Battersea Square Conservation Area Appraisal & Management Strategy (DRAFT)
Character appraisal

2 Summary of Special Interest ................................................................. 6
3 Location and Setting ........................................................................... 7
4 Historic Development and Archaeology ............................................. 8
5 Townscape and Building Analysis ..................................................... 12
6 Recent Developments ........................................................................ 15
7 Green areas and open spaces ............................................................ 16
8 Public Realm ....................................................................................... 17
9 Appendices .......................................................................................... 18
   Listed Buildings ................................................................................... 18
   Locally Listed Buildings ..................................................................... 22

Management strategy

1 Introduction ......................................................................................... 24
   Issues ................................................................................................. 24
   Enhancement ....................................................................................... 24
2 Supplementary Guidance and Further Reading ................................... 26
3 Planning controls as a result of Conservation Area Status ............... 27
4 Planning Applications - Council Policy ............................................. 29
5 Contact List ......................................................................................... 30
1 Introduction

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

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

1.3 Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Battersea Square Conservation Area was first designated on 9th November 1972, this was extented on 24th May 1989 and then extended to again on 28th November 1991.

1.4 This Appraisal has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and the English Heritage Guidance Notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide a clear analysis of the character and appearance of Battersea Square Conservation Area, which can assist in development control decisions, and which can help to support the Council’s decisions in the event of appeals. In addition, the Management Strategy addresses issues which have been identified in the character appraisal for the enhancement and preservation of the Conservation Area.

1.5 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.
Figure 1 The boundary of Battersea Square Conservation Area
Character appraisal
2 Summary of Special Interest

2.1 The area derives its special character from this village pattern, which though altered over the centuries is still discernable in the relationship the present church has with the settlement 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 Conservation Area. The continuity of the Battersea Square area as it developed from a sleepy manorial backwater to a more industrialised suburb following the construction of the bridge over the Thames in 1772 can be clearly read in the surviving buildings and settings. Although there have been modern intrusions into the area, Battersea Square still retains its charm as the historic heart of Battersea, around which the later Victorian housing developments and industries mushroomed.
3 Location and Setting

3.1 Located on the river approximately a mile from Clapham Junction Town Centre, Battersea Square is the original village of Battersea. The medieval village was established around the church on low-lying marshlands within the floodplain of the River Thames.
4 Historic Development and Archaeology

4.1 The early history of the Battersea Square area is uncertain, although discoveries of Saxon pottery in Althorpe Grove nearby indicate the presence of a late Saxon settlement centred on Battersea Square itself. During the Saxon period, the Battersea Square area was part of the Manor of Battersea, in the possession of Caedwalla, King of Wessex (the West Saxons) from 685-688. The Manor was granted by him to Bishop Eorcenwold of the East Saxons for his sister Ethelburga’s Barking Abbey, and was recorded in a Charter of 13th June 693, confirmed by King Ethelred of Mercia.

4.2 Pottery fragments from c.800-1000 have been recovered from beam slots marking the foundations of a timber-framed building some eight metres long, and the remains of wattle-and-daub walling were also found during these excavations in 1976-7.

4.3 Battersea probably takes its name from “Baduric’s” or “Badric’s isle”, this area during the Saxon period characterized by a gravel and sand bank which was surrounded by marshy lowland, hence the term “isle”. The 1925 book Our Lady of Battersey gives 70 known spellings of the name occurring between 693 and 1597. “Battersea” was first used in 1595. The deposits of alluvium along the south bank of the Thames, around the site of St. Mary’s church provided fertile soils for market gardening, although there is speculation that there was a small fishing port centred on the church and Manor house during this period, with a landing point and timber buildings of the type described above.

4.4 Battersea was part of a large multiple estate also covering Wandsworth, Putney and stretching down to woodlands near Penge. The estate system was devised to encompass many different types of land in one holding, upland and lowland, with woodland, arable and pasture land to enable maximum exploitation of local variations, with provision for grazing, crops, reed harvesting (for thatching), fishing and a ready supply of building material.

4.5 The name of Battersea could also have come from “Patrick’s-eye,” a link to St. Patrick or St. Peter, as in 1067 William the Conqueror gave the Manor of Battersea to the Abbey of St. Peter at Westminster. It was referred to in the Domesday survey of 1086 as a Manor or agricultural estate, and was listed as containing a church, 7 mills, 45 villeins (tenant farmers), 16 bordars (smallholders), 14 ploughs, 8 slaves and 50 pigs. These totals would indicate a population of 300-320, and the mills alone were worth £42 9s 8d at this time, the most valuable in England as they served the growing London market.

