Magdalen Park
Conservation Area Appraisal and Management Strategy
PART TWO: MANAGEMENT STRATEGY

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A. INTRODUCTION

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 People in the conservation area were consulted for their views on this document in November and December 2008 and a public meeting was held at Burntwood School on 16th December 2008 to discuss it. The public meeting was attended by 9 members of the public and one councillor. Three other representations were made and a petition was received asking the Council to extend the conservation area to include the streets to the south-west of the current boundary. At the time of writing this was being considered. The majority of the comments focused on current development and in particular the desire to prevent demolition and backland development between Waldron Road and Burntwood Lane. Corrections to the designation of Victoria Mews on the townscape map were given.

Adoption

A.5 This appraisal and management strategy were both approved by the Council's Executive on 2 March 2009 following public consultation.

Further copies of this document are available on the following web page:

www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Conservation/conservcharacter.htm

Maps and pictures may be enlarged for clarity when viewed online
Map of the conservation area

Figure 1 The Boundary of Magdalen Park Conservation Area
CHARACTER APPRAISAL
1 CHARACTER APPRAISAL

Summary of special interest

1.1 The Magdalen Park Conservation Area was designated on the 24th May 1989. The special character of this conservation area is derived mainly from the coherent quality of two formally laid-out, low-rise Council housing estates built around 1933: The Fieldview and Openview Estates; the various private houses and maisonettes built by Holloway Brothers on Swaby Road, Magdalen Road and Burntwood Lane (c.1913) and; the formal playing fields, allotment gardens and the primary school that lie in the open area between the Fieldview and Openview Estates.

1.2 Although the character of the areas is distinctly different, each is similar in that it derives its character and appearance from the formal arrangement of the layout and the consistent appearance of the component buildings. The substantial open swathe of playing fields between Fieldview and Openview, together with its adjacent allotment gardens and the Beatrix Potter School, is a unifying and positive component of the conservation area. It gives the conservation area an unusually spacious character that is reinforced by the openness of two adjacent areas: the cemetery to the north and the open land surrounding Springfield Hospital and Garratt Green to the south (all outside the conservation area).

1.3 The good quality Edwardian housing designed in 1911 by builders, the Holloway Brothers, on the west side of Swaby Road, Burntwood Lane and Magdalen Road were the start of an ambitious project that was never completed as originally planned. This western part of the conservation area also contains local community buildings such as St Andrew’s Church, Earlsfield Baptist Church, Earlsfield Primary School and Earlsfield library.

1.4 The spatial characteristics of the area are largely similar throughout, but in terms of its architectural character, the conservation area comprises four noticeably different sub areas:

- The Fieldview Estate
- The Openview Estate
- The Playing Fields, Allotments and Beatrix Potter School
- The Holloway private housing and western area
Location and context

1.5 The Magdalen Park Conservation Area is in the southern part of central Wandsworth in Earlsfield. It is situated just to the east of Earlsfield Railway Station and lies between Magdalen Road and Burntwood Lane.

Figure 2 The location of Magdalen Park Conservation Area
2 HISTORY & ARCHAEOLOGY

2.1 The special character of the conservation area has been shaped by the history of the area and the designs of those who built it. It is therefore important that we understand how its design and construction evolved to understand its current appearance and future needs.

Figure 3 The area c.1916 when only the western part of the conservation area had been built
2.2 The whole of the Magdalen Park Estate was an ambitious plan by the builders Holloway Brothers that was intended to stretch from Lyford Road in the east to Garratt Lane in the west and from Magdalen Road in the north to Burntwood Lane in the south. The estate takes its name from its former owners, Magdalen College, Oxford. Before the First World War, the Holloway Brothers built many houses and two storey maisonettes between Garratt Lane and Swaby Road as well as part of the area between Lyford Road and Ellerton Road (both outside Magdalen Park Conservation Area).

2.3 The plan below shows the original Holloway Brothers’ layout of what are now the Fieldview and Openview estates, and dates from 1911. Space was allowed for two chapels and a school, none of which were actually built. The Holloways were granted permission for the new roads on 19th March 1913 and it was intended that Loxley and Frewin Roads along with Herondale Avenue (to the north-east) would continue over Ellerton Road to connect to the new area.

![Figure 4 The Holloway Brothers’ plan for the Magdalen Park Estate 1911](image)

2.4 They were repeatedly granted extensions to the time period in which they were obliged to form the new roads due to the outbreak of war and the difficult economic conditions which prevailed. In 1920 and 1921 the Holloway Brothers applied for permission to lay out drains for houses in the Openview Estate. These were built but
with some changes to the street layout and building design that were shown on their plan. By December 1921, part of the estate had been compulsorily acquired by Wandsworth Council to provide additional allotments for the borough and the remainder of the estate’s purchase was sanctioned by the Council on 3rd March 1931.

2.5 Under the Council’s control, the Fieldview estate was redesigned by H. F. Murrell and R. M. Pigott FRIBA and was to be a significant departure from the Holloways’ scheme. The roads shown as No.1, No.2 and No.3 correspond to Tilehurst Road, Godley Road and Fieldview. Their plan dated November 1932 of the Fieldview Estate is shown below. A number of versions of this were proposed, and a letter from Murrell and Pigott in January 1933 said: ‘The Borough Council have definitely decided not to build two storey flats – that is flats with common staircases and entrances. The site of this scheme is in a particularly good neighbourhood and the type of house erected has to maintain a good standard.’ On 3rd August 1933 permission was given for the final scheme, to be completed within 18 months from 24th July 1933. In fact what was built, were flats disguised as terraced houses but with independent access via either front or side entrance doors and independent stairs to the first floor flats. Again, space for a church was allowed, but never built.

Figure 5 Murrell & Piggott’s plan of 1932 for the Fieldview Estate. (North is shown at the bottom)

2.6 By late 1933, Tilehurst and Godley Roads along with Fieldview had been laid out, kerbed with timber and roughly finished. Contrary to earlier plans, the Council required a covenant from the Holloways that there would be no feeder roads into the new estate from Ellerton Road. Three detached houses were designed to fill the gaps where the continuations to Loxley Road, Frewin Road and Herondale Avenue would have been. These were designed in 1936 by W. J. Marston and Son of Wandsworth Bridge Road.
2.7 Interestingly, the names of the roads the Holloways had proposed for the two estates in a letter of May 1913 were Bulteel, Nowell, Sibthorp, Bedal, Broome, Leckford, Rowney and Wightwick Roads. Of these, only the name for Leckford Road survived into the eventual scheme.

Figure 6 Map of the area as built by 1947
3 SPATIAL CHARACTER

Introduction

3.1 The character of the conservation area is made up of the sum total of its buildings, streets, green space and views and can be harmed or improved by insensitive alteration to any of these elements. This section analyses those spatial characteristics that provide the setting to the buildings and therefore are important contributors to the character and appearance of the conservation area that we seek to preserve.

3.2 Some of the features described in these paragraphs are shown on the townscape map opposite.

3.3 The Magdalen Park Conservation Area lies on the southwest facing slopes of the Wandle Valley on the land that rises from Garratt Lane up to Trinity Road. The sloping site, which allows extensive open sky views to the south west, together with the break in development afforded by the substantial area of playing fields, gives this area a very low density, suburban character.

Townscape map

3.4 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 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.

