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Deodar Road

Conservation Area Appraisal and Management Strategy

A Introduction	3
Map of the conservation area	3
The purpose of this document	4
Public consultation	4
Designation and adoption dates	4

PART ONE: CONSERVATION AREA APPRAISAL

1 SUMMARY OF SPECIAL INTEREST	6
2 LOCATION AND CONTEXT	7
3 HISTORY & ARCHAEOLOGY	8
4 THE SPECIAL INTEREST OF THE CONSERVATION AREA	11
Introduction	11
Townscape map	11
Townscape	11
Architecture	13
Boundary treatments	18
Materials and details	19
Trees and green space	19
Streetscape	20
Views	20
5 CONCLUSION AND ASSESSMENT OF CONDITION	22
6 APPENDICES	23
Listed Buildings	23
Locally Listed Buildings	23

PART TWO: MANAGEMENT STRATEGY

1 Introduction	26
-----------------------------	-----------

Boundary review 26

The planning process 26

Positive buildings 27

Communication with residents 27

Grants 28

Guidance on alterations to buildings 29

Enforcement 29

Listed buildings 29

Locally listed buildings 30

Archaeology 30

Trees 30

Streetscape 31

New development in the conservation area 31

Section 106 agreements 32

2 Conservation Area Guidance 33

3 What works require consent? 37

4 How to make a planning application 39

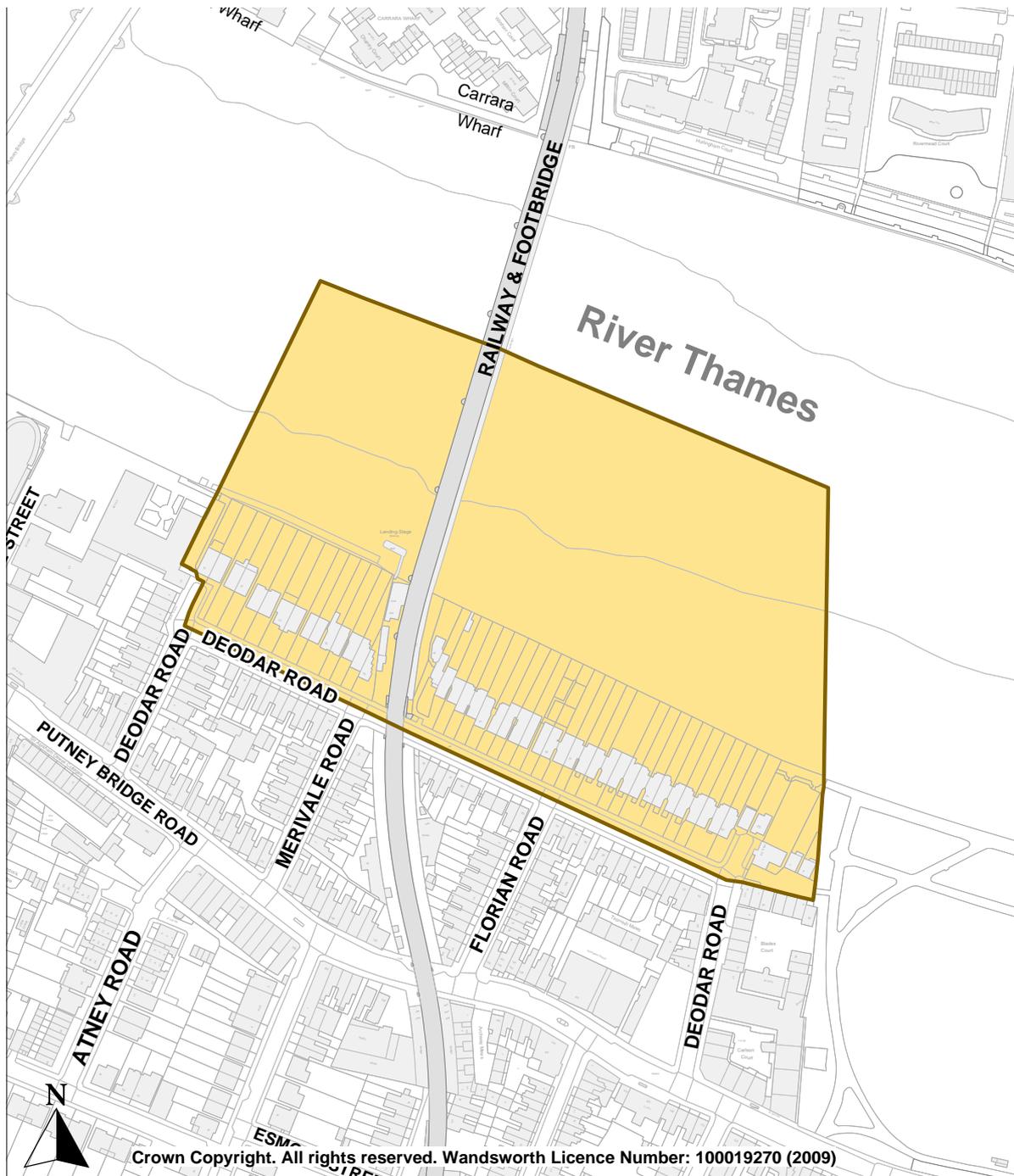
FURTHER INFORMATION & CONTACTS

Further information 44

Contacts 48

A Introduction

Map of the conservation area



The purpose of this document

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

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

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

Public consultation

A.4 Residents and businesses were consulted for their views on this document in September 2010 and a public meeting was held on 16th September 2010 at St Mary's Church in Putney High Street. Comments made were incorporated into the appraisal and management strategy before its adoption.

Designation and adoption dates

A.5 Deodar Road Conservation Area was designated on 11th October 1985. This appraisal and management strategy were approved by the Strategic Planning and Transportation Overview and Scrutiny Committee on 18 November 2010 and Council's Executive on 22 November 2010.

PART ONE: CONSERVATION AREA APPRAISAL

1. SUMMARY OF SPECIAL INTEREST

1.1 The special character of the conservation area is derived from the riverfront setting of its houses and the close architectural similarity of the majority of these buildings. The location of the houses with their long back gardens backing onto the river is unique in Wandsworth. The houses themselves are superficially similar to other housing stock in the borough but they are the only houses in the borough to enjoy this relationship with the Thames.

1.2 The houses in the conservation area were built in the years immediately after 1896 and are of similar design being built mostly by developers Morrison and Hulbert of Fulham. The character of the area is therefore predominantly late Victorian, with some early Edwardian elements. The houses are large and set in generous plots away from the street frontage, which has the effect of making the three storey houses look less imposing and softening the relatively plain architecture. The long front and back gardens are a distinctive feature.

1.3 Two atypical buildings in the conservation area are the railway/footbridge across the Thames and a Regency-style house, formerly called Riverdale. The 1880s Putney Railway Bridge dissects the street two thirds along its length and links with Fulham. The formerly named Riverdale, now numbered as 109-115 Deodar Road is a late 1850s stuccoed house that now helps frame the entrance to Wandsworth Park to the east of the conservation area.