4.6 Battersea’s church was also referred to in the Domesday Book, and again in a papal bull of 1157, at which time the profits from the Rectory endowments were given by Pope Adrian IV to the Abbey for the founding of a dependent chapel in Wandsworth. The church has thus been a centre for worship for around a thousand years. It is not known if the earliest church was situated on the site of the present St. Mary’s, but there
was certainly a church located there by 1301. Alterations were made to St. Mary’s in 1379, 1400, 1489, 1613 and 1639 before it was completely rebuilt in 1775-7. These alterations could be seen as having as much to do with the rising congregation as with the changes in worship. The medieval village is most likely to have occupied the same site as the Saxon settlement, with the present-day Battersea Square as its focal point, though there were shifts in the settlement pattern of the medieval period.

4.7 In 1225, during the tenure of the Abbey of Westminster, the manor was given over to the monks for their maintenance in bread and ale. This gave them rights over the income generated from the manor and its administration. This administration was achieved through local manorial officers, variously termed the Reeve, Sergeant or Bedell. The manor house was substantial by 1277-8, comprising the hall, a grange, hay barn, ox house, granary, dairy, dovecote and pig house. There was probably also a cow house and stable, all most likely to have been of timber frame construction with daub or pargetting infill.

4.8 The Abbey retained direct control over the Manor until the 1390s, when the lands were leased out to the then Bedell, John Rydon, whose descendants held the lease until the Dissolution, by which time the existing medieval manor house had been demolished and rebuilt.

4.9 After the Dissolution of Westminster Abbey in 1540 the manor of Battersea belonged to the Crown and on 16th March 1627 the manor of “Batrichsey with Waynesworth” was sold to Sir Oliver St. John (a descendant of Lord Bolingbroke). The St. John family owned the land until 1763 when it was sold to Lord Spencer. The family manor house was built to the east of the church in the early 17th century. Nothing is known of the precise location of the medieval manor, although it was most likely to have been on the same site and may even have incorporated some of the plan form of the earlier house.

4.10 Battersea was by this point in its history a dynamic and sought-after location due to the rise in population and expansion of the city, and the manor house reflected this with its H-shaped design and large formal garden landscape to the north and east. When it was referred to in the will of Sir John St. John in 1645, the site, apart from the main house, included a haybarn, bakehouse, brewhouse, stables, barn, dovecote, outbuildings and fishponds. From the 1670 hearth tax records, Sir Walter St. John was paying tax on 23 hearths, and the first floor of the main front elevation contained eight windows. The house was largely demolished in 1778 and became the site of the malt house and flour mill in the increasing industrialization of the area from the second quarter of the 19th century. The north wing, renamed Bolingbroke House, was incorporated into the mill site until the whole complex was demolished in the 1920s to make way for new mill buildings.
4.11 Until the late nineteenth century Battersea had been principally a market garden area, though the former agricultural land had been increasingly built upon from the Stuart era. Much of the area adjoining the River Thames was marshland and was not built upon. A marsh wall was built and the land was reclaimed in 1560, though embankments may have been constructed as far back as the late Saxon period, such was the need to keep the marshlands well drained. Crops grown were largely carrots, melons, lavender and asparagus. The asparagus grown in the area was renowned, and became well-known as “Battersea bundles”.

4.12 Manufacturing industries in the locality also developed, in particular the brickmaking on nearby Latchmere Common. In 1638-9, 445,000 bricks were commissioned from Robert Taylor, 195,000 of these were used to rebuild the church tower at St. Mary’s. Most brick-built houses before 1800, of which a handful remain (notably Old Battersea House of 1699), were built from local materials.

4.13 Rocque’s map of 1741 clearly shows the village of Battersea centred on Battersea Square. Battersea High Street, Battersea Church Street, Vicarage Crescent and Westbridge Road are also much in evidence. In 1700 the Sir Walter St. John School was founded on Battersea High Street, at the same time as Devonshire House in Vicarage Crescent appeared.