3.5 The spatial characteristics of Magdalen Park Conservation Area are described in this section whereas the architectural characteristics are described in the next section.
Figure 8 The townscape map shows buildings and spaces that make a positive contribution to the character of the conservation area.
**Townscape**

3.6 The two estates that make up most of the area share similar townscape characteristics. The layout of the Fieldview Estate is more formally planned and composed entirely of purpose built maisonettes arranged in small groups of 2 storey buildings comprising between 4, 8 and occasionally 12 flats. These groups are arranged in a very regular grid of four street blocks on either side of Godley Road, the main spine route that runs through the centre of the Estate. The two street blocks north east of Godley Road have been shortened to provide the space for a formal square of public recreation gardens. There is an axis from this green space southwest through a break in the street blocks to a formal entrance gate to the playing fields. The generous distance between building fronts and the frequent wide gaps between groups of buildings gives the streets a spacious feel, which is enhanced by buildings set at 45 degrees to the street corners. Fieldview is open to the southwest and extensive sky views are very noticeable and can sometimes be dramatic, especially when the sun is setting.

3.7 The Openview Estate is composed of a mixture of two storey, terraced and semi-detached houses arranged in groups. The street pattern is not a conventional grid arrangement. Instead, two streets - Lidiard and Leckford Roads - radiate out at roughly 45 degrees from a small rectangular area of open space on Swaby Road that lies on an axis from Waynflete Street. This radial arrangement produces shorter streets than would otherwise be obtained on this site by a more orthodox grid layout and provides the basis for an informal, suburban townscape. Again, the streets are wide with a generous distance between building fronts and there are gaps between the groups of buildings with very generous set-backs from corners. All of which reinforces the Estate's spacious suburban qualities.

3.8 The suburban edge of the Openview Estate on the northeast side of Swaby Road contrasts strongly with the regimented terraces of the private Holloway housing that emphatically defines the opposite side of the street. Set behind very small front gardens,
these two storey maisonettes provide a bold, more urban statement to the townscape of this side of the street. The private Holloway housing continues on both the Magdalen Road and Burntwood Lane frontages to give clear, well defined edges to the street.

**Streetscape**

3.9 Footways are for the most part unremarkable and occasionally aesthetically poor. They are surfaced mostly in standard local authority materials - large element flagstones with concrete block paved verges and corners. Block paving also predominates around street trees. Most of the block paving is at least muted in colour but there is some evidence of the excessive use of visually intrusive red blocks.

3.10 Lamp columns are modern and unremarkable; telegraph poles are traditional timber. A new telecommunications mast has been erected on Fieldview close to the formal entrance to the playing fields. The mast, although tall, is of a simple design and therefore not too intrusive. However, the associated electronic paraphernalia located on the footway nearby is ugly and very intrusive.

3.11 Part of the area is within a controlled parking zone and the signage and road markings are only particularly noticeable within the more suburban streets of the Openview Estate.

**Trees**

3.12 Within both the Fieldview and Openview Estates formal street tree planting considerably enhances the street scene. Trees are mostly ornamental species and have been planted within former grassed verges that are now paved with concrete blocks. The trees are predominantly a mixture of Maples (Norway, Silver and Field Maple) and Whitebeams.

3.13 In Swaby Road, the street is mainly planted with Norway Maples which further serves to differentiate this street from the rest of the conservation area by its consistent uniformity.
3.14 The most impressive street trees within the conservation area are to be found in Magdalen Road in the form of a mature avenue of London Planes which would have been planted before the houses were built. These trees line both sides of the road and link the area to the cemetery to the north, although only those on the south side of Magdalen Road are within the conservation area boundary.

Figure 12 Trees on Magdalen Road

Figure 13 Trees at the public open space in Swaby Road

3.15 Other substantial trees can be found within the two formal public open spaces in particular the Godley Road open space which has some very fine specimens. These include species such as Purple Beech, Silver Maple, Whitebeam and cherry.

Green space

3.16 The playing fields between Fieldview and Openview are a key element in the spatial character of the area. They provide an open green space that is shared and enjoyed by both the Fieldview and Openview Estates. The extensive area of open land surrounding Springfield Hospital to the south is linked by the playing fields to the cemetery open space on Magdalen Road to the north of the conservation area. These open areas, although not part of the conservation area, contribute considerably to the open character and setting of the area.
**Boundary Treatments**

3.17 Within the Fieldview Estate there is an attractive and consistent treatment for front boundaries formed by hooped metal railings, gateposts and gates. Some are now in a poor condition and unfortunately some of the original metal railings and gates have been replaced by various arbitrary and insensitive walls and timber fences that harm the appearance of the area. Front gardens are small and there are some attractive hedges that complement the metal railings. The best of these are low, little higher than the metal railings. Where hedges and shrubs have been allowed to grow higher they are generally unsightly and intrusive.

3.18 The Openview Estate has a similar consistent front boundary treatment only here the material is timber in the form of close boarded fences and timber gates. Again, it is the consistent use of close boarded timber fences that is an attractive feature and gives the area character. Where these have been altered and arbitrary replacement boundaries introduced the result is intrusive and unattractive. Front gardens are larger and consequently many have been hard paved and turned over to parking spaces for cars, which is particularly harmful to the appearance of the area.

3.19 The Holloway maisonettes in Swaby Road have simple low walls, usually about seven courses of brick in Flemish bond, with a contrasting brick on edge coping. These are complemented by traditional low privet hedging.

3.20 The Holloway maisonettes in Burntwood Lane revert to simple, low close boarded fences at the front. Many originals are still evident and replacements are fortunately similar leading to a very consistent and consequently attractive appearance.
3.21 In Magdalen Road the mixture of Holloway maisonettes and houses have similar front boundaries to those in Swaby Road, i.e. low brick walls. Here the continuity of the boundary is maintained with attractive timber gates. Some replacement gates of different patterns and styles from the originals spoil the otherwise attractive consistent appearance of the front gardens.

3.22 There is a most attractive boundary around the allotment gardens on Magdalen Road and Fieldview. This consists of a wall in orange/red brick, flemish bond, about ten courses high with a Portland stone coping with a rounded chamfered edge. On top of the wall are black painted wrought iron railings with decorative features at regular intervals where the back stays occur. This is a very fine feature boundary which makes a considerable contribution to the special quality of the conservation area. Consideration should be given to subtle highlighting of this feature by painting the railings in a dark green or dark blue colour as an alternative to the rather commonplace black. There is also some evidence of deterioration in the stone and brickwork that causes some concern.

3.23 Another outstanding boundary feature is the formal entrance gates to the playing fields from Fieldview. The gates are aligned at the end of an axis from Godley Road public open space. They are a symmetrical composition consisting of two high brick piers with stone cappings, ball finials and stone dressed plinths; two lower brick piers with stone dressed plinths and more simple stone cappings and between these; finely detailed, decorative wrought iron double gates at the centre, with two lower gates set to the side, supported by decorative wrought iron piers. Unfortunately, this beautiful and historic feature now lies neglected and almost abandoned, its setting spoilt by the insensitively located paraphernalia associated with an adjacent telecommunications mast. The gates are in a poor state of repair and are desperately in need of some care and attention.

3.24 The remaining boundaries to the playing fields are an unremarkable mixture, ranging from the most attractive, in the form of chain link fencing with close cropped hedging along part of Fieldview, to more austere and intrusive metal security fencing on part of Openview. The boundary to Burntwood Lane consists of dilapidated metal railings and looks consequently unsightly and harmful to the appearance of the area.
**Views**

3.25 The location on the south facing slopes of the Wandle Valley offers particularly fine panoramic vistas to the southwest across the playing fields from Fieldview to the opposite Wimbledon ridge, some two miles distant. There are also good, more local views, in the opposite direction to the north from Openview.

3.26 Some views of the playing fields are marred by the generally poor quality of the pavilions and outbuildings associated with the sports facilities. Also, those parts of the playing fields that have been more intensively developed with hard surfaces, fencing and floodlights, like the tennis courts, are an unwelcome intrusion in some more localised views.