2. LOCATION AND CONTEXT

2.1 Deodar Road Conservation Area consists of the northern section of Deodar Road abutting the banks of the Thames in Putney, to the immediate west of Wandsworth park. It is a quiet, overwhelmingly residential road leading from the busier Putney Bridge Road linking Putney with Wandsworth. It is surrounded by former industrial areas now given over to housing and by other residential streets close by Putney Town Centre. The area is dissected by the District Line in the form of Putney Railway Bridge leading over the river to Fulham.

2.2 Deodar Road Conservation Area abuts Putney Embankment Conservation Area which is to its immediate west.

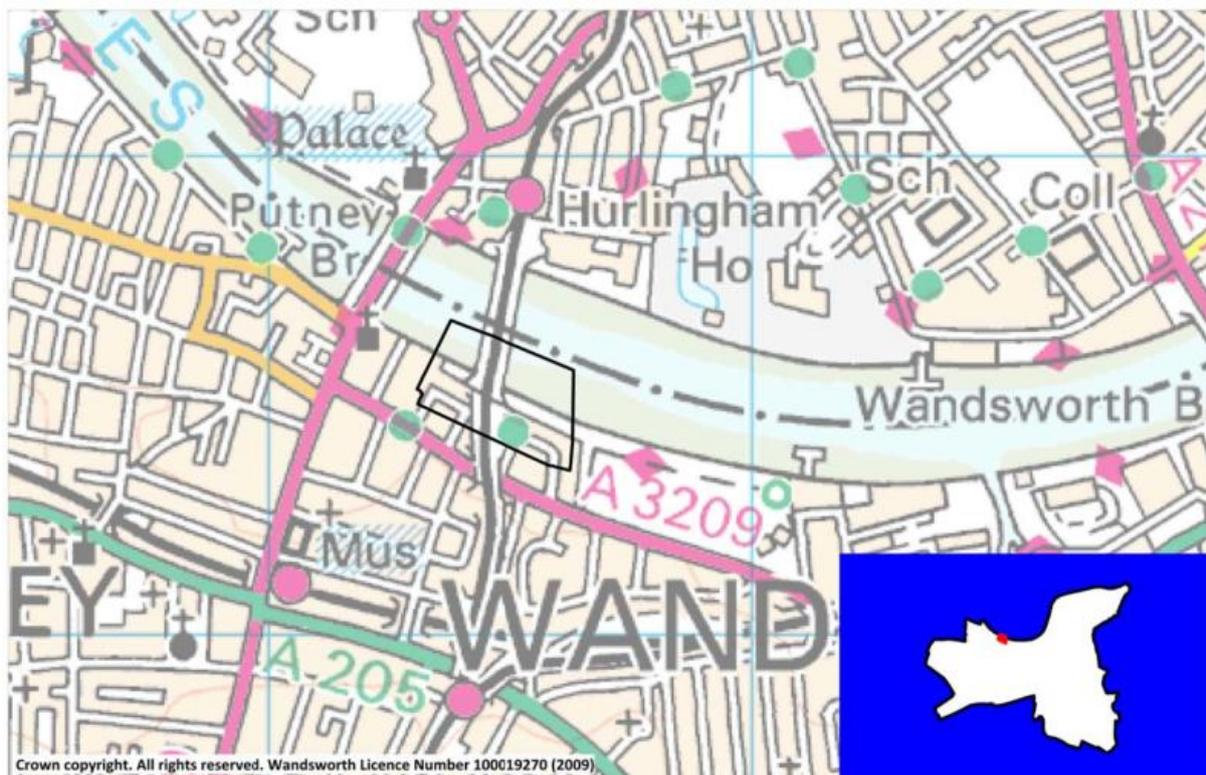


Figure 1 The location of the conservation area

3. HISTORY & ARCHAEOLOGY

3.1 Human settlement at Putney has existed since Neolithic times, with firm evidence of Iron Age, Roman and Anglo-Saxon habitation. The oldest written reference to Putney occurs in the Domesday Book of 1086, at which time it was included in the Manor of Mortlake. The district was located in the parish of Wimbledon until 1547, when St. Mary's became the parish church of an area stretching from Roehampton to the Thames and from Beverley Brook to "Putney Gutter". The latter was a small brook that formed the eastern parish boundary, and accords with the present day eastern arm of Deodar Road. To the east of this was North Field, which is now Wandsworth Park.

3.2 A manorial survey of 1497 indicates that the area largely comprised open fields, or "shotts" until the later Medieval period and was used for a mixture of arable cultivation and grazing. The area remained largely undeveloped until 1753, when Sir Joshua Vanneck (father of the Sir Joshua who later built Grove House in Roehampton) built "The Cedars", a large house on the banks of the River Thames. The house was enlarged by the architect Sir John Soane (architect for the Bank of England) in 1804-7. Putney College for Civil Engineers was founded in 1839 and occupied The Cedars, as well as Putney House next door, just to the west of the parish boundary.

3.3 Both houses are shown on the 1849 Tithe Map for this part of Putney but were demolished prior to 1853 to make way for the most prestigious of the early Victorian developments, also called The Cedars, built to the north of Ranelagh Road (now Deodar Road). It consisted of two five-storey terraces of seventeen houses facing on to the river Thames, and a communal garden that sloped down to a riverside promenade lined with trees. There were plans to extend this development around a square (Ranelagh Square), which if built would have reflected the London squares so characteristic of Kensington and Chelsea.



Figure 2 : The Cedars - two terraces fronting the Thames in the Victorian period

3.4 Work on extending the Metropolitan District Railway south of the river to Wimbledon started in 1887 and necessitated the demolition of 199 houses, including three of the terraced houses in The Cedars, as the railway passed through the middle of this development. The Cedars had not been successful before the arrival of the railway extension, and became even more difficult to let given the now very close proximity of and noise from the passing steam trains. The combination of these two factors led to the demolition of these two elegant terraces in their entirety in 1890, whereupon the area took on a very different form with smaller semi-detached and terraced housing gradually appearing from 1890 onwards. Florian and Merivale Roads were developed in 1892 together with the south side of Deodar Road and a frontage to Putney Bridge Road. The north side of Deodar Road (in the present day conservation area) followed, being completed before 1916.

