



28



# Victoria Drive

## Conservation Area Appraisal and Management Strategy



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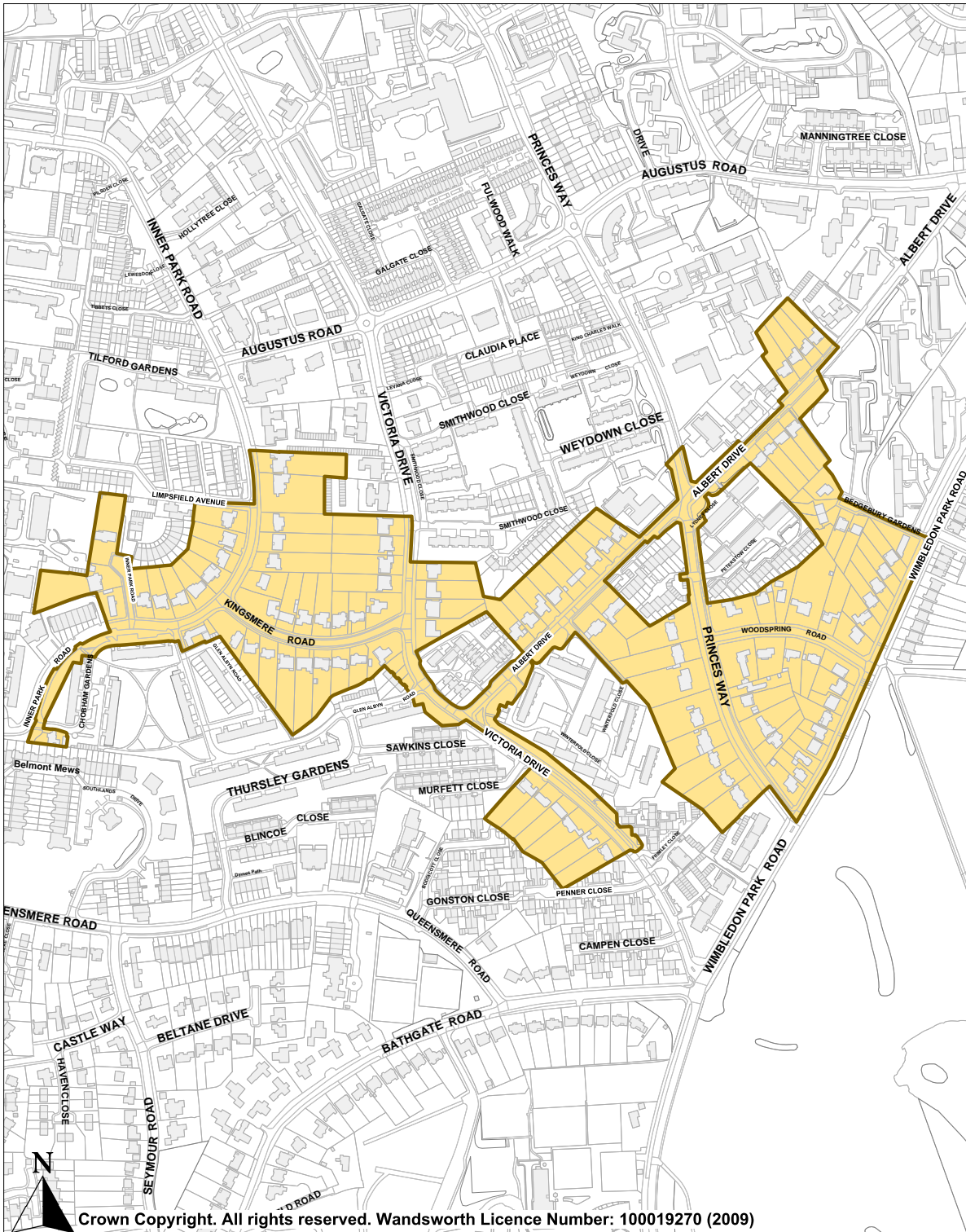
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## A. Introduction

### Map of the conservation area



## The purpose of this document

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

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

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

## Public consultation

**A.4** Public consultation on this document was carried out in November and December 2008 and a public meeting was held at St Paul's Church on 9 December 2008. Views expressed have been taken into consideration when finalising this document.

## Designation and adoption dates

**A.5** The conservation area was designated on 14 September 1988. It was extended on 6 July 2009 to include groups and avenues of trees that were identifiably part of the Victorian Estates that preceded the 1930's houses, and this also linked the groups of buildings to form a more coherent area. The two former lodges to Park House i.e. East Lodge and South Lodge on Inner Park Road were also added to the conservation area.

**A.6** This appraisal and management strategy were approved by committee on 2 March 2009.

Further copies are available from

[www.wandsworth.gov.uk/planning/conservation](http://www.wandsworth.gov.uk/planning/conservation)

Maps and pictures can be enlarged for clarity when viewed online.



PART ONE: CONSERVATION AREA APPRAISAL



## 1. SUMMARY OF SPECIAL INTEREST

Victoria Drive Conservation Area was designated in September 1988. The special interest of the conservation area is that it represents a slice of quintessential 1930's, inter-war comfortable suburbia. Large, detached family houses on wide plots set back from quiet roads were built between 1927 and 1939. Many streets are lined with grass verges and mature trees which are the remnants of grand avenues of the Victorian and Georgian parkland that formed the landscape before these houses were built.

The houses themselves, many architect-designed, (mostly by George W. Smith or A.J. Styles) are good quality, well detailed and well constructed, and almost all well maintained. Architecturally the majority of them could loosely be described as English vernacular, or perhaps Old English Revival, inspired by the hall houses, barns and cottages of rural Kent and Surrey and the reinterpretations of these into fashionable suburban country houses by such influential architects as Lutyens, Voysey and Norman Shaw. A small but eye-catching minority, typically characterised by the use of pale coloured render, could be categorised as cautious forays into Modernism.

This predominance of traditional, revival architecture over the contemporary nicely illustrates the conservatism of architects,builders and their middle class clients of the time.

Whether traditional or modern, they are all substantial (originally 4 or 5 bedroomed) houses and share the same general form and the same vocabulary of features and materials. The great majority are principally built in dark red facing brick beneath large steeply pitched clay tiled roofs with sweeping hips, valleys and gables over an artfully complicated plan with wall surfaces partially clothed in one of a small range of decorative finishes: tile hanging; half timbering; rough cast and waney edge boards. The overall impression of these differently styled but essentially similar houses, is a pleasing visual harmony within the conservation area.

But in many ways, the houses themselves are almost secondary in the street scene to the many magnificent mature trees, hedges and other greenery, both within the gardens and in the street itself. In places, the houses are almost hidden away. The phrase "semi-rural" is over-used, but in parts, Victoria Drive Conservation Area has as good a claim to this description as any.

## 2. LOCATION AND CONTEXT

**2.1** The conservation area is situated south of Southfields railway station, between Wimbledon Park and Putney Heath. It lies close to the bus routes on Wimbledon Park Road and the 39 bus route passes through. These give connections to the major shopping centres at Putney and Wandsworth Town, while the local centre at Southfields is a short walk away. There is small local parade of shops just outside the area in Inner Park Road.

**2.2** Tippet's Corner roundabout, which gives access to the A3, is a few minutes away at the end of Victoria Drive.

**2.3** The houses of the conservation area are surrounded by a variety of large and small, mostly Council-owned housing estates, developed in the mid twentieth century.

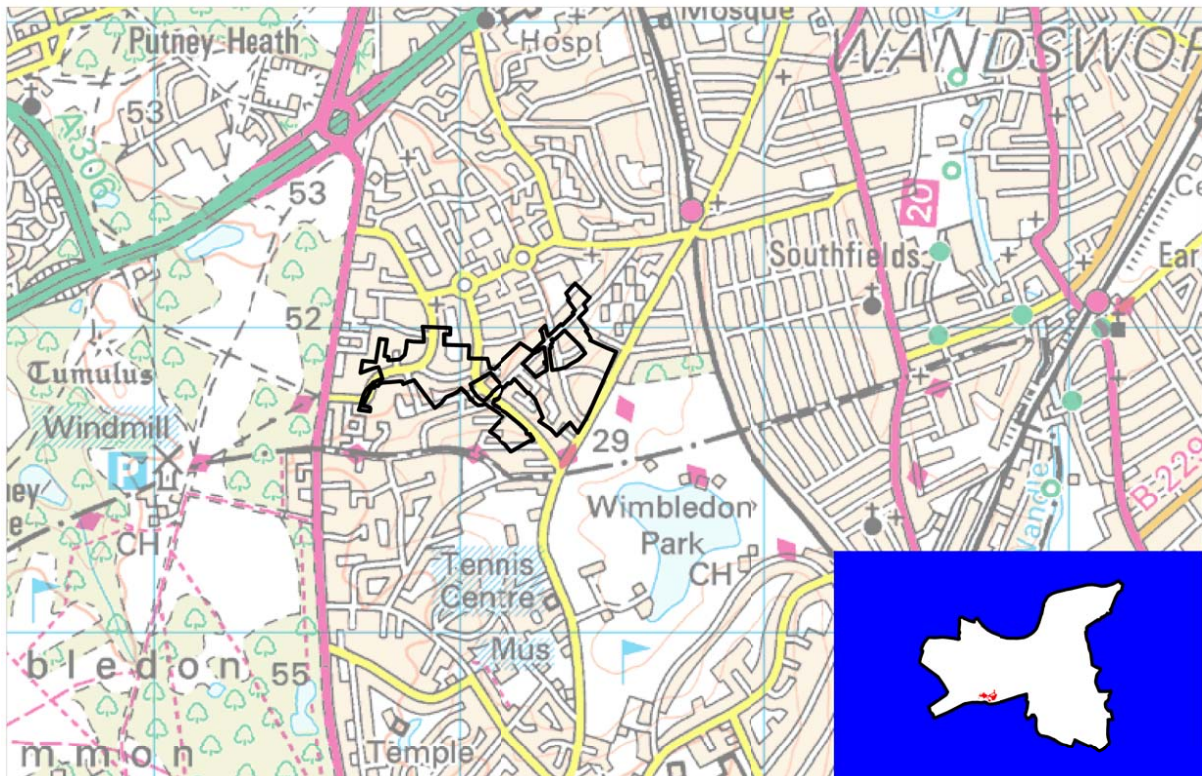


Figure 1 : The location of Victoria Drive Conservation Area within the borough of Wandsworth



### 3. HISTORY & ARCHAEOLOGY

**3.1** The special character of the conservation area has been shaped through years of history and it is therefore important that we understand its development to understand its current appearance and future needs.

