

WANDSWORTH COMMON CONSERVATION AREA APPRAISAL: J)  
Bolingbroke Grove



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## **CONSERVATION AREA APPRAISAL**

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## 1 Introduction

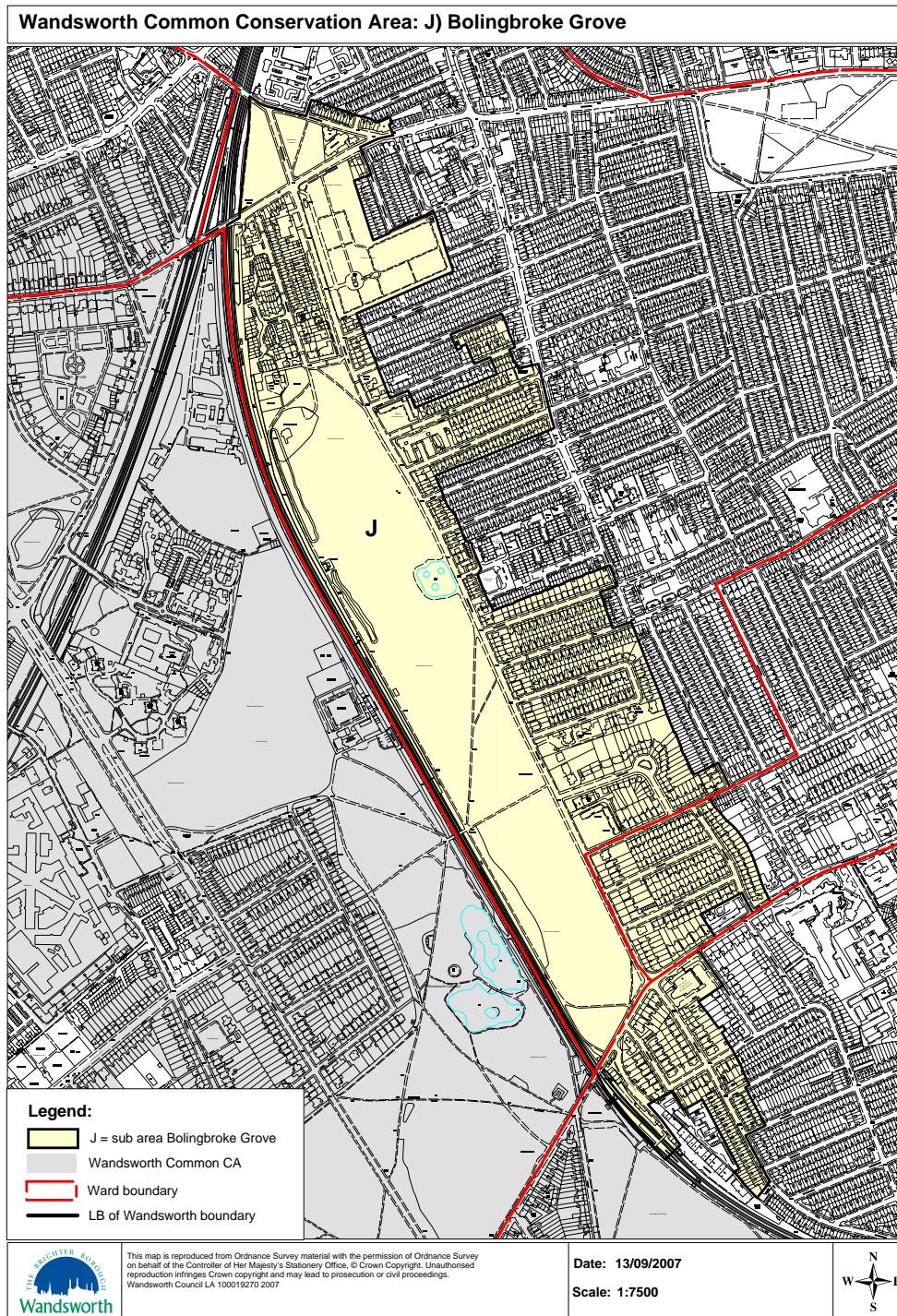
**1.1** This document identifies and appraises the special architectural and historic characteristics of the Wandsworth Common Conservation Area Sub Area J: Bolingbroke Grove. It is in two parts: a Conservation Area Appraisal and a Management Strategy. The Conservation Area Appraisal provides information regarding the special interest of the Conservation Area. The Management Strategy gives specific planning guidance and enhancement advice.

