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Dover House Estate Conservation Area Appraisal

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INTRODUCTION

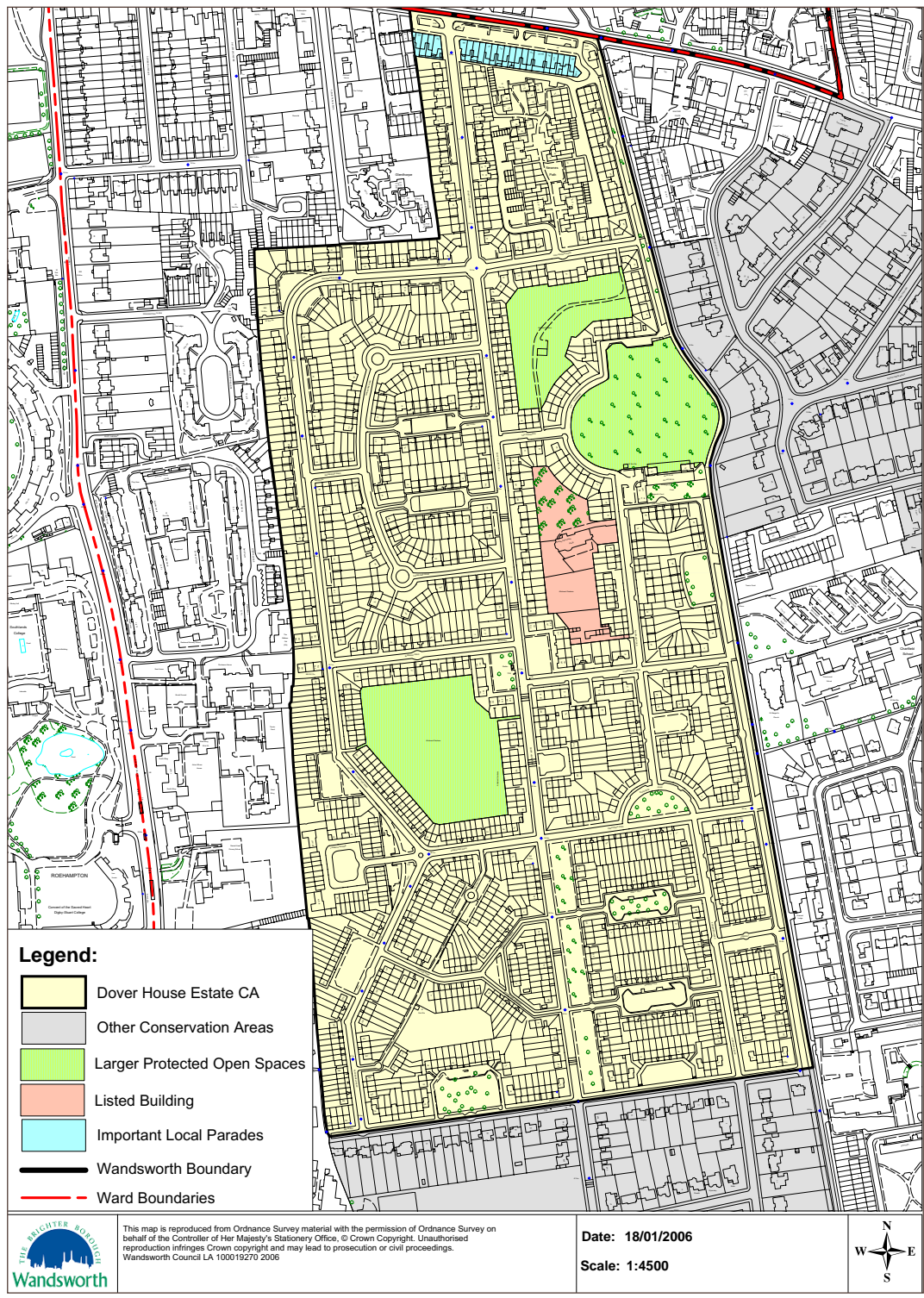
This document identifies and appraises the special architectural and historic characteristics of the Dover House Estate Conservation Area and it also gives practical guidance on the implications of Conservation Area status. It is in two parts: a Character Statement and a Management Strategy.

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

Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of “special architectural or historic interest.” Dover House Estate Conservation Area was designated in 1978. In 1991 the Council sought to further protect the area’s appearance and special character through an Article 4 Direction. This Direction removes certain permitted development rights and means that many alterations relating to publicly visible elevations now require planning permission, (please see 13.2).

This Appraisal has been produced in accordance with government guidelines set out in Planning Policy Guidance Note 15 (PPG15), and the English Heritage Guidance Notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide a clear analysis of the character and appearance of the Dover House Estate Conservation Area, which can assist in development control decisions, and which can help to support the Council’s decisions in the event of appeals. In addition, the Management Strategy addresses issues which have been identified in the character appraisal for the enhancement and preservation of the Conservation Area. The Appraisal has been through public consultation, amended accordingly and approved by the Corporate Resources Overview and Scrutiny Committee on 20th March 2007.

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.