**3.2** Putney, Roehampton and Wimbledon were all once part of Earl Spencer's Wimbledon Park Estate, i.e. undeveloped fields, woodland and park. In 1824 it was asserted that "Lord Spencer's park ... combines itself with an innumerable number of coppices and woods and becomes one mass of forest scenery".

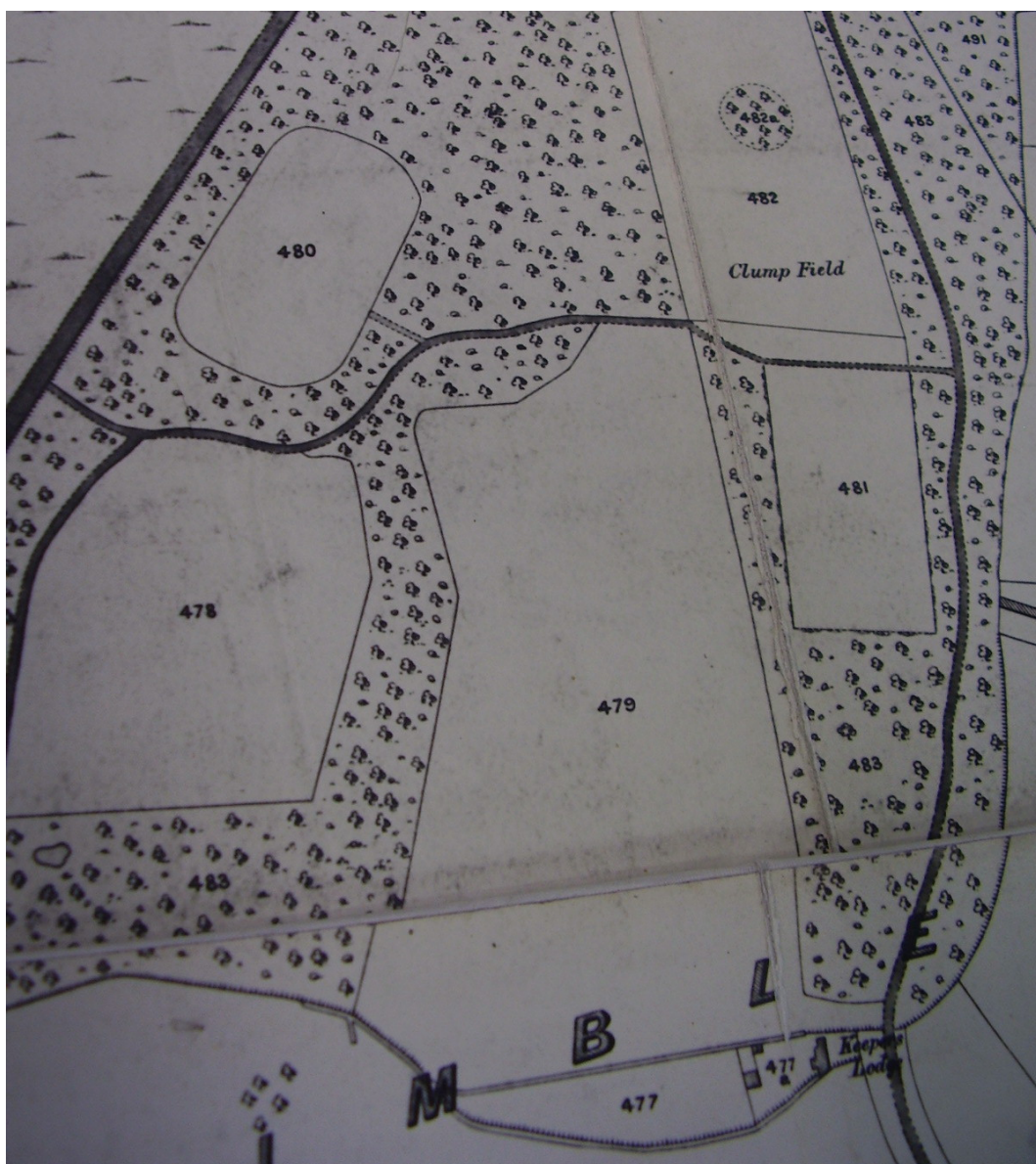
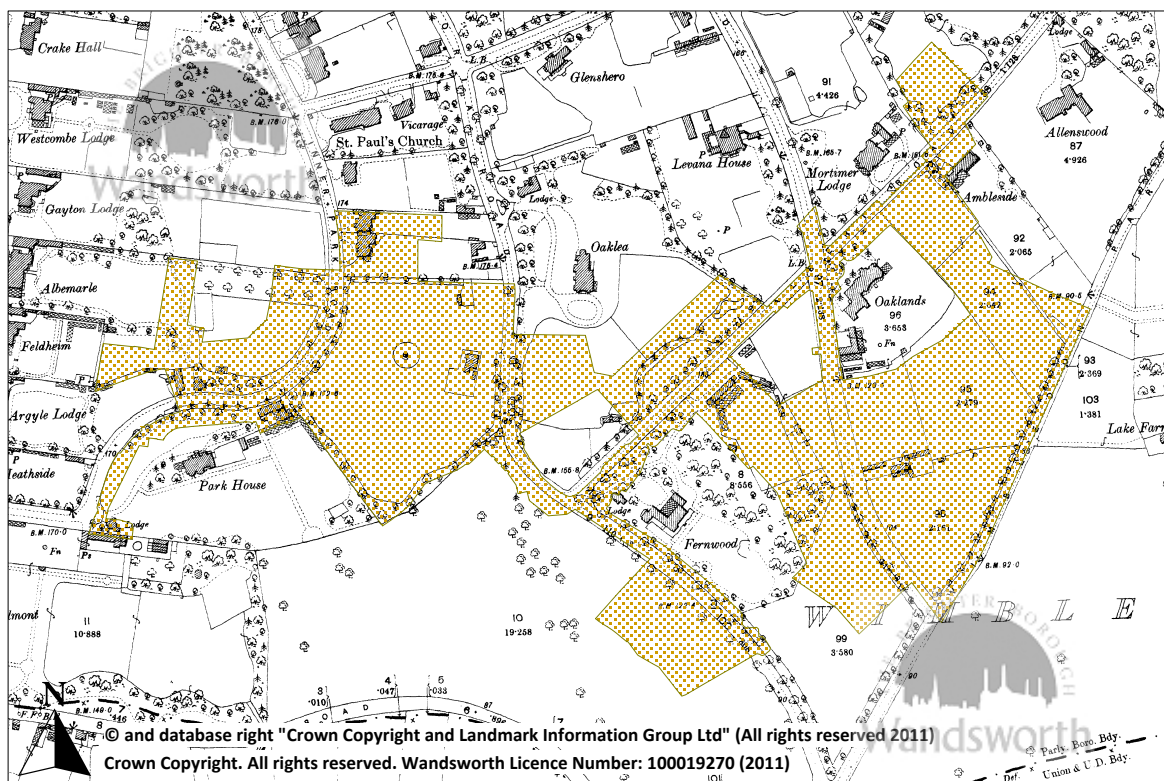


Figure 2 : The title map of 1838 showing the part of Earl Spencer's Wimbledon Park Estate where the Victoria Drive Conservation Area is now located.

**3.3** The Spencer family, wealthy Warwickshire farmers, acquired the Manor of Wimbledon in the early eighteenth century. The 1200 acre park was landscaped by Capability Brown, but by the time it passed to the third Earl, the estate was heavily mortgaged. So in 1834 much of the freehold land was sold and Wimbledon Park was leased to the Duke of Somerset. Following the death of the third Earl in 1845, the estate was sold to J.A. Beaumont for £85,000.

**3.4** As a result of these changes, the Estate began to be parcelled up and sold for development; at first for large country houses with land running into acres, and then for smaller but still substantial country villas, most notably those fronting Putney Heath, along Wimbledon Park Side, which is immediately to the west of the conservation area. By the time the Ordnance Survey map of 1862 was published this road was fully developed but the area to the east and south (i.e. the Victoria Drive Conservation Area) was still largely open land. Very little changed in this area by the time the map was updated in 1896 and this map shows clearly the scattered houses in large plots of land.



**Figure 3 : The Ordnance Survey map of 1896 shows scattered villas in the former parkland including Park House, Oaklea and Fernwood**

**3.5** Not all of the roads we see today existed in the mid to latenineteenth century, as can also be seen. Victoria Drive, which was originally called Victoria Road, was a grand estate road (laid out by Brown) taking Earl Spencer’s visitors all the way from a

lodge at Tibbett's Corner down to Church Road and then on to Wimbledon Park House. Inner Park Road and Albert Road (later re-named Albert Drive) also gave access through the estate, but Kingsmere Road, Woodspring Road and Bedgebury Gardens were all twentieth century introductions.

**3.6** On the map of 1896 there were small villas in Inner Park Road, including the present nos. 27 and 29, and a handful fronting Albert Road (Drive). Two small lodges serving the "Park House" estate sat on Inner Park Road. The estates of "Oaklea", home of the dowager Duchess of Kintore and "Fernwood", home of Sir Charles Elliott and Lake Farm (all of which can be picked out on the historic map) accounted for most of the remaining land.

**3.7** Beaumont retired in 1872, development having not progressed as quickly as he had hoped. After his death in 1886 his daughter Augusta inherited the estate and sought to maximise development potential, mostly in areas to the east of Wimbledon Park Road.

**3.8** The end of the nineteenth and beginning of the twentieth century saw only a modest increase in the number of large country villas, all built on the existing roads namely, "Oaklands", "Ambleside", "Allenswood" and "Mortimer Lodge" in Albert Road; "Southfield House" in Victoria Road. Terraced housing sprang up only beyond Wimbledon Park Road, adjacent to and facilitated by, the Wimbledon and Fulham railway line.

**3.9** So by the beginning of the twentieth century, this part of the borough and in particular the area now comprising Victoria Drive Conservation Area, was still largely undeveloped, with just a small number of grand houses in large plots, set within well treed parkland and with roads having the visual character (and the ruts and puddles!) of country lanes.

**3.10** Then in the 1920's and 1930's, builders and developers began to acquire parcels of land from the Victorian estates and build the suburban equivalent of the medieval hall house or manor-house with grounds – houses which, by today's standards are large, and although only modestly detached, are set back behind generous front gardens and served by large rear gardens, typically 100 feet and more.

**3.11** Wimbledon Park Road and Princes Way were, in the main developed earlier and in a more piecemeal manner than the rest of the conservation area, whereas only two builder / developer / designers were responsible for the majority of the houses in Inner Park Road, Albert Drive and Kingsmere Roads. Consequently they display a more strongly consistent architecture.

**3.12** The outbreak of the Second World War in 1939 effectively curtailed this phase in the development of the borough. As a result, although this brief burst of building activity was intense, the final number of houses built was limited. Some were destroyed or damaged by wartime bombs, and some have been lost to later development.