**1.2** Conservation areas were introduced by the Civic Amenities Act 1967 to safeguard areas of "special architectural or historic interest." Wandsworth Common Conservation Area was designated a Conservation Area on the 2nd January 1986 and further extended on 24th May 1989.

**1.3** This Appraisal has been produced in accordance with government guidelines in PPG 15, and the English Heritage Guidance notes of August 2005. These state that local planning authorities need to define and record the special interest, character and appearance of all conservation areas in their care. The intention of this Appraisal is to provide clearly defined analysis of the character and appearance of the Wandsworth Common Conservation Area Sub Area J: Bolingbroke Grove, which is defensible on appeal, and can be utilized in development control decisions. In addition, the Management Strategy addresses issues, which have been identified in the character appraisal, for the enhancement and preservation of the conservation area. This document was made available for public consultation in October 2007. It was approved by the Planning and Transportation Overview and Committee on 3 March 2008.

**1.4** It is important to note however that no appraisal can be completely comprehensive and the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.

## WANDSWORTH COMMON CONSERVATION AREA APPRAISAL: J) Bolingbroke Grove



**Map 1 The boundary of sub-area J**

## 2 CONSERVATION AREA APPRAISAL

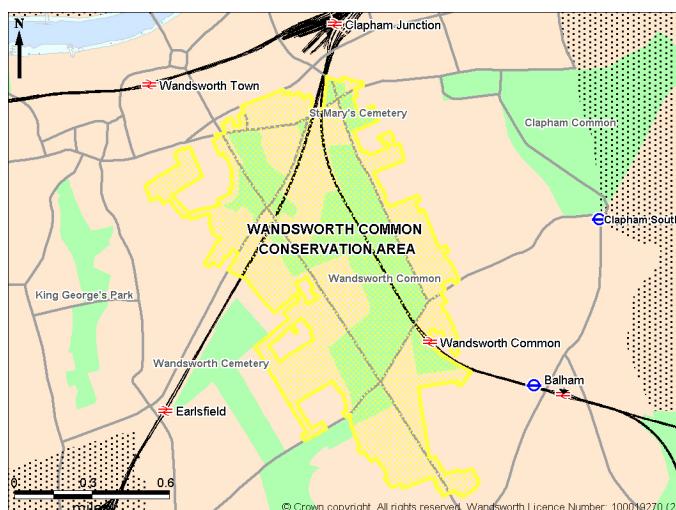
### 3 Summary of Special Interest

**3.1** The character of this area is formed through the relationship between the grid pattern of streets, which are essentially orientated on a north-south, east-west axis, and Wandsworth Common. Most of the streets open on to the common, with the end of each street-block having more significant houses fronting onto the common.

**3.2** The area is principally residential, with Victorian terraces providing the main housing stock. Development occurred over a relatively short time as the common lands were enclosed, giving a greater cohesion to the building styles present in the area, and lending the whole a suburban feel, enhanced by the presence of the common to the immediate west.

### 4 Location and Context

**4.1** The Bolingbroke Grove part of the Wandsworth Common Conservation Area lies on the east side of Wandsworth Common, south of Clapham Junction town centre.



Map 2 Location Map

## 5 Historic Development and Archaeology

**5.1** Bolingbroke Grove was formerly known as 'The Five Houses', the name most likely deriving from the number of substantial houses that fronted on to the lane at the time, most notably Bolingbroke House and The Elms. The name Bolingbroke Grove appears on the 1862 Stanford map, running east from the lane known as The Five Houses immediately to the south of Bolingbroke House. However, on the 1871 OS Map the name Bolingbroke Grove had been reassigned to this lane. To the south of Bolingbroke House land had started to be developed for housing in Chatham Road, which ran east from Bolingbroke Grove. A private road ran from Battersea Rise to Broomwood House, which was set among fields between the commons. A watercourse, Falcon Brook, ran along the line of this road, which is today Northcote Road. Bolingbroke Farm had been established close by. By 1862 the Battersea Cemetery had been established at the corner of Battersea Rise and The Five Houses Lane, and by 1871 parts of Battersea Rise had been built.