Designation map

CHARACTER STATEMENT

1.0 Character Analysis

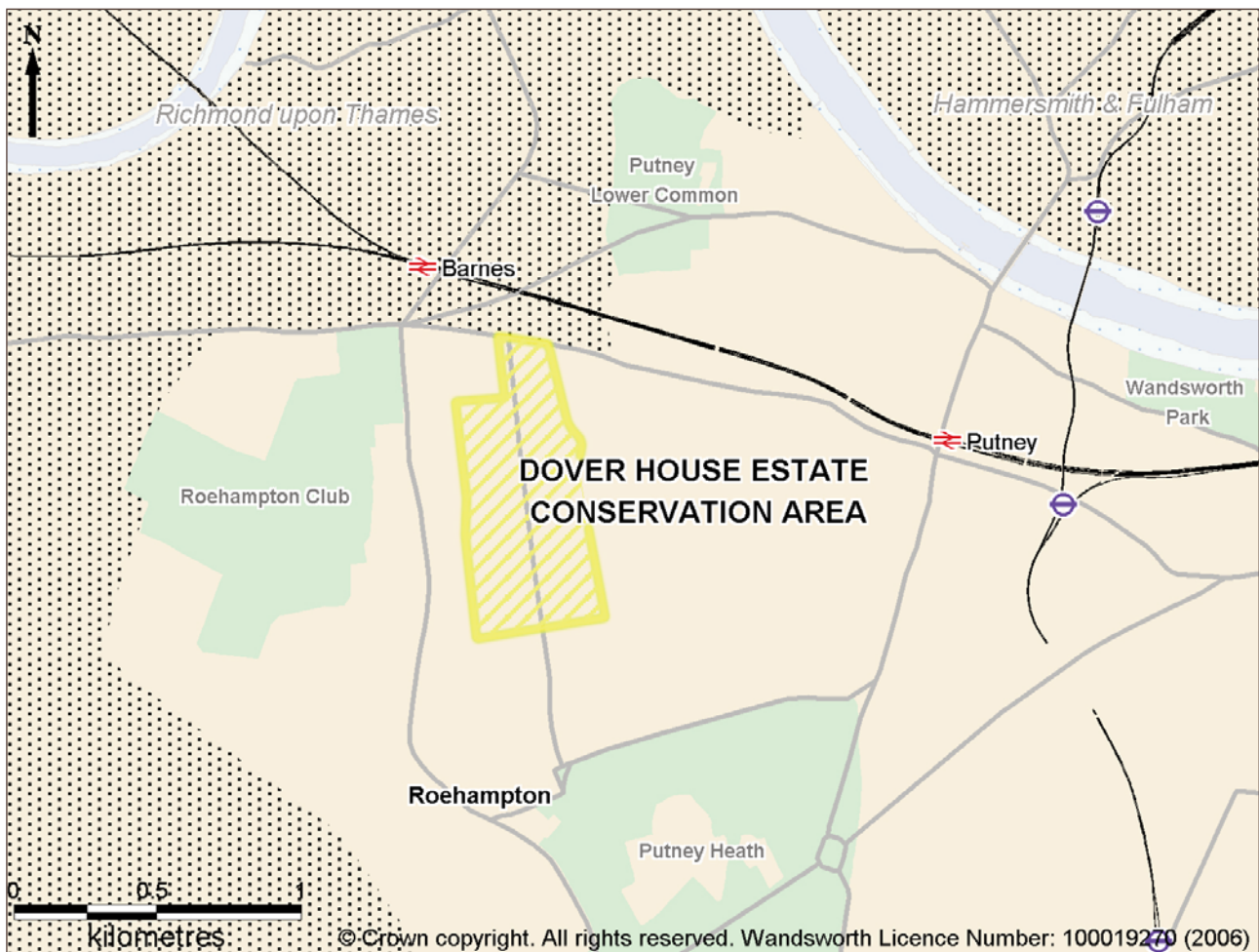
The special character of the Dover House Estate Conservation Area is derived from the carefully planned clusters of picturesque cottage-style homes and their front gardens with privet hedges set around green spaces with many mature trees. Built by the London County Council in the 1920s the layout and design philosophy of the Estate was influenced by the Garden City Movement. It evokes all the qualities of urbs in rure (the town in the country). A school, allotments and shops were incorporated to create a self-sufficient community.

1.1 Each cottage is part of a carefully considered terrace or a pair, the special character of which is reliant on the uniformity of the design features such as doors, windows and porches. Generous side gardens contribute to the green setting and provide vistas to enhance the feeling of space. Historical features that predate the building of the Estate such as Putney Park Lane, the Grade II Listed Putney Park House and North Lodge enrich the rural ambience.



2.0 Location And Context

The Dover House Estate is situated in the west of the Borough of Wandsworth, lying approximately $\frac{3}{4}$ mile west of Putney town centre. To the south west is the now suburban 'village' of Roehampton and the Alton Estate. The northern part of the Estate is within the district of Putney and the southern part is in Roehampton. It is within a suburban setting with two other conservation areas adjacent; West Putney Conservation Area to the northeast and Westmead Conservation Area to the south.



Location map

3.0 History and Archaeology

Much of the land in the Conservation Area once belonged to a large estate – Putney Park, first mentioned in historic archives in 1274 and described as a working deer park. Putney Park, (which has also been recorded as Mortlake Park), amounted to about 300 acres and was bounded by Upper Richmond Road, Clarence Road, Putney Park Lane and Roehampton Village. The park formerly extended into Mortlake Parish, and was attached to the Archbishop's house there. When the manor of Wimbledon was granted to Sir Thomas Cecil in 1590, the Crown reserved as a Royal Park "all that park or land enclosed with pailings commonly called or known by the name of Mortlack Parke otherwise Putney Parke" (This is from Ernest Hammond's *Bygone Putney*)