**3.13** The detailed history of particular roads and houses is referred to in the sections on Spatial Character and Architectural Character.



**Figure 4 : Ordnance survey map from the 1930s showing Smith and Styles' houses soon after completion**

## 4. SPATIAL CHARACTER

**4.1** 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 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.

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

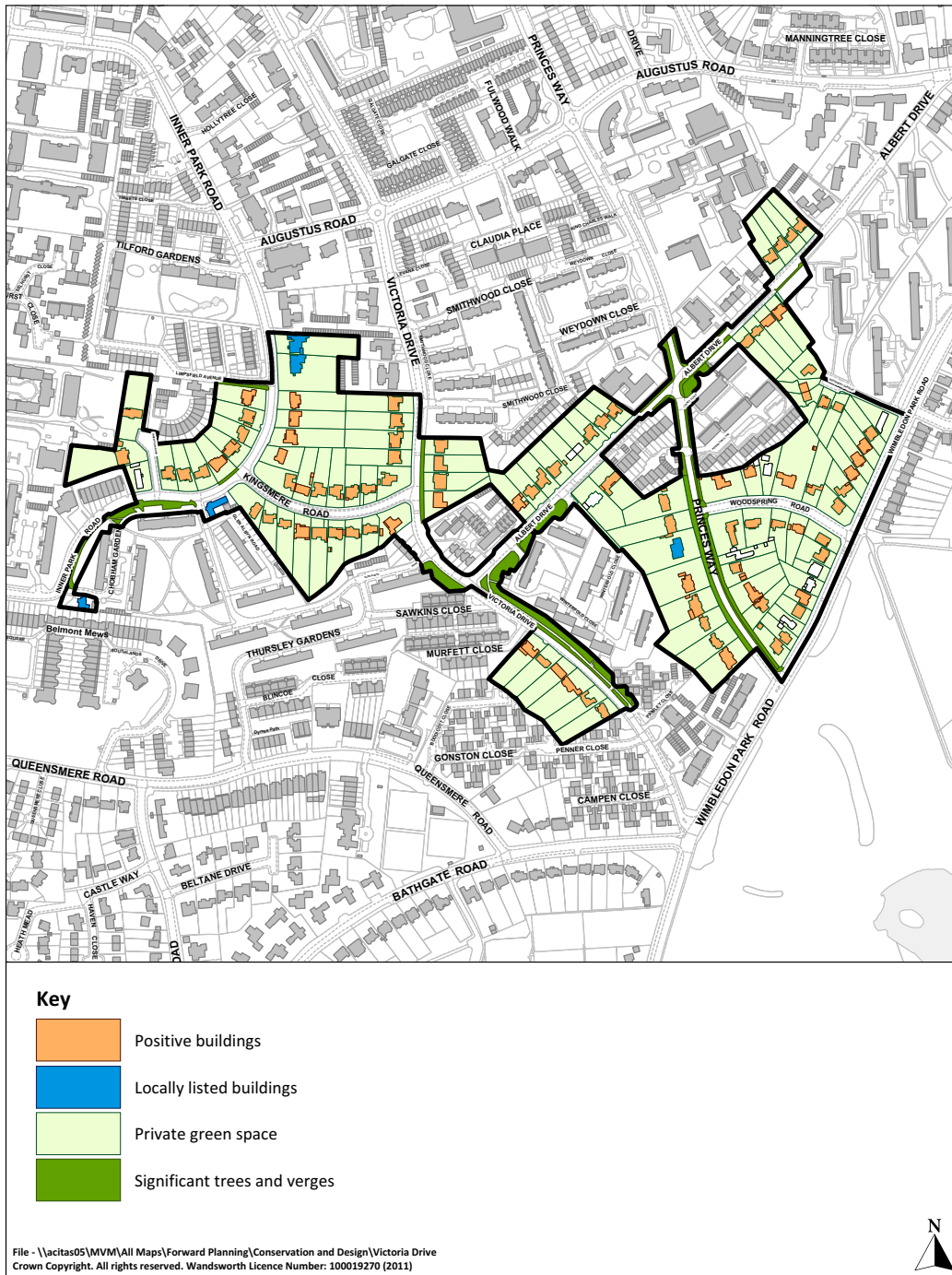
### Townscape map

**4.3** The townscape map sets out at a glance the positive features of the conservation area. The Council has a duty to preserve or enhance the character 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 spaces or buildings within the conservation area.

**4.4** The spatial characteristics of Victoria Drive Conservation Area are described in this section whereas the architectural characteristics are described in the next section.



**Figure 5 : This shows the characteristic townscape of the conservation area where trees, grass verges and long front gardens give the area its typical suburban character**



**Figure 6 : The townscape map shows buildings, spaces and green space that make a positive contribution to the character of the conservation area**



## Townscape

**4.5** The history of development outlined previously has resulted in the present 1930's houses in the area being somewhat fragmented, with some small, rather isolated groups of houses in Albert Drive and Victoria Drive, separated from the other contemporary houses by later, very different forms of housing. In places, the conservation area forms only one side of a short stretch of road.

**4.6** With only a handful of exceptions, all houses are detached. All are on wide plots and all are set well back from the back edge of the footpath. The building lines are at least 25 feet (almost 8 metres and often much more) and the plot widths around 60 feet (17 - 20 metres). Every street in the conservation area therefore has a spacious townscape quality, some even more pronounced than others.

**4.7** Right from the start, the space around the buildings contained many mature trees, and over the years this has been added to by new trees and greenery, so that many of the streets have a townscape defined by having the space for forest sized trees such as Oak, Beech and Lime.

**4.8** Although not generally visible from the street, this spaciousness extends to the rear gardens, where a length of 100 feet or 33m is not unusual, giving building to building distances of as much as 200 feet or 66 m.

**4.9** In physical terms, actually "on the ground" as one walks around, the conservation area essentially falls into two main parts: one comprising Kingsmere Road and the adjacent houses in Inner Park Road and Victoria Drive; the other comprising the southern end of Princes Way plus Woodspring Road, Wimbledon Park Road and Bedgebury Gardens. Looked at on a map, these two parts are linked by houses in Albert Drive, but in reality, these houses and the others further north on either side of Albert Drive are separate, as are the six houses at 110 to 120 Victoria Drive.

**4.10** The most complete townscape group is Kingsmere Road, where not only are the houses on both sides all closely contemporary but also the houses visible at either end of the gently curving roadway are 1930's and all of a piece in form and style. The houses here are only detached from each other by a few metres, and the closeness of the houses and the well-stocked gardens gives a comfortable human scale to the street. The front boundary walls are typically lower here than in Inner Park Road and Victoria Drive, which helps to give the street a more attractive character for pedestrians.

**4.11** The group at 56 to 70 Albert Drive is punctuated by the much later pair of semi-detached houses at 62 and 62a, adding to its rather fragmentary character. These two houses have a more pronounced open-ness about them, due to the highly visible, large areas of car parking / garden space at the front.

**4.12** These houses filled the gap between no. 60 and no. 64, which was not built on until after 1950. When land from the "Oaklea" estate was sold off, the layout for new houses originally placed an access road between nos. 60 and 62. In the event, neither the access road nor the planned no. 62 were built. As a result, much of the estate's tree cover was saved and is now in the rear gardens of the present nos. 62 and 62a.

**4.13** There are two contemporary houses opposite, but the street derives what coherence it has more from the mature trees than the conservation area buildings.

**4.14** Mention must be made of Bedgebury Gardens and 50/54 Inner Park Road, both rather incomplete examples of the suburban cul-de-sac. Both feature houses by A.J. Styles (see Architectural Character Section), who had the misfortune to plan both but not complete either of these townscape set pieces. Bedgebury Gardens is a pleasant, green 1950s cul-de-sac - intended to be 10 detached houses - and known as the "Ambleside Estate". Only two were built as planned before the land was taken over by others, building smaller houses; only one side of the cul-de-sac was completed, with the open amenity space of a Council estate now on the other.

**4.15** The buildings in Princes Way and Woodspring Road form significant groups on both sides of the road, effectively enclosing and defining the character of the space, while those in Wimbledon Park Road face open land across a busy main road.

**4.16** Within this part of the area there is a marked difference between the grand scale of the houses and plot sizes of Princes Way and those on Wimbledon Park Road. Woodspring Road is somewhere in between, both literally and in terms of spatial character. Princes Way has a wide spacious feel, with the houses set well back, out of contact with the street. The original building line, behind which all the houses were set, was a huge 45 feet (nearly 14 metres). Consequently it is the wide grass verges and the array of mature forest sized trees, both within the front gardens and on the verges that give the street its spacious suburban character. The gaps between the houses are also the most generous of any in the conservation area, and this is an important special characteristic of Princes Way.

**4.17** The buildings of the conservation area vary somewhat in their architectural style (see Section 5) but all are substantial, good quality family homes, originally of 4 or 5 bedrooms built for well-off, upper middle class owners. As already mentioned, almost all are detached. These are the defining characteristics that link the component parts of the area conceptually, in terms of the original status of the house type.

**4.18** It is the profusion of mature trees, hedges, shrubs and other greenery that most strongly links the parts visually. Following public consultation, the boundary of the conservation area was revised to include the trees that line the roads surviving



from the historic Victorian park landscape in the housing estates and grass verges of the post war era. Specifically the north side of Victoria Drive and at the north end of Princes Way, at the junction with Albert Drive.

## Streetscape



**Figure 7 : Kingsmere Road with minimal road markings and neat grass verges and granite kerbs**



**Figure 8 : Timber bollards in Princes Way. The yellow line could be narrower**

**4.19** Kingsmere Road has the most complete and distinctive streetscape. As well as narrow grass verges on both sides of the carriageway, it has footpaths and vehicle crossovers constructed in red brick paviers.

**4.20** Limpsfield Avenue, with its trees in grass verges displays its origins as a country lane, and retains much of the character and charm it must have had originally.

**4.21** Inner Park Road, by contrast, has in parts, an unkempt appearance, due to areas of cracked tarmac.

**4.22** There are good granite kerbs throughout the area.

**4.23** In some streets, notably Princes Way, there are large numbers of tall, eye catching timber bollards.

**4.24** In the streets where parking restrictions apply, standard, wide, bright yellow lines have been used. Government regulations allow the use of narrow, primrose yellow lines

in conservation areas, as it is considered these are less visually obtrusive.

**4.25** There are some locations where street signs create a somewhat cluttered appearance such as Wimbledon Park Road.

## Trees

**4.26** Several references to the significance of trees to the special character of the conservation area have already been made in previous sections. There are large, mature trees in streets and gardens throughout the area, which contribute enormously to its pleasant, attractive appearance. The majority of these are native British broadleaved trees, such as Oak, Beech and Lime. These can be enjoyed for themselves and for the wildlife they support, without any understanding of how they came to be there.