**5.2** The construction of the railways was to influence the area and bring about dramatic change to the landscape. The Clapham Gazette records the opening of Clapham Junction Station in 1863, following the construction of the West London Extension Railway from Kensington to meet the London Brighton and South Coast Railway and the London and South Western Railway, with the London Chatham and Dover Railway arriving in 1866. These connections to the City, West End, Kensington and to areas south and west of London made the area very accessible.

**5.3** Certainly the proximity of Clapham Junction stations would have provided a catalyst to development but it took time to start the process off. Once started, however, there was a spiralling effect with land being sold off and sub-divided for building. Over the twenty-six years to 1897 the whole area to the east of Wandsworth Common was developed.

**5.4** The population of Battersea almost trebled between 1871 and 1891, from 54,016 to 149,558. A number of builders were involved in this land conversion process. The Corsellis family, members of the legal profession, including Alexander, clerk to the Wandsworth District Board of Works, teamed up with John Stanbury (architect), producing plans for their estates on land between Wandsworth and Clapham Commons. The Conservative and National Freehold Land Societies were active in Battersea. They sold freehold plots in Ravenslea Road and Wexford Road. Houses in Belleville Road and other roads in the area were developed by Alfred Heaver. The estate of Broomwood House was developed after 1880 forming Broomwood, Gayville, Montholme, Devereux and Hillier Roads.

**5.5** A number of public buildings were developed at this time. The Church of St. Mark in Battersea Rise was built between 1873-76 by the notable ecclesiastical architect William White. St. Michael's Church (in Chatham Road, adjacent to the conservation area) was built in 1881, also by William White.

**5.6** Following the passing of the 1870 Education Act the provision of non-sectarian schools became the responsibility of the School Board for London. Their two main architects, E. R. Robson and T. J. Bailey, were involved in the construction of schools in the area. These were Belleville (Robson) 1877, Honeywell (Bailey) 1893 and Broomwood Road (Bailey) 1907. Linden Lodge (26 Bolingbroke Grove) was established as a school for the blind around 1876 and this is believed to have been another example of Robson's work.

**5.7** A significant building in Chatham Road was the Fire Station, which was built in the late nineteenth century. It was cleared away after the Second World War around the same time as properties elsewhere in Chatham Road, and those in Darley Road. These were replaced by municipal housing.

**5.8** A number of ponds were formed on the common during the nineteenth century by gravel diggers, partly for use in local construction. Prior to the 1920s flocks of sheep were a common occurrence on this part of the common with shepherds exercising their common law rights. The responsibility for the Common passed to the London County Council, the Greater London Council and eventually to Wandsworth Borough Council.



**Picture 1 Grazing sheep**



**Picture 2 The pond in front of Bolingbroke Grove**

## 6 Buildings, Materials and Townscape

### Battersea Rise

**6.1** The focus of this part of the Conservation Area is dominated by St. Mark's Church and the extant part of the Common, which provides a 'village green' setting to this historic landmark building. St. Mark's Church is a local landmark with its massive tower terminating in a shingled spire.

**6.2** Adjacent to the church, and earlier in construction, is the former St. Mark's Infant's School (Grade II) of 1866 by the architect Benjamin Ferry. It is constructed of stock brick with red brick bands in a Gothic Style.

### Boutflower Road

**6.3** The public house (The Duck) opposite on the corner of Boutflower Road is included in the proposed local list. It is a red brick Classical composition of three stories. The ground floor has red granite stone pilasters with triangular pediments above the entrances. Decorative mouldings to the windows and string courses and cast iron railings at first floor level add richness to the detailing.

**6.4** Elsewhere Boutflower Road consists of a terrace of three storey buildings with a roof storey. They are mainly of yellow stock brick with details in red brick. Window openings are vertically proportioned with timber sash windows.

**6.5** St. Mary's Cemetery contains interesting stone chapels and boundary walls, piers and railings reflecting the Gothic style.

**6.6** Adjoining the cemetery, but outside the conservation area is a surviving terrace of three storey buildings with basements, nos. 1-37 Auckland Road (L). All the buildings are included in the local list. The third storey is in the form of a gable to the frontage. This is repeated along the terrace giving a coherent and rhythmic appearance to the street. The terrace is constructed of yellow stock brick with render to the basements. Ground floor tripartite windows have central keystones to the arches. The terrace retained its decorative iron railings to the street frontage for safety reasons and this attractive feature helps to further unite the architectural quality of the group.