John Roque's map, 1740



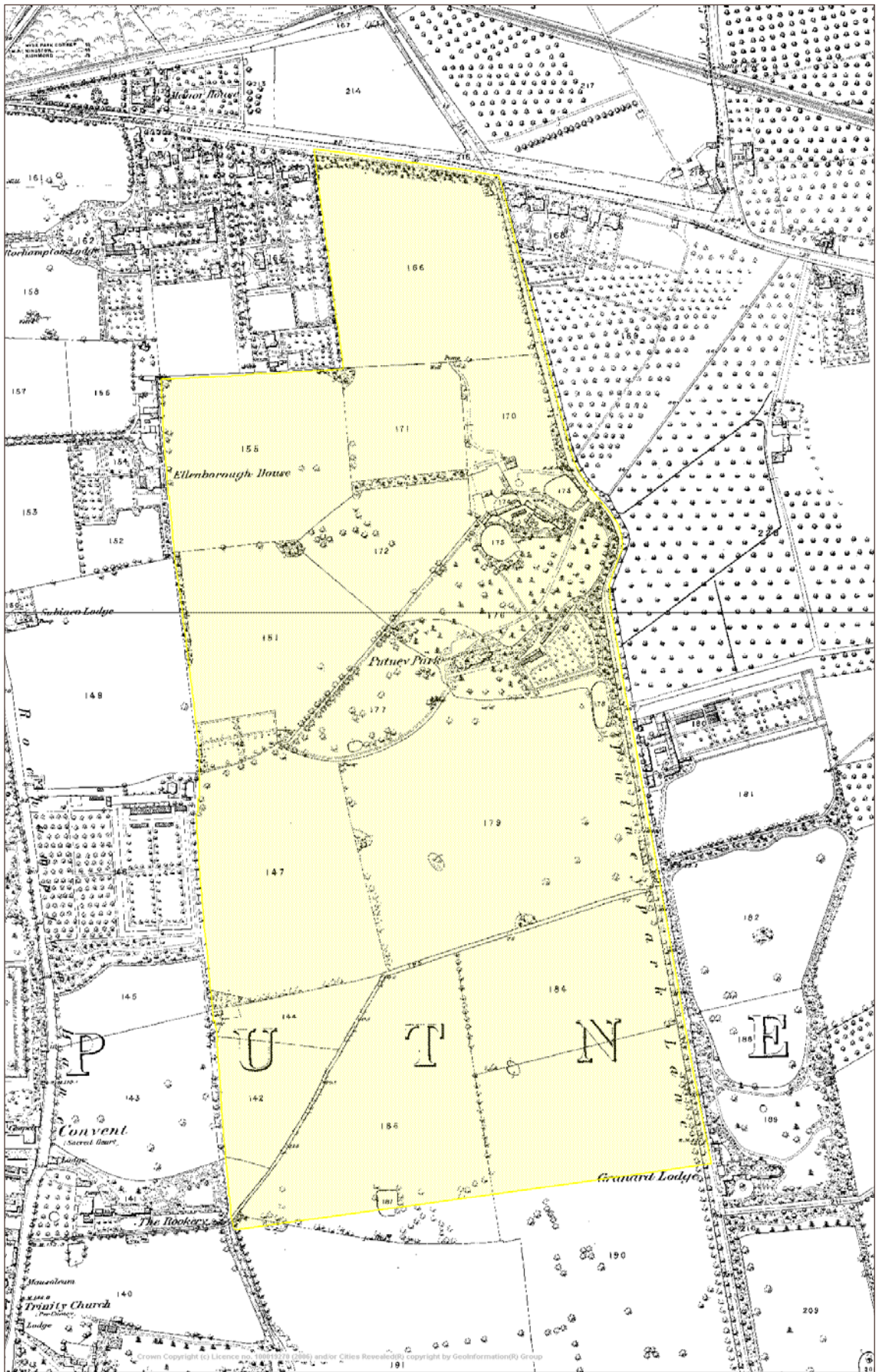
John Corris map 1787

3.1 In 1626 the Park was sold to Sir Richard Weston. John Roque's map of 1740 shows the original Putney Park House within the bend of Putney Park Lane which is shown as an avenue of trees, running through the grounds of the house to Putney Heath from the Upper Richmond Road. The Park remained a single estate until the 1750s when the western half of Putney Park was developed with five large houses; these included Dover House, and Putney Park House. Dover House was built in 1764. It was home to the Earl of Liverpool in 1801, he went on to become Prime Minister. Dover House was demolished in order to provide the land for the London County Council's ambitious public housing development. However its lodge house on Putney Park Lane still survives and is now called Regency Lodge. The present Putney Park House was built in 1826 to replace the earlier house. The London County Council (LCC) purchased these two houses and their estates in 1919. Putney Park House was used as a community resource for the estate until the 1980's.

3.2 At the time of development, the Dover House Estate was called the Roehampton Estate. It was one of the first cottage estates built by the LCC shortly after the First World War. Post-war housing estates were built to alleviate a severe housing shortage in London, caused by the lack of housing development during the war years and London's ever-rising population. The LCC began to build houses outside of the inner London area and adopted a policy of suburban development. Between 1919 and 1929 the LCC constructed eight new cottage estates including Totterdown Fields in Tooting, and Downham Estate in Lewisham. The Housing Act of 1919 incorporated generous subsidies for local authorities to build affordable housing for rent; this was in response to political unrest after the war that led to the 'Homes fit for heroes' initiative, which planned to build millions of affordable high-standard council houses after the war. The aim was to build improved housing, adopting the key characteristics of the Garden City Movement, a rejection of the city and search for an alternative based on the countryside and the village. When the Estate was built effort was made to incorporate original landscape features, such as large trees, many of which still stand to this day. John Corris' map of 1787, shows Putney Park Lane bending around a wooded area which is now the communal space in front of The Pleasance. His map also shows that one field was called Coze Houfe field, where part of Huntingfield Road is now. Local history studies suggest that the inhabitants of Roehampton used a pathway crossing Putney Park to travel to church in Putney. It is possible that parts of this pathway exist today as Church Walk and the Footpath.

3.3 The Estate was designed to be self-sufficient, with allotments, shops and a school. It was built in phases. Building started from the Upper Richmond Road and progressed towards Crestway. H. Woodham and Sons completed the roads and sewers in October 1921. The first houses were built in the autumn of 1920, but the Estate was not finished until April 1927. The delay in finishing was partly due to the construction costing far more than was anticipated.

3.4 In the 1970's the Newnes Path housing development was built on the northern most allotment and St Margaret's Court sheltered housing was built at the southern end of The Pleasance replacing St Margarets Parish Hall. In the 1990's the Vanneck Square development was built on the site of Huntingfield School.



