally laid out with paths and trees.

5 Townscape

5.1 Spencer Park is a large rough triangle with a shared open space in the middle, each side has its own character largely dependent on its setting. The majority of the houses that overlook Wandsworth Common, are detached two storey or three storey villas and are set back within large plots allowing for a spacious feel.

5.2 Most of the villas are Gothic Victorian in inspiration, although 2 (Local List) & 3 Spencer Park are a classical composition with rusticated quoins, plain elevations and parapet with globe finials above. Unusually, they are of concrete construction, dating from circa 1872, to the designs of Johnston & Mather Architects. They have decoration to banding below parapet and below windows.

5.3 Town houses (now 56-59 North Side) replaced 1 Spencer Park in 1972. Nos.51, 53 and 55 North Side are 1930s houses built in the garden of No.49.

5.4 The first side of Spencer Park to be built was the Northside, this included numbers 35-49 North Side (1872). They are four pairs of substantial three storey buildings of yellow stock brick construction with stone quoins and projecting square-column porches. No.31 North Side by Maurice Pocock, has a roof based on the design of Hampton Court. No.33 was built in 1932. Nos.38-40 (not part of the Spencer Park Estate) have imposing Corinthian columned porches to the front. Several have their original boundary walls complete with balustrading.

5.5 Northside Wandsworth Common is characterised by large street trees and is still pleasant despite the impact of the heavy traffic that runs through it.

5.6 Only six Victorian houses were built on the railway side of the park of which two remain, much adapted (19 and 20 Spencer Park). No.21 became flats in the 1930s and rather unremarkable four storey blocks of flats built in the 1960s occupy the remaining sites on this side.

5.7 The footways have retained their original York stone paving slabs with square shaped stable blocks used for crossovers.

5.8 Located on the small piece of common between Spencer Park and the railway is a cattle trough and drinking fountain (proposed local list) provided by the Metropolitan Drinking Fountain and Cattle Trough Association in 1890.

6 Listed Buildings

Wind pump, Spencer Park, SW11. Grade II

6.1 The windpump located on a grass verge in front of the Royal Patrotic Building. It was built in 1837 to pump water back into an ornamental lake 'The Black Sea' from the adjoining railway cutting. The structure is hexagonal with weatherboarding to the upper parts surmounted on a brick base. The structure lost its four double shuttered sails and fan wheel after it lost its function with the infilling of the lake for redevelopment.

Boundary Post, Spencer Park, SW11. Grade II

6.2 Circa 1890. Cast iron in form of half-rounded bullnose. Legend: "London County Council Boundary".

Boundary Post, Spencer Park, SW11. Grade II

6.3 Cast iron in form of rounded obelisk. Legend: "Battersea 1863".

Three Boundary Posts, Spencer Par, SW11. Grade II

6.4 Circa 1890. Cast iron in form of half-rounded bullnose. Legend: "London County Council Boundary".

7 Recent Developments

7.1 The most notable development in this area is the construction of the new road bridge over the London to Southampton Railway off of Windmill Road in the 1990's to facilitate the redevelopment of the former John Archer School.

7.2 Apart from this most development is confined to minor extensions and alterations to properties.

8 Green Elements

8.1 There are two sections of Wandsworth Common that lie within this area. The main area is that bordered by Trinity Road, Northside Wandsworth Common, Spencer Park and Windmill Road. This area essentially comprises mown grass with trees around the perimeter. It has lost much of its former character following the infilling of the lake (The Black Sea) in 1884 and the regrading of the land from heathland to grassland.

8.2 Elsewhere the surviving triangular piece of Wandsworth Common at Spencer Park adjoining the railway has retained its trees around the perimeter with mown grass.

8.3 Spencer Park is a large privately owned and managed park for the local residents. It is 1.6 hectares in size and was laid out after 1884 when the area was redeveloped for housing. It contains a number of mature trees and gardens and includes tennis courts.

9 Introduction

9.1 This part of the document is not just about the council preserving the special character of your conservation area through planning controls, but is also about how you as a resident can make it a more attractive place.