3.27 Within the area, again because of the sloping site and the generous spaces between building groups, there are always views between and over houses to lower lying rooftops. This widely visible and unaltered roofscape is an attractive feature of the conservation area.
Character areas map

Key
- (1) The Field View Estate
- (2) The Openview Estate
- (3) Playing Fields and Beatrix Potter School
- (4) Private Holloway housing and western area

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Figure 18 Map showing the sub-areas within Magdalen Park Conservation Area
4 ARCHITECTURAL CHARACTER

Introduction

4.1 Perhaps the most visible and well known aspect of any conservation area is its buildings. Magdalen Park Conservation Area was designated as a good example of an inter-war planned housing estate, for the design of its buildings and the layout of the estate. Loss of any of these buildings would have an irreversible impact on the historic character of the area. Buildings making a positive contribution to the character and appearance of the conservation area are discussed in this section and shown on the townscape map in the previous section.

4.2 The omission of any particular building does not mean it is of no importance. Advice should always be sought before considering the alteration or demolition of any building from the Conservation & Design Group.

4.3 The conservation area comprises four distinctive sub areas:

- The Fieldview Estate
- The Openview Estate
- The Playing Fields and Beatrix Potter School
- The private Holloway housing and western area

Building use

4.4 The area is predominantly residential in character with two storey buildings in terraces and groups in a mixture of purpose-built maisonettes and houses. The sports field accommodates four sports clubs with facilities for playing football, cricket, hockey, lacrosse, rugby, tennis, squash and bowls.

4.5 There are two schools in the area which are both historic buildings: Beatrix Potter School and Earlsfield Primary School. The area also contains two churches: Earlsfield Baptist Church and St Andrews Church. Together with Earlsfield library, all the community buildings are situated in the western part of the conservation area and were built around the turn of the twentieth century.
4.6 This area comprises the following streets: Brightman Road; Fieldview; Godley Road; Gunners Road; Tilehurst Road - Nos. 2 -136 (evens, inclusive).

4.7 The Fieldview Estate was built in the 1930s to designs by Murrell and Piggott for Wandsworth Council. Properties are all two storey purpose-built maisonettes and arranged in groups that vary in size to accommodate either 4, 8 or 12 flats. The area has a harmonious appearance that is derived from the use of similar architectural features and similar materials, both used in different relationships.

4.8 There is variety in appearance between the groups but there should not be variety within each group of houses. The architectural features were arranged so that each group, from the smallest to the largest, was a symmetrical composition.

4.9 All the groups of buildings have plain clay tiled roofs, always hipped at the ends with no projecting party walls, only simple brick chimneys with short clay pots. Eaves have a prominent projection with a minimal fascia just deep enough for a gutter. The eaves are occasionally punctuated by tile hung gabled bays to mark the centres of some groups, whilst hipped gables mark the ends of some other groups.

4.10 Original windows were white painted timber casements subdivided with glazing bars. Originally there would have been no variation in the style and pattern of windows but unfortunately there have been many replacements that do not replicate the original windows. Where insensitive replacements have been made the harmonious appearance of the group has been considerably disrupted.
4.11 Materials for the walls range from a combination of brown brick and render - some smooth and painted and some with exposed aggregate and unpainted. Some groups have elevations where the ground floor is in brick with the upper storey rendered, whilst some have the lower part of the ground floor in brick with the remainder in render. Some are all in brick. Projecting canted bays are clad in clay tile hanging.

4.12 Front entrances are marked by chunky bracketed canopies in masonry, the only variation being the smaller corner groups which have enclosed side entrance porches under tiled hipped roofs. Original pattern front doors are in timber with glazed tops subdivided by distinctive glazing bars in a variety of patterns. Like the windows, there have been many unsympathetic replacements of original pattern front doors that have spoilt the appearance of many of the groups of maisonettes.

4.13 Front gardens are small, many with shared, unassuming concrete paths leading to front doors. Front boundaries are marked attractively with simple, black painted metal hoop-top railings, with matching gates hung on distinctive cast iron gateposts that are topped with a bold finial. Where private gardens directly adjoin the footway as they do at the splayed corners, these are bounded by high close boarded timber fences. Wherever original boundaries have been changed the alterations that have been made are harmful to the appearance of the area.
Character Area 2: The Openview Estate

4.14 This area comprises properties in the following streets: Aldrich Terrace; Burntwood Lane (Nos. 179 -255); Dawnay Gardens; Dawnay Road; Headington Road; Leckford Road; Lidiard Road; Openview (Nos. 1-62); Swaby Road (Nos. 1-127)

4.15 The Openview Estate was built before the Fieldview Estate, probably in the 1920s. In contrast to the Fieldview Estate, properties on the Openview Estate are all a mixture of terraced and semi-detached houses. The architecture of the houses is derivative of the Arts and Crafts style that strongly influenced the Garden City movement in the 1920's. It is a carefully planned estate development, where houses are arranged in groups that vary in size from the smallest semi-detached pairs to longer terraces comprising up to eight dwellings. Like the Fieldview Estate, the Openview Estate has a harmonious appearance that is derived from the use of similar architectural features and similar materials, both used in different relationships. There is variety in appearance between the groups but there should be no variety within the group. The architectural features are arranged so that each group, from the smallest to the largest is a symmetrical composition.

4.16 All the groups of buildings have slate roofs with dark grey concrete hip and ridge tiles. All roofs have hipped ends. There are no projecting party walls, only simple brick chimneys with short clay pots punctuate the continuous roof surface. Eaves have a prominent projection with a minimal fascia just deep enough for a gutter. The longest terraces of eight all have two small rendered gables marking the middle, with a projecting bay with a hipped roof at each end. Shorter terraces have only projecting bays with hipped gables at each end. The very considered and deliberate variation in roof shape and the consistent use of slate as a roof covering is an attractive feature of the Estate. There is no evidence of insensitive alterations to roof covering or roof shape.

Figure 24 A typical group of houses in the Openview Estate with the first floor originally pebbledashed and now painted

Figure 25 Typical front doors
4.17 Materials for the walls range from a combination of brick (brown with some red/orange) and render - some roughcast and painted and some with exposed aggregate and unpainted. Some groups have elevations where the ground floor is in brick with the upper storey rendered.

4.18 Original windows are white painted timber casements subdivided with glazing bars. Originally there would have been no variation in the style and pattern of windows but unfortunately there have been many replacements that do not replicate the original windows. Where insensitive replacements have been made the harmonious appearance of the group has been considerably disrupted.

4.19 Some entrance doors are flush with the front or side facades and these are protected by bracketed canopies in masonry. Some front entrances are paired and sit within recessed porches with decorative art deco influenced surrounds in rendered masonry. Original pattern front doors are in timber with glazed tops, subdivided by distinctive glazing bars in a variety of patterns. Like the windows, there have been many unsympathetic replacements of original pattern front doors that have spoilt the appearance of many of the groups of houses. The appearance of some front elevations has been especially harmed by the addition of porches in various materials and arbitrary design.

4.20 Front gardens are, in the main, generous with front boundaries formed with simple, low close boarded fences. The few original fences that are still evident have charming Arts and Crafts influenced decoration, consisting of openings at the top formed by the combination of three long and three short boards, topped with a simple timber cap. Timber fencing is an essential feature of the character of the Estate and where it has been replaced with arbitrary walls, fences and railings the result is discordant and very intrusive.
Character Area 3: The Playing Fields and Beatrix Potter School

4.21 This area comprises the open playing fields, pavilions and other ancillary outbuildings belonging to three sports clubs: Battersea Ironsides; The Spencer Club; ADT-Bec Old Boys and; the Bowls Club. It also includes the allotments and Beatrix Potter School.