### Chivalry Road

**6.7** The east side of Chivalry Road contains mainly two-storey terraced properties with basements. They are generally constructed of yellow stock brick. No. 30 Chivalry Road is of particular interest, having moulded gault bricks stamped with the royal cipher, and is included in the local list.

**6.8** No. 104 Chivalry Road was formerly used as a Synagogue.



**Picture 3 104 Chivalry Road**

**6.9** The west side of Chivalry Road including Arundel Close contains a collection of unremarkable groups of buildings built on former railway land. The grain of the development fails to respond to the essential character and appearance of the conservation area with buildings divorced from the street frontage of Chivalry Road.

### **Bolingbroke Grove**

**6.10** Bolingbroke Grove contains a variety of mainly three storey detached and semi-detached buildings as well as short terraces, and some modern infill flatted development. The buildings are mainly mid to late Victorian with nos. 23-25 being of some architectural interest. No. 26 (Grade II listed) dates from 1876, and is a detached house of two main stories with basement and garret. It is constructed of yellow stock brick with red dressings and tiled roof.

**6.11** A Dutch gable to the front gives the building an imposing appearance. Nos. 23-25 (L) are similar in stature and materials of construction with their gabled frontages dominant. These are both included in the local list of buildings of architectural interest.

**6.12** St. Michael's Church (Grade II listed) was built in Chatham Road in 1881 by the ecclesiastical architect William White, although it is now located in Cobham Close following the demolition of the western section of this street. It is now somewhat isolated. It is a brick construction with crow-stepped gables and brick diapering. It has stained glass by Lavers, Barraud and Westlake.

**6.13** Three new houses have been erected to the Bolingbroke Grove frontage, an infill development in the rear gardens of properties in Chivalry Road, each similar in design reflecting buildings in this part of the conservation area.

**6.14** Bolingbroke Hospital represents an imposing five storey red brick building with stone quoins to its corners and Doric columns to the stone entrance porch in Wakehurst Road. It was built on the site of Bolingbroke House in the early 20th century.

**6.15** Nos. 64-79 are three-storey red brick Victorian terraced properties with gabled frontages above projecting two-storey canted bay windows. Classical detailing around the windows and engaged columned porches, some with cast iron railings to the balconies above add richness to the details.

**6.16** Elsewhere properties are arranged as detached and semi-detached pairs, of red or gault brick and of two or three stories.



Picture 4 Bolingbroke Road

### **Belleville, Bennerley, Broomwood, Honeywell, Salcott and Wakehurst Roads**

**6.17** The sections of Belleville, Bennerley, Broomwood, Honeywell, Salcott and Wakehurst Roads west of Northcote Road comprise mainly two and three storey buildings, some with basements with single and two storey canted bay windows. They are predominantly of gault and yellow brick with red dressings to the windows. Some have parapets with eaves cornicing, others decorative cornices and string courses. Some properties have retained ornate cast iron railings to the front, notably where they have basements. Here the original railings were retained for safety reasons.

**6.18** Properties in Wakehurst and Belleville Roads, east of Northcote Road, are similar in character, although outside the conservation area.

**6.19** Broomwood and Honeywell Roads are similar in design and were most probably by the same developer. They comprise two storey semi-detached properties with two storey canted bays and are constructed mainly of gault brick with yellow dressings and nailhead string courses.

### **Northcote Road**

**6.20** Northcote Road is mainly a commercial street comprising two to four storey buildings with shopfronts to the ground floor and residential accommodation above. Although the main shopping area and street market is outside the conservation area it has a profound influence on the character of the area by providing many of the essential

services for local residents. Its unique character of small-scale businesses provides the basis for the buoyancy of the local economy and attracts people to live and work in the area. The shopping area and the adjacent residential areas are inextricably woven together as part of the local community.

**6.21** Northcote Road Baptist Church of 1887-89 by E. W. Mountford is in a Renaissance style and is constructed of red brick. It is included in the proposed local list. It is of three stories with a square tower to the corner rising above with turrets. There are six bays to Wakehurst Road with round headed windows with leaded lights.

**6.22** Nos. 108-118 are similar in style to properties in Wakehurst and Belleville Roads, of two stories, all originally built as houses, although the corner properties have been converted to commercial use with shopfront additions.