10 Issues

1. Houses have been altered, several unsympathetically through painting, rendering and pebbledashing brick facades.
2. Replacement windows with inappropriate patterns and materials.
3. Removal of front boundary walls.
4. Rubbish especially in the flats on Spencer Park/Windmill Road

11 Enhancement

What you can do

11.1 Conservation area status and the retention or reinstatement of the original features is not only integral to the special character of the conservation area it also increases the value of the houses.

Repair original features

11.2 Whenever possible repair original features such as timber windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows.

Reinstate original features

11.3 If you are planning any changes to your home including changes to your windows, doors, or roof covering please follow this step-by-step guide.

Painted brickwork

11.4 Painted brickwork especially in a terrace or pair can take away the uniformity of that terrace or pair.

Parking in front gardens.

11.5 There is an environmental impact on the loss of front gardens investigated by the London Assembly. It is important to insure there is a soakaway and planting enhances the look of conservation area. .

Grants and Advice

11.6 The Council offers grant assistance to help with the cost of certain enhancement work, particularly restoration of lost features. The council can also offer advice and give details of specialist contractors.

12 Supplementary Guidance

Council Guidance

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

- Do it in Style – a guide to the care, repair and adaptation of your home.
- Making More of Your Loft – design guidance on altering your roof
- What is a Conservation Area? – information on Conservation Areas in general
- Tree Strategy for the Borough – the action plan for trees in the Borough
- Hardstandings – design guide on appropriate hardstandings

Government Guidance

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

- Planning a Guide for Householders - What you need to know about the planning system; a guide to permitted development rights.
- A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

Further reading

- Period House – How to repair and restore your home English Heritage Collins 2005
- www.london.gov.uk/assembly/scrutiny/environment.jsp

13 What requires planning permission as a result of conservation area status?

Works to any trees in the Conservation Area

13.1 Before carrying out any work to any tree in a conservation area it is necessary to serve a notice to the council six weeks before you intend to do the work - this includes any kind of work whether it is just minor pruning through to complete removal. If you want to remove a tree completely, be sure to give the reasons why. The notice period is six weeks. To serve a notice you can fill out a form entitled - 'Application to carry out work to a tree in a conservation area.' You can write a letter or an email.

13.2 This must include; the address of property where tree is located, the proposed works to the tree, the type of tree (if known) and whether it is in the front or back garden.

Satellite dishes

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

Demolition

13.4 You will need to apply for Conservation Area Consent to totally or substantially demolish any structures bigger than 115 cubic metres or higher than 1m fronting the road. The council has a presumption in favour of retaining buildings that contribute to the character of the Wandsworth Common Conservation Area Sub Area c) Spencer Park. Anyone who wishes to demolish a building must produce convincing reasons why they want to.

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

Front boundaries

13.6 If you wish to erect or add to a fence that is more than 1 metre high and facing a highway (this includes a pavement or footpath) you will need to apply for planning permission.

14 Planning Applications - Council Policy

Application Forms

14.1 All application forms are available on the website <http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm> or on request, just contact the planning department (see contact details below). To apply for a planning application it necessary to complete the form and submit scale drawings showing the existing and the proposed For applications to replace doors or windows, it is possible to include a photograph to show the existing, but the drawing for the proposed must be to scale of either 1:50 or 1:100. It must show how the window will open and close this is best shown in a cross section. For an example of the drawings required please see Appendix 3.

Planning Applications – Council Policy

14.2 Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes the Wandsworth Common Conservation Area Sub Area c) Spencer Park special in the first place see 'Character Analysis'.

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

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

14.5 It takes eight weeks to process a householder planning application or conservation area consent listed building consent. When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. You the applicant or your agent can contact your case officer at anytime. If you have an agent correspondence will be automatically conducted with the agent unless otherwise requested. If the correct information is not provided the application will not be validated, your agent or you the applicant will be notified of this within 10 days of the case officer receiving the application.

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

Building Control

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

15 Contact List

Development Control 020 8871 7657

Conservation & Design 020 8871 6646

Enforcement 020 8871 6643

Building Regulations 020 8871 7620

Website www.wandsworth.gov.uk/planning

Email boroughplanner@wandsworth.gov.uk