**4.27** In addition, reference to the historic Ordnance Survey maps show how the area was gradually transformed from parkland, and how many of the trees we see today are remnants or descendants of the woodland that once stretched from Tibbet's Corner to Wimbledon Park. Certain individual trees can almost certainly be identified from the map of 1896.

**4.28** The conservation area is also enhanced by many hedges which also contribute to the green setting. In particular a very large old hedge runs in an almost unbroken line in front of nos. 110-128 Victoria Drive and is made up of several different native species.

**4.29** Due to the important contribution that trees make to the character and appearance of the conservation area, all trees in the conservation area are subject to a notification procedure before any works may be carried out (see What Works Require Consent). There are also three tree preservation orders in place on trees in the majority of the area. These controls enable the Council to prevent unnecessary felling of valuable historic trees.



Figure 9 : Trees and hedges in Albert Drive



Figure 10 : Lime trees in Victoria Drive



Figure 11 : The magnificent oak in Victoria Drive



## Green space

**4.30** The large front gardens and roadside verges, many of which contain significant trees and hedges, have already been mentioned in the Townscape Section. These green features are important in defining the special character of the area. In places the boundary between private front gardens and public footpath is blurred, as for example the substantial Laurel and Hornbeam hedges in Albert Drive. This gives an attractive softening to the normally hard character of the street. While it would be stretching a point to say the area appears "semi-rural", these verges, hedges and native trees certainly have the essence of a country lane, which adds to the charm of the area.

**4.31** Limpsfield Avenue, adjacent to 34 Inner Park Road, is a particularly striking example of this informal, country-lane appearance, with Lime trees on both sides and grass verges.

**4.32** In addition to all this public, highly visible, greenery, the area is further characterised by unusually large rear gardens – typically 100 feet - which also contain many substantial native trees. These are some of the few gardens in the borough that can readily accommodate forest-sized trees without causing problems and concern to householders and neighbours.

**4.33** In particular, the gardens to the rear of 84-92 Victoria Drive, 2-12 Kingsmere Road and 31-37 Inner Park Road are known locally as 'the horseshoe' and form a space that gives the appearance of parkland.



Figure 12 : Country lane character resulting from trees, grass verge and the unmarked road in Limpsfield Avenue

## Boundary treatments

**4.34** As mentioned incidentally in other sections, there is a good deal of unhappy variation in the nature and quality of front boundary treatments. Many front walls are now much higher than they were originally and many wooden fences and gates have been replaced with metalwork. All in all, much of the original craftsmanship and rustic character has been lost.

**4.35** Many front boundary alterations are simply the result of the gradual deterioration of timber, which is the predominant original material used for most gates and many fences in this conservation area. Very few of the houses in the area would originally have had metal gates or railings, as this was inconsistent with the Old English vernacular style of architecture adopted for the houses themselves. Unfortunately, even good quality oak would have needed replacement after 30 years or so, hence it is unlikely that any of the original timber features have survived to the present day. Replacements in the original style would enhance the area.



**Figure 13 :** The traditional boundary treatment of the area is a simple close boarded fence such as this one



**Figure 14 :** A beautifully maintained hedge on Kingsmere Road



**Figure 15 :** This brick wall matches the brickwork of the house and is low enough to display a neat hedge above it



**Figure 16 :** Modern metal gates are not the traditional type of boundary for this conservation area and also tend to be over sized

**4.36** A number of new metal gates have been erected. They are almost without exception anachronistic and poor quality, lacking charm or elegance. Some of the larger examples look more industrial than domestic in character and appear to be the product of security firms, more used to protecting factories, rather than sensitive designers, in tune with the aesthetics of 1930's suburbia.

**4.37** There is currently a suitably bold new boundary at no. 75 Albert Drive, featuring white rendered gate piers and dwarf wall with gates and fence made from simple hardwood balusters. This would definitely not be suitable for the Old English houses in the area, but suits this property well because the house is one of the more Modernist examples.

**4.38** Alterations to boundaries are also sometimes made to increase car access, but this is a conservation area of the early motor age, and all the houses and their plots were designed with an access of some kind, however modest. In Kingsmere Road for example and most especially in Princes Way, generous provision was made for access. The double entrances and large semi-circular drives of almost all the houses in Princes Way can be clearly seen on the 1940's Ordnance Survey map. All these original provisions should still cater adequately for cars so widening openings and removing greenery for hardstandings should be avoided as it will erode the special character of the area.

**4.39** Concerns over privacy and security often lead to the introduction of higher walls and gates. Crime prevention experts agree, however, that surveillance from the street is a more effective deterrent than high boundaries. Once breached or overcome, barriers simple shield intruders from the view of passers-by. It is usually therefore best to have a low boundary allowing some views of entrance doors and side access gates.

**4.40** Such an approach is consistent with the aesthetic philosophy of the day, that front gardens were for show, with a neat, well-tended garden an asset to the household and to the neighbourhood. (Kingsmere Road generally retains this characteristic). Certainly all the remaining evidence suggests that the original front garden boundaries were low i.e. about 1metre -1.2 metre, with high walls or fences only on side boundaries to rear gardens, where privacy, rather than security was the objective.



## Views

**4.41** Much of the original attraction for building homes in this location was the outlook from the elevated land, giving long views to the south. This applied most particularly to the large Victorian houses in their estates, but carried through to the Edwardian houses, as recognised in the names given to one or two of the earlier ones e.g. Park View in Woodspring Road.



**Figure 17 :** The views up and down Victoria Drive feature an impressive treescape

**4.42** There is an impressive view of the spire of St Mary's Church in Wimbledon Village across a heavily treed landscape from the junction of Princes Way and Albert Drive.

**4.43** Due to the spaciousness of the conservation area views can be often be glimpsed between roofs or houses, for example the rural views glimpsed between the houses at 110-128 Victoria Drive. Views of the All England Tennis and Croquet Club in particular feature as glimpses from several of the streets.

**4.44** The views of trees stretching along roads creating green vistas along Princes Way towards the magnificent Oak in the roadway at the junction with Albert Drive, and also along Albert Drive itself are notable.



**Figure 18 :** An impressive view towards St Mary's Church in Wimbledon

**4.45** Similarly the views up and down the southern end of Victoria Drive feature an impressive treescape, the origins of which are found in the Victorian and Georgian country estates and woodlands.

## 5. ARCHITECTURAL CHARACTER

**5.1** Perhaps the most visible and well known aspect of any conservation area is its buildings. Almost all the buildings in this conservation area contribute to its special interest and their loss 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.

**5.2** The omission of any particular building, boundary treatment, tree or other feature 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.

**5.3** With only a handful of exceptions, all the houses in the conservation area are substantial (originally 4 or 5 bedroom) detached houses, and, significantly for the late 1920's and 1930's, all had integral garages. Many of the original drawings show Maid's parlours and bedrooms.

**5.4** The predominant architectural character of the conservation area could be described as Old English revival or perhaps Vernacular Revival. Finding mostly undeveloped country estates in the 1920's, builders and developers sought to capitalise on and preserve the rural charm of the neighbourhood by building houses evoking the spirit of medieval villages, loosely based on medieval hall house or manor-house plan forms and decorated with a heavy application of Old English styling - timber framing with brick or plaster nogging; hanging tiles; waney timber boards; and casement windows with leaded lights.

**5.5** Consequently the typical house of this conservation area is essentially a large, detached red/brown brick box, rectangular in plan with a hipped, red/brown clay tiled roof; the windows are metal casements with leaded lights and the front door is oak.

**5.6** A few bolder developers and architects embraced the Modern Movement, abandoning the red brick in favour of light coloured render but still using steeply pitched roofs and metal casements (but without the leaded lights). Here and there a touch of Art Deco can be spotted.

### Map of character areas

**5.7** The conservation area can be divided into areas of similar character, where buildings of a similar type are found. Each character area differs slightly from the other and this in turn makes up the special overall character of the conservation area. These character areas or sub-areas are shown on the character area map opposite.

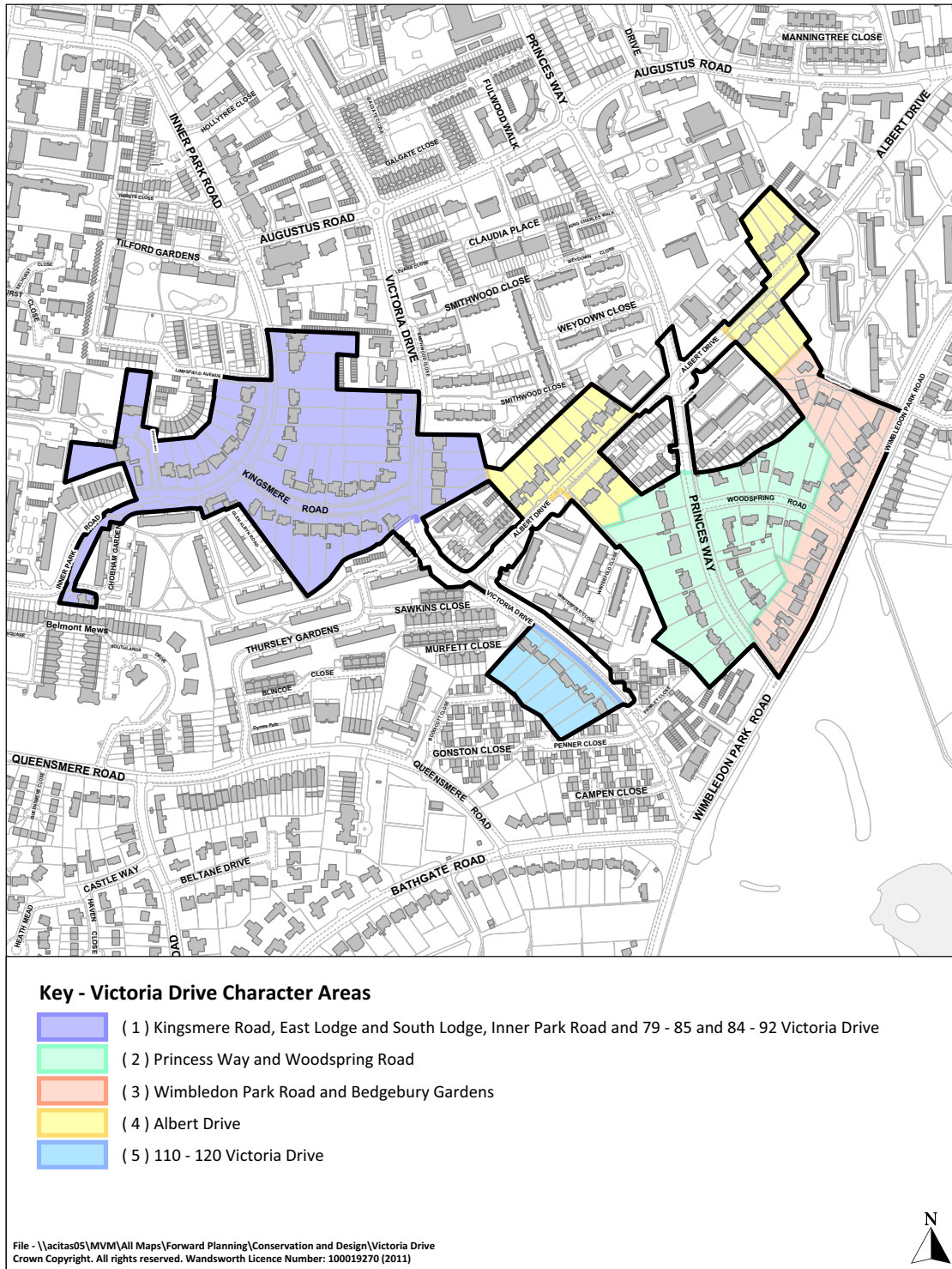


Figure 19 : Character areas within the conservation area



## Building use

**5.8** All the buildings in Victoria Drive Conservation Area are residential - almost all are single family houses. A small number are in multiple occupation.