4.14 In 1763 the manor was sold by the St. John family to Lord Spencer. He opened up the isolated village by building a bridge across the River Thames in 1772. This led to the construction of a number of villas in the southern part of Battersea as residences for city merchants, the first time the village had been opened as an early commuter area for outsiders. The village was a small but thriving community. The Raven PH had been built around the middle of the seventeenth century, and was used as a meeting place to discuss the rebuilding of St. Mary’s church by Joseph Dixon in 1775-7. The vicarage (no. 42 Vicarage Crescent) was built in c.1800 and the 1838 tithe map lists the Rev. R. J. Eden as owning two large substantial garden plots as well as meadow land leading from Green Lane (now Vicarage Crescent), which is now Fred Wells Gardens. The church has always played a central and important part in the life of this corner of Battersea. J. M. W. Turner sat at the oriel window in the vestry to paint many of his cloud scenes, and the chair he used is displayed in the church.

4.15 The local workhouse for the poor was opened in Battersea Square in 1733, with one Jane Morland as its first "Misteris", and the Square also housed the town stocks, mentioned in 1622. They were removed to near the church gate in 1811. The watch house was also situated in the Square, and local ne’er-do-wells were detained overnight there.

4.16 The Village remained largely isolated until the Victorian period when the construction of the railway (particularly from the 1860s with the building of Clapham Junction) encouraged the suburbanisation of London. Before this point, shops and services were scarce, with food produced locally or procured from street traders who
moved around the district. There were thus few shops and only a few inns. Even in
1840, Battersea High Street had hardly any retailers. From a total of 168 shops in the
whole Battersea area in 1852, 818 existed in 1871, an explosion which echoed the
rampant housebuilding and population increase from the second half of the nineteenth
century. The Village was taken over by this rapid growth, both industrial and residential.
The population of Battersea increased from around 2,000 in 1690 to 5,540 by 1831,
before the influx from suburbanisation boosted it to 168,905 in 1901, by which time it
was a Metropolitan Borough. A railway station was built at Battersea High Street by
1863 for the West London Extension Railway, connecting Battersea with Fulham. The
line went over the River Thames on a new bridge designed by William Baker, with the
five 120ft spans of cast iron a testimony to the industrial developments of the nineteenth
century.

4.17 The new road bridge designed by Sir Joseph Bazalgette in 1886-90 replaced
the old wooden bridge across the Thames built in 1772 under the directions of Lord
Spencer.

4.18 Battersea suffered badly from bombing during the Second World War, but the
Battersea Square area was not so badly affected. The main loss was Southlands College
in the High Street, built for the Duchess of Angouleme during the French Revolution
before becoming an educational institute. Post-war development was arguably more
disastrous in this area, with the regrettable loss of the 17th century Castle Public House
in 1962, symptomatic of the lack of conservation ethics existing at the time.

4.19 The Square itself was largely restored and enhanced following a long period of
neglect, and was completed in 1990. Today the Battersea Square area is predominantly
residential, with a great array of pubs, bars and restaurants catering for its more
leisure-oriented use.
5 Townscape and Building Analysis

Battersea Square

5.1 The focus of the Conservation Area is Battersea Square, which retains much of its original street pattern and plot characteristics with the vestiges of the old village around the Square. It was the focus of village life in the eighteenth and nineteenth centuries and was a gathering place for water; the old pump is shown in historical photographs and on maps.

5.2 The Square lost much of its identity during the twentieth Century when it was given over to traffic. Even the name Battersea Square was dropped from maps.

5.3 A scheme of preservation and enhancement was undertaken by Wandsworth Council in 1990. It sought to re-establish the "sense of place" of the village by allowing part of the public space to be used by pedestrians, and by reviving the name Battersea Square. The scheme involved creating a new floorscape using traditional materials and appropriate street furniture, and using the public space for eating and drinking. It received a Civic Trust Commendation in 1991.

Figure 5 Battersea Square with the spire of St Mary’s behind
5.4 St. Mary’s Church (Grade I Listed) is visible from the Square, this close relationship is an essential ingredient in the character of the conservation area, as it underpins the historical associations. The tight knit relationship between buildings and public spaces, and the pattern of the historical building plots, contrasts markedly with more recent development, both adjacent to and within the conservation area.

5.5 Around the Square the building frontages are mainly two and three storeyed Victorian buildings. The redevelopment of the north-east side kept the plot sizes and frontage widths as well as the period character. The Raven Inn public house (Grade II) is the most important surviving building within the square with its Dutch gables and quoins. Opposite is a pleasant Victorian composition that neatly presents a public face to the square as well as turning the corner from Battersea Church Road to Vicarage Crescent.