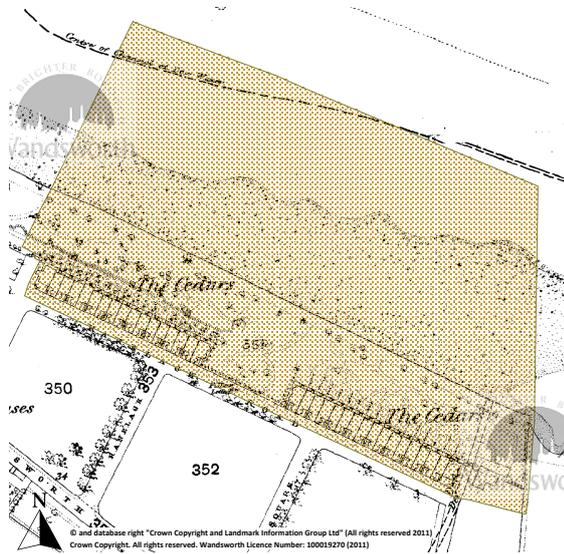


Figure 3 : An Ordnance Survey map dating from between 1868 - 1881 showing the Cedars fronting the Thames and only fields behind them



Figure 4 : The map of 1896 shows the Cedars cleared. The road has been renamed Deodar Road and the railway and some houses to the south have been built

3.5 The oldest building in the present-day conservation area, and the only building surviving from the pre-railway extension era is the former Riverdale, the magnificent white stucco Regency-inspired house abutting the Blade Mews development. It has been shorn of its name and is now rather prosaically numbered as 109-115 Deodar Road. It was probably built around 1857-8 when the old Putney House and Cedars were demolished for the new twin terrace development. The architect is unknown, and there are no records of occupants prior to 1881 when it was inhabited by one Arthur Burr, London agent for the Edinburgh Life Assurance Company. Major James Pitt lived in the house from around 1895 to 1914, with the house subsequently incorporated into the expanding Hoyt Metal Company from 1921. It was saved from demolition in 1985 and has been converted into flats. It is locally listed.

3.6 Deodar Road suffered from the bombing campaigns during the Second World War, with some houses in the extreme west of the conservation area attracting serious damage. Other houses to the east of the railway line suffered to a lesser degree, but some of the terraced houses on the south side of Deodar Road were completely obliterated, with the resulting gap-toothed street scene still visible.

3.7 In recent years the main changes to the area have been the addition of the houses at Blade Mews abutting Wandsworth Park, and the rebuilding of many of the rear elevations of the Deodar Road houses overlooking the river.

3.8 Deodar Road is in an Archaeological Priority Area due to the possible existence of pre-medieval and medieval remains.

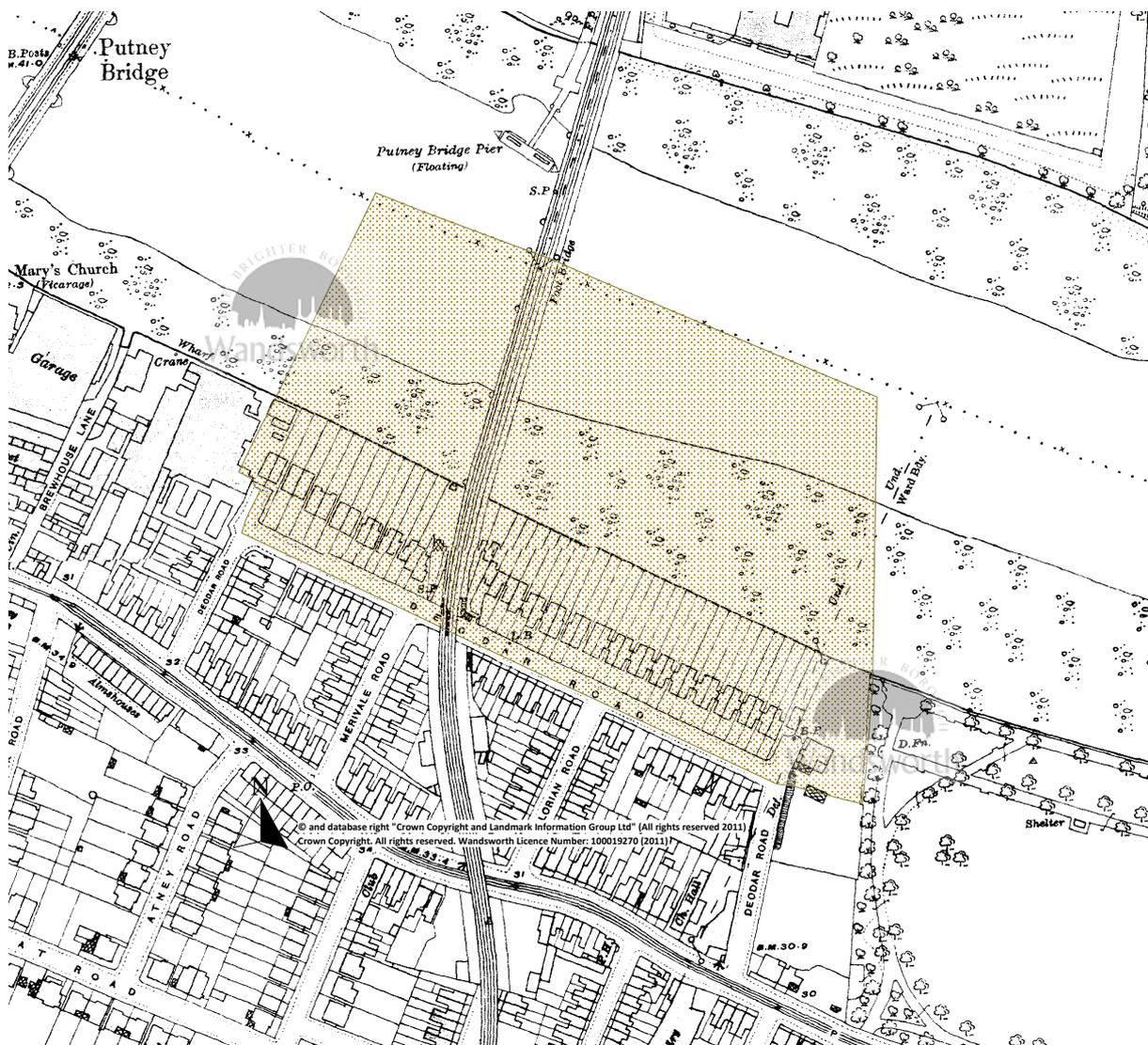


Figure 5 : Map of 1916 showing the houses seen today along with the surrounding area completely developed

4. THE SPECIAL INTEREST OF THE CONSERVATION AREA

Introduction

4.1 The character of this small conservation area is made up of the sum total of its buildings, streetscape, green space and views and can be harmed by insensitive alteration to any of these elements. This section analyses the characteristics that give the conservation area its special interest. Many of the features described in the following paragraphs are shown on the townscape map on the next page.

4.2 Deodar Road Conservation Area is made up of a group of late Victorian houses along the northern side of Deodar Road with their rear gardens adjoining the Thames. Smaller houses of similar date are found on the south side of the street but these are outside the conservation area. This relationship of the houses in the conservation area with the Thames is unique in the borough and forms a strong part of the special interest of this conservation area.

Townscape map

4.3 The townscape map sets out at a glance the positive features of the conservation area. The Council has a duty to preserve or enhance the character and appearance of the conservation area and there is a presumption in favour of retaining buildings making a positive contribution to the character of the conservation area. The spaces and buildings that make up the character of the conservation area should be protected and enhanced wherever possible. It would be against Council policy to allow the loss of important space or buildings within the conservation area.