### **CHARACTER AREA 1: Kingsmere Road, East Lodge & South Lodge, Inner Park Road, 79-85 & 84-92 Victoria Drive**

#### **Kingsmere Road**

**5.9** Kingsmere Road is undoubtedly the most complete example of the suburban idyll that the developers and their architects and builders set out to achieve back in the 1930's. The houses themselves are relatively little changed, the trees and other greenery have reached maturity and been, like the houses, well maintained. And because these were houses of the early motor age, with driveways and garages, the needs of motor cars have not spoilt the road.

**5.10** Not only complete, but also very consistent and featuring some of the more imaginatively detailed elevations, 13 of the 15 houses of Kingsmere Road were the product of two principal players: George W. Smith, F.R.I.B.A. architect to Richmond Park Estates of East Sheen (probably responsible for 9 houses); and the builder / designer / developer Alfred J. Styles (4). The other 2 were also architect designed. As throughout the conservation area, dark red facing bricks and steeply pitched plain clay tiled roofs predominate, but there is some interesting harmonious variation here.



**Figure 20 : House by George Smith with characteristic round porch and roughcast**

**5.11** Both Styles and Smith worked with a range of house types, which they deployed carefully to preserve a sense of individuality for each property owner. Styles, who built many other houses in the conservation area, was rather less creative than Smith and his designs rather less varied. The drawings that he produced sometimes lacked refinement, and this may well be testimony to his confidence in the abilities of the bricklayers and others who actually built the houses. Research suggests that Styles was himself a bricklayer (like his father before him), although at 57 years old in 1936, he may not have been building them himself.

**5.12** Smith's designs are on the whole more inventive and elegant; they feature a variety of distinctive, well detailed entrance porches and loggias at both front and rear, which add a lot to the individuality of the houses. He also deploys timber shutters,



curved bays and round windows, and uses rough cast wall finishes. In this respect he is more eclectic than Styles, borrowing and adapting classical as well as vernacular details.

**5.13** Styles sticks unvarying to his favoured palette of vernacular details, for example: herringbone brick nogging (infill) in a half timbered recessed central bay between gables with waney (roughly finished) boards in the apex at no. 8 ; similar patterned brickwork occurs at no. 6; the projecting gable at no. 9 has tile hanging.

**5.14** Little is known about Styles (thought to have been a bricklayer by trade) or Richmond Park Estates (RPE), other than the houses we see today. Building Notices for nos. 2, 3, 4, 5 and 7 were submitted to the Metropolitan Borough of Wandsworth by RPE in 1931; Styles submitted his for nos. 6, 8, 9 and 11 in 1936, by which time nos. 13 and 15 were under way or built; RPE also contributed nos. 10, 12 and 17 in 1936.



Figure 21 : 6 Kingsmere Road with mock half timbering

**5.15** Two houses, nos. 9 and 11, are noted in the LCC Bomb Damage Maps as having been "Seriously damaged but repairable at cost". Originally by Styles and therefore fairly simply detailed, these do appear to have had some reconstruction on their front elevations.

**5.16** The last two of RPE's houses, built in 1936 (nos. 10 and 17) are slightly plainer than Smith's earlier work. Like all his houses here, both have essentially a simple rectangular plan, but with simpler, less bold projecting bays and fewer features of interest.

**5.17** The houses in Kingsmere Drive are mostly well maintained and little altered. There are several examples of plastic replacement windows, reasonably well matching but with noticeably thicker mullions and consequent disruption of the proportions of the panes; and a double garage has been converted to provide more living space.



Figure 22 : A house by Alfred Styles showing the characteristic waney edged timber to the gables

## Inner Park Road

**5.18** With the clear exception of the elegant, classically inspired Victorian villas at nos. 27 and 29, (both of which are locally listed) and another house with nineteenth century origins at no. 50, the historic character of the Inner Park Road part of the conservation area appears this time to be the creation of one mind: Alfred J. Styles.

**5.19** Styles definitely developed 12 of the 14 surviving 1930's houses in the road, including those in the cul-de-sac section. As with his 4 houses in Kingsmere Road, all the building notices were submitted in 1936. The notices refer to the Albermarle Estate, since the land was released from the Victorian house of that name (Albermarle Lodge) fronting Wimbledon Common on Wimbledon Parkside.

**5.20** As noted before, not much is known about Styles, although research suggests he was a bricklayer by trade, as was his father before him - both of them born in small villages in Kent. Moving to Wimbledon some time between the ages of 12 and 22, Alfred Styles junior clearly remained an admirer of the Kentish country village, since all his houses were inspired by the vernacular architecture of Medieval hall houses. This made good commercial sense, since many influential master architects of the time were themselves inspired by it and built new country houses for wealthy Edwardian gentlemen in this style. In their turn, middle class house buyers followed this lead.



Figure 23 : 34 Inner Park Road



Figure 24 : 34 Inner Park Road - showing the integral double garage

**5.21** Styles gives his address on some of the building notices submitted in early 1936 as a house called "Goudhurst", in nearby Somerset Road, SW19. It is clear that he was not a one-man building business as he submitted more than a dozen building notices each year in both 1936 and 1938 in this conservation area alone.



**5.22** The houses that he produced are all robust examples of their type. Built of dark red facing brick under huge, steeply pitched clay tiled hipped roofs, traditionally detailed with hip and bonnet tiles and a range of vernacular decorative wall finishes: for example a white render and artfully half timbered projecting gabled central bay on no. 34 (similar at no. 46).



**Figure 25 : 36 Inner Park Road**

**5.23** All the houses were built with large integral garages. And whereas in the early 1900's the first "motor homes" were usually tucked away, and treated as utilitarian and secondary, Styles' garages are a prominent part of the elevation, often projecting forward of the principal building line.

**5.24** East Lodge, at the junction of Inner Park Road and Glen Albyn Road represents a remnant of the area's pre-1930's history. It was one of two entrance lodges (and judging by its plan form on historic ordnance survey maps also a stables or gardener's store) to a late Victorian country house called Park House. The south lodge also survives, at the far end of Inner Park Road, at the junction of Chobham Gardens. Although extended this building is in much better condition, still retains its distinctive gate lodge appearance and has some delightful architectural details. Part of the original estate boundary wall also survives.



**Figure 26 : East Lodge seen from Glen Albyn Road**



**Figure 27 : South Lodge**

**5.25** Both these buildings are of special local interest for the way they link to the Victorian history of the area, signalling the extent and status of the country estates that were the first residential development on this land, and on which the road pattern and lavish treescape of the current area are based.

## Victoria Drive



Figure 28 : 85 Victoria Drive

exposes the basic simplicity of the Styles houses.

**5.26** The four houses at 79 to 85 Victoria Drive are all believed to be by A.J. Styles. They appear on one of his drawings for houses in Albert Drive, submitted as part of a Building Notice in 1938. The plan form, the roofscape and the elevational details are all similar to his houses in Inner Park Road. However, while no. 85 benefits from a huge Oak tree on the pavement outside, this group have less in the way of large scale greenery than some other parts of the area and this, coupled with the high front boundary walls here,

**5.27** The five houses opposite at 84 to 92 also have all the hallmarks of Styles' work, but with rather more effective use of decorative details; for example large areas of herringbone brick infilling timber framed, projecting gabled bays at both 86 and 88, with tile hanging between the bays at no. 86. No. 86 also has a lower, traditionally detailed wall with a brick soldier course pattern (as does no. 84).

**5.28** One of this group is now smooth rendered and has concrete tiles on the roof. Changes such as this diminish the special architectural interest of the area, as they will not weather and age as agreeably as natural clay tiles and brick.



Figure 29 : 79-81 Victoria Drive



Figure 30 : 84-86 Victoria Drive



## CHARACTER AREA 2: Princes Way and Woodspring Road

### Princes Way

**5.29** While the whole of the conservation area consists of substantial houses on substantial plots, Princes Way (originally Princes Road) is in many ways distinct, because it has an even more generous scale than the other roads. It was mostly developed before the Kingsmere Road character area and as so often happens, the grand scale evident here was somewhat reduced when the later developers moved in.



**Figure 31 : The tree lined Princes Way**

**5.30** Perhaps its most distinctive feature is not the houses at all, but the treescape - the array of magnificent mature trees, both within the large front gardens, and also on the grass verge on the east side, where the survivors of an historic avenue of Lime trees still marches up the hill towards Albert Drive. Further up the hill the avenue survives on both sides of the road culminating in a magnificent Oak on the pavement at the junction with Albert Drive completing a green vista.

**5.31** Princes Way, together with the section of Wimbledon Park Road between Princes Way and Victoria Drive became available for development in one 3.5 acre parcel, known as the Fernwood Estate, after the Victorian House from which it was sold off. A Building Erection Notice was submitted in February 1932 by C.F. Kearley Ltd of London W1 for one house in Wimbledon Park Road and one in Princes Way - the current no.100. Although identical in plan form, one is labelled "Type A", the other "Type B". The Type A was the now demolished no. 414 Wimbledon Park Road and this was an ambitious Tudorbethan style house with a half-timbered projecting bay, a sweeping hipped roof with dormers and leaded light casements. The Type B, no. 100, also features extensive "black and white" half timbering.



**Figure 32 : 100 Princes Way, the 'Type B' house by C.F. Kearley and one of several mock timber houses in the road**

**5.32** No other Building Notices have been traced for the other houses in Princes Way, so there is no documentary evidence but nos. 92 and 94 were originally identical in plan form to these two, and although different in elevational form and detail, are

broadly similar so they were probably the work of the same developer. Nos. 86 and 88 also have identical (or very similar) plan forms while 96 and 98 are slightly more compact versions, so the whole of this side may well have been a co-ordinated project.



