

Hyde Farm Conservation Area

Conservation Area Statement

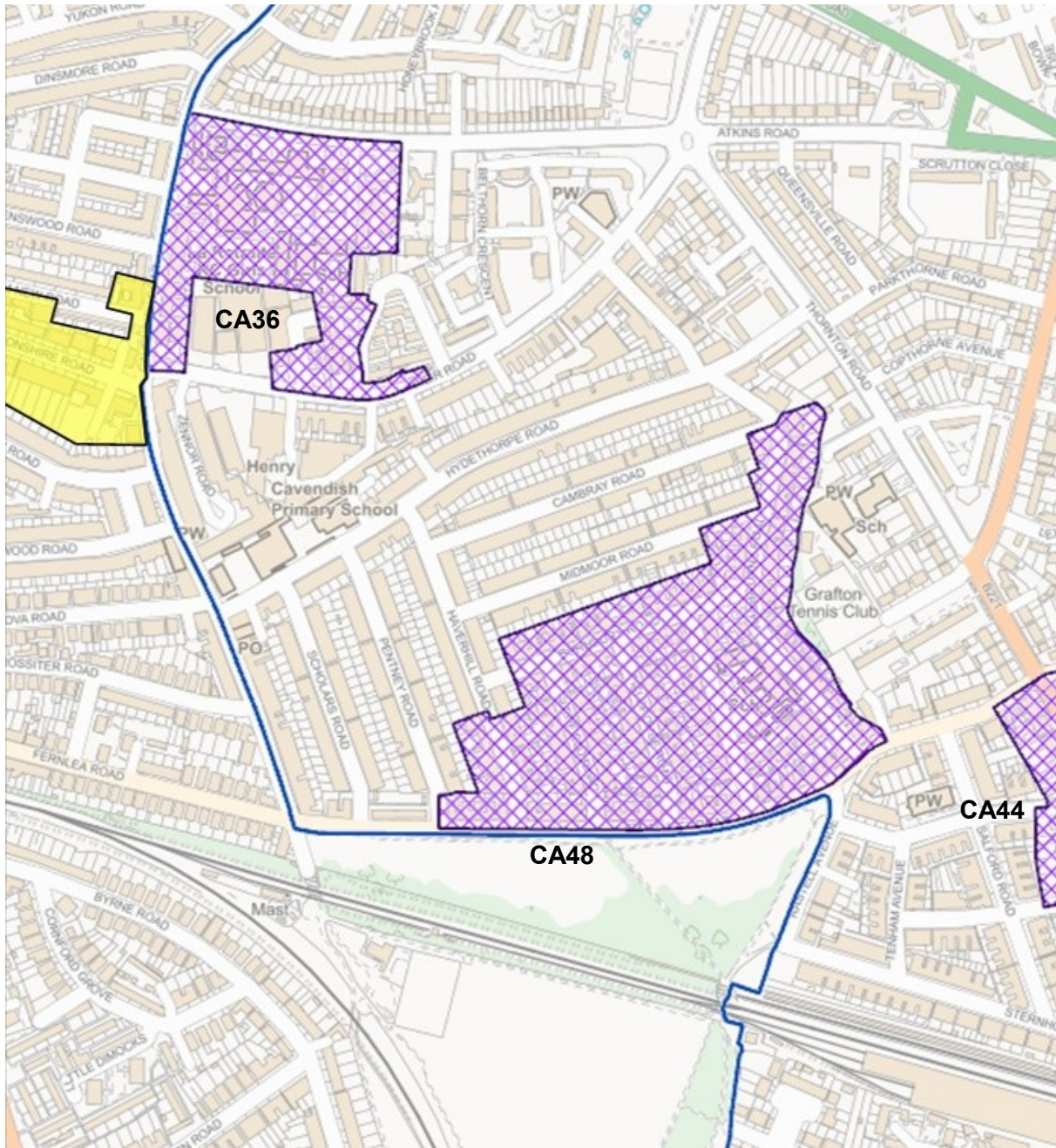


November 2023

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CONSERVATION AREA CONTEXT MAP



CA36 La Retrait CA

CA44 Telford Park CA

CA48 Hyde Farm CA



Old Devonshire Road CA (Wandsworth Borough)

CONSERVATION AREA BOUNDARY



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INTRODUCTION

The Hyde Farm Conservation Area was designated following a campaign by local residents in February 1996; and the boundary was redrawn in 2015, following a public consultation exercise in 2014. The designation covers part of the Hyde Farm Estate, which was developed from the late 1890's and completed in 1916; an interesting, good quality housing estate constructed solely for rent, along with some associated community buildings.