4.22 The only building within this sub area that makes a positive contribution to the character and appearance of the conservation area is the Beatrix Potter School. This is a charming, single storey building in the Arts and Crafts style, built in the early 20th century. It is constructed of mellow red/brown brick with a dominant slated roof. It has a good quality school house in a complementary style, set to the side. The school is enclosed by a good quality brick wall with decorative railings that echo the wall and railings around the allotments. This high quality boundary, together with the modest, well detailed school building, make a very positive contribution to the street scene in this part of Magdalen Road. The boundary wall to Beatrix Potter School and the allotments on Magdalen Road are on the Council’s list of buildings of local architectural interest (see appendices).

4.23 Another very positive architectural feature are the formal entrance gates to the Spencer Club playing fields from Fieldview. The gates are a symmetrical composition consisting of two, high brick piers with stone cappings and ball finials and stone dressed plinths; two lower brick piers with stone dressed plinths and more simple stone cappings and between these, finely detailed, decorative wrought iron double gates at the centre,
with two lower gates set to the side, supported by decorative wrought iron piers. Unfortunately, the gates are in a poor state of repair and now provide an opportunity for enhancement. The gates and railing are locally listed.

4.24 The various pavilions and outbuildings on the playing fields are unremarkable. These buildings have been added to over the years and their untidy, sometimes particularly unattractive appearance offers nothing. The new ADT/Bec Old Boys pavilion is little better. This new building is bulky, stark and intrusive. Also, the large tarmac surfaced car park and the insensitive security fencing is an alien feature, insensitive to the special quality of the area. However, the poor quality of these buildings is off-set by the sheer size of the open space in which they are set and consequently the impact that they have is relatively localised.

Figure 30 Gates to playing fields from Fieldview
Character Area 4: Private Holloway housing & western area

4.25 This area includes properties in the following streets: Burntwood Lane: nos. 59-177; Magdalen Road: nos.181-275, Earlsfield Baptist Church and Earlsfield Public Library. Swaby Road: nos. 2-162; Tranmere Road: 4-14, Earlsfield Primary School. Waynflete Street: 1-3. St Andrew's Court and St Andrew's Church.

4.26 On Burntwood Lane, Magdalen Road and Swaby Road there are well preserved examples of the type of housing that builders, the Holloway Brothers, constructed at the turn of the century. Well proportioned and excellently detailed, they are substantially built and provide dwellings of distinctive character.

Burntwood Lane

Figure 31 Burntwood Lane

4.27 There are two building types on Burntwood Lane. The first type are between Swaby Road and Tranmere Road, where Nos. 157-177 form a terrace composed of 11 houses. At each end of the terrace there are individual corner houses in red/brown brick under tiled roofs. At one end No.157 occupies a plot with a wider frontage and has a distinctive chamfered corner and a hipped roof, whilst at the other end No.177 has a gabled roof. Between these there is a terrace of 9 similar houses, also in red/brown brick, each with a two storey canted bay, finished at the top with a bold cornice and a projecting flat leaded roof. Windows are timber casements. Front entrances are paired and deeply recessed beneath an open porch, covered by a plain clay tiled roof that extends from the side of the bay, supported by a bracket projecting between the two front doors at the property boundary. Front boundaries are simple close boarded timber fences.

4.28 Between Tranmere Road and Bridgford Street and facing Garratt Green, Nos.59-155 form a terrace of 25 houses, each containing 2 purpose built flats. At the northern end of the terrace on the corner with Tranmere Road there is an individual corner shop. Thereafter, running south is an impressive and largely unaltered terrace built in orange/red brick under tiled roofs. The components of the terrace look like individual houses but each contains two flats. They have wide, canted bays in brick, with bold contrasting white rendered window surrounds. At regular intervals the roof line is punctuated by paired gables with discreet carved brick motifs for subtle decoration. The front entrance doors - mostly original, panelled with glazed top section - are set within a deep porch under an arched opening with a bold white rendered
surround. Windows are timber sashes, subdivided into small panes by glazing bars and are an important element in the success of the composition. Front boundaries are as before, timber close boarded fences.

**Magdalen Road**

4.29 There are three building types on Magdalen Road. The first type are between Openview and Swaby Road (Nos 181-239) where similar buildings comprise one long terrace of 24 houses and one short terrace of 6 similar houses, in a Neo-Georgian style. The long terrace is symmetrical, with pairs of two storey canted bays at regular intervals and flat fronted terrace houses between the bays. Each end of the terrace is marked by a single bay. The front facades are in brown brick with redbrick dressings around the windows and doors and a projecting band of red brick, 3 courses deep, between the ground and first floor. Window openings have round arches formed in good quality gauged red brick and thin cills. Tripartite (one large central sash, with two smaller sashes to either side) timber sash windows sit almost flush with the front facade. Most windows are original but some have unfortunately been replaced with poor quality replicas that spoil the appearance and special quality of these houses. All these houses have solid six panel front doors with leaded fanlights above and each pair of doors share a flat topped masonry canopy supported on simple console brackets. To the side of each front door is a delightful detail in the form of a small decorative plaque containing the house number. Some still retain the original style numerals.

4.30 Front boundaries are marked by simple low wall of about 8 courses of red/brown brick in flemish bond with a brick on edge coping and timber gates.

4.31 The second house type is found between Swaby Road and Tranmere Road where Nos. 241-281 form a short terrace of 11 buildings. The first 6 have the appearance of being houses but each contains two purpose built flats whilst the last 5 in the terrace are conventional houses. They all have the same architectural style. Brown brick elevations with paired canted bays that are rendered with roughcast between the casement...
windows. Each bay has a flat leaded roof with a prominent cornice but set back behind the flat roof each bay is given further visual emphasis by a gabled roof with a rendered front and white painted barge boards. Panelled timber front doors with glazed tops are then set within a recessed porch. Front boundaries are low brick walls.

4.32 Finally the third house type on Magdalen Road is the terrace of 7 at Nos 263-275 between Tranmere Road and Earlsfield Baptist Church. These are quite different from all the rest. They have three storeys in orange/red brick. The facades have bold horizontal stone banding at the top of the ground floor and above this a further cornice that sits immediately below the first floor windows in place of a conventional window cill. Between the first and second floor, again instead of a window cill there is a raised dentiled brick string course running horizontally below each window opening. Above the brick string course, the top storey is finished in unpainted roughcast render. In terms of vertical elements, there are raised brick pilasters that are visible expressions of the party walls between each house. All houses have retained their timber sash windows with glazing bars but only one pair has still got the original round top masonry hoods over the front entrance doors. Curiously, one pair still has the brackets projecting either side of the entrances but the distinctive curved tops have now gone. The corner building, No 263, was once a corner shop that has now been converted sympathetically to living accommodation.

4.33 The tower of Earlsfield Baptist Church in bright orange brick with stone dressings marks the end of the Conservation Area on Magdalen Road. The church is a locally listed building.
Swaby Road

4.34 The west side of Swaby Road (Nos 2-162) is made up of three long terraces, each composed of two building types in a Neo-Georgian style. In all, there are 81 two storey buildings and each has been designed to contain two flats, one on the ground floor with another on the first floor, making a total of 162 separate dwellings. This is a very fine composition with a style that is unique and possibly one of the finest examples of domestic architecture of its period within the Borough.

4.35 Each terrace is composed of houses built in orange brick with a white rendered, canted bay on the ground floor. This is the commonest type. However to mark the ends, and in some cases the middle, of the terrace there are nine pairs of houses with two storey canted bays under a pediment. These pediments punctuate the long terraces and provide quite grand features. The centre of each pediment is decorated with a large plaque planted on the brickwork.