Figure 33 : 86 Princes Way - Georgian Revival style

**5.33** However many different developers were actually involved, the buildings of Princes Way are slightly more architecturally diverse than the those of the Kingsmere Road / Inner Park Road character area. Princes Way includes Georgian revival, mock-Tudor and a high proportion of rendered walls, most notably on an International Style house at no. 90 (now locally listed). Each house on the west side (even numbers), while possibly by the same developer, shows some variation from its neighbours, either in the shape of a roof element (i.e. hipped or gabled projecting front bay) or the choice of roofing tile or the application of elevational materials.

**5.34** Although Princes Way certainly features no buildings by A.J. Styles and nothing that really uses his particular simple blend of English vernacular, there is still an array of elements drawn from Medieval or Tudor manor houses and rural cottages: elaborate brick chimney stacks, some with diaper work; steeply pitched tiled roofs; tile hung and half timbered "black and white" walls; casement windows with leaded lights; some of which are adapted to suit the 1930's construction world - for example "Snowcrete render" and Critall windows.



Figure 34 : The Victorian villa at no. 73

**5.35** Not all the houses are particularly distinguished in terms of architectural quality. In a few cases their designs were neither particularly original and creative nor masterly exercises in historic pastiche.

**5.36** No. 71 Princes Way is a 1950's addition, slotted in between the 1930's houses. Its only merit is that it is low at the front and its principal bulk is well set back from the street.

**5.37** No. 73 is a small Victorian villa from the late nineteenth century, recently extended.

**5.38** A number of the houses in Princes Way have been extended at the side. Although all the houses originally made provision for motor cars, (the 1940's edition of the Ordnance Survey clearly shows large double driveways) this has not always been adequate for modern lifestyles. Some extensions have been for more garaging.

**5.39** This has not yet completely eroded the spacious feel of the road, and substantial gaps still exist. However, even though the materials and general form of these extensions has been reasonably well matched to the original houses, there is still a risk that a street distinctive for its grand, detached houses, could take on the appearance of a continuous terrace.

### Woodspring Road

**5.40** Woodspring Road is a 1930s road, overlaid onto the "Oaklands" estate, specifically to allow the development. This short new road curves gently and rises quite steeply up from Wimbledon Park Road to Princes Way. The magnificent Holm Oak at no. 8 (a house appropriately named "Trees") is almost certainly a survivor of "Oaklands" estate.



Figure 35 : Houses on Woodspring Road

**5.41** As in Princes Way, the houses here are architecturally diverse and feature a number finished in 'modern' white render, as well as traditional dark red brick, including the misleadingly named "Little Gables" (which has in fact *large* 'Dutch' gables facing the road) and "Blue Ridge" (notable for the blue-green pantiles on the roof).

**5.42** No. 12 Woodspring Road is a later insertion. Although architecturally of no special interest, it is well set back and not intrusive.

**5.43** The lower end of Woodspring Road, towards the junction with Wimbledon Park Road, features generous side and rear gardens with mature trees.



Figure 36 : "Little Gables", 7 Woodspring Road



## **CHARACTER AREA 3: Wimbledon Park Road and Bedgebury Gardens**

### **Wimbledon Park Road**

**5.44** Wimbledon Park Road has some of the oldest (non Victorian) houses in the conservation area, dating from 1929, as well as some of the newest.

**5.45** As elsewhere, the houses were obviously aimed at reasonably well-to-do occupiers, as almost all included integral garages at a time when car ownership was still a luxury. The group is quite varied, with a number of individual designs. Overall they still draw heavily on traditional vernacular details and red brick and pitched roofs predominate. There is some use of painted rough cast, and nos 406 and 404 nicely illustrate the contrasting use of render within different styles from the same period. No. 406 is a traditional red brick house with a semi-circular bay topped by a half timbered gable. The upper storey is finished in smooth render. No. 404 is clearly inspired by the Modern Movement, being entirely in white render, with crisp, square proportions and a tall, elegant staircase window above the front door - but it still has a pitched roof covered in clay tiles.

**5.46** The houses here are mostly well maintained and little altered, although No. 408 has a new addition, a small but rather too square front dormer window sitting uneasily between the points of the twin gabled bays.

**5.47** At no. 400 there is a modern pair of semi-detached houses.

**5.48** No. 394, on the corner of Woodspring Road has a traditional close boarded timber fence with hit and miss patterns beneath the capping. Unfortunately in poor condition, this is one of the few remaining rustic boundary fences in the area. The house is one of the red brick, red tiles and lattice windows type that form around half of the houses in this sub area.

**5.49** A similar house with a similar boundary fence sits on the opposite corner - this is no.1 Woodspring Road.

**5.50** 390 and 388 are a distinctive pair built in grey/buff brick with quaint, steeply pitched roofs and tall, closely spaced chimney stacks, like a doll's house. Both feature distinctive windows with strongly horizontal emphasis.

**5.51** No. 382 Wimbledon Park Road is a much later house.





**Figure 37 : 386 Wimbledon Park Road**



**Figure 38 : 390 Wimbledon Park Road**



**Figure 39 : 394 Wimbledon Park Road**



**Figure 40 : 400 Wimbledon Park Road**



**Figure 41 : 404 Wimbledon Park Road**



**Figure 42 : 406 Wimbledon Park Road**

## Bedgebury Gardens



Figure 43 : Bedgebury Gardens

**5.52** Bedgebury Gardens is a pleasant, green 1950's cul-de-sac - an incomplete venture, by A.J. Styles, named after Bedgebury in Kent (just south of Styles' home village of Goudhurst) intended to be 10 detached houses – and known as the “Ambleside Estate”. Only two were built as planned before the land was taken over by others, building smaller houses; only one side of the cul-de-sac was completed.

## CHARACTER AREA 4: Albert Drive

**5.53** The 1930's houses in Albert Drive form two distinct events in the townscape.

**5.54** Nos. 56-60 and 64-70 Albert Drive (originally Albert Road) were built in 1938 by A.J. Styles, again on part of the estate of “Oaklea” (a grand Victorian house). No. 56 marked the edge of the overall plot. The gap between no. 60 and no. 64 was not built on until after 1950; Styles planned a house which would have been no. 62, but the gap was also originally intended to accommodate an access road from Albert Drive to serve the rest of the land released for development.

**5.55** Again, mature greenery contributes greatly to the quality of the group – a willow at no. 62, poplars at nos. 64 and 68; laurel hedges on the grass verge; there are limes at and a holly hedge. While these are positive features in the street scene, they do, in places, tend to hide the buildings themselves from easy, direct views.

**5.56** Closer examination reveals that the seven houses by Styles are all in his favoured Old English Revival / Kentish village vernacular, displaying the same basic form but with a small vocabulary of decorative wall finishes employed, i.e. waney edged boards on gables and half timbering on white in between bays.

**5.57** Building Notices for six of the houses were submitted by Styles in 1938, one in 1939. Styles used the same plan and different elevations for several of these houses. For example, nos. 58 and 68 are essentially the same, although looking very different today as no. 58 is white painted render with blue window frames (still featuring diamond



leaded lights as shown by Styles) while no. 68 is in red brick (also with diamond leaded light pattern). And while no. 58 has retained its original garage, at no. 68 it has been converted to living space.

**5.58** Nos. 60, 66 and 70 were also triplets when conceived. Throughout his work in the area, with around 30 houses known to be by him, Styles deployed quite a narrow range of house plans and elevational treatments, (for example varying between diamond pattern leaded lights and vertical rectangles, both of which can be seen in this group of seven) sticking to what was obviously a tried and tested and presumably financially successful formula.

**5.59** No. 64 is notable for the arrangement of the entrance door at an angle to the main plan. This makes sense when one remembers that it was originally planned to have an access road adjacent to no. 64, and this would have become a corner house.



Figure 44 : 64 Albert Drive

**5.60** Nos. 75 and 77 are not stylistically of a piece with the Kingsmere / Victoria / Inner Park Road houses. No. 75 is not only much bigger than the typical Styles house, but is an example of what was considered a modern house type in 1930's England; comfortably familiar with its pitched roof, but with boldly painted rendered elevations, metal windows & balcony, and striking green glazed pantiles. (This style was popular at seaside resorts and is sometimes called "Hollywood Moderne", for its associations with Californian movie stars.)

**5.61** There is currently a suitably bold new boundary at no. 75, featuring white rendered gate piers and dwarf wall with gates and fence made from simple hardwood balusters. This would definitely not be suitable for the Old English houses in the area, but suits this Moderne style property well.

**5.62** The house at no. 77, by contrast is stolidly traditional, with its stripped down classical style and simple plan form.

**5.63** Different as they are, these two houses nevertheless do help reinforce the 1930's "event" at this point in Albert Drive.

**5.64** The second "event" consists of two small groups of four houses each, staggered on either side of the road. The four at 51-57 were redeveloped on the site of a single Victorian house and its grounds. No. 51 is a fairly typical exercise in traditional Old English, if not the twin, a close relation of no. 30 opposite.

**5.65** No. 53 is a smaller version of no. 75, with its white rendered walls and simplified Greek classical door surround. No. 55 by contrast has a Georgian style pedimented doorcase and vertical sliding sash windows - a sort of lightweight Georgian popular in the 1920's.



Figure 45 : 30 Albert Drive



Figure 46 : 26 Albert Drive

**5.66** No. 57 is back to Old English, with leaded lights and a number of reasonably sensitive roof additions and alterations, including a simple front dormer window which, although thankfully well proportioned, would have been even better using traditional detailing i.e. tile hanging. This house has some black and white half timbering.

**5.67** Nos. 24-30 all date originally from 1934 and 1936 although there is a building notice referring to post-war reconstruction, dated 1948, in respect of no. 30. Whatever the extent of this rebuilding may have been, nos. 24 and 30 are almost identical, (no. 30 lacks a chimney stack) in the favoured Old English Revival vernacular, but the building notices were not submitted by A.J. Styles. Unsurprisingly, this type of house was popular before Styles moved into the area.

**5.68** No. 26, originally designed by an architect, W.J. Pierre-Hunt, with an upper storey in white render with black timbers, may also have been rebuilt post war. Certainly the

house we see today lacks some of the timbers shown on the submitted drawing and the windows have been changed.