Townscape

4.4 The northern side of Deodar Road that forms the conservation area is characterised by two fairly formal groups of substantial, mainly three storey houses either side of the railway bridge linking Putney with Fulham. These houses are predominantly arranged in semi-detached pairs and follow the same building line, with long front gardens and longer rear gardens backing on to the river. There is an overwhelming sense of space as the houses are set in considerable plots, although the spaces between the houses are often only narrow gaps. The houses appear less imposing as they are set well back from the street.

4.5 The street is directly behind Putney High Street but has a tranquil suburban feel. The railway bridge is a reminder of the urban location and perhaps also the former industry it would have served in this area. The presence of the boat club and associated buildings adds yet another dimension to the character of this conservation area.

4.6 The conservation area abuts Wandsworth Park, a large area of metropolitan open land bordering the river. This adds to the sense of space, openness and fresh air enjoyed in the conservation area. The park is also on English Heritage's register of Historic Parks and Gardens.

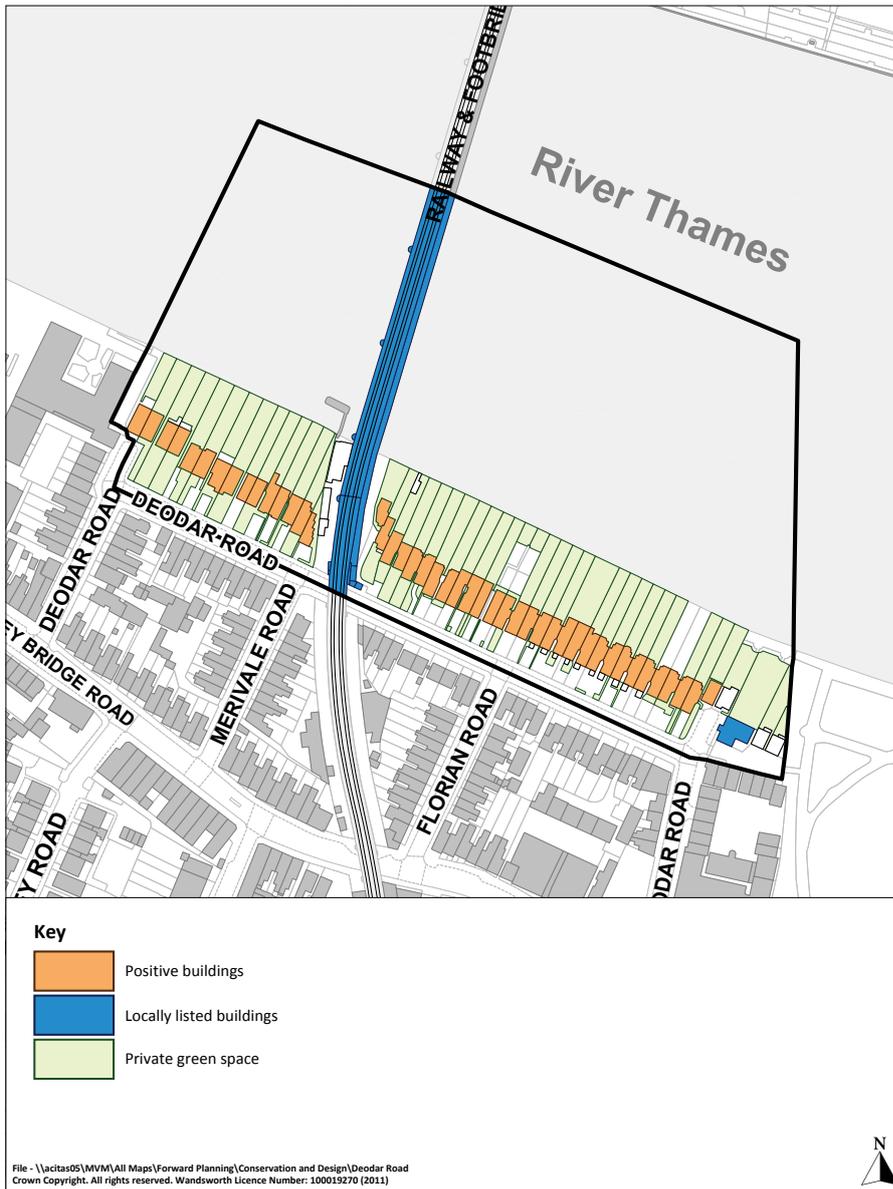


Figure 6 : Deodar Road townscape map

already the rear aspects of these houses, with their giant glass enclosures and added-on studios have given rise to a certain 'seaside resort' look, rather at odds with the original more restrained design ethos.

4.7 Many of the houses in the conservation area have been significantly enlarged to the rear since they were first built which is unsurprising considering the views afforded by the riverside setting. Large, often three-storey rear extensions have completely transformed the appearance of these houses when viewed from the river or the railway bridge. Such alterations as a result have affected the regularity and openness of the conservation area, a trend that started well before the area was designated. This trend should not be allowed to continue uncontrolled, as

Architecture

4.8 The architectural style of the Deodar Road houses is a loose Old English style typical of the late Victorian period. Notice to build all these houses was given between April 1894 and June 1898, but construction is most likely to have commenced after 1896, since no building is shown on the map of 1896 for this area.

4.9 The conservation area consists mostly of three storey redbrick houses with stock brick flanks, though many frontages have been painted or rendered. The houses' features include gabled frontages, some with continental flourishes such as Dutch gables and Renaissance-derived brick panels beneath windows. Decorative bargeboards are a distinguishing feature on many of the houses, as are bracketed first floor bays and timbering to the gables. Windows are either timber sashes or casements.



Figure 7 : No. 73 which has been painted



Figure 8 : No. 75 where the brickwork has been left as intended

Morrison and Hulbert's houses

4.10 The housing styles are highly coherent, having been built in the majority of cases by one firm of developers, Morrison and Hulbert of 42 Fulham High Street. Together Mr D. Morrison and Mr T. Hulbert were responsible for nos. 27-37, 43, 45-55 and 71-103, for which all drainage applications were made between May 1894 and May 1896. The 1896 OS map does not, however, show any houses at all on the north side of Deodar Road at this time, so building must have commenced at a later date. The Morrison and Hulbert houses are mostly of three stories, gabled with decorative bargeboards and finials and some bracketed first floor bays. They are quite plain but pleasantly composed and elegant, although many have been rendered or painted or have otherwise been unsympathetically altered, losing precious architectural details as a result.

Houses by Morrison and Hulbert:



Figure 9 : No. 29



Figure 10 : No. 31



Figure 11 : No. 43



Figure 12 : No. 93

4.11 Nos 27-29 have two storey canted bay windows with brick arches to the first floor with timber casements and stone dressings. No. 27 has been painted and has lost the details on the attic gable. Nos. 31-33 have decorative terracotta panels above the ground floor windows and a mix of sashes and casements. No. 43 shows some Italianate flair with brick moulded arches below the first floor bay and a roughcast frieze with a zinc roof and Flemish gable above. This house is quite different from the others by Morrison and Hulbert.