4.36 Some roofs still have the original plain clay tile covering whilst others have been replaced in interlocking concrete tiles. Where replacements have been made these have been to a large number of adjoining roofs within the terrace and so the alteration has not significantly harmed the appearance of the group. Party walls project through the roofs, with smooth terracotta ridge tiles as a coping detail.

4.37 To complete the Georgian style, the eaves have boldly dentilled projections, painted white and further emphasised by similarly white painted, ogee cast iron gutters. The windows on the first floor have prominent exposed sash boxes, set almost flush with the face of the brickwork, a typical detail of early Georgian architecture. Front entrance openings have been deliberately designed to be narrow, only slightly wider.
than an individual front door, so as to give the impression that these have the appearance of individual houses, not flats. Each entrance porch has a simple flat topped canopy, formed in masonry and supported on elegant console brackets. Within the deeply recessed porch there are two timber panelled doors with glazed tops and fanlights.

Figure 38 Earlsfield Primary School seen through its wall and railings
**Tranmere Road and Earlsfield Primary School**

4.38 There is a short terrace of three, two storey houses on the west side of Tranmere Road containing six purpose built maisonettes (Nos. 4-14). They have red brick lower elevations with pebble-dashed upper storeys under a roof of concrete interlocking roof tiles. Each has a canted bay on the ground floor, the roof of which extends to form a porch. Windows are timber sashes.

4.39 To the south, the profile of Earlsfield Primary School dominates the skyline. It is an exuberant and monumental architectural composition in red brick and terracotta. It has a similarly exuberant and decorative boundary wall to Tranmere Road in red brick with terracotta copings and pier caps. The distinctively scalloped wall has infill panels of decorative wrought iron railings. Behind the boundary wall, a charming two storey schoolhouse in complementary materials completes the ensemble. The school buildings and the boundary wall, railings and gates are locally listed buildings.

**Waynflete Street**

4.40 There are few buildings of any note in Waynflete Street other than the St Andrew’s Parish Hall, built in 1907. This is an attractive gable ended hall in red brick with stone dressings around a bold Venetian window above the main door. Also, next door Glebe House, a curious mock Georgian house with what appears to be an original 18th century door surround, complete with hooded canopy over the front entrance.
5 CONCLUSION, ASSESSMENT OF CONDITION & RECOMMENDATIONS

5.1 The Townscape Map on page 14 gives an overview of the appraisal and indicates buildings and other features that are considered to make a positive contribution to the special quality of the area. Therefore, when considering any changes to these positive elements, care should be taken to ensure that the change proposed will preserve the positive contribution made. The map also identifies negative elements, i.e. those buildings and features which have been judged not to make a positive contribution to the area’s special quality. These negative elements offer the opportunity to improve or enhance the quality of the area as and when any changes to them are being considered. The map indicates that there are few negative elements and that the great majority of buildings and other features are, in general, positive contributors to the quality of the area. However, the condition of some parts of the Conservation Area is not good and there is concern that in those particular parts it could deteriorate to the extent that the special quality could be lost. The general condition of the component character areas varies and consequently the threat to the quality of the various components is greater in some parts than it is in others, as outlined in the following paragraphs.

The Fieldview Estate

5.2 The condition of The Fieldview Estate is considered to be only fair. This area’s quality relies on the consistent appearance of the buildings that make up the groups. Throughout the Estate there have been no noticeable alterations to the large scale details of the buildings, i.e. roofs, including changes to roof coverings and there have been no extensions that have made any change to the overall building shape. There are examples where painting already rendered elevations has been intrusive. However, the threat to the area is considered to come from the many insensitive alterations to the small scale details like windows, doors and front boundaries that have already resulted in harm to the unity of the groups of houses. There is also evidence of satellite dishes being attached to the fronts of some buildings. There is, therefore, concern that the condition of the Fieldview Estate will deteriorate further due to the cumulative impact of insensitive small scale changes, if these persist.

The Openview Estate

5.3 The condition of the Openview Estate is considered to be poor and should therefore be the cause for some concern. Like the Fieldview Estate, this area relies on the consistent appearance of its buildings for its attractiveness. Alterations to individual properties within the group are very evident. Where there should be consistency there is now too much variety with householders seeking to personalise the appearance of their homes. This has had a serious impact on the appearance of some parts of the area. Unfortunately, there have been insensitive changes to large scale features of
some properties where householders have exercised their permitted development rights to make the alterations without the need for planning permission. In addition to the large scale changes, the threat to the area persists in the form of numerous, arbitrary small scale changes to windows, porches, doors, front gardens and front boundaries. The objective should now be to take steps to arrest the decline and over time, encourage the restoration of the Estate's original appearance whenever possible.

The Playing Fields

5.4 The condition of the playing fields is good. Sporting activity is apparently thriving and the playing surfaces are well maintained. The only concern lies with the threat to the attractiveness of the area posed by the poor condition and appearance of some of the associated pavilions, outbuildings and boundary fences and gates to the playing fields. In general, some are in poor condition and these do not contribute to the special quality of the area. These negative elements represent a considerable opportunity for enhancement.

The Private Holloway Housing

5.5 The condition of the private Holloway housing is generally very good but because of the quality of its architecture it is especially vulnerable to harmful change. Alterations to the original appearance of properties are few. Where alterations have taken place, they have been limited to small scale changes, mostly affecting windows, doors and front boundaries. However, because the great majority of properties have retained their original appearance, where changes have been made, even though they are small in number, they are sometimes even more noticeable. Changes that have occurred and apparently represent the most threat are fortunately small scale and include: replacement windows that do not faithfully replicate the pattern and appearance of the originals; insensitive locations of satellite dishes and; the insertion of over-large and intrusive rooflights that change the appearance of front roof slopes. Large scale alterations such as painting original brick elevations and any noticeable changes to the shape or appearance of roofs would be particularly harmful. This part of the conservation area is particularly sensitive to unwelcome change and, therefore, some consideration should now be given to the range of measures that could be taken to ensure that it special quality can be effectively preserved.

5.6 The recommendations for ensuring the preservation and enhancement of the conservation area as a whole will be discussed in more detail in the Management Strategy in Part 2 of this document. Priorities for preservation emerge from the identification of the threats to the spatial qualities of the conservation area that have been identified in this appraisal. The recommendations primarily concern identifying what steps could possibly be taken, including an evaluation of measures that could be put in place, to ensure that insensitive alterations to the original appearance of properties will not continue to occur. Opportunities for enhancement will also be outlined, including suggestions how these opportunities might be encouraged to come forward.
APPENDICES

Listed Buildings

Listed buildings are buildings that are listed by English Heritage or the Government for the 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.

The following building in Magdalen Park Conservation Area is statutorily listed:

St Andrew’s Church, Garratt Lane

Grade II
Listed 19 April 2000

Parish church. 1889 - 90, west end completed 1902. By E.W. Mountford. Red brick and stock brick, brown tile roofs, limestone and red brick dressings. Continuous nave and chancel, north and south aisles with porches, north and south transepts, south chancel chapel, north vestries. West end: buttressed angle turrets, faceted above eaves level, that to left carrying an open belfry with tall gabled lights, that to right stair turret with corresponding blind arcade, each surmounted by faceted stone roof. Oak door to each from linking gallery behind parapet. West entrance: pair of oak doors under chamfered brick arches. Above: three lancets between stepped buttress shafts, and under giant brick arch with deep raked stone cill. Blue brick diaper work to parapet; set back, gable with doorway flanked by leaded lights, gable cross. Clock, designed by Mountford, dated and inscribed Edward VII, 1910, installed 1911, iron frame with filigree decoration. Nave in four bays, the western two bays 1902, simple two-light windows between buttresses; aisles, three bays each with two lancets, to the central bay lancets paired with a single cill; the western bay a porch, a pair of oak doors under elliptical brick arch, small foiled light under gable cross, roof swept below eaves. Buttressed south transept; offset to right, shallow porch set tightly between buttresses, entrance under chamfered brick upper arch. Above, five-light foiled window under narrow vent, each with slender cill band. Chancel in three bays; triple lancets under hoodmoulds appearing as relieving arches between stone dressed buttresses, eastern angle buttresses. Two bay south chapel, paired lancets to south, circular east window with inset St. Andrew's cross. East end; tall slender profile articulated as three narrow buttressed bays. Slender flat shafts, superimposed at outer bays, rise from buttresses; between, two-light windows with slender tracery under continuous hoodmould carrying across buttresses to north and south elevations, similarly treated cill band. Above, two lancets, flush stone kneelers, small gable cross. North elevation as south except no transept doorway. Attached vestries to north; choir vestry aligned with church, three-light
stone dressed east and west windows, linked to church by single storey vestry with ridge stack, arched doorway to west. Interior. Western two bays of nave, 1902, treated identically to earlier build. Stock brick with red brick and stone dressings. Red brick to aisle cill height, with upper two courses also in red brick, red brick diaper work to upper tier of nave and chancel above red brick band, red brick window arches, reveals and cill bands, red brick arcades on stone piers. Nave arcade in five bays, deep red brick arches on stone drum piers. Chancel arcade of brick on square stone piers with shafts at the angles, that to west partly in red brick, some with figure or grotesque stops, one said to be the Architect. Chancel articulated by twin stone shafts carrying pair of roof trusses. Nave and chancel crown post roofs on slender stone shafts and corbels, cutting through cill band. Monopitch aisle roofs with exposed purlins and rafters. West end; a simple blank wall, lancets under slightly pointed rear arches, all of red brick; angle shafts in red brick. Central aisle paired lancets under a deep single rear arch, with red brick hood mould, reveals and raking cill; flanking bays similarly detailed but each lancet under a single arch springing from central red brick pier. Clerestorey windows set back under red brick rear arches, linked by continuous slender red brick bands, with diaper work above springing level. East end; three cusped two-light windows under quatrefoil set in deep red brick rear arches; below, blind arcade in red brick with cusped heads in stone, above, two short lancets, the reveals echoing the west end. Reredos behind

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 that are of particular interest in the borough.

The following buildings in Magdalen Park Conservation Area are locally listed:

- Earlsfield Baptist Church, Magdalen Road. Built 1897
- Front boundary wall and railings to Beatrix Potter School and allotments, Magdalen Road
- Earlsfield Primary School, Tranmere Road
- Formal entrance gates and railings to the Spencer Club, Fieldview
MANAGEMENT STRATEGY
1 MANAGEMENT STRATEGY

1.1 The Council has a duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to publish proposals for the preservation and enhancement of its conservation areas. This section outlines how the Council - and how residents can help to - manage the conservation area to safeguard and improve its character now and in the future.

1.2 This management strategy was made available for public consultation in November and December 2008 where residents participated in a public meeting to discuss issues in the conservation area.

1.3 The appraisal in Part 1 of this document shows that the special quality of the conservation area is almost wholly based on the similarity and consistent appearance of the groups of properties within it. In order to preserve that special quality, the first priority is to encourage, as far as possible, the preservation of the original appearance of unaltered properties. However, if the appearance of a property is to be altered, then the second priority should be to ensure that any change that is made, is done in a way that would neither spoil the property's appearance, nor cause any harm to the appearance of the conservation area as a whole.

1.4 The Council, as the local planning authority, has control over certain types of development in the area. But even in conservation areas householders can make many types of alteration without the need for planning permission (these are called permitted development rights) and the Council is powerless to resist the changes. However, the Council can get additional special powers to control those changes that it feels would have a particularly harmful impact on the area. The Council can use these special powers to take away a householder's (permitted development) rights and require them to submit a planning application asking for permission before making changes to the appearance of their property. These special powers are known as an Article 4 Direction. An Article 4 direction is considered unnecessary in this conservation area as most properties do not enjoy permitted development rights as they are not single family dwelling houses, but are divided into flats. The following sections give further information on this.

1.5 Different parts of the conservation area have different characteristics and therefore the issues relating to the preservation of its character and appearance vary. The management strategy is therefore divided into the same character areas as the appraisal in Part 1.
The Fieldview Estate

1.6 The biggest threat to the quality of the appearance of the estate is arbitrary and insensitive change to the original appearance of the buildings.

1.7 Since the estate is entirely composed of purpose built maisonettes, where the householders do not have permitted development rights, it means that any alteration that would result in a material change the external appearance of the maisonette would require planning permission. So, material changes to the external appearance of the buildings is already subject to planning control. However, many changes have clearly taken place without permission. The actions that the Council will take in order to preserve or enhance the character of this part of the conservation area are:

1.8 Council actions:

- The Council will inform residents what does and what does not need planning permission. This will be done when residents enquire about planning permission.
- Issue clear guidance on what is desirable, and what is not likely to get permission. This is set out in the section "Conservation Area Guidance". This document is available on the Council’s website and will be given to residents on request. In future, the Council may issue this guidance in another format and distribute to the whole conservation area.
- Take enforcement action against alterations carried out without planning permission.

1.9 Resident actions:

- Resist making alterations to the original appearance of properties. Repair rather than replace.
- Consider restoration of original features where these have been altered in the past.

The Openview Estate

1.10 The biggest threat to the quality of the appearance of the estate is arbitrary and insensitive change to the original appearance of the individual properties. The review of the area carried out in 2008 revealed that the Openview Estate is in a condition that gives cause for concern. It was strongly recommended that further erosion of its quality should be stopped and the most effective measures should be put in place to assist this alongside incentives to secure enhancement. However, little public support was given for such measures. The noticeable impact of any enhancement programme for this estate could only be only achievable in the long term and is still less achievable without significant public support. Nonetheless, it is the Council's duty to preserve or enhance the character of its conservation areas.
1.11 The estate is entirely composed of family sized houses where residents currently enjoy permitted development rights and so can make certain alterations to their houses without the need for planning permission. Changes to windows, doors, painting elevations and changing roof materials are all types of work that can be done without permission and sometimes, if these things are done insensitively, they can have a very harmful impact on the appearance of the area. The actions to tackle the issues are as follows:

1.12 Council actions:
- Remind residents what does and what does not need planning permission. The Council will consider sending leaflets to all properties in the area.
- Consider the use of special powers (Article 4 Directions) to take away permitted development rights, although there was little support for this during the public consultation in 2008.
- Issue clear guidance on what is desirable, and what is not likely to get permission. This can be found in the section "Conservation Area Guidance"
- Take firm action against alterations carried out without planning permission. See "Enforcement" section
- Offer grant assistance to encourage schemes to restore original features. See "Grants" section

1.13 Resident actions:
- Resist making alterations to the original appearance of properties. Repair rather than replace.
- Consider restoration of original features where these have been altered in the past.