Dover House Estate CA: 1869-1874

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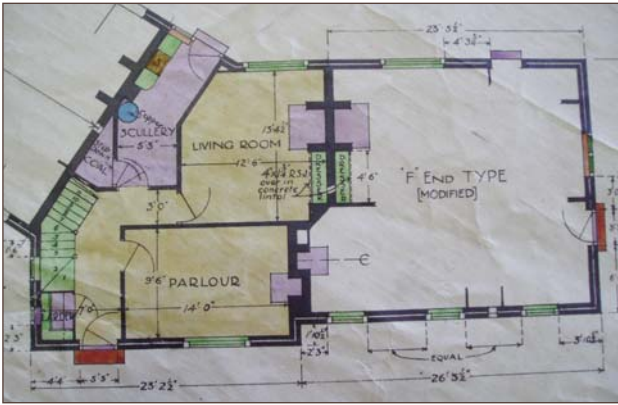
3.5 When the LCC first began to lease the Estate houses, it insisted that only people with permanent jobs could move in. As a result post office workers, bus drivers and civil servants were some of the first tenants on the Estate. The LCC were strict landlords, restricting tenants from making any changes internally or externally to their homes. The houses were originally lit by gas. Water for both upstairs and downstairs was heated in a copper ‘washer’, this was a large boiler situated in the kitchen, it was fuelled by coal and had a hand pump attached to get the hot water to the bathroom upstairs. It was not until the 1950s that tenants were allowed to alter the original parlour design. In the summer, Council contractors would cut the front hedges to a standard height to maintain a consistent appearance.



Dover House



Putney Park Lane, early 1920's



Example of original floor plan



Example of original elevational drawing



During construction - Laneway



Parkstead



A typical front parlour



Collecting the rent in the 1950's



Estate plan 1921

4.0 Topography

The Estate occupies land which rises gently southwards from the Upper Richmond Road. The Estate's southern boundary at Crestway marks the ridge from which there are extensive views north, over the rooftops of the Estate, to Barnes and Hammersmith. The fact that the Estate is built on a slope adds to the townscape quality. It has enabled the designers to achieve a greater variety of roofscape features, with carefully considered breaks to ridges and eaves, and it is the sloping nature of the site, which gives the roofscape such prominence.



Looking northwards from Dover House Road

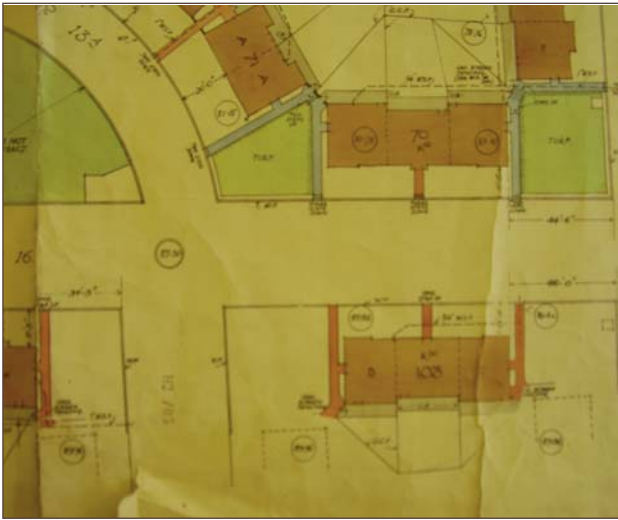
5.0 Layout

The layout of the Estate was inspired by the Garden City Movement and evokes all the qualities of the town in the country. Cottages are arranged with varying degrees of formality around communal green spaces, the size and shape of which varies considerably. The largest communal area is The Pleasance, an open green space, where a formal crescent of cottages has been designed to face east over the green to Putney Park Lane. A prime objective in the layout design was the desire that each group of houses should overlook or have access to a small open space close by. This has produced intimate clusters of cottages with their own individual identities. Cottages arranged in conventional streets then link the clusters around greens. Within the streets there are no continuous building lines and terraces are punctuated with gaps and set-backs. Often groups of cottages are set back behind generous communal front gardens and set back from corners. This layout provides the foundation for the Estate's character.

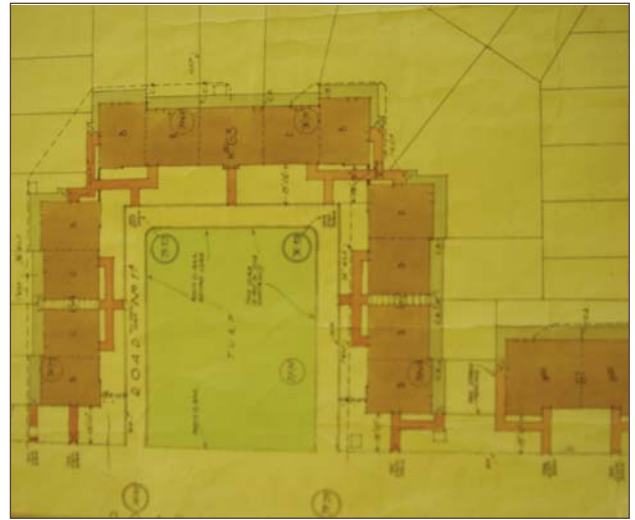
5.1 Clustering cottages around intimate green spaces was undoubtedly a deliberate attempt to create a sense of place and engender a feeling of community within the Estate as a whole. The subtle variation and avoidance of repetition in the layout produces recognisable elements that makes the Estate a legible place. Although the Estate comprises around 1215 homes there is never a feeling of monotony or repetition in its appearance.



Aerial photo



Original plans



Original plans



Green at Laneway



Green at Huntingfield

6.0 Green Elements and Public Realm

The special character of the Estate and the public realm benefits greatly from a variety of landscape components; the public greens, an abundance of mature forest size trees, flowering Cherry trees, privet hedges and other garden greenery. Each landscape component from the large right down to the small scale plays its part and contributes to a distinctive and attractive whole.

6.1 Large side gardens enclosed by low privet hedges were incorporated in the design of the Estate to reinforce the spacious feel and create vistas to the gardens and trees behind. Privet hedges define front boundaries and complete the rural theme.

6.2 Extensive allotments remain in two large backland sites. These offer large open spaces as amenities for residents. Allotments were incorporated to encourage self-sufficiency and a sense of community, which was an important philosophical driving force in the design of the Estate.