4.12 Others in the street by this firm fit into the broad pattern of large gables, sash and casement windows, bracketed bays and attractive bargeboards. Some gables are of roughcast with timber details. However, almost all have been altered in some way so that the cohesiveness of the group has suffered. Alterations have included replacement windows, rendering, painting, removal of brick or timber details, alteration of window apertures, addition of front roof windows, amalgamation of twin doorways into one, and, in one case, the addition of a bulky front extension with a classical portico detail that fails to respect the architectural character and rhythm of the area.

Hulbert's houses

4.13 At some point after May 1896 Hulbert ceased working with Morrison, having set up his own company. Morrison's name appeared on most of the Morrison and Hulbert drawings revealing that he had been the principal designer in the company. He was also the more talented designer as Hulbert's houses are all less finely detailed.



Figure 13 : Swan Studios, nos. 67 and 69 by Hulbert alone

4.14 Hulbert was responsible for seven houses between 1897 and 1898 - nos. 59-69 - which are nonetheless good buildings mostly incorporating canted bays and triple sash windows on the first floors. One, no. 57, bears some similarity to no. 43, with its bracketed ground and first floor bays of casement windows, roughcast friezes and zinc roofs although it is much plainer and overall a rather awkward composition.

4.15 All of Hulbert's houses have been significantly altered, particularly with remodelled roof lines to incorporate mansard extensions. Nos. 63-65 have had modern timber bays added to their frontages, taking them even further away from their original appearance. Nos. 67-69 (Swan Studios) were remodelled and enlarged from their original appearance in 1938 by architect B. Ewart Dixon.

Other builders



Figure 14 : Nos. 15 and 17 by Crosse



Figure 15 : Nos. 23 and 25 by Pells



Figure 16 : No. 41 by Oliver

4.16 Three other developers were responsible for a further eight houses, H. W. Crosse of 24 Florian Road, just outside the conservation area (four houses), S. J. Pells of Lowestoft (two) and Thomas Oliver of Herne Hill (also two). All gave notice in 1894. The Crosse houses (nos. 15-21) are almost identical, two pairs of semi-detached gabled houses with canted bays, recessed entrance porches and attractive glazing bars in the upper floor windows. All have subsequently been painted. The redbrick Pells houses (nos. 23-25) have survived well, with two-storey bays and a mix of sashes with glazing bars and Venetian casements. They have attractive, more Edwardian entrance doors in recessed porches. The Oliver houses (nos. 39-41) are both of red brick with stock flanks and have sash windows with Georgian glazing bars. When built they would have been almost identical with two-storey bays, with 39 set back slightly from 41. A front bay has been added to no. 41 which has not managed to be entirely symmetrical. The decorative timber porch structure and excellent boundary wall are very positive features however.

4.17 Chimneys on all houses tend to be squat but are still important in establishing rhythm in the context of the skyline.

4.18 Despite the many changes to houses in Deodar Road, all still make a positive contribution to the character of the area due to their age and the overall cohesiveness of their design. However, the conservation area could be enhanced by the reinstatement of lost features such

as windows or boundary walls and front garden planting as well as the removal of non-original items such as paintwork or rendering.

Putney Bridge

4.19 Putney Railway Bridge is a very strong architectural element within the conservation area, effectively dividing it in two. The eight span wrought iron girder bridge was designed by William Jacomb, the London & South Western Railway civil engineer, and was built in 1887-9. Of stock brick construction with redbrick trimming, it has rusticated granite and Portland stone abutments. The L&SWR were required, as an amenity, to provide the footpath that runs along the east side of the bridge. The bridge is locally listed.



Figure 17 : Putney Bridge

Riverdale

4.20 The undoubted shining star in the conservation area is the large late 1850s house formerly known as Riverdale. This stuccoed, detached building is of elegant proportions, three stories with tall bracketed stacks and a mix of flat and arched head windows. The dummy balustrade running around the house, decorative panels under the second floor windows and bracketing to the eaves are all strong design features and add considerable interest, all elevations being visible from public areas. It is on the Council's Local List of buildings of architectural and historic interest.



Figure 18 : Nos. 109-115 formerly known as Riverdale

Boundary treatments

4.21 The Deodar Road houses within the conservation area originally had panelled red brick walls with brick piers. These were intended to be grander than the boundaries to the smaller houses on the south side of the street with their smaller gardens. These houses either had dwarf brick walls with timber fences or walls with railings and cast iron gate posts to match, reflecting the fact that they were cheaper houses belonging to the more typically urban terraced streets of Florian and Merivale Roads.



Figure 19 : Part of an original thick red brick front wall

piers with decorative banding and stone caps. Semi-circular engineering bricks form the tops of the walls and the whole ensemble is highly attractive. Inscribed on the stone caps is the original house name, 'Vue Tamise' which means 'Thames View' in French.

4.22 Isolated sections of the original boundary walls can still be seen, outside nos. 55, 83-85, 91 for example, with a longer stretch bordering no. 101 that curves around the frontage of the house. This uniformity is due to most of the houses in the conservation area having been built by the same developers, Morrison and Hulbert. Interestingly, the stretch of houses built by these developers is interrupted at one point by no. 41, which was by another builder, T. F. Oliver. This house still has a fabulous brick wall that curves up to chamfered redbrick

piers with decorative banding and stone caps. Semi-circular engineering bricks form the tops of the walls and the whole ensemble is highly attractive. Inscribed on the stone caps is the original house name, 'Vue Tamise' which means 'Thames View' in French.



Figure 20 : Gargoyles at no. 35

4.23 Sadly, the majority of these original boundary walls have been lost, often replaced with no boundary at all in the desire to convert the gardens to car parking spaces. The effect has been unfortunate and has created a fragmented and open frontage to these houses. Where boundaries have been rebuilt, the results have been of variable quality, with brick walls and fences of arbitrary design which overall create a patchy appearance not consistent with the imposing scale of the houses.

4.24 As a curiosity, no. 39 has a pair of gargoyles on its gate piers originally found on the type of houses on the west side of Florian Road and the surviving examples on the south side of Deodar Road (nos. 38-42). It is probable that these came from one of the houses damaged by bombs during the Second World War.

4.25 The classical balustrade wall at the bottom of the communal garden shared by residents of the previous Cedars terraces was retained for the new houses, though there is now little evidence of this feature beyond a few isolated retentions as garden curiosities.

Materials and details

4.26 The prevailing architectural themes in this conservation area are quite plain, although certain motifs are repeated, such as decorative bargeboards and glazing bars in sash windows. Examples of these can be seen throughout this appraisal. Such features make a valuable contribution to the conservation area and should be retained and repaired as necessary.

4.27 The original style of panelled, chunky boundary walls is also important in defining this conservation area where these fragments still exist. It would be a major step forward for the area if these walls could be rebuilt (while still allowing for off street parking), in order to re-establish some continuity in Deodar Road. Guidance on design can be given by the Council's Conservation and Design Group.