The Playing Fields

1.14 The main threat to the special quality of the playing fields stems from the poor quality of the existing buildings and boundaries. Any new development can be controlled through the planning process. Enhancement of the formal gates to the Spencer Club and repairs to the boundary wall on Magdalen Road could be funded by grant assistance from the Council or from contributions secured through legal agreements with developers. The actions that will be taken in order to tackle these issues are:

1.15 Council Actions:
- Resist planning applications that propose development that fails to preserve or enhance the special character of the area.
- Encourage enhancement works through grant assistance of schemes of significant impact.
- Encourage the repair and maintenance of the decorative gates and railings to the Spencer Club (locally listed).
1.16 Actions for the Sports Clubs or other future occupiers:
  - Consider taking action to remedy eyesores
  - Repair and maintain the locally listed gates as necessary

Private Holloway housing and western area

1.17 The various component parts of the private Holloway housing are all in generally good condition and the priority should be to maintain that situation. Like the other residential areas, the threat comes from insensitive changes to the original appearance of properties. The individual houses where householders have permitted development rights remain particularly vulnerable to insensitive change since these can be carried out without planning permission, however there is greater control over the purpose built maisonettes. The actions that can be taken in order to tackle the issues raised are:

1.18 Council actions:
  - Remind residents what does and what does not need planning permission
  - Issue clear guidance on what is desirable, and what is not likely to get permission
  - Take firm action against alterations carried out without planning permission

1.19 Resident actions:
  - Resist making alterations to the original appearance of properties. Repair rather than replace.
  - Consider restoration of original features where these have been altered in the past.
The boundaries of the conservation area

1.20 When the conservation area was reviewed in 2008 a petition was received to add streets to the south-west to the conservation area. This was reviewed following the adoption of this document.

1.21 Apart from this request, there have been no further suggestions for changes to the boundaries of the conservation area.

Local list

1.22 The Council holds a list of buildings that are of architectural or historical interest at a local level. These buildings are different to statutorily listed buildings. 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 that are of particular interest in the borough.

1.23 The full list can be seen on our website:


1.25 As part of the review of the conservation area in 2008, the Council added the following structures to its Local List of buildings of special architectural or historic interest in the borough:

1. Boundary wall and railings to Beatrix Potter School and allotments, Magdalen Road
2. Formal entrance gates and railings to the Spencer Club, Fieldview
3. Earlsfield Baptist Church, Magdalen Road
4. Earlsfield Primary School, Tranmere Road

Grant aid

1.26 The Council operates a conservation grant scheme for buildings in conservation areas. Grants are available to contribute to the cost of reinstating lost features such as traditional windows and doors or removing unsightly items such as unsuitable paint or render. Contact the Conservation & Design Group to find out more or see the website.

Trees

1.28 All trees are protected in conservation areas and the Council must be notified of any works of pruning or felling. This reflects the contribution made by trees to the character of the conservation area. Contact the Tree Officer in the Conservation & Design Group for more information or see the following web page:

1.29 [http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/Parks/Trees/default.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/Parks/Trees/default.htm)

Enforcement

1.30 The Council has enforcement powers over unauthorised and unsuitable alterations to maisonettes and houses converted to flats as well as over tree felling. You may report such breaches of planning control to the planning enforcement group (see Contacts) and you are advised to discuss your works with officers to avoid possible enforcement action.
2 Conservation area guidance

2.1 Looking after the special character of Magdalen Park Conservation Area is a partnership between all those who live, work and use the area and various departments of the Council. Looking after original features where they have survived, reinstating features that have been lost and removing unsightly intrusions will not only improve the appearance of your property but also improve its value. By doing the things suggested in this Management Plan you will be maintaining and improving the overall appearance of the area and leaving it as a legacy for others to enjoy in the future. This section aims to give some basic guidance on how to successfully make alterations and extensions to houses in the Conservation Area.

2.2 Preserving the appearance of the Magdalen Park Conservation Area is essentially about maintaining the consistent original appearance of its buildings. Individual properties were never intended to be seen as separate entities. They were all designed to be seen as a component part of a symmetrical group or terrace, made up of buildings with similar, complementary appearance. So, even a minor change that distinguishes one individual property and makes it look different from its neighbours will almost always spoil the appearance of the whole group.

2.3 When you are considering alterations to your home you should try not to change its original appearance and style. The guiding principle is always to start by considering a repair of its original features, rather than replacing them completely with new ones. If replacement is unavoidable, then an exact replica of the original is always best.

Reinstatement of missing features

2.4 In the first part of the character appraisal you will find descriptions of the architectural features of your house or flat that are interesting and important to the character of the area. Looking at your property, you may find that some features have been spoilt by insensitive alterations or they may be missing altogether. Why not consider reinstatement of features such as timber windows or the removal of alterations such as pebbledash or paint from brickwork? These improvements will not only make your property more attractive but also increase its value and there may be grants available from the Council to help you. There is information on what grants are available and how to apply in the previous section.

Windows

2.5 In the Fieldview and Openview Estates, original windows are painted timber casements and these should be repaired rather than replaced. If they are not capable of repair then replacements should faithfully replicate the appearance of the originals. Replacements should be in timber but it is possible to replicate the original windows in
Upvc. However, if replacing timber casements in Upvc, care should be taken to ensure that the new ones have exactly the same profile, glazing bar details and opening arrangement as the originals.

2.6 Most of the private Holloway housing still has its original timber sash windows. Where changes have been made, in almost every case the replacements have been unsympathetic and have spoilt the appearance of the property concerned. It is not possible to replicate the appearance of timber sash windows very well using Upvc. If you live in a flat or maisonette you will need planning permission to change the original timber sash windows to windows made in Upvc and any applications for replacement windows that are judged to be insensitive will be resisted.

2.7 In the case of the single family houses where alterations to windows can be made without planning permission, the threat posed by unregulated insensitive alterations is sufficiently great to justify control through an Article 4 Direction.

Front doors

2.8 Front doors contribute to the richness and quality of the Conservation Area. There is a wide variety of different pattern doors throughout the area. Common features include panelling with glazed top sections. See the photographs of doors in the Architectural Character section of this appraisal for details. Similar houses will always have similar features like front doors, especially when these are paired together within the same recessed porch. It is very important to keep this consistent appearance by retaining the original pattern front door. If for some reason your original door cannot be repaired and needs to be replaced ask a joiner to make a replica. If for some reason you don't know what the original pattern would have been and the information is not in this appraisal, first look at your immediate neighbours' front doors or find other houses in the street with their original doors. Doors are constructed in timber and usually painted. Modern doors and those made in materials such as Upvc are not complementary to the style and character of the houses in this Conservation Area and should be avoided.

Roofs

2.9 Roofs are covered in slate, clay tile or interlocking concrete tiles. If you are replacing the roof covering or making repairs, it is very important to ensure you use materials that will match the original in every respect.

2.10 Some of the houses and maisonettes within the Holloway Estate have distinctive gutters and downpipes that are features of the architecture and the appearance of these should be maintained. If replacements are found to be necessary, you should always carry out repairs in materials that faithfully replicate the appearance of the originals.
2.11 Any proposal to change the shape of the roof and all extensions will require planning permission. Any extensions to the roof in connection with a loft conversion should be designed to complement the character of the house.

2.12 In the Fieldview and Openview Estate areas, the following general principles should be followed:

- Extensions to the front roof slope will not be permitted
- Extensions to the rear roof slope that would be clearly visible from the street should be avoided and would need to be very modest in size and very carefully designed in order not to harm the appearance of the building.
- Hipped roof shapes should be retained and extensions proposing a change from a hipped roof to gabled roof will not be permitted.
- Extensions that involve raising the ridge of the roof will not be permitted.
- Because there are no external party walls at roof level, it is not appropriate to extend a rear roof across the full width of the property. Only small, well proportioned and traditionally detailed dormers would be acceptable additions to the roof.
- More than one rooflight should be avoided at the front of the property. Rooflights should be small and flush fitting in order to be as unobtrusive as possible. Traditionally designed metal framed, flush fitting conservation rooflights with glazing bars are recommended.