5.6 The Royal Academy of Dance (RAD) established in 1920, moved to its present site in a converted warehouse building (formerly Hall’s Granary) in Battersea Square in 1972. The building is a surviving piece of the industrial architecture associated with uses that were originally dependent on a riverside location. The granite setts to the courtyard give visual interest to the setting of the building.

**Battersea High Street**

5.7 Beyond the Square to the south is the former Sir Walter St. John’s School of 1858-59 by Butterfield (grade II), with later extensions. Opposite is the Roman Catholic Church of the Sacred Heart (grade II) of 1892 by F.A.Walters, in the late Norman style. Farther south, Battersea High Street contains surviving groups of Victorian buildings on its west side. The east side has largely been redeveloped with local authority housing of the 1960’s that contrasts with the established pattern of development.

5.8 Beyond is the eighteenth century Katherine Low Settlement (Grade II).

**Vicarage Crescent**

5.9 To the west in Vicarage Crescent the former St. Mary’s Church of England School (grade II and dating from 1855) has now been converted to residential use. South west of Battersea Square lies Devonshire House, a splendid early eighteenth century building (Grade II*) and adjoining it is the former vicarage (Grade II); both are of three storeys. The former has ornate gates and railings to the front. Old Battersea House (Grade II*) is a substantial late seventeenth century brick house of two storeys with dormers. It now houses the De Morgan collection of paintings; the building is both museum and private residence. Behind this lies the Royal Academy of Dancing - a four storey nineteenth century warehouse with cast-iron windows, recently altered. The granite setts to the courtyard give visual interest to the setting of the building.

5.10 Elsewhere in Vicarage Crescent the former St. Mary’s Church of England School (Grade II and dating from 1855) has now been converted to residential use.
River Frontage

5.11 West of Battersea Square the frontage to the River Thames is characterised by blocks of flats built in the 1970's. Their layout, form and scale contrast markedly with the character and appearance of the rest of the conservation area, paying little regard to the prevailing pattern of development (plot sizes and address to public spaces). A public riverside walkway, which is part of the development, continues through into the riverside public space beyond.

Battersea Church Road

5.12 It is likely that this street in some form has lead out of Battersea Square for at least thousand years to provide access to Church of St. Mary (Grade I). The current Church of St Mary, was completed in 1777. The church and the churchyard's high wall and gates are historically dominant features of Battersea Church Road. Now the new Monteveto building dominates the north eastern view along Battersea Church Road.

Figure 6 View front St Mary’s to the house boats and beyond
6 Recent Developments

6.1 The major change within the area is the demolition of nos 1-3 Battersea Square and the erection of a new mixed-use building. The Council won an appeal on the site, which proposed a significantly taller building. The approved development is of a scale more in tune with the character and appearance of the conservation area.

6.2 The former warehouses to the rear of 62-68 Battersea High Street have now been converted to residential use and together with some infill development now forms part of Restoration Square.

6.3 The former school building, no. 125 Battersea High Street has now been converted to residential use.

6.4 The site of the Old Swan public house in Battersea Church Road has been redeveloped for flats.
7 Green areas and open spaces

7.1 Vicarage Gardens and the churchyard of St. Mary's are the primary areas of public open space, but some smaller semi-private spaces (e.g. the garden in Althorpe Mews) add to the area's character. Fred Wells Gardens adjoins the southern boundary of the area. Few street trees exist, although some semi-mature Planes have been included in the enhancement scheme for the Square.
8 Public Realm

8.1 The most important part of the public realm is the character and appearance of the square. The shape of the space has not changed since it was first formed. The scheme carried out in 1991 allocated much more space to the pedestrian, away from what had become dominated by the car. The use of granite kerbs and York stone re-established a quality finish to the streetscape. An integral part of the enhancement scheme was to provide areas for alfresco eating and drinking by allowing adjacent restaurant premises to apply for a licence to use the paved areas. This has brought much needed activity to the area.

8.2 The river Thames frontage is also important. From the quay around the slipway adjacent to St Mary’s Church extensive views up and down the River Thames can be obtained.