Trees and green space

4.28 Viewed from the river or the railway bridge the conservation area has a very green appearance, resulting from the generous presence of mature tree species in rear gardens and the abundance of these in conjunction with smaller trees, shrubs and hedges. This overall green aspect helps to mask the often unsympathetic treatment of the rear elevations of the houses.

4.29 Front gardens are problematic here. In some areas, more in the western end of the conservation area there are some fine mature trees in front gardens. Sadly this is not widespread, and the use of front gardens for car parking has not only removed most original boundary walls but has produced sometimes barren stretches of hard surface, making some houses appear marooned in concrete and other hard materials. There are some smaller trees, shrubs and hedges, but not enough to mitigate this effect.

4.30 In many ways the problem with these houses is the way in which they sit in their plots and their relationship with the street and river. It is as if the front gardens are treated as back yards, with cars and bin stores cluttering up the space on public display, and the verdant stretches of rear garden greenery, viewable only from the river or bridge, being the gardens that are lavished with care. This is understandable given their outlook, but it has resulted in an untidy frontage along Deodar Road itself. In some cases only the hedges acting as the boundaries between properties serve to break the monotony of paving.

4.31 There are no street trees to help mitigate the overall lack of garden planting.

4.32 One of the only houses to try and incorporate both hard standing and planting together is no. 55, which has retained part of the original boundary wall and has a curving path amongst small trees and other planting. Where hard standings are present these should be kept to a minimum, with as much planting as possible to mitigate their harmful effect. It is entirely possible to incorporate a car into front gardens of this size whilst maintaining planting to enhance the front gardens and conceal the cars.

Streetscape

4.33 Paving is of modern small block concrete bricks and this does nothing to uphold the character of the area. At crossing points there are square pavements with rounded nodes to assist partially sighted people.



Figure 21 : The front garden at no. 55 along with the street's pillar box and modern block pavement

4.34 Kerbs are the original granite ones and there are scoria blocks forming the gutters. Unfortunately there have been so many crossovers that many of the granite kerbs have been lost and replaced with modern dropped concrete kerbs which damage the character of the street.

4.35 Street lamps are all of the standard modern type with some small street signs although these are not too intrusive on the street scene.

4.36 The pillar box, close to the bridge, adds to the period character of the street, being of similar age to the houses. It has typical features of this type of pillar box: cap with dentil frieze and Edward VII's cipher and crown on the door.

Views

4.37 The principal and most spectacular views in the conservation area centre on Putney Bridge. The bridge affords a wide vista across the rear gardens of the Deodar Road houses and Deodar Road itself benefits greatly from the bridge as a framing feature. The overall design quality of the bridge and its pedestrian footpath makes it a considerable asset to the area, also affording a generous view along Deodar Road from the steps adjacent to no. 47.

4.38 Views out of the conservation area over the river are also extremely attractive from the bridge.

4.39 The view of Wandsworth Park framed by the arch of Blade Mews and the former Riverdale house is also highly important, with the mature trees of the park visible above the rooftops.



Figure 22 : The view of 'rear' gardens from the bridge

5. CONCLUSION AND ASSESSMENT OF CONDITION

5.1 The Deodar Road Conservation Area as a whole has suffered from accumulative changes over the years that have harmed its historic appearance. In particular this has included the addition of paint and render to front facades, the replacement of some timber windows with unsympathetic modern materials, the addition of bulky extensions to ground floors and roofs of houses, the removal of some architectural details and the wholesale loss of original front boundaries (sometimes replaced with arbitrary new boundaries, sometimes not replaced at all) and the imposition of hard standings for cars in front gardens. The hoarding around the boat club is rather scruffy, and as a result this site could benefit from improvement. Combined, all these changes have had a marked effect, and there is considerable scope for enhancement and restoration to regain some of the lost historic character.

5.2 The rear elevations of these houses have suffered from rather overbearing additions which have altered their scale and form and as such they appear very different to when they were built. It is important therefore to prevent further harm to the river frontage whilst at the same time securing enhancement and improvement to the elevations fronting Deodar Road.

5.3 The problem with these houses is that, though they are of imposing size and are of good overall architectural design, they lack the grand flourishes and flair of their prettier or more flamboyant contemporaries. Lacking strong architectural features to provide a counterpoint to negative change, the houses are more unforgiving to modern intervention and it is easier to damage their simple appearance.

5.4 That said, all the houses in the conservation area make a positive contribution to its character, and any loss of these houses would be resisted. Restoration, reinstatement and enhancement are the preferred courses of action. It is important to try and regain some of the unity of these houses, a unity that was borne out of their being built largely by one firm of developers, to similar sizes and all within a few years of each other.

6 APPENDICES

Listed Buildings

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

There are no listed buildings in Deodar Road Conservation Area.

Locally Listed Buildings

The Council holds a list of buildings that are of architectural or historical interest at a local level. These are different from buildings that are listed by English Heritage and the Government for which consent is required for alteration. There are no additional planning controls over locally listed buildings other than those that already apply to the building. However, the list is a record of some of the historic buildings in the borough that are of particular interest.

The following buildings in this conservation area are locally listed:

Nos. 109-115 (formerly Riverdale)

Large detached stuccoed house, probably late 1850s. Regency details, timber sash windows in deep reveals, dummy balustrade, bracketed eaves, tall bracketed chimney stacks, moulded panels beneath the top floor windows and columns to the entrance porch are the main features of this house, now converted into flats. Locally listed on 22 November 2010.

Putney Railway Bridge

Eight span wrought iron girder bridge designed by William Jacomb, London & South Western Railway civil engineer. Constructed 1887-9. Stock brick stairwells with red brick trimming and rusticated granite and Portland stone abutments. Locally listed on 22 November 2010.

PART TWO: MANAGEMENT STRATEGY

1. Introduction

1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. This section therefore outlines both what the Council does to preserve or enhance the character of Deodar Road Conservation Area and what residents and businesses can do.

1.2 The issues discussed here were revealed during the conservation area appraisal process and were made available for public comment during September 2010. Following consultation, the management strategy was approved by the Executive on 22 November 2010.

Boundary review

1.3 As part of the appraisal process, the boundaries of the conservation area were reconsidered. The conservation area contains medium sized late Victorian / Edwardian houses with long back gardens leading down to the Thames. It was considered that other surrounding houses did not conform to the same character and therefore the boundaries were not changed.

The planning process

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

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

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

1.7 The Council's policies are set out in our Development Management Policies Document which is available on our website or from the Planning Policy Group. Where planning permission is required, it is Council policy to grant permission where alterations or development would sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the

surrounding historic environment. If an application has been refused permission, the applicant has the right to appeal to the Planning Inspectorate who will reconsider the application.

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

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

Positive buildings

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

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

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

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

Communication with residents

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

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

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

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

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

www.wandsworth.gov.uk/planning/conservation

Grants

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

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

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

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

Guidance on alterations to buildings

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

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

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

Enforcement

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

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

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

Listed buildings

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

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

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

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

Locally listed buildings

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

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

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

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

1.35 In this conservation area nos. 109-115 Deodar Road (formerly Riverdale) and Putney Railway Bridge are locally listed.