## CHARACTER AREA 5: 110-120 Victoria Drive

**5.69** The land on which the group of buildings at the southern end of Victoria Drive (nos. 110-120) stand, originally formed part of the "Queensmere Estate". This was a development of 29 plots - 9 on Queensmere Road, 7 on Bathgate Road and 13 on Victoria Drive. (See the Bathgate Road Conservation Area Appraisal.) Development started in 1923. Consequently this group includes two of the oldest (post-Victorian) houses in the conservation area, dating from 1927. One is by the "Architect to the Estate", Harold E. Moss, almost the only one of his to survive bomb damage and redevelopment, but the others are by various hands, including at least one, much later (in 1936) by the ubiquitous Styles.

**5.70** Hence, while there is a certain consistency of approach, in that they are all substantial detached houses set behind the original 30 foot building line, there are probably more later additions and alterations to this group than anywhere else in the area. Not all the changes have been entirely sympathetic to the original character.

**5.71** One of the group, which has rendered walls, is currently painted pink. Another has white painted brickwork, another cream. Painting brickwork is not advisable, for structural, weathering reasons, as well as aesthetic ones.



Figure 47 : 120 Victoria Drive

**5.72** As with so much of the area, mature trees and greenery visually somewhat overwhelm the houses.

**5.73** Mature trees on the Council estate opposite, once part of "Fernwood's" boundary planting, plus the hedges, mostly holly, contribute much to street character, most notably a huge Oak tree that arches over the roadway opposite no. 120.

## Materials and details

**5.74** This section gives a brief overview of materials and details that are typical of this conservation area or are particularly special. All of the items in this section should be looked after and reinstated wherever possible if lost. Planning permission may be required for some alterations, so you are advised to check with the planning service before undertaking any external works.

**5.75** This conservation area has a highly consistent set of buildings, falling into two main stylistic groups, each using a limited palette of materials and architectural details, but there are some subtle variations that should be respected.

**5.76** As described in previous sections, with a handful of exceptions, the houses in the conservation area all date from between 1927 and 1939. Although there are a good selection of houses designed to look more contemporary, the majority of them can be described for convenience as Old English or Vernacular Revival. Consequently the majority of them use good quality red brown facing bricks and red clay tiles (possibly from the Dorking Brick Co) and feature traditional joinery details such as Oak front doors and garage doors.

**5.77** At least one architect's drawing specifies "Dorking facings" for the bricks (a name also noted on the bricks of a front boundary wall) and "Dark, sand faced tiles"; At the rear, the upper parts were to be in "Snowcrete render".



Figure 48 : Waney edge boarding



Figure 49 : Original timber garage door with side hinges

**5.78** Another part of the Old English vocabulary, inspired by the vernacular architecture of manor houses and country cottages consisted of various forms of essentially decorative wall finishes: tile hanging (in small tiles to match roofs); half timbering (invariably black timbers on a white rendered ground); waney edge (i.e. roughly finished, "rustic") timber boards - usually on gable ends; and render, usually painted a pale colour and sometimes finished to a rough surface.

**5.79** The windows are predominantly cottage style casements (i.e. opening on hinges at the side) but being the 1930's, many of them were originally Crittall metal windows. Occasionally leaded lights were used to accentuate the medieval cottage character, arranged either in vertical rectangles or 'on the diamond' i.e. with the lead comes running diagonally. Vertically sliding sash windows only occur on the principal elevations of the small number of houses using stripped down classical/Georgian motifs.



**Figure 50** : Crittall windows with steel glazing bars and small square panes



**Figure 51** : Bay window with metal frames and small square leaded lights



**Figure 52** : Oak front door with arch brick surround



**Figure 53** : Another oak front door, this time recessed under a low roof

**5.80** The exceptions to this predominant Old English type are the houses where the designs incorporated elements of more modern thinking, some inspired by the International style - which essentially meant using pale coloured render as a wall finish.



rather than brick. Even these were still mostly topped with steeply pitched roofs, but using green or blue/green glazed pantiles instead of plain (i.e. flat) red clay, in a style sometimes called "Hollywood Moderne".

**5.81** While the houses that were originally rendered should be painted, original brickwork should not be. Painting brick prevents the normal wetting and drying out cycle which is part of an English building's life, and can lead to structural problems when dampness inevitably finds its way under the paint and saturates the bricks. Equally, in terms of the appearance of the conservation area, painting the good quality red brick is detrimental to the special architectural interest.

**5.82** These more modern houses also used metal framed windows, but simpler and often with a horizontal emphasis to the glazing bars.

**5.83** There are examples of good original dormer windows on some of the houses in this area, notably those designed by A.J. Styles. Where they have been added, however, they are often overlarge and not traditionally detailed. Planning permission is needed for any roof extension.

**5.84** Most of the houses feature simple, yet tall, slender, prominent chimney stacks. These are a most important feature and should never be removed. Where structural problems occur, they should be repaired, or if necessary, dismantled and rebuilt in replica.



**Figure 54 : Timber gate on Woodspring Road**



**Figure 55 : Timber gate and fence on Inner Park Road**



## 6. CONCLUSION AND ASSESSMENT OF CONDITION

**6.1** The most important special characteristics of this conservation area, namely spaciousness and "green-ness" have survived very well the pressures of modern life. Indeed the trees and other greenery seem to have thrived and have undoubtedly grown more impressive and visually significant over the years.

**6.2** The spacious quality of the house plots has remained uncompromised, partly because of the way later adjacent development and the original street layout provide almost no opportunities for infill development between existing houses or in rear gardens with a frontage to another street.

**6.3** Some interest has been expressed in developing new houses in Princes Way, which is the street with the most widely spaced original buildings. This has been resisted. A large side extension has been built at no. 92, but otherwise, owners seem to value the spaciousness of their plots and the general street pattern.

**6.4** Since all the houses were built to accommodate motor cars they have had highway accesses since the day they were built, so there has been little or no loss of front boundaries for this reason.

**6.5** Front boundaries have, however, suffered from efforts to "improve" over the original. This has entailed either replacing a timber fence with a brick wall, or increasing the height of a low brick wall. The character of Inner Park Road and parts of Victoria Drive suffers as a result of excessively high, poor quality boundary walls. In some cases mediocre metalwork has been introduced.

**6.6** Many of the houses originally had timber fences, reflecting their suburban character. Some did have brick boundary walls, notably those by A.J. Styles and there are still many examples of these good quality brick walls, matching the brickwork of the houses, but low in height. These walls should be retained unaltered. Where privacy is an issue, hedges can supplement low walls, but again, should not be allowed to dominate the appearance of the street or make the street feel gloomy and unsafe.

**6.7** Some houses have inappropriate replacement windows, with thicker, less elegant frames and opening lights than the originals. Nearly all the houses originally had casements, some metal framed, and it should be possible for modern versions to replicate these quite closely. Where care has been taken over the details and opening patterns, replacements are not so discordant as in other conservation areas where Victorian vertical sliding sashes are replaced with different designs. Metal casement windows are still available and can be obtained with double glazing and draught seals. These will always be preferable to any alternative designs.

**6.8** Almost without exception, the houses still have natural clay tiled roof coverings and there are only a few inappropriate, out of scale box-like dormers visible from the street.

**6.9** There are some street signs and road markings that are visually discordant. When these are due for replacement, more sympathetic designs should be used.

## 7. 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.

There are no listed buildings in Victoria Drive Conservation Area.

### Locally listed buildings

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

The following buildings within the conservation area were locally listed on 2.03.2009:

#### 90 Princes Way

This substantial part two storey, part three storey detached house is the best example in the conservation area of modern architecture in the 1930's. Clearly an exercise in the "International Style", its asymmetrical elevation is composed of flat-roofed, cubic forms, with characteristically large, horizontal windows - slender framed, metal, Critall type - finished in white render. Architecturally distinct and a bold exception to the general predominance of traditional styles; this embodies the true spirit of the thirties.



Figure 56 : An example of the International style at 90 Princes Way

#### East Lodge, Inner Park Road

This two storey building, originally L shaped in plan, with three distinct elements, is more substantial than the simple South Lodge, suggesting a multiple original use. The west end has the characteristic single storey bay window that, like the corresponding



bay on South Lodge, overlooked the estate driveway. The central, lower range is topped by a huge square ventilator turret, with a splendid, lead covered tented roof topped by a weather vane. The louvres of this turret, designed to vent stale air and draw in fresh air show that this was probably a stable. The east end is the longest range, again two storeys. The map of 1896 shows extensive glass houses stood to the rear of this building. It probably combined storage for equipment with accommodation for gardeners and ostlers. Although most of the windows have now been changed and some alterations made to the brickwork, this is still an interesting survivor of Victorian grandeur, full of character.

### **27 Inner Park Road**



**Figure 57 : 27 Inner Park Road**

Like its neighbour at no. 29, this is an elegant, mid nineteenth century classical villa. Detached, double fronted, 3 storeys in yellow brick with crisp stucco details and a shallow pitched hipped slate roof. The windows have intricate glazing bar patterns and tall, ornate chimney stacks at each corner to give a composition of slender vertical proportions. The original two storey coach house stands to the north. This is an architecturally distinguished survival from the Victorian period of the area's history.

### **29 Inner Park Road**



**Figure 58 : 29 Inner Park Road**

Essentially similar to no. 27, with the same well proportioned combination of classical architectural features. Where no. 27 has a projecting single storey stucco portico, no. 29 has projecting square stuccoed tripartite bay windows. The two houses form a small but strong composition.

### **South Lodge, 45 Inner Park Road**

This building was originally the gate lodge to a large, late nineteenth century residence called Park House. It has been substantially extended, but retains its original essentially cottage look when viewed from the road and has a wealth of good quality architectural details, including fine brickwork and roof features. Essentially single storey plus attic. The original serpentine boundary wall survives.

## PART TWO: MANAGEMENT STRATEGY

## **1. Introduction**

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

**1.2** The issues discussed here have emerged from the conservation area appraisal process and were made available for public consultation in November and December 2008 before being approved by the Council's Executive on 2 March 2009.

### **Boundary review**

**1.3** As part of the conservation area appraisal in 2008-09, the boundaries were reviewed and the conservation area was extended to include two lodges and several groups and avenues of trees that formed part of the earlier parkland that the houses were built in. This has also served to link the groups of houses into a more coherent area.

### **The planning process**

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

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

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

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



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

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

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

### **Heritage assets**

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

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

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

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

### **Communication with residents**

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

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

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

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

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

[www.wandsworth.gov.uk/planning/conservation](http://www.wandsworth.gov.uk/planning/conservation)

### **Guidance on alterations to buildings**

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

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

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

### **Enforcement**

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

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

[http://www.wandsworth.gov.uk/faqs/1003/planning\\_enforcement/answer/158/how\\_can\\_i\\_report\\_a\\_breach\\_of\\_planning\\_control#a158](http://www.wandsworth.gov.uk/faqs/1003/planning_enforcement/answer/158/how_can_i_report_a_breach_of_planning_control#a158)

## Listed buildings

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

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

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

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

## Locally listed buildings

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

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

**1.30** The full Local List can be seen on our website:

[www.wandsworth.gov.uk/downloads/200129/locally\\_listed\\_buildings](http://www.wandsworth.gov.uk/downloads/200129/locally_listed_buildings)



## Archaeology

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

## Trees

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

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

**1.34** The following guides are available on the web page below

- Trees and the Law
- Tree Care
- Tree Planting
- Tree Surgeon's contact details
- Our Tree Strategy

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

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

**1.36** In Victoria Drive Conservation Area the trees and green space are an essential part of the evolution of the area and it is important that mature trees, in particular, are managed and retained. The replacement of non-native species, such as Leylandii, would generally be welcomed if they are replaced with native broad leaved trees, subject to the consent procedures given further on.