8.3 Vicarage Gardens was created around the beginning of the 20th century when Vicarage Crescent was extended to link to Lombard Road to the south. It provides a pleasant promenade to the river affording views up and down the River Thames.
9 Appendices

Listed Buildings

St Mary's Church, Battersea Church Road - Grade I Listed

9.1 The Church was designed by Joseph Discon in 1775-1777. It is constructed of brown brick with stone quoins and other dressings. It has a Tetrastyle Doric pedimented porch. The west tower has a cyma-bracketed cornice supporting urn finials at the angles and octagonal wooden steeple. Windows are recessed within gauged brick arches, segmental-headed at aisle level and round-arched at the gallery. Interior: Flat ceiling with cove above cornice. There is a gallery on 3 sides with panelled front cantilevered on shaped brackets above wooden Doric-type columns. The east window dating from 1631 is of stained and enamelled glass and is attributed to Bernard van Linge. It is of exceptional quality, transferred in entirety from the older church. Red and brown brick retaining walls on the riverside and ornamental wrought iron gates, one double and two single, to south and east of churchyard.

Figure 7 St Mary's

Figure 8 Striking reinstated iron gates to the Church
Thomas’s Preparatory School (formally known as Sir Walter St John’s Grammar School), 28 - 40 Battersea High Street - Grade II Listed

9.2 The oldest part of the building dates from 1859 and is by Butterfield. It is asymmetrical in a 14th century Gothic-style having advanced 2-storey gabled bay and to south-east recessed 2-bay range of ground floor and half-dormers. It is constructed of red brick with pale gault brick diaper, stone dressings and slate roof with crocket tiles. The gabled bay has, on ground floor, twin plate tracery windows. Above are bandcourse, recessed plaque with name of school, and cillband. From cillband, tripartite tracery window breaks into diaper of the gable. Recessed range has on ground floor a twin-arched entrance with inscription ‘Rather deathe than false of faythe’ and quatrefoil moulding, all within a pointed arch. Half-dormers on upper floor have twin cusped lancets, each with elaborate roundel above. Octagonal open wooden lantern with spire and weather vane rises from junction of gabled bay and recessed range. To the north-west is a 6-bay 15th Century Gothic-style extension of 2-storeys and dormers by A H Ryan Tennyson 1915 in red brick with stone dressings. Other sympathetic extensions to south-east 1925 and north-west 1938, not of special interest with later extensions.

Katherine Low Settlement, 108 Battersea High Street - Grade II Listed.

9.3 This is a symmetrical house of the first third of the 18th Century, 5-bays wide, of 3-storeys and constructed of brown brick with stone dressings and quoins. On the ground floor the door is recessed behind a surround of Doric piers supporting frieze and cornice. On all floors the windows have shallow cambered heads. The first floor has a cillband. There is a crowning entablature. The stacks have oversailing courses. A single-storey extension with frontage to the street is similarly detailed with one blind and one glazed window and an offset entrance bay finished with a separate entablature. The listing does not include late-19th Century extension.

Church of the Sacred Heart, Trott Street - Grade II

9.4 Designed by FA Walters and built in 1872, in a late Norman style. It is built in red brick, with stone sills and some stone dressings entrance. The West Tower has an octagonal broached spire. Inside the ceiling is vaulted.
Devonshire House, Vicarage Crescent. - Grade II* Listed

The building dates from the early 18th Century although altered. It is of three-storeys with dormers and consists of five-bays. It is constructed of brick, with stuccoed front. It has an enriched modillion eaves cornice. Near-flush framed windows, balconies at first floor. Fluted columns to porch, with iron balcony railing above. Good wrought iron gate with scrolled standards and overthrow, and railings with panels, on low forecourt wall. Interior has original panelling and staircase with twisted balusters.

Former Vicarage, Vicarage Crescent. - Grade II Listed

The building dates from the late 18th Century, although altered. It is of three-storeys and includes dormers. It has four windows. It is constructed of brown or yellow brick. Band at second floor sills. Recessed windows with glazing bars. It has a wrought iron gate with simple overthrow lamp-holder and railings on low forecourt wall. The LCC plaque erected in 1935 commemorates the residence here of Dr Edward Adrian Wilson (1872-1912), Antarctic explorer and naturalist who died with Scott. Both are of three storeys. The former has ornate gates and railings to the front.

Old Battersea House, Vicarage Crescent - Grade II*.

Formerly The Terrace House. Built circa 1699. It is of two-storeys and includes dormers. It is of brown brick, with red dressings to windows. Moulded brick band at first floor. Wood eaves cornice to hipped roof. Gauged flat arched to flush framed windows with glazing bars. West (entrance) front to 7 windows with 1/2 blank windows between centre 3 and end pairs, and doorway with brick Doric pilasters, carved brackets and frieze, and pedimented hood. Garden front has similar doorway. Interior has much original panelling and staircase with twisted balusters, panelled newels, close strings and moulded handrails.