**6.23** Nos. 175-189, 172-184 Northcote Road and 48 Broomwood Road represent a unified group of three-storey properties, with commercial uses on the ground floor and residential accommodation above, located adjacent to the conservation area. They mark the gateway to Northcote Road at its junction with Broomwood Road. They are proposed for inclusion in the local list of buildings of architectural or historic interest.

### Gorst and Dents Road

**6.24** Gorst Road is characterised by mainly two-storey buildings arranged in semi-detached pairs. They have two-storey canted bays and are predominantly constructed of gault brick with yellow dressings. The bays and porches are rendered with Victorian Gothic decoration. Dents Road is similar in character, of two stories plus a gabled attic storey. Some properties have square bays, others canted. They are constructed predominantly of gault brick, with some of red brick.



**Picture 5** Notice the ornate barge boards

## Blenkarne Road

**6.25** Nos. 5 and 7 Blenkarne Road (L) represent a pair of substantial two-storey detached buildings of yellow stock brick construction with red dressings. They are included in the local list of buildings of architectural or historic interest. The two-storey semi-circular bay windows add articulation to the fronts. No. 5 has a projecting canopy to the bay.



Picture 6 Semi circular bay window



Picture 7 Good variety of Victorian buildings

## Thurleigh, Morella and Granard Roads

**6.26** The north side of Thurleigh Road comprises a group of two-storey detached houses of yellow stock brick construction. The gabled roof incorporates an attic storey. Their most distinctive features are the red brick Baroque door cases with carved brick decoration. Brick walls and piers survive to the front. The south side of the street comprises two-storey red brick buildings with gabled attic stories and projecting single storey canted bays. The properties at the western end have attractive glazed faience porch columns.

**6.27** Morella Road comprises two-storey properties with attic stories incorporated in gabled roofs. They are red brick at the eastern end and gault and yellow brick to the western end, mainly with canted bays. Some have Gothic towers to the roofs above front entrances with cast iron finials to slate roofs. Porches are recessed with stone arches and keystones.

**6.28** Granard Road is similar in character with gault brick buildings to the western end and red brick to the east. The distinctive feature is the projecting porches roofed in zinc with cast iron supporting columns. Some have decorative bargeboards to the gables and nailhead string courses.

### **Nightingale Lane and Wexford / Ravenslea / Mayford Roads**

**6.29** Nightingale Lane, Wexford and Mayford Roads and the northern end of Ravenslea Road comprise an area of substantial three storey, mainly semi-detached properties of red brick construction. The Church of Jesus Christ of Latter Day Saints represents an example of ecclesiastical architecture of the 1950s, and is a substantial building, though rather austere in design.

**6.30** Nos.17-77, 12-14 and 16-32 Ravenslea Road form groups of two-storey, mainly terraced houses of red brick construction, of more modest design.

### **Materials**

**6.31** The prevailing material of construction is brick with red, yellow and gault brick used for the facades of buildings, with yellow brick for many rear and flank elevations. The roofing material is predominantly natural slate to most properties within this part of the conservation area.

**6.32** Front boundaries were mainly in brick, often with decorative iron railings. The pattern of railings in some streets is known from historic photographs.

### **Recent developments**

**6.33** Part of the rear garden of 26 Bolingbroke Grove has been developed for a block of flats. There have been several infill developments fronting onto the northern end of Bolingbroke Grove, notably nos. 119, 122 and 123.

**6.34** The site adjacent to nos. 77-83 Ravenslea Road is subject to a proposal for redevelopment for housing.

**6.35** The recent addition of the community building adjacent to St. Mark's Church, Battersea Rise (fronting on to Boutflower Road) provides a useful facility for local residents.