Green at Huntingfield Road



Dover House Road - soon after construction

6.3 There are a variety of mature trees including Sycamores, Lime, Atlas Cedar, Oak, Ash and Horse Chestnuts on the communal greens. Many of the mature trees were established before the Estate was built and these undoubtedly influenced the layout of the Estate and were incorporated in the communal spaces. A good example are the tall Elms on Dover House Road. Flowering Cherry trees were planted in some front gardens, and on the pavements. There has recently been a local initiative to get funding to plant more trees.

6.4 Footways originally included grass verges but these have now been tarmaced over leaving most footways generously wide. Recently the Council has introduced a scheme for pavement parking, which takes advantage of these wide footways and compensates for the lack of car parking provision in the original estate design. Some of the greens have had some car parking carefully introduced.

6.5 Many of the greens have simple knee rails around the edges, some greens still have stone blocks around the edges - e.g. Crestway and Putney Park Lane. These stones would not have looked out of place in the original grounds of Putney Park Estate (see the picture below).



Stone block - Crestway



The Pleasance



Green at Dover House Road

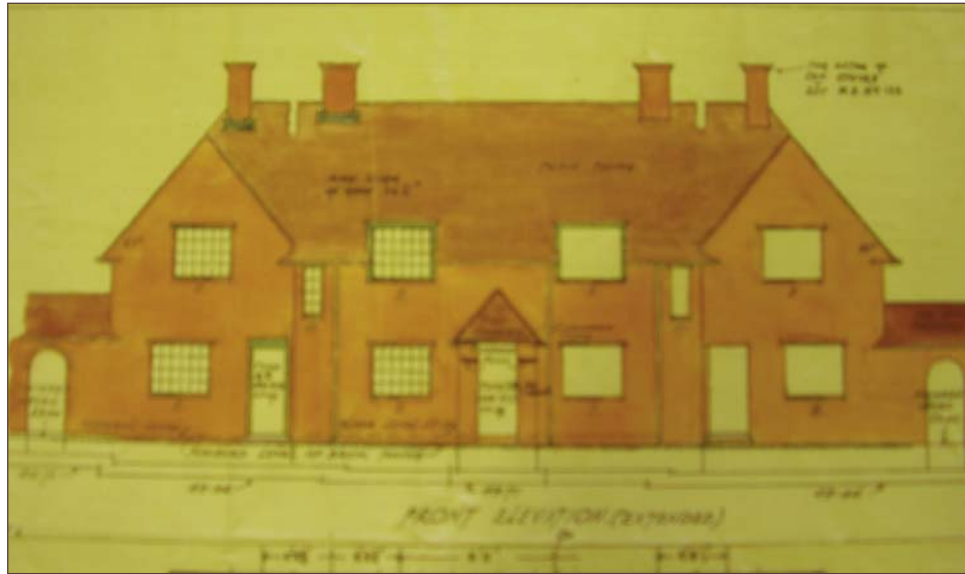
7.0 Building Design and Materials

The cottages are arranged in groups or terraces ranging from two to eighteen dwellings. The individual cottages within the group are then composed, usually symmetrically so that the group appears as one building. Any change to the appearance of individual cottages can be very disruptive, since the carefully considered appearance of the group relies upon the consistent appearance of the individual component cottages. Where the appearance of individual dwellings has been singled out, either by painting brickwork or changing the roof covering, the result has been seriously damaging to the appearance of the whole block.



Original building plans

7.1 There is, however, considerable variety in appearance between groups. This produces a characteristic informality to the appearance of buildings. The appearance of the buildings has been designed to reinforce the layout arrangement to create clusters with a strong sense of place.



Original building plans

Large Scale Features

Roof Types

7.2 There are two basic roof shapes used throughout the Estate. Firstly there is the conventional double-pitched roof, sometimes with gabled ends and sometimes with a hipped end; and secondly some cottages have a distinctive roof with eaves at first floor level with dormer windows at the front of the cottage. With this roof type, the ends of a group are always finished with a half hip to link with the two storey rear of the cottage.

7.3 Gabled bays are introduced to punctuate the roofscape and are used usually either at each end of a group or in the centre as an architectural feature. The exceptions to this arrangement are a group of cottages at the northern end of Huntingfield Road with interesting mansard roofs. A notable feature of all roofs is the prominent projection at the eaves with no visible fascia. Gables have no barge boards.

Roofing materials

7.4 A variety of roofing materials are used, including thick, riven slate; small plain clay tiles and larger clay interlocking pantiles. Examples of which are shown below. Although there were a variety of roofing materials between groups there should not be variety within a group, since the group is designed to be seen as one entity. Where changes have been made using non-matching materials this has seriously harmed the appearance of the cottages.



Pediment feature with brick dentil course detail marks the centre of this terrace.



At the front of this typical cottage the eaves reach to just above the ground floor windows, with projecting dormer windows in the roof slope. Whilst the side and rear elevations retains a conventional two storey arrangement. This style of roof gives the impression that the cottage only has one storey with a room in the roof, making it lower than it actually is. This design is characteristic of the Arts and Crafts movement.



A gabled bay marks the centre of this terrace; the rest of the terrace has a simple roof slope with dormer windows.



A conventional hipped roof.



This is another hipped roof with a steeper pitch allowing two dormer windows which are set at eaves level.



Mansard roof with different sized green/grey riven slate.



A tall gable end finishes this group with two very neat dormer windows clad with lead breaking through the eaves to the side.



Originally the slates would have been green/grey riven slate either Delabole or Westmorland. This is laid in random and diminishing courses. Smaller slates at the top and larger slates at the eaves. This is used in the north end of Huntingfield Road and Putney Park Lane.



Plain Clay tile.



Interlocking Double Roman tile, this is a type of pantile.



Interlocking pantile known as a Courtrai tile and has been widely used on the Estate.



Another interlocking terracotta tile with a patterned edge, (a Marseilles).