Archaeology

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

1.37 Deodar Road is within an Archaeological Priority Area.

Trees

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

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

1.40 The following guides are available on the web page below

- Trees and the Law

- Tree Care
- Tree Planting
- Tree Surgeon's contact details
- Our Tree Strategy

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

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

Streetscape

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

1.43 There is great scope for the enhancement of the streetscape in Deodar Road as the current grey small block paving does nothing to uphold the character of the conservation area. The granite kerbs and scoria blocks are historic features and should be retained. Where crossovers have been made these have been achieved using concrete kerbs which, due to their number has resulted in an unattractive patchy effect. These could be relaid using granite to match the historic materials.

New development in the conservation area

1.44 It is against Council and Government policy to allow the demolition of heritage assets which contribute to the significance of the conservation area unless there are exceptional circumstances.

1.45 The townscape map(s) in the conservation area appraisal shows buildings and spaces (such as gardens and other green space) which are important to the character of the conservation area and should therefore be retained and looked after.

1.46 Development may be possible where buildings or spaces are not considered to be positive contributors and in these cases the Conservation and Design Group will be able to offer advice on suitable design options if contacted at an early stage.

1.47 Basic principles for new development are given in the guidance section later in this document.

1.48 There are no vacant or available sites for development within this conservation area.

Section 106 agreements

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

2. Conservation Area Guidance

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

2.2 Conservation areas are all sensitive to change and even a minor change can have a detrimental effect on the overall character of the area. We recommend that alterations should differ as little as possible from the original style and fabric of the building. The guiding principle for all buildings in conservation areas is to repair and maintain rather than replace. If replacement is unavoidable, then an exact replica of the original is always best. This section aims to give some basic guidance on the building elements that are important in the conservation area and can often be controlled by the Council's Planning Service.

Reinstatement of Missing Features

2.3 Throughout this section and the character appraisal you will find items in your conservation area that are important to the character of the area, but may be missing from your property. Wherever possible, try to reinstate missing features from decorative stucco detail through to timber framed windows and doors.

Windows

2.4 Windows are a mix of timber sashes (often with decorative glazing bars) and timber casements, sometimes in a Venetian style. It is important that these types of window are retained in the conservation area to maintain the unity of the houses. Where lost, owners are advised to reinstate these types of window taking care to faithfully replicate the details and dimensions such as the width of glazing bars and the design of the horns.

2.5 Modern uPVC windows usually fail to replicate original detail sufficiently and are not recommended. Also, installing new airtight windows can cause damp in traditionally constructed buildings and therefore the correct ventilation would be necessary.

2.6 Old windows lose heat through the glass and through gaps between the frames, however they can easily be overhauled and draughtproofed and some companies specialise in this (ask the Conservation & Design Group for details). Installing secondary glazing matches the regulatory requirements for new windows whilst retaining the original windows. Even the use of shutters, blinds or curtains has been proved to reduce heat loss by between 41-58%. English Heritage provides advice in their publication

Energy Efficiency in Traditional Buildings and have published Research into the Thermal Performance of Traditional Timber Sash Windows. See their website: www.english-heritage.org.uk

Front Doors

2.7 Front doors are of timber and are panelled with some use of glazing, sometimes stained glass. They are generally Victorian in style, though there are some more Edwardian styles incorporating smaller shaped elements of glazing that are altogether more intricate. These tend to be on the houses not built by Morrison and Hulbert. Though the houses in the area were built by a small number of developers, there does not seem to have been a particular door type. Victorian and Edwardian doors would therefore be generally appropriate, Georgian examples (especially those with the distinctive Georgian fanlights) would not. If you wish to replace your front door, look at your neighbours' examples. If you are part of a pair of houses, see what your next door neighbour has. Find other houses in your street that have the same original features as yours and ask a joiner to copy their door, if original. Original doors should be repaired and retained, or copied like-for-like if this is not possible. Doors are painted timber and modern materials such as uPVC are out of keeping.

Roofs

2.8 Roofs are generally slate in the conservation area and should therefore be recovered in slate when renewal is needed. Keep as many good slates as you can as these can usually be used again. There has also been some use of tiles, but this is not common. Roof extensions should be designed to complement the character of the house. A small lead clad dormer with a sash window is often suitable for Victorian and Edwardian houses whilst a small hipped dormer with casement windows might suit Arts and Crafts inspired houses better. Box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes.

Chimneys

2.9 Chimneys should always be retained and rebuilt if they have become unstable. These are the terminating features of houses and their existence gives a satisfying rhythm to a street.

Front Gardens and boundaries

2.10 Front gardens and their boundary treatments represent a small area of open space that is part private and part public. The planting in gardens is important in creating a softening effect on the surrounding hard architecture. Front gardens should therefore be kept planted and hedges are recommended. Boundary treatments were uniformly brick walls in this area. It would be inappropriate to replace an original wall with a brick wall of another design or railings or even to raise the height of the boundary as this

would disrupt the uniformity of the street. This uniformity has already suffered greatly from the removal of the original boundary walls and the use of front gardens for car parking.

2.11 It is highly possible to design a front garden to incorporate planting (trees, shrubs, flowerbeds), landscaping and also to provide off-street parking. We can provide additional guidance on this on request and will assist in the design of appropriate schemes.

2.12 The demolition of a boundary wall over 1 metre high would require conservation area consent if the works involve 'substantial' or total demolition. Always check with the Conservation and Design Group before undertaking such a scheme so that we may advise whether consent would be required.

Extensions

2.13 Extensions to the rear of properties should generally be designed to be in keeping with the host building and should never project so far that they become visible from the front of the house. Side extensions are not encouraged as they interrupt the architects' original intention to give quality to the street by creating spaciousness between the houses.

2.14 Rear extensions in this area have been particularly damaging to the views of these houses from the river. There should be no further loss of character in this respect, and when modifications to existing extensions are proposed they should be made to be more in keeping with the architectural character of the area.

New Buildings

2.15 It is Council policy to protect the buildings that make a positive contribution to the character of the conservation area and these are shown on the townscape map in the conservation area appraisal.

2.16 Where there are opportunities for new buildings that do not involve the loss of a positive building or a space that is of value to the character and appearance of the conservation area, a new building may be acceptable. The appraisal gives details of the characteristics that are special to the conservation area and these characteristics, such as scale, mass, height, quality, and visual interest should be echoed in a new building.

2.17 Only buildings of the highest quality that will enhance the character of the conservation area will be recommended for approval and all proposals for new buildings should benefit from discussions with the Conservation and Design Group before submission.

Sustainability and Energy Efficiency

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

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

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

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

Planning Permission

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

3. What works require consent?

3.1 Additional planning controls exist within conservation area and this section explains what works will require consent. Most 'material alterations' to buildings that are not houses require planning permission. Some works to houses will require planning permission from the Council. For further information on these or any other planning matter please contact us using the contact details given at the end of this document.