## 7 Listed Buildings

### **St. Mark's Church, Battersea Rise Grade II\* ( LB/021)**

**7.1** This Anglican church was designed by William White in 1872-74. It is of stock brick with red brick dressings and diaper over a mass concrete core with a tiled roof. It has a four-bay nave with north aisles, a tower at the south-west corner supporting the timber belfry and shingled broad-eaved broach spire. There is a raised chancel and ambulatory over the crypt. The gabled south porch leads into a diminutive south transept. Internally, the four-bay nave arcade does not follow the pattern of the more regularly-spaced clerestory above. Concrete piers with naturalistic stone-carved capitals are by Harry Hems. Aisled windows, one with fragmentary stained glass, have marble sills. The chancel with its apsidal sanctuary is set within round the brick piers of the ambulatory. The spandrels of the ambulatory arcade are gilded and painted with emblems. The tiled floor is inset with panels by J. R. Clayton. The choir stalls, pulpit and font (raised on tiled and stone stepped plinth) are to White's designs. The altar stands on a stone plinth behind low brass rails. At the east end the ambulatory descends to the crypt, with octagonal brick piers and lierne brick vaults in 13th Century Gothic-style, of yellow brick with red brick dressings and diaper. The tower, at the south-west and integral with the west elevation, rises to a corbelled upper stage supporting a wooden belfry and a shingled broad-eaved broach spire. The south porch is gabled. The interior comprises the nave, north aisle, south transept, and apsidal sanctuary with ambulatory. Sanctuary tiles are by J. R. Clayton. The font is of Devon marble.



Picture 8 St Marks

### **St. Mark's Infant's School, Battersea Rise Grade II. LB/283**

**7.2** This church elementary school was built between 1866-7, to the designs of Benjamin Ferry and at the expense of Philip Cazenove on land donated by Earl Spencer, lord of the Manor. It is of stock brick with red brick bands, tiled half-hipped roof, with large polygonal stacks set in angle and at the rear. The site plan is irregular, and the building is single storey. The roof projects over dentiled eaves. Large timber casement

windows with square panes to the schoolroom in the end walls project into the gable and are set within polychromatic pointed recesses. One of these, on the front elevation to the road, is inscribed 'ST. MARK'S SCHOOL 1866'. The windows in the rear elevations have been renewed. Doors are in projecting porches, one within a pointed arch, and one has been renewed. Interior was not inspected but noted to contain a single large school room with an open timber roof, into which a suspended ceiling of no interest has been included. St. Mark's School is a rare and little altered example of a diminutive church school in London, whose building coincides with the development of Clapham Junction in the 1860s. Benjamin Ferry was among the leading church architects of his day and he may have supposed that the subsequent commission for St. Mark's Church, which the school adjoins, may have come his way. Instead it went to William White, a slightly younger and more radical architect in the Gothic style and the two buildings form a fine group.

## **26 Bolingbroke Grove Grade II. LB/027**

**7.3** Said to have been built in 1876 by E. R. Robson, this detached house is of two main stories plus a basement and garret. The picturesque design is executed in stock brick with red dressings and a tiled roof. There are variously arched windows, ornamental ironwork to the steps and first floor balcony and shaped gables. The extensive rear additions and outbuildings are of no interest.

## **St. Michael's Church, Cobham Close Grade II. LB/051**

**7.4** The Church dates from 1881 to designs by William White. A Gothic-style group consisting of the church and school in parallel, it is faced in yellow stocks with dressings of stone and red rubbers and characterised by crow- stepped gables. The roofs are tiled and the ridges and crow-steps have crocket tiles. The church is composed of the nave and aisles. Its north elevation has five Gothic-arch plate-tracery windows with twin lancets and quatrefoil beneath a dripstone. The upper margin of the wall is diapered and has a cogged cornice. The laterally placed Gothic-arch door is recessed within a surround of stepped orders beneath a dripstone. The coping above supports a stone crow-stepped gable with a canopied niche framing a relief of St. Michael. On the east elevation the polygonal chancel is flanked by the aisle gables, each pierced by a cusped-tracery window of four lancets with roundels above. The north aisle roof ridge is surmounted by an open timber bellcote with a slated broach spire. Within, the nave has wide aisles under separate gables: the arcades are very light, with brick arches on pillars of granolith. The apsidal chancel, above an undercroft, has aisles. The roof principals are of planks bolted together, and plenty of iron is used. The symmetrical entrance elevation of the two-storey school is of seven bays articulated by lesenes. On the ground floor the moulded Gothic-arch door surround is surmounted by a gable. The three bays left and right have Gothic-arch windows with traceried glazing bars to the heads beneath dripstones. On the first floor, above a sill band each of seven windows has a shallow pointed arch head with traceried glazing bars to the head. A timber louvre with a saddleback roof breaks from the roof ridge.