It once housed the De Morgan collection of paintings, which were West of Battersea Square the frontage to the River Thames is characterised by blocks of flats built in the 1970’s. Their layout, form and scale contrast markedly with the character and appearance of the rest of the conservation area, paying little regard to the prevailing pattern of development (plot sizes and address to public spaces). A public riverside walkway, which is part of the development, continues through into the riverside public space beyond.
27-29 Vicarage Crescent (former St Mary's Church of England Primary School) - Grade II Listed

9.9 The building is dated 1855 as shown on a centrally placed plaque. It is a symmetrical 2-storey building in the form of a pair of houses, the whole 6 bays wide of yellow stock brick with hipped slate roof. On the ground floor each door is placed at the centre of 3 bays and has a square fanlight with a gauged flat arch above. Both ground and first floor windows have gauged flat arches. A brick bandcourse separates the 2-storeys. The deep eaves have wooden blocks and the stacks have oversailing courses. A low boundary wall with stone coping carries a railing with arrowhead bars.

129 Westbridge Road - Grade II Listed

9.10 This group of buildings date from circa 1725-50 with alterations of circa 1818-19, which apparently included the pulling down of the front wall to the main house and substantially setting back the new front, leaving the flanking cottages projecting. The group comprising 3-storey house and flanking 2-storey cottages, the latter one window wide on the first floor. The group is now stuccoed. The front elevation of the main house now has 3 unequal bays wide, the asymmetry forced by 18th Century flues and stacks at the 2 party walls, the stacks with oversailing courses. The ground floor of off-centre round-arched door surround with fanlight between fluted pilasters supporting entablature; left-hand and right-hand windows with fluted surrounds having rosettes at the upper angles. Platbands articulating the storeys run forward to fronts of cottages. Prominent cornice and blocking courses. Early to mid-19th Century shopfront fills ground floor of each cottage, with recessed panelled side door, panelled stallriser, display window of basket-arched lights, fascia and blind-box between consoles. Parapet with coping fronts mansard roof with centre flat-headed dormer. Interior First floor right-hand room of main house retains panelling of early 18th Century pattern.

9.11 Although they were much altered in the nineteenth century, including the installation of shopfronts, some early eighteenth century panelling survives to the interior of the main building in the group.

The Raven Inn, Westbridge Road - Grade II Listed

9.12 It originates from the late 17th Century, with later alterations. The shaped gables give this three storey building its identity. The predominant building material is brick, although a number of facades have either been rendered or painted. Several buildings originally had stuccowork to facades. The roof is predominately slate. The current pub interior although timber has a modern feel which is disappointing. Roof materials are predominantly natural slate. The former coach house to the rear is of some architectural and historic interest.
Locally Listed Buildings

9.13 Numbers 7 - 9, 10 - 11 Battersea Square are on the current Local List and Royal Academy of Dance is on the emerging Local List. These buildings are of local interest. The expression ‘local interest’ is used to denote buildings which do not reach a high enough standard for statutory protection, but which display some degree of interest. Local interest buildings should not be entered in the land charges register. Buildings included in the local list are only protected from total demolition where they are included in a designated conservation area or lie within the curtilage of a listed building.
Management strategy
1 Introduction

1.1 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 or a business can make it a more attractive place.

Issues

1.2 There is little opportunity for further development given the compact close-knit form of the existing development. This is limited mainly to expansion of existing premises through extensions.

1.3 The main issues relate to the changing function of the area, which is now associated with small businesses, the Royal Academy of Dance (RAD), and enhancing the character and appearance of the area, and adjustments to the boundary. The area has a mixed-use character and the retention of small businesses is key to its economic buoyancy. The RAD is an important cultural asset to the area, and its retention and consolidation contributes to the vitality and vibrancy of the area. Further opportunities to enhance the character of the Square, building upon the scheme carried out in 1991, may be identified, as set out below.

Enhancement

1.4 The Council carried out a scheme of enhancement in 1991 involving the recreation of a 'square' to redress the balance between pedestrians and vehicles by allocating more space for people in the form of sitting space both informally and in conjunction with alfresco eating and drinking arrangements serving the restaurants and cafes. This 'café culture' has helped to introduce activity to the area by day and evening. The scheme received a Civic Trust Award. The original scheme included for the future possibility of erecting a piece of art within the square. This could reflect associations with the nearby Royal Academy of Dance.