Its architectural interest derives from the property types (mostly Tyneside flats), the high quality of construction and refinement and unity of architectural details. Design coherence on the residential properties is achieved through common property types, the use of a consistent palette of robust materials and repetitive architectural detailing which is both well designed and of good quality.

Its historic interest derives from its primary construction by Edward Hayes Dashwood who set aside some properties for veterans of the Boer War and First World War and later the Dashwood Foundation which he set up to provide homes for ex-service people. Only the most noteworthy parts of the estate have been included within the Conservation Area; the boundary being tightly drawn to primarily include the Tyneside Flats.

Location

The Conservation Area is located on the western edge of Lambeth at the borough boundary with Wandsworth Borough; immediately north of Tooting Bec Common.

Purpose of this Document

This Conservation Area Appraisal is prepared by the Council to assist with the management and enhancement of the conservation area. The contents of this document are a material planning consideration when determining proposals that affect this conservation area.

Stakeholder Engagement

Draft versions of this document were subject to public consultations in 2015 and again in 2020. The Council is grateful to everyone who took the time to respond. All consultation submissions were carefully considered and, where necessary, changes made. Given the passage of time between the first consultation and the adoption of this final version, the opportunity was taken to refresh the descriptive text to ensure it is up-to-date.

The Council would like to thank all owners and residents of the Hyde Farm Conservation Area for their continued custodianship of this special place, the properties within which are generally maintained to a high standard.

This document was adopted on November 2023. Any questions relating to its content should be addressed to: E-mail -planningconservation@lambeth.gov.uk

Contact

Planning breaches should be directed to Planning Enforcement using the on line link [Planning enforcement | Lambeth Council](#)

1. PLANNING FRAMEWORK

Planning Policy

- 1.1 Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* and designate them as conservation areas.
- 1.2 Designation brings with it, additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the Council to pay 'special regard' to the desirability of preserving or enhancing the character or appearance of conservation areas when making planning decisions.
- 1.3 The National Planning Policy Framework (NPPF) –is the national policy document on the protection of the historic environment and the National Planning Policy Guidance (NPPG) must be taken into account by local authorities when formulating policy or making planning decisions.
- 1.4 The London Plan (March 2016) is the Spatial Development Strategy for London. It sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas and other heritage in contributing to the quality of life of local communities and to London as a world class city.
- 1.5 In Lambeth the 'Development Plan' comprises the London Plan and the Council's Local Plan, 2015. All planning decisions have to be made in accordance with these planning policy documents except where material considerations indicate otherwise.
- 1.6 Lambeth's Local Plan, 2015 contain general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies.

Planning Control

- 1.7 Conservation area designation brings with it controls over the demolition of buildings and boundaries, limits the size of extensions, controls all roof extensions, certain types of cladding and satellite dishes /solar panels in some locations. Trees are also protected.

Additional Planning Control

- 1.8 Notwithstanding the planning controls described in section 1.7 above there are still a range of works that do not normally require planning permission when undertaken on single dwelling-houses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the Council can remove the permitted development rights and thus bring the works under planning control.

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- 1.9 The Council has done this in Hyde Farm by making a Direction under Article 4 (1) of the Town and Country (General Permitted Development) Order 1995). A copy of the Direction is available on the Council's website. The effect of the direction is to impose tighter control over development, in order to safeguard the character of the area.
- 1.10 As well as the normal planning controls, planning permission is also required for:
1. Alterations to roofs – changes of roof coverings, insertion of rooflights etc.
 2. External alteration – changes to windows and doors, porches (including the infilling of open or recessed porches and communal hallways), shutters etc.
 3. Enlargement / extensions including porches, conservatories and garages.
 4. The painting of unpainted brickwork or stone or the application of render or pebbledash to any elevation. The Council considers this to include the re-painting of window frames and porch joinery other than white.
 5. The erection of, replacement or, or any changes to, boundary walls, gates and fences.
 6. The laying or any hard surface within the curtilage of a property, this includes paths.
 7. The installation of satellite antenna.
- 1.11 The objective of the Article 4 Direction is to retain the historic forms and detailing of the buildings. Where features need to be renewed the Direction will seek the use of the re-use of or matching materials with authentic historic detailing.

2. CONSERVATION AREA APPRAISAL OF CHARACTER

Introduction

- 2.1 This character appraisal has been undertaken in accordance with '*Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1*,' Historic England (2019).