Walls

7.5 The majority of cottages are constructed from stock bricks. Some brick facades have decorative brick coursing in a contrasting brick and some are enlivened by decorative patterns in diaper work. Tile creasing above windows and at the eaves is a typical detail on many blocks. Roughcast render has been used on some cottages at the northern end of the Estate. Where roughcast render is used it was originally painted cream and the whole group would be the same colour. Historic photographs show that a small group of cottages on Huntingfield Road have brick elevations that were originally painted white. No other brickwork would be painted.



Tile creasing above the windows.



Tile creasing by the eaves.



Diamond pattern diaper work.



Decorative brick course.



Roughcast rendered walls.

Small Scale Features

7.6 There is considerable variety of small scale features within each block. This is a deliberate device designed to add visual richness to what might otherwise be a rather banal elevation. The picturesque cottage character is achieved through a subtle variation in the use of window sizes, porch details and the arrangement of entrance doors.

Windows

7.7 There is a mixture of metal casement windows (commonly known by the manufacturer's name – Crittall) and timber sash and casement windows. There are 39 different window types originally found on the Estate. Every window regardless of the material has glazing bars dividing the glass area into small "cottage style" panes. When the Estate was built, the first phases all had houses with Crittall metal windows.



Window material type:

- Crittall steel
- Timber
- Crittall steel ground floor / timber first floor



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However, the metal windows were more expensive and so timber was often used in later phases of building. There are more Crittall metal windows at the northern end of the Estate where the first phases were built.



Crittall window

The steel allows for a very slender frame. Crittall is a British company that started manufacturing windows in the early 1850's.



Timber Sash window

The meeting rail is thin and elegant.

Doors & Porches

7.8 All original doors on the estate are timber panelled with glazing above. There are two types of door and these are pictured on the right. Many properties still have their original timber doors. There are many different types of porches, canopies and doorframes used on the estate. There will often be a variety of these treatments used in one terrace.



Door glazing - nine and six panes of glass

Different styles of canopy over the door



Different styles of recessed entrances

7.9 Privet hedges are used as front boundaries, sometimes completed with low timber gates. Unfortunately some hedges have been ripped out and replaced with inappropriate brick walls and railings. Historic photos shows that rustic timber fencing was used to divide front gardens in Putney Park Lane. Timber close boarded fences; with timber trellis at the top were used to fence off the private garden area. Originally they were always set back from the road so that the vistas achieved through the large side gardens and front gardens are maintained.



Front boundary gate



An original boundary fence with trellis to a rear garden.
Note: strained wire fence protecting the new hedge.

7.10 The Shops on the Upper Richmond Road

The shops on the Upper Richmond Road are a good example of a 1920's purpose built shopping parade. In terms of scale and detailing they use the same vocabulary as the rest of the Dover House Estate. They consist of three terraces, with gables on each end and a pitched roof in between. They are constructed from brown brick with decorative courses of redbrick and the roof is covered in plain clay tiles. The flats above the shops have large timber casement windows with Georgian glazing bars and brick mullions divide the casement windows in the flats on the gable ends.

Each shop front has corbelled pilasters and low tiled stallriser, timber fretwork, toplights, and a well proportioned fascia board engraved with the name of the shop. It was not possible at the time to produce large panes of glass so the panes were smaller and set within thin glazing bars. Most of the corbelled pilasters remain intact however, most of the original shopfronts and fascias have been replaced, with a varying degree of sympathy to the character of the Estate. Many of the fascia boards are oversized, many shopfronts no longer have stallrisers and upvc and metal are now unfortunately the predominant materials.

Intrestingly although the appearance of the shops has changed since they opened in 1925 the type of outlet is relatively unchanged and some shops have remained the same; Thresher's wine shop was Stowell's wine merchants, and Moss Chemist's was J.E. Goodall the Pharmacy.



Shops on Upper Richmond Road

7.11 Putney Park House

Putney Park House is listed as a building of special architectural or historic importance Grade II. It comprises two distinctly different elements. It was once thought that the smaller part was a later addition to what is now the main portion of the house. However, recent research revealed that this smaller element is the oldest part of the building and is a remnant of what was once a larger mid-Georgian house. This earliest portion is constructed in brick - now painted - with a slate roof and flat gauged arches over the windows. It now acts as a subordinate wing to the larger extension, built in 1837-8 by the architect Decimus Burton. This is two storeys and stuccoed in a stripped Greek-Revival style. Its lead covered roof dates from 1981 after a fire destroyed the original roof. Some of the impressive interior features survived the fire, including a fine staircase with iron balustrade and several original cornices and fireplaces on the ground floor. The whole house is now being converted into flats.

7.12 North Lodge

North Lodge is a good example of an early Victorian gate lodge, it is stuccoed with a slate roof and timber casement windows. It stands at the entrance to Putney Park Lane on Upper Richmond Road.



Putney Park House

8.0 Negative Elements

Despite the positive features and characteristics of the area outlined above, there are some negative aspects and problems. These problems are highlighted in this section.

There have been a number of alterations to the large-scale features of some houses on the Estate. In addition there are many examples of noticeable changes to smaller design details that have had a detrimental effect upon the appearance of the area.

- 1 On some houses the elevations have been treated with unsuitable decorative materials including stone cladding, paint, render and pebbledash. This is particularly noticeable and very harmful to the appearance of the area.
- 2 Small scale alterations have been most damaging where changes have been made to the size of an original window opening, or where original windows have been unsuitably replaced. These replacements have failed to replicate the original windows in terms of materials, design or profile. Planning permission is required for the replacement of windows and doors since the introduction of the Article 4 Direction.
- 3 The replacement of original front boundary privet hedges with arbitrary timber fences, brick walls or other materials is evident throughout the area. Many streets have a mixture of boundary treatments and this is detrimental to the uniform appearance of the area, especially with the loss of front gardens to vehicle hardstandings. This, combined with the general loss of greenery within the area serves to diminish the garden suburb character.
- 4 Satellite dishes erected upon elevations visible from the highway detract from the appearance of the individual properties themselves, their neighbours, and the area as a whole.



The removal of hedges and the creation of hardstandings make the street look very bleak and unattractive.



A mixture of different windows spoils the appearance of these houses.