What you can do

Repair original features

1.5 Conservation area status and the retention or reinstatement of the original features increases the value of the houses in Battersea Square Conservation Area. Whenever possible repair original features such as timber windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows. Repair work does not require planning permission.
Removing paint, stone cladding from brickwork

1.6 Where individual dwellings have been visually emphasised, either by painting brickwork or stone cladding or other inappropriate treatments, the result has been seriously damaging to the appearance of the whole block. Removing these elements and reinstating the original appearance improves the conservation area enormously.

What the council can do

Grants and Advice

1.7 The council offers grant assistance to help with the cost of certain enhancement work, particularly with the restoration of original features. The council can also offer advice and give details of specialist contractors. Painted brickwork can now easily be cleaned and even render and pebbledash can be removed from brick elevations. Grants will only be given for works that faithfully replicate the original design.
2 Supplementary Guidance and Further Reading

Council Guidance

2.1 The following supplementary planning guidance has been produced by the council and is available on the website www.wandsworth.gov.uk or on request, 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 converting your loft
- What is a Conservation Area? – information on Conservation Areas in general
- Tree Strategy for the Borough – the action plan for trees in the borough
- Shop front design guide – design guidance on shopfronts

Government Guidance

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

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

Further reading

- Period House – How to Repair and Restore Your Home (English Heritage, Collins) 2005
3 Planning controls as a result of Conservation Area Status

**Works to any tree in the Conservation Area**

3.1 Before carrying out any work to any tree in a Conservation Area it is necessary to notify the council six weeks before you intend to do the work. This includes any kind of work to a tree whether it is just pruning through to complete removal. If you want to remove a tree completely, be sure to give full reasons why you wish to do so. 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.’ Please see 14.1, or you can write a letter or an e-mail. This must include; the address of the property where the 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.

**Tree Preservation Orders**

3.2 There are a number of trees in Westbridge Road that are protected by a Tree Preservation Order (TPO). The list of TPO trees is on the website. To carry out works to a TPO tree it is necessary to complete the form entitled ‘Application to carry out work to a tree protected by a Tree Preservation Order’ It is an 8 week process. You could be prosecuted and fined if you do work to a tree that is protected by a TPO without the necessary permission.

**Placement of a satellite dish**

3.3 Full information on the regulations governing the size and location of satellite dishes is given in the, ‘A household’s planning guide for the installation of Antennas, including satellite dishes.’ This document is available on request from the council see 16.0 or it is downloadable from the planning portal.

**Demolition**

3.4 You will need to apply for Conservation Area Consent to demolish any front garden walls or any building bigger than 115 cubic metres. The council has a presumption in favour of retaining buildings which contribute to the character or appearance of the Battersea Square Conservation Area. Anyone who wishes to demolish a building must produce convincing evidence to do so. The proposed replacement building or other structure will be a material factor in deciding whether to give consent for demolition; this will normally only be granted subject to planning permission for the replacement being granted.

**Application Forms**

3.5 All application forms are available on the council’s website www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm or on request. Just contact the Borough Planner’s Service (see contact details below).
To make a planning application it is necessary to complete the relevant form and submit scale drawings showing the existing and the proposed development including details of elevations. For applications to replace doors or windows, it is acceptable to provide a photograph to show the existing, but the drawing for the proposed must be to a scale of either 1:50 or 1:100. It must show how the window will open and close, which is best shown in a cross section.
4 Planning Applications - Council Policy

4.1 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 Battersea Square Conservation Area special in the first place; see Section 1.0. To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the Technical Services Department One-Stop reception on the 5th floor of the Town Hall extension building 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. 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.

How long does a planning application take?

4.2 It takes eight weeks to process a householder planning application, conservation area consent or 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 as the applicant, or your agent can contact your case officer at any time. If you have an agent to handle the application for you, any correspondence will be automatically conducted with that agent unless otherwise requested.

4.3 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. 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 the Conservation Design and Development Group within the Planning Service.

Building Regulations

4.4 If you want to carry out any new building work you will probably need Building Regulations approval. If you require advice on this, phone (020) 8871 7620.
5 Contact List

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

Development Control (020) 8871 6639
Conservation and Design (020) 8871 6646
Enforcement (020) 8871 8418
Building Regulations (020) 8871 7620
Website: www.wandsworth.gov.uk/planning
Email: boroughplanner@wandsworth.gov.uk