### **Former Bolingbroke Hospital, Wakehurst Road. Grade II**

Listed 20.04.2009

Reasons for designation:

- Special both for displaying accretive growth from 1901 to 1936 and for the architectural interest of each phase, from Edwardian Free Style, via Neo-Georgian, to 1930s Moderne;
- The work of Young and Hall, a practice renowned for health buildings;
- A rare set of tiles in the Children's Ward depicting nursery rhymes and animals by Simpsons of St Martin's Lane and Carters of Poole;
- The marble clad lobby, war memorial and radiating corridors are unusually lavish.

## **8 Locally Listed Buildings**

**8.1** 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.

**8.2** The following buildings are on the Local List in this Conservation Area.

- Bolingbroke Grove - Nos 23-25
- Blenkarne Road - Nos 5 & 7
- Chilvary Road - Nos 30

**8.3** The following buildings are proposed for addition to the Local List when revised:

- Bennerley Road - Nos 58-72
- Broomwood Road - Nos 48
- Northcote Road - Nos 104-106 Northcote Road Baptist Chapel
- Thurleigh Road - Nos. 2-30

## **9 Green Elements and Open Areas**

**9.1** This area contains the second largest part of Wandsworth Common, extending from Boutflower Road in the north to Bellevue Road in the south. Although there were a number of ponds on this part of the common at the end of the nineteenth century only one now remains. This provides a visually attractive, almost 'village green' setting to properties in Bolingbroke Grove. Its wildlife value has been enhanced in recent years through improvements to the lakes and ecological planting.

**9.2** Most of the character of this part of the common is of mown grass with trees particularly to the perimeter. These provide an attractive setting for the residential area to the east. The common provides a valuable amenity space for residents and is also used by local schools.

**9.3** An important pedestrian route crosses the common from east to west across the railway and on to the other major part of the common and Trinity Road.

## 10 Public Realm

**10.1** The footways to the streets throughout the area are essentially paved in small-element concrete slabs and pavements with granite kerbs. The footways adjoining the Common are finished in tarmacadam, which is an appropriate surface material for this location.

**10.2** Many of the streets are planted with trees along the footways, giving a green character to the conservation area. Species include Cherry, Whitebeam and Pear, with Limes in Gorst, Thurleigh, Morella and Ravenslea Roads.

## 1 MANAGEMENT STRATEGY

**1.1** This part of the document is not just about the council preserving the special character of your conservation area through planning controls, but is also about how you as a resident or a business can make it a more attractive place.

## 2 Issues

**2.1** The former infants' school to St. Mark's Church is included in the Council's and English Heritage's register of buildings at risk and the reuse and repair of this building is a priority.

**2.2** Other issues in this sub-area include:

- Houses have been altered, several unsympathetically through painting, rendering and pebbledashing brick facades.
- Replacement windows with inappropriate patterns and materials.
- Removal of front boundary walls.

## 3 Enhancement

### What you can do

#### Repair original features

**3.1** Whenever possible repair original features such as timber windows and doors rather than replace them. It is possible to replace rotten components, draught-proof or install secondary glazing at a fraction of the price of replacing original windows. Repair work does not require planning permission.

#### Reinstate original features

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

#### Parking in front gardens

**3.3** This Conservation Area was not essentially designed with the car in mind. The formation of hard standings in the front gardens of the conservation area is considered to be visually harmful to its special character.

### **Removing paint, excess render from brickwork**

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

## **What the Council can do**

### **Grants and Advice**

**3.5** The Council offers grant assistance to help with the cost of certain enhancement work, particularly the restoration of lost features. The Council can also offer advice and give details of specialist contractors. Painted brickwork can now easily be cleaned and even render and pebbledash can be removed.

**3.6** The Council has encouraged owners, through grant assistance, to enhance the appearance of properties in this area. Grant projects have involved the reinstatement of walls, gates and railings to the original pattern.

## **4 Supplementary Guidance**

### **Council Guidance**

**4.1** The following supplementary guidance has been produced by the Council and is available on the website ([www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)), or by calling (020) 8871 6646.

- Do it in Style – a guide to the care, repair and adaptation of your home.
- Making More of Your Loft – design guidance on altering your roof
- What is a Conservation Area? – information on Conservation Areas in general
- Tree Strategy for the Borough – the action plan for trees in the Borough
- Hardstandings – design guide on appropriate hard standings

### **Government Guidance**

**4.2** This has been published by central government and is available on planning portal - [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or on request from the Council.

- Planning: A Guide for Householders - What you need to know about the planning system; a guide to permitted development rights.
- A Householder's Planning Guide – for the installation of Antennas, including Satellite Dishes.