Historic development

- 2.2 The estate of which the conservation area forms part was originally a 60-acre mediaeval field known as the Hyde and later as Hydefield. In the 16th Century the land was sold to the newly founded Emmanuel College Cambridge; and leased to tenant farmers. The urbanisation of the wider area began in the mid-late 19th Century with the coming of the railway to Balham. Within a few decades Hyde Farm became one of the last remaining farmlands in the area. A running track was laid in the 1870's on part of the farmland which, until the 1890s, served as popular sporting venue.
- 2.3 Development of the estate commenced in 1896 and it was completed by 1916. Edward Hayes Dashwood was the lead builder. The estate was built to attract the city clerks who could commute from Balham station. The names of the roads reflect the history of the site, Emmanuel Road is named after the landowners and Telferscot Road is a portmanteau of 'Telfor's Cottage' which was a property on the farm.
- 2.4 From the outset of the estate, some properties were set aside for rent free accommodation for ex-military personnel who served in the Boer War and the First World War. In promoting the development, it was claimed that Balham was one of the healthiest places near London; being on high ground and surrounded by open spaces. The properties were advertised as 'high class' and 'exceptionally well built'.
- 2.5 On first inspection many of the properties in the conservation area look like standard terraced houses but they are 'Tyneside Flats'; generous flats disguised as terraced houses. Originating in Tyneside this form of flatted development was popular across London at that time. The appearance of properties would have appealed to the Victorian white-collar worker who would have negatively associated large blocks of flats with worker housing (such as Peabody Estates) in the city. The presence of more than one front door and often a window in the entrance porch is an indication of this property type.
- 2.6 Telferscot Primary School itself, housed in an attractive Flemish style building, was erected in 1904 by the London School Board. The School has recently been extended with a contemporary wing. The adjoining former Hyde Farm School (of similar style) has been converted to residential use and is now part of Hyde Farm Mews.
- 2.7 In 1912 as part of the new estate, the Hyde Farm Sports and Social Club was constructed at 36 Radbourne Road as a facility for tenants. It was designed by architect Leonard Stokes (who had previously been commissioned to carry out work at Emmanuel College). It was the proposed demolition of this attractive Neo-Georgian style building in the mid 1990s that first stimulated community interest in a conservation area designation. Today the building is occupied by a children's nursery.

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- 2.8 During the Second World War all the boundary railings were removed for the war effort. Furthermore, enemy action resulted in the loss of some properties. These were subsequently replaced by post-war infill development.
- 2.9 In 1946 Dashwood established a foundation to provide housing *“for wholly or partially infirm, suffering, stricken wounded or otherwise disabled men who have served as officers or non-commissioned officers or in any other rank in the Royal Navy or His Majesty’s Army, the Royal Air Force or the Mercantile Marine whether their disablement arises directly or indirectly from wounds accidents, disease or otherwise”*. The foundation still exists for its original purpose; the ex-service people being its ‘guests’. One hundred flats are available to disabled ex-service people and fifty more are rented on the open market. The Foundation is based at 69 Emmanuel Road; contact www.hayesdashwood.org.uk. The remainder of the estate is now in private ownership and the conservation area sits within a wider, popular and highly desirable residential district.

Architecture

- 2.10 The unknown architect of the estate produced competent, practical, spacious and well laid-out homes within attractive buildings. There is great design coherence. The unity of the two storey built forms is key and it is enhanced by subtle differences in treatment and detailing which brings some variety. The quality of the ornamentation and enrichment on some of the façades is particularly noteworthy.
- 2.11 The residential properties are predominantly two storey typically Tyneside flats, although a very small number of standard-plan terraced houses can be found within the conservation area. Properties share common characteristics which include red brick street facing elevations (with sandstone dressings) and low red brick boundary walls (to street frontages), two-storey bay windows in a variety of designs (bow, box or canted); red brick chimney stacks and up-stand walls (on the roof between properties). Natural slate roofs prevail along with open, recessed entrance porches, and good quality joinery.
- 2.12 All the residential properties are ‘handed’ which means they are paired together so that the floor plans are symmetrical, and their front porches adjoin. This has benefits for sound attenuation internally and encourages neighbourliness by grouping entrances together. Generally, the end properties of terraced groups terminate with a box bay window with a decorative gable; these features ‘book-end’ the terraces to good effect. The pairing of properties and the combination of terraced groups contributes greatly to the important uniformity of the conservation area.
- 2.13 The rear elevations are typically in stock brick (with red brick dressings) and although they have no ornamental detail there are competently detailed. They are dominated by large two storey rear returns which are handed (paired together) and have a slightly lower eaves height than the main building. These returns encompass most of the rear of the property and project about halfway into the modest rear gardens. At street corners the rear returns of end properties are particularly visible (some of these have red brick elevations and bay windows).