Many changes mean that the original character of this cottage has been lost. This has almost certainly affected its value.



One house with stone cladding and front garden parking spoils the appearance of this group. An opportunity for enhancement...

MANAGEMENT STRATEGY

9.0 Introduction

The pressure for change within the Dover House Estate is becoming greater as private ownership is increasing and more and more residents wish to alter, adapt and extend their homes. The way that the Estate was originally planned does not always lend itself well to some of the things we now feel are necessary for life in the 21st Century. This Management Strategy is mindful of the need to preserve what gives the Estate its character and conservation area status without making it unworkable for today's living.

Conservation area status and the Article 4 Direction are planning tools put in place to help preserve or reinstate the original features that give the Conservation Area its special character. Any change to the original appearance to your home, which makes it stand out amongst its neighbours, will inevitably harm the appearance of the group of which it is a component part. The cumulative effect of these changes in turn harms the appearance of the area as a whole.



How individual houses have been designed to be seen as one large building



Altering the appearance of individual houses within the group will make a mess of it

This Management Strategy gives advice on how you as a resident or a business and the council can preserve or enhance the Conservation Area making it an even more attractive place to be in. It is also designed to give practical advice on conservation area status and Article 4 Direction.

The Guide has been produced giving details of the original windows for each house on the Dover House Estate. This Guide also includes a step-by-step guide on how to apply for planning permission to change windows. This Guide is downloadable on the council's website and is available on request.

10.0 Enhancement

10.1 What you can do

Conservation area status and the retention or reinstatement of the original features increases the value of the houses on the Dover House Estate. So please retain the original appearance of your house.

10.2 Repair original features

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.

10.3 Reinststate original features

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

10.4 Extensions

Individual dwellings should be seen as part of the whole block and, whilst there is variety in the appearance of individual dwellings within the block, this is always arranged symmetrically. Proposed extensions to houses at the end of terraces must respect the symmetry and uniformity of the overall terrace to warrant planning permission. Extensions to the front elevation of a terrace or pair will not be supported.

10.5 Parking in front gardens.

The Dover House Estate was not designed with the car in mind. The formation of hardstandings in the front gardens of the Dover House Estate is considered to be visually harmful to the character of the Conservation Area. The Article 4 Direction enforces the policy against hardstandings in this area. Furthermore there is an environmental impact on the loss of front gardens investigated by the London Assembly. Exceptions to this policy are only made on Dover House Road or to provide disabled parking, or if it is considered that there is sufficient space not to cause visual harm. In this instance, hedges and the inclusion of gates will be necessary to obtain planning permission.

10.6 Replacement windows

To ensure that the character of the estate is preserved, planning permission to change windows will only be granted if the replacements faithfully replicate what would have been there originally when the estate was built. You are strongly advised not to sign any contracts with replacement window and door companies until you have been granted planning permission. You will not be granted planning permission simply on the grounds that a contract has already been signed.

Replacement windows can be single or double-glazed. Buildings in conservation areas are not required to fulfil the requirements of Building Regulations Part L (Conservation of Fuel and Power). However double-glazed Fensa registered units are strongly encouraged where this can be achieved without spoiling the character.

You will not need planning permission if you are replacing your windows 'like for like' and there is no 'material alteration'. This means that the appearance, and opening configuration must be exactly the same as what is already there. If you want to change your original timber or metal windows to Upvc you will need to apply for planning permission, because no Upvc windows contractor has so far been found who can exactly match original designs.

10.7 Changing roof tiles

When replacing roof tiles it is important to be consistent with the group. If for example you are in a terrace that been completely re-roofed with concrete interlocking tiles then if and when you replace your tiles it is considered better to match the concrete tiles. You will need to apply for planning permission if you are proposing to change the covering of your roof.

10.8 Removing paint, stone cladding from brickwork

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; see 11.2.

10.9 Grow and maintain a front garden hedge

A front garden hedge makes an attractive boundary to your property, and contributes greenery to the streetscene. Hedges also provide screening and privacy. Replanting a hedge is particularly welcome. A return to hedge-planting in gardens is therefore strongly favoured as an attractive enhancement, providing an appropriate framing for your property and giving it definition in the context of the local streetscape.

Planting a hedge is a relatively simple process, and can be inexpensive. You can get container-grown hedging plants from your local garden centre, or try taking cuttings from an existing hedge in your locality. For more guidance on planting a hedge see Appendix 1.

10.10 Join the Dover House Estate Resident's Association (DHERA)

DHERA represents the interests of the residents and tenants on the Estate and the Association is committed to maintaining the attractiveness and improving the amenities of the area. If you are not a member already, why not consider joining? See 15.0.

10.11 What the council can do

Grants and Advice

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.

11.0 Supplementary planning guidance and further reading

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

Parking in front gardens – design guidance on parking in front gardens

Shop front design guide – design guidance on shopfronts

Government Guidance

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

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

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

Further reading

Period House – How to Repair and Restore Your Home
(English Heritage, Collins) 2005

Cherry, B & Pevsner, N (1983) The Buildings of England London 2: South; Penguin

Hammonds, Ernest (1993) Bygone Putney; Surrey Comet

Gerhold, Dorian (1997) Villas and Mansions of Roehampton and Putney Heath;
Wandsworth Historical Society

Loobey, Patrick (2001) Putney Past & Present Patrick; WHSmith

London County Council - London Housing. Published 1938

Acady Architects (1997) Putney Park Lane Historical Landscape Management Plan
Wandsworth Borough Council

12.0 Planning Permission and Article 4 Direction

12.1 What is an Article 4 Direction?

In 1991 the Council was granted special powers by the then Department of the Environment to control virtually all alterations to the external appearance of houses on the Estate. These powers were granted under a provision of planning legislation known as an Article 4 Direction. This gives the Council additional control over alterations that would not normally require planning permission.

12.2 What requires Planning Permission as a result of the Article 4 Direction?

The following requires planning permission as a result of the Article 4 Direction. A fee is not needed for these applications.