### **Further reading**

- Period House – How to repair and restore your home (English Heritage, Collins 2005)
- [www.london.gov.uk/assembly/scrutiny/environment.jsp](http://www.london.gov.uk/assembly/scrutiny/environment.jsp)

## **5 What requires planning permission as a result of Conservation Area Status?**

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

**5.1** Before carrying out any work to any tree in a conservation area it is necessary to serve a notice to the council six weeks before you intend to do the work - this includes any kind of work whether it is just minor pruning through to complete removal. If you want to remove a tree completely, be sure to give the reasons why. The notice period is six weeks. To serve a notice you can fill out a form entitled 'Application to carry out work to a tree in a conservation area.' You can also send a letter or e-mail.

**5.2** This must include; the address of the property where the tree is located, the proposed works to the tree, the type of tree (if known) and whether it is in the front or back garden.

### **Satellite dishes**

**5.3** For information on the regulations governing the size and location of satellite dishes, please see, 'A Householder's Planning Guide for the installation of Antennas, including Satellite Dishes'.

### **Demolition**

**5.4** You will need to apply for Conservation Area Consent to totally or substantially demolish any structures bigger than 115 cubic metres or higher than 1m fronting the road. The council has a presumption in favour of retaining buildings that contribute to the character of this Conservation Area. Anyone who proposes to demolish a building must produce convincing reasons why they wish to do so.

**5.5** The proposed redevelopment of the site will be a material factor in deciding whether to give consent for demolition; this will normally only be agreed subject to planning permission for redevelopment being granted, and a contract for carrying out the works having been signed where these are required.

## **Front boundaries**

**5.6** If you wish to erect or add to a fence that is more than 1 metre high and facing a highway (this includes a pavement or footpath) you will need to apply for planning permission.

# **6 Planning Application - Council Policy**

## **Application Forms**

**6.1** All application forms are available on the Council website: <http://www.wandsworth.gov.uk/Home/EnvironmentandTransport/PlanningService/Planningapplications/plappforms.htm> or on request, just contact the planning department (see contact details below). To apply for a planning application it is necessary to complete the form and submit scale drawings showing existing and the proposed elevations. For applications to replace doors or windows, it is possible to include a photograph to show the existing, but the drawing for the proposed must be to a scale of either 1:50 or 1:100. It must show how the window will open and close, and this is best shown in a cross section.

## **Planning Applications – Council Policy**

**6.2** Any development, large or small, should be carried out in a way that does not harm the area's special character. This means understanding and respecting what makes Wandsworth Common Conservation Area Sub Area J: Bolingbroke Grove special in the first place. See the Character Analysis detailed above.

**6.3** To help with this we welcome and encourage discussions before you submit your application. A planner will be available at the One-Stop reception on the 5th floor of the Town Hall to discuss, with any resident of the borough or local business, proposals to alter or extend their property and, if planning permission is required, how it can be obtained. Simple enquiries can be dealt with by telephone. Confidentiality within the Council will be respected.

**6.4** Planning applications are determined using national and local policy. Wandsworth Council's Unitary Development Plan (UDP) adopted in 2003 sets out the Local policies used to determine planning applications. Policies TBE10 & TBE11 apply specifically to Conservation Areas. Policy H4 is also important as it relates to proposals to extend or alter residential properties.

**6.5** It takes eight weeks to process a householder planning application, conservation area consent or listed building consent. When the application is received it is allocated to a planning officer in Development Control, this planning officer will be your case officer. You as the applicant or your agent can contact your case officer at any time. If you have an agent, correspondence will be automatically conducted with the agent

unless otherwise requested. Within this time the application will be advertised and anyone can comment on your application. If applicable, other departments of the Council will also be consulted and this often includes Conservation and Design.

**6.6** If the correct information is not provided the application will not be validated, your agent or you as the applicant will be notified of this within 10 days of the case officer receiving the application.

### **Building Control**

**6.7** If you wish to do new building work you will probably need building regulations approval. If you require advice, please phone (020) 8871 7620.

## 7 Contact List

Wandsworth Council  
Technical Services Department  
Wandsworth High Street  
London  
SW18 2PU

Development Control 020 8871 7657

Conservation and Design 020 8871 6646

Enforcement 020 8871 6643

Building Regulations 020 8871 7620

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

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