**1.37** This conservation area is one of the few parts of the borough where there is scope for forest sized trees to be comfortably accommodated without causing problems. Oak, Beech, Lime and Yew trees all feature strongly in the treescape. Of the smaller trees, Holly is also conspicuous.

**1.38** Ideally, replacement trees of the same species should be grown alongside existing ones to ensure that, when a mature tree finally needs to be replaced, the loss is not so noticeable. This is particularly important for the avenues of Limes in the street verges.

**1.39** Green space is extremely important in creating a peaceful and attractive environment that complements the hard architecture of the houses. The Council will therefore resist development on green space such as front and rear gardens or the covering of front garden space with hard surfacing. Maintaining lawns, shrubs and other long lasting plants will be encouraged.

## **Streetscape**

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

## **New development in the conservation area**

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

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

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

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

## **Grants**

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

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

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

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

### **Section 106 agreements**

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



## 2. Conservation area guidance

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

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

### Reinstatement of missing features

**2.3** Throughout this section and the character appraisal you will find items in your conservation area that are important to the character of the area, but may be missing from your property. Wherever possible, try to reinstate missing features from small decorative detail, through to metal framed windows. Grants may be available to help you do this. See the Grants paragraph in the previous section.

### Windows

**2.4** Windows are predominantly casements, originally metal framed with leaded lights. It is important that this type of window is retained in the conservation area to maintain the unity of the houses. Where lost, owners are advised to reinstate this type of window taking care to faithfully replicate the details and dimensions such as the width of the frames and the design of the leaded lights. Upvc windows usually fail to replicate original detail sufficiently and are not recommended.

### Front doors

**2.5** Original front doors have almost always been retained. If for any reason a door needs to be replaced, always fit a replica of the original. In the rare event that your house does not have its original door, find another house in your street that has the same original features as yours and ask a joiner to copy their door, if original. Doors are usually varnished if made of hardwood (e.g. oak) or painted, if made of other, less durable timber. Draught proofing and security measures can all be fitted to original doors. Modern materials such as upvc are out of keeping.

## **Roofs**

**2.6** Roofs are generally dark red/brown natural clay plain tiles in the conservation area and should therefore be recovered in natural clay tiles when renewal is needed. Where it is the fixing nails rather than the tiles themselves that have failed, consider keeping and reusing as many good tiles as you can. Roof extensions should be designed to complement the character of the house. A small hipped dormer with casement windows could be appropriate on the vernacular-inspired houses of this conservation area. Box dormers that cover the entire roof are less attractive externally and interrupt the pitched roofscapes.

## **Chimneys**

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

## **Front gardens and boundaries**

**2.8** Front gardens and their boundary treatments represent a small area of open space that is part private and part public. The planting in gardens is important in creating a softening effect on the surrounding hard architecture. Front gardens should therefore be kept planted and hedges are recommended. Boundary treatments are often in the form of simple feather edged fences which need replacing due to their short life span. It is inappropriate to replace a fence with a brick wall or railings or even to raise the height of the boundary as these disrupt the uniformity of the street.

## **Extensions**

**2.9** 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 original intention to give quality to the street by creating spaciousness between the houses.

## **New buildings**

**2.10** 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.

**2.11** There are no opportunities in this conservation area 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.

**2.12** There are a small number of inappropriate later inserted houses where it may be possible to enhance the area by replacement. Only suitably scaled, well designed schemes will be recommended for approval and all proposals for new buildings should benefit from discussions with the Conservation and Design Group before submission.

### **Sustainability and Energy Efficiency**

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

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

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

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

### **Planning permission**

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



### **3. What works require consent**

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

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

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

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

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

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

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

**3.5** The following works require planning permission:

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

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

### **Works to commercial buildings**

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

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

### **Conservation area consent**

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

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

### **Works to trees**

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

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

**Further information can be found at:**

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**or contact Wandsworth's planning teams on 020 8871 6636**

**or the Conservation & Design Group on 020 8871 6646 / 6645**

## 4. How to make a planning application

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

### Application forms

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

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**4.3** Forms are also available to print from our website:

[www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm](http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm)

### Making your application

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

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

### Design & access statements

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

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

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

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

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

### **Planning policy**

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

### **Pre-application advice**

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

### **How long does it take?**

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



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

### **Building control**

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

## FURTHER INFORMATION & CONTACTS

## Further information

### Council publications

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

[www.wandsworth.gov.uk/downloads/200074/planning](http://www.wandsworth.gov.uk/downloads/200074/planning)

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

### Government & English Heritage publications

Many of the following documents are available from:

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**Planning: A Guide for Household**

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

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

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

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

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

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

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

### Books

**Wimbledon Park, From Private Park to Residential Suburb** by Bernard Rondeau, published by the author, and available from Wimbledon Library

**The 1930s House Explained** by Trevor Yorke (Countryside Books)

**The 1930s Home** by Greg Stevenson (Shire)

**The 1930s House Manual**, by Ian Rock (Haynes)

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

**Building Conservation Directory**. Available from Cathedral Communications 01747 871717 or [www.buildingconservation.com](http://www.buildingconservation.com)

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

**Informed Conservation** by Kate Clark. Available from English Heritage

**Old House Care and Repair** by Janet Collings (Donhead) [www.oldhouse.info](http://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 Victorian Society Book of the Victorian House** by Kit Wedd. Available from the Victorian Society

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

### Useful organisations and websites

#### Organisation

Planning Portal

Planning Aid for London

#### Website / Phone number

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

[www.planningaidforlondon.org.uk](http://www.planningaidforlondon.org.uk)

020 7247 4900



## Organisation

## Website / Phone number

|   |  |
|---|--|
| Funds for Historic Buildings  | <a href="http://www.ffhb.org.uk">www.ffhb.org.uk</a>   |
| HELM: Guidance on the historic environment from across the country compiled by English Heritage                         | <a href="http://www.helm.org.uk">www.helm.org.uk</a>   |
| English Heritage  | <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>   |
| <ul style="list-style-type: none"><li>• London Region</li><li>• Customer Services (publication requests, etc)</li></ul> | 020 7973 3000<br>0870 333 1181   |
| Georgian Group  | <a href="http://www.georgiangroup.org.uk">www.georgiangroup.org.uk</a><br>087 1750 2936  |
| Victorian Society   | <a href="http://www.victoriansociety.org.uk">www.victoriansociety.org.uk</a><br>020 8994 1019                                      |
| Twentieth Century Society   | <a href="http://www.c20society.org.uk">www.c20society.org.uk</a><br>020 7250 3857  |
| Society for the Protection of Ancient Buildings (SPAB)  | <a href="http://www.spab.org.uk">www.spab.org.uk</a><br>020 7377 1644  |
| SAVE Britain's Heritage   | <a href="http://www.savebritainsheritage.org">www.savebritainsheritage.org</a><br>020 7253 3500                                    |
| Images of England: Details and pictures of listed buildings nationwide  | <a href="http://www.imagesofengland.org.uk">www.imagesofengland.org.uk</a>   |
| Pastscape: information on archaeological and architectural heritage   | <a href="http://pastscape.english-heritage.org.uk/">http://pastscape.english-heritage.org.uk/</a>                                  |
| Climate Change and Your Home: information about energy efficiency in old houses   | <a href="http://www.climatechangeandyourhome.org.uk/live/homepage.aspx">www.climatechangeandyourhome.org.uk/live/homepage.aspx</a> |
| Building Conservation Directory: Articles and specialist craftsmen  | <a href="http://www.buildingconservation.com">www.buildingconservation.com</a><br>01747 871717                                     |
| Work out your carbon footprint  | <a href="http://carboncalculator.direct.gov.uk">http://carboncalculator.direct.gov.uk</a>  |
| Heritage Gateway: comprehensive national and local historic environment resources                                       | <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>   |
| Wandsworth Historical Society   | <a href="http://www.wandsworthhistory.org.uk">www.wandsworthhistory.org.uk</a>   |

## Public archives

### Wandsworth Heritage Service

Battersea Library

265 Lavender Hill  
SW11 1JB  
Tel: 020 8871 7753

Email: [heritage@wandsworth.gov.uk](mailto:heritage@wandsworth.gov.uk)  
See the Council's website for opening times.

**London Metropolitan Archive**

40 Northampton Road  
Clerkenwell  
London  
EC1R 0HB

Website: [http://www.cityoflondon.gov.uk/Corporation/  
LGNL\\_Services/Leisure\\_and\\_culture/Records\\_and\\_archives/](http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Leisure_and_culture/Records_and_archives/)

**Victoria Drive Conservation Area Residents Association**

Chairman: Michael Wellby. 2 Kingsmere Road, SW19 6PX. 020 8788 6722

Secretary: David Devons. 31 Inner Park Road, SW19 6DF. Tel: 020 8789 4904

## Council contacts

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

**Tel: 020 8871 6000**

**Email: [boroughplanner@wandsworth.gov.uk](mailto:boroughplanner@wandsworth.gov.uk)**

### Council Contacts

|   |  |
|---|--|
| General planning enquiries  | 020 8871 6636  |
| Development Control   | 020 8871 7657  |
| Conservation & Design Group   | 020 8871 6646 or 6645  |
| Conservation & Design Group (trees on private land)   | 020 8871 6631  |
| Planning Enforcement Group  | 020 8871 6643  |
| Building Control  | 020 8871 7620  |
| On Street Services Office (to report street defects, graffiti, refuse & recycling problems) | <a href="http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm">www.wandsworth.gov.uk/Home/EnvironmentandTransport/StreetDefects/default.htm</a> |
|   | or   |
|   | 020 8871 6708  |
| Arboricultural Service (trees on Council land)  | 020 8871 6370  |





This document was approved by the council's executive on 2 March 2009. Further copies are available on our website.

[www.wandsworth.gov.uk/planning/conservation](http://www.wandsworth.gov.uk/planning/conservation)

**If you have questions about this document  
or if you need it in an alternative format  
(e.g. Large print, Braille or audio tape)  
please call (020) 8871 6646.**



Technical Services Department  
Wandsworth Council