Works to maisonettes, flat blocks and houses converted to flats:

3.2 These buildings do not benefit from permitted development rights and therefore most external alterations will require planning permission, including:

- Changing windows and front doors
- Reroofing and altering chimneys
- Cladding or rendering external walls
- Laying out a hard surface in the front garden
- Altering boundary treatments

Works to houses that require planning permission in the conservation area:

3.3 This list is intended as a guide and is not exhaustive. Works not mentioned here may nonetheless require planning permission and you are therefore advised to check with the planning service at an early stage to avoid delays to your project or even enforcement action.

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

3.5 The following works require planning permission:

- Any roof extension
- Any side extension
- Any extension to the front of a house
- All rear extensions over one storey and beyond the rear wall of the original house
- Cladding in stone, artificial stone, pebbledash, render, timber, plastic or tile
- Installation, alteration or replacement of a chimney, flue, soil or vent pipe to an elevation fronting a highway or to a side elevation
- Installation, alteration or replacement of an antennae or satellite dish on a part of the house that is visible from a highway
- Garden buildings, enclosures or pools built in the front garden or within 2 metres of a boundary or over 2.5 metres high or that takes up over 50% of the curtilage
- Hard surfaces in front gardens, unless they are less than 5 square metres or are porous or water runs off into a porous area

- Boundary treatments (fence, wall, railings, etc) over 1 metre high adjacent to a highway or 2 metres elsewhere.
- Air source heat pumps
- Wind turbines.

Works to commercial buildings

3.6 Buildings that are not houses do not benefit from householder permitted development rights. This means that most external alterations will require planning permission. Some common alterations requiring planning permission are given below:

- Any alteration or extension to a building including roof extensions and windows, where a material alteration is involved.
- All changes to shopfronts require planning permission. This includes any external security shutters.
- Advertisements to shopfronts may require planning permission depending on size. All illuminated advertisements will require consent.

Conservation area consent

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

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

Works to trees

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

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

Further information can be found at

www.planningportal.gov.uk

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

or the Conservation & Design Group on 020 8871 6646

4. How to make a planning application

4.1 This is a brief guide to applying for planning permission. Planning officers are available to answer simple queries between 9.00 - 5.00 at the One-Stop counter on the 5th floor of the Town Hall Annexe on Wandsworth High Street. If you have a more complicated query or you wish to discuss development at your property you may need to make an appointment to see a planning officer and a conservation and design officer. Such a meeting will only be granted when you have submitted initial sketches for discussion and the matter cannot be adequately discussed over the telephone.

Application forms

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

www.planningportal.gov.uk

4.3 Forms are also available to print from our website:

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

Making your application

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

4.5 To apply for planning permission you must submit the correct application form (often the householder application form alone) and submit scale drawings showing the existing and proposed plans and elevations. Each application form gives guidance on what plans are required. For applications to replace doors or windows, it is usually sufficient to include a photograph to show the existing, but the drawing for the proposed must be to scale of 1:50. It must show how the window will open and close. This is best shown in a cross section.

Design & access statements

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

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

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

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

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

Planning policy

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

Pre-application advice

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

How long does it take?

4.12 It takes eight weeks to process most planning applications. If the correct information is not provided the application cannot be validated and your agent or you, the applicant, will be notified of this within 10 days. The 8 week period only starts when the application has been validated.

4.13 When the application is received it is allocated to a planning officer who will be your case officer and main contact. You, the applicant, or your agent can contact your case officer at any time. If you have an agent, correspondence will be automatically conducted with the agent unless otherwise requested. The case officer will be responsible for consultation on the application which includes consulting neighbours and liaising with the Conservation and Design Group.

Building control

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

FURTHER INFORMATION & CONTACTS

Further information

Council publications

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

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

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

Government & English Heritage publications

Many of the following documents are available from:

www.english-heritage.org.uk

www.planningportal.gov.uk

Planning: A Guide for Householders

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

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

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

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

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

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

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

Books

Putney and Roehampton Past by D. Gerhold (Wandsworth Historical Society)

Putney Past & Present by Patrick Loobey (WH Smith)

Putney & Roehampton (Archive Photo Series) by Patrick Loobey (Chalford Press)

Putney & Roehampton: Pastimes from Postcards by Patrick Loobey (Positive Pastimes)

Wilham Field's Photographs of Putney by D. Gerhold (Wandsworth Historical Society)

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

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

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

Informed Conservation by Kate Clark. Available from English Heritage

Life and Labour of the People in London by Charles Booth, (Macmillan and Co.)

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

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

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

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

The Edwardian House Explained by Trevor Yorke (Countryside Books)

The English Terraced House, by Stefan Muthesius (Yale 1982)

The Old House Handbook, A Guide to Care and Repair by Roger Hunt and Marianne Suhr (published in association with SPAB)

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

Victorian Architecture by R. Dixon and S. Muthesius (Thames & Hudson)

Useful organisations and websites

Organisation

Planning Portal

Website / Phone number

www.planningportal.gov.uk

Planning Aid for London

www.planningaidforlondon.org.uk
020 7247 4900

Funds for Historic Buildings

www.ffhb.org.uk

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

www.helm.org.uk

English Heritage

www.english-heritage.org.uk

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

020 7973 3000
0870 333 1181

Georgian Group

www.georgiangroup.org.uk
087 1750 2936

Victorian Society

www.victoriansociety.org.uk
020 8994 1019

Twentieth Century Society

www.c20society.org.uk
020 7250 3857

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk
020 7377 1644

SAVE Britain's Heritage

www.savebritainsheritage.org
020 7253 3500

Images of England: Details and pictures of listed buildings nationwide

www.imagesofengland.org.uk

Pastscape: information on archaeological and architectural heritage

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

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

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

Building Conservation Directory: Articles and specialist craftsmen

www.buildingconservation.com
01747 871717

Work out your carbon footprint

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

Heritage Gateway: comprehensive national and local historic environment resources

www.heritagegateway.org.uk

Organisation

Wandsworth Historical Society

Website / Phone number

www.wandsworthhistory.org.uk

Public archives

Wandsworth Heritage Service

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

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

London Metropolitan Archive

40 Northampton Road
Clerkenwell
London
EC1R 0HB

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

The Putney Society

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

Contacts

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

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts

General planning enquiries	020 8871 6636
Development Control	020 8871 7657
Conservation & Design Group	020 8871 6646
Conservation & Design Group (trees on private land)	020 8871 6631
Planning Enforcement Group	020 8871 6643
Building Control	020 8871 7620
Wandsworth's Local Studies Centre	020 8871 7753
On Street Services Office (to report street defects, graffiti, refuse & recycling problems)	www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm or 020 8871 6708

This document was approved by the council's executive on 22 November 2010. Further copies are available on our website.

www.wandsworth.gov.uk/planning/conservation

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

e-mail: boroughplanner@wandsworth.gov.uk

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

Tel: 020 8871 6646

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



Technical Services Department
Wandsworth Council