2.13 In the private Holloway housing area the following general principles should be followed:

- Extensions to the front roof slope will not be permitted
- Extensions to the rear roof slope that would be clearly visible from the street should be avoided and would need to be very modest in size and very carefully designed in order not to harm the appearance of the building.
- Hipped roof shapes should be retained and extensions proposing a change from a hipped roof to gabled roof will not be permitted.
- Extensions that involve raising the ridge of the roof will not be permitted.
- In the case of mid-terraced properties, where there are external party walls it may be possible to extend the full width of the roof at the rear. Extensions should not raise the ridge and the rear face of the extension should slope back at 70 degrees. Small, well detailed dormers designed to complement the fenestration of the property, should be inserted in the rear slope of the extension. This type of extension is only appropriate where it cannot be clearly seen from the street. It is not suitable for properties located on or close to corners where they would be clearly visible from the street.
- More than one rooflight should be avoided at the front of the property. Rooflights should be small and flush fitting in order to be as unobtrusive as possible.
Traditionally designed metal framed, flush fitting conservation rooflights with glazing bars are recommended.

**Chimneys**

**2.14** Chimneys should always be retained and rebuilt if they have become unstable. These are very noticeable features of houses and their existence gives a satisfying rhythm to a street.

**Front gardens and boundaries**

**2.15** Front gardens and their boundary treatments represent a small area of open space that is part private and part public. Many properties still have their original pattern front boundary.

**2.16** Within the Fieldview Estate most of the original metal 'hairpin' railings and matching gates remain. These are a very distinctive feature and part of the Estate's original design. The quality of the street scene depends to a large extent on the consistency and continuity of these original boundary features. Alterations to them will be resisted.

**2.17** Within the Openview Estate the original front boundary is a low close-boarded fence. Some still remain but unfortunately many have now been replaced with a mixture of walls and fences of different, arbitrary designs. These spoil the uniform appearance of the street. Wherever possible, timber fences should be retained and repaired. If yours has been replaced why not consider reinstating the original style timber fence in front of your house?

**2.18** 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 a traditional feature and recommended throughout. Remember, for security it's advisable to keep the hedge low enough so that you can see out to the street and that passers by can see what is going on at the front of your property. A high hedge that obscures view can be a security risk.

**Extensions**

**2.19** 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 architect's original intention to give quality to the street by creating spaciousness between the houses.
New buildings

2.20 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.

2.21 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.

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

Planning permission

2.23 Most of the works mentioned in this section will require planning permission in the Magdalen Park Conservation Area. This is because maisonettes and flats do not benefit from permitted development rights as do houses. Please contact the Conservation & 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 areas 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 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. Householder consents changed on 1 October 2008, so do not rely on outdated information. 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 a house in stone, artificial stone, pebbledash, render, timber, plastic or tiles
- 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 takes up over 50% of the curtilage
- Hard surfaces in front gardens, unless they are less than 5 cubic metres or are porous or water runs off into a porous area
- Boundary treatments (fence, wall, railings, etc) over 1 metre adjacent to a highway or 2 metre elsewhere.
- Solar panels, if fitted on the principal or side elevation walls and they are visible from the highway
- 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. As an example, 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 is required to:**

- Demolish a building or substantial part of a building in a conservation area as well as to demolish boundary treatment (eg fence, wall, railings, etc) that is over 1m adjacent to a highway or over 2m elsewhere.

**Works to trees**

- All trees in conservation areas are protected and the Council must be notified of any works, including pruning and felling.
- The notification procedure applies to trees which are subject to tree preservation orders.

Further information can be found at

www.planningportal.gov.uk

or contact Wandsworth's Planning Service 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 new Town Hall Annexe on Wandsworth High Street.

Application forms

4.2 All application forms are available on the webpage given below or on request from the planning service (see Contacts at the end).

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

Making your application

4.3 For all but the simplest alterations, you are advised to appoint a qualified architect with experience and understanding of conservation issues.

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

4.5 All applications for works in conservation areas should be accompanied by a Design & Access Statement which should set out the process by which your development or alterations have been designed and how they conserve the special interest of your property and the area. Guidance is available on our website.

Planning policy

4.6 All applications are determined in accordance with Council policy as set out in our Unitary Development Plan (UDP) and emerging Local Development Framework (LDF). The character appraisal and guidance given in this document will also be taken into consideration when determining applications. The overarching policy set by the Government is that development or alterations should preserve or enhance the special architectural or historic interest of the conservation area. The UDP and LDF are available on our website:

4.7 www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/ DevelopmentPlan/default.htm
Pre-application advice

4.8 We welcome and encourage discussions before you submit your application. Simple enquiries can be dealt with by telephone or at the One Stop counter, but it is likely that to discuss extensions and significant changes to a property, officers will need to see photographs and sketches. A pre-application meeting may be granted following the receipt of photographs and sketches if the matter cannot be adequately dealt with over the telephone.

How long does it take?

4.9 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.

4.10 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 anytime. 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

4.11 Approval under the Building Regulations is a separate requirement and you should check with Building Control if this is required before carrying out your works. See Contacts at the end.
Further Information
Further Information

Council Publications

The Council publishes a number of useful guidance documents which can be found on the following web page:

http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Information/publications.htm

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Government publications

Many of the following documents are available from the Planning Portal (web address in "Useful Websites").

Planning: A Guide for Householders
Planning Policy Guidance Note 15: Planning and the Historic Environment
Guidance on Conservation Area Appraisals, English Heritage
Guidance on the Management of Conservation Areas, English Heritage

Books

**A Stitch in Time**: Maintaining your Property, available from The SPAB
**Building Conservation Directory**: Available from Cathedral Communications 01747 871717 or www.buildingconservation.com
**Conservation of Historic Buildings** by B.M. Fielden (Architectural Press)
**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
**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)
**Suburban Style**: The British Home from 1840-1960 by Helena Barrett & John Phillips (MacDonald & Co)
**The 1930s House Explained** by Trevor Yorke (Countryside Books)
The English Terraced House, by Stefan Muthesius (Yale 1982)

Public Archives

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

Email: localhistory@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/

Useful Websites

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<td>HELM: Guidance on the historic environment from across the country compiled by English Heritage</td>
<td><a href="http://www.helm.org.uk">www.helm.org.uk</a></td>
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<td>English Heritage</td>
<td><a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a></td>
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<td>Twentieth Century Society</td>
<td><a href="http://www.c20society.org.uk">www.c20society.org.uk</a></td>
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<td>Images of England: Details and pictures of listed buildings nationwide</td>
<td><a href="http://www.imagesofengland.org.uk">www.imagesofengland.org.uk</a></td>
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<tr>
<td>Pastscape: information on archaeological and architectural heritage</td>
<td><a href="http://pastscape.english-heritage.org.uk/">http://pastscape.english-heritage.org.uk/</a></td>
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<td>Climate Change and Your Home: information about energy efficiency in old houses</td>
<td><a href="http://www.climatetargets.nhs.uk/homepage.aspx">www.climatetargets.nhs.uk/homepage.aspx</a></td>
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<tr>
<td>Building Conservation Directory: Articles and specialist craftsmen</td>
<td><a href="http://www.buildingconservation.com">www.buildingconservation.com</a></td>
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Contacts

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

Tel: 020 8871 6000

Email: boroughplanner@wandsworth.gov.uk

Council Contacts
Planning Service: General enquiries 020 8871 6636
Conservation & Design 020 8871 6646 or 6612
Planning Enforcement 020 8871 6643
Building Control 020 8871 7620
Wandsworth’s Local Studies Centre 020 8871 7753
Arboricultural Service (trees on Council land) 020 8871 6370
Tree Officer (trees on private land) 020 8871 6631

External Contacts
English Heritage (London Region) 020 7973 3000
English Heritage (Customer Services, publication requests, etc) 0870 333 1181
The Twentieth Century Society 020 7250 3857

Planning Aid for London
Unit 2, 11-29 Fashion Street
London, E1 6PX
Tel: 020 7247 4900
This document was approved by the council’s executive on 2 March 2009. Further copies are available on our website.
www.wandsworth.gov.uk