1. External alterations to houses which would be visible from the street; i.e. all front elevations and some side and rear elevations; this includes the replacement of windows and doors.
2. Changes to the roofs of houses, including re-roofing in a different material.
3. Building porches at the front of the house.
4. Laying out hard surfaced areas, e.g. for car parking within the front and some side garden areas of houses.
5. Building walls, fences or gates on front boundaries, which face a road or footpath.
6. Painting the outside walls of houses, except the painting of rough-cast or render in one of the approved colours, light beige, cream or off-white.

12.3 Other planning controls as a result of Conservation Area Status?

12.3.1 Works to any tree in the Conservation Area

Before carrying out any work to any tree in a Conservation Area it is necessary to 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.

12.3.2 Tree Preservation Orders

There are a number of trees in the Dover House Estate 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.

12.3.3 Placement of a satellite dish

Full information on the regulations governing the size and location of satellite dishes is given in the, ‘A householder’s planning guide for the installation of Antennas, including satellite dishes.’ This document is available on request from the council see 14.0 or it is downloadable from the planning portal, see 11.0.

12.3.4 Demolition.

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 Dover House Estate 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.

13.0 Planning applications / Council policy

13.1 Application Forms

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.

13.2 Planning applications – Council policy

Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes the Dover House Estate 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.

13.3 How long does a planning application take?

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.

If the correct information is not provided (see 14.1) 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.

13.4 Building Control

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. Please see 14.7.

15.0 Contact list

Development Control	(020) 8871 7657
Conservation and Design	(020) 8871 6646
Enforcement	(020) 8871 8418
Building Regulations	(020) 8871 7620
Housing Western Area	(020) 8246 6161

Website: www.wandsworth.gov.uk/planning

Email: boroughplanner@wandsworth.gov.uk

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

APPENDIX 1– HOW TO GROW A HEDGE

Growing a hedge from cuttings

1. Cuttings are best taken in late summer or autumn-time. Take young shoots which have several branches and cut below the current season's growth.
2. To keep them fresh, particularly in dry spells of weather, the cuttings should be kept moist, and storing them in bunches will also help.
3. Cut the stem of each sprig down to approximately 4in (10cm) and trim off any lower leaves and side shoots.
4. Dig over the chosen site, which should have a reasonably constant supply of light and even temperature conditions. Use a rake to remove any rocks and large clumps of earth, and add organic material to enrich the soil.
5. Push the cuttings directly into the soil, approximately 2in (5cm) deep, planting them 4in to 6in (10cm to 15cm) apart, using a garden cane as a guide. Take care to ensure any yellow leaves are removed. You should leave enough room between the rows to allow weeding to take place.
6. Ideally, a spike sprinkler system should be placed at the centre of the cuttings bed to ensure even watering, but in times of water shortages and hosepipe bans, this is best achieved through regular but judicious watering from a watering can.
7. It is advisable to erect a cold frame around the plants, which should be covered in shading. You will then need to water the plants less often, but it is still necessary to check every fortnight for weeds, and to liberally water the plants should they become dry.
8. When the plants have grown strong root systems, the hedge is ready for planting. For the steps involved in this next stage, see below.

Planting a hedge from hedging plants

All hedges need careful protection for their first few years from strong prevailing winds, and the surrounding soil must be covered with mulch in order to stave off weed infestation and to retain moisture around their roots.

Container-grown plants and those being transferred from cuttings beds when their root systems have developed can be planted at any time of year (although not during times of frozen or waterlogged soil), but for deciduous plants, autumn is always best, as the still-warm soil will nurture root growth before winter sets in. This is important in establishing plants and enabling them to survive in the hot, dry periods of the next summer.

Bare-rooted plants, which are obtained without soil on their roots, are to be planted only in November through to March.

A single row of plants is usually sufficient in most gardens, although planting a double, staggered row will give a much more dense hedge.

The following table gives an indication of the planting regimes for different types of hedge.

Species of hedge	Type	Vigour	Planting distance
Box	evergreen	low	15in (25cm)
Privet	deciduous	high	15in (25cm)

- Once the site has been dug and raked over, the hedge line needs to be marked with a garden line or length of twine. Also cut a length of cane to use for the spacing between plants. The hole for each plant must be at least twice as wide and twice as deep as the plant's container. The removed soil must be mixed with decomposed organic matter and kept to one side. If the soil is of a heavy consistency, take a fork and break up the earth in the bottom of the hole, which will let the roots of the hedging plants grow more easily into the soil.
- Plant the hedging plants at the same depth as they were potted. If the plant is planted at too high a level, remove some of the bottom-most soil from the hole. If it sits at too low a level, add more soil to the hole.
- Water the plants while they are still potted and allow them to drain thoroughly. Keep bare-rooted plants moist. Plants may be removed from their containers by gently teasing them out with an old table-fork, taking care not to damage the rootball. Make sure to extend any cramped or inwardly-turning roots so that they grow into the surrounding soil.
- The hedging plants need to be positioned in the centre of the hole, the roots of any bare-rooted plants spread over the bottom of the hole to facilitate unhindered root growth. Fill in the sides of the hole with the mixture of soil and organic material, and gently firm it down. The stems of any bare-rooted plants should be shaken gently to make sure that soil is filtering through the roots and filling any air pockets. Plants should be upright and supported by the soil.
- The hole, once filled in, should be very lightly compacted once more, and the plants watered at a ratio of one watering can to each plant.
- The surface of the planting area needs to be well-covered with a layer of mulch (eg. bark chips), which will protect against weed infestations and retain moisture in the soil. You can also put down a layer of thick black polythene sheeting between the rows before covering with soil or mulch.

Stockists

The Chelsea Gardener

The nurseries are located in Sydney Street, SW3 and can be contacted on 020 7352 5656.

Neal's Nurseries

The Nurseries tend to specialise in evergreens, and are located in Heathfield Road, SW18. The contact number is 020 8874 2037.

Alternatively, large stores such as Homebase carry certain hedging plants, typically of the box variety. Expect to pay around £10 for a box of ten plants.

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

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

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