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Tyneside Flats

- 2.14 The Tyneside flats would pass as a terraced house but for their greater width and the fact that their front porches contain more than one front door. The gable ends of the flat's rear returns typically have an external staircase (stone and brick) giving the first floor occupiers direct access to their own rear garden. These staircases, handed like the returns, are a defining characteristic of the rear elevations.

Post-Designation Change

- 2.15 There have been some developments since the conservation area designation. These include the terrace of houses at nos. 2-16 Telferscot Road, which have prominent front gables, Hyde Farm Mews which successfully reused the former Hyde Farm School buildings and incorporates two storey houses; and no. 26 Radbourne Road is an infill building which mimics its historic neighbours. Telferscot School has also been extended. None of these developments have harmed the special interest of the Conservation Area.

Spatial analysis

- 2.16 The conservation area is characterised by seven roads of terraced housing in conventional, linear garden plots. There is generally a strong sense of enclosure with only narrow gaps (providing access to rear alleyways) between the terraces. However, at street corners the end gardens of terraces give glimpses of rear elevations and the back gardens which gives the end of terrace properties greater prominence. The character is urban and domestic. Garden hedges, small trees and shrubs bring welcome greenery to the street scene. Each road is discussed in detail below (in alphabetical order):

Burnbury Road

- 2.17 Running west-east linking Haverhill Road to Radbourne Road, Burnbury Road was constructed by Dashwood in 1901-02. Both sides are lined by two storey red brick terraces, two storey bow windows with individual half round arched porches and oblong hallway windows. The exception can be found on the junction with Haverhill Road where there are examples of shared porches. The garden on the corner with Radbourne Road (formerly tennis courts to the Sports and Social Club), although bounded by tall fences, gives welcome openness and additional greenery. A post-war infill block at nos. 38 – 44 disrupts the architectural rhythm on the north side. The view east along Burnbury Road is terminated by properties on Radbourne Road with a backdrop of large mature trees.

Cambray Road

- 2.18 Only nos. 103 – 107 (constructed by Dashwood in 1903-04) are included within the conservation area. They are two storey with half round porches, they are of a similar type to those found on Radbourne road. They differ from the rest of Cambray Road (which is not in the CA). Their unaltered rear elevations are highly visible in views along Radbourne Road.

Emmanuel Road

- 2.19 Running west-east and forming the southern edge of the conservation area, Emmanuel Road was constructed from 1900-03. The properties are relatively uniform and exhibit numerous attractive features. Across the road to the south (outside the conservation area and across the borough boundary) is Tooting Common which gives the properties an open aspect and

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visibility over a wide area. The character as a result is leafier and more verdant than elsewhere in the conservation area.

- 2.20 The gaps made by the five road junctions leading to the north break the properties into distinct rows. This is the only place in the conservation area where the porches have historic external doors. A pair of post-war infill houses at nos. 31 and 32 respect the overall scale of the frontage but not its architecture.
- 2.21 To the east of the junction with Glenfield Road nos. 35 – 69 consec are the most architecturally accomplished Tyneside flats within the conservation area; exhibiting very carefully composed façades. At the eastern end of this group, on the corner with Radbourne Road the end terrace property (no 69) has a different architectural treatment, exhibiting a shopfront in an arched opening. This property is the Dashwood Foundation's Estate Office. To the east, beyond the junction with Radbourne Road there is a short parade of shops (with flats over), some retain attractive period shop fronts. These shops, and the former stables to the rear, were built by Dashwood.

Fieldhouse Road

- 2.22 Fieldhouse Road runs north – south linking Burnbury Road to Emmanuel Road. It was constructed by Dashwood in 1901-05. The terraces have two storey bow window bays and shared half round porches with ornamental timber infill. A small number of properties have canted bay windows these properties have individual porches.

Glenfield Road

- 2.23 Running north – south, Glenfield Road was constructed by Dashwood in 1901-02. Two continuous terraces either side of the road have two storey bow window bays with an idiosyncratic introduction of canted bays mirroring each other to the centre of the terraces. No. 34 is the isolated survivor of a bomb-damaged terrace, the neighbouring replacements, (nos. 28 – 32a) are a row of pleasant post-war houses, two storeys with a 'skirt and blouse' treatment, gault brick at ground floor and white painted render above.



Figure 1 - Glenfield Road—canted bays groups in pairs.

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Haverhill Road

- 2.24 Haverhill Road runs north-south linking Emmanuel Road to Hydethorpe Road (outside the CA). Constructed began in 1900-01 but wasn't completed until 1915. It is straight apart from a slight kink at the southern end. Only the southern end is within the conservation area. Of these, nos. 76 – 88 (east side) have attractive joinery to their shared recessed porches which sets them apart from the others which have individual half round arched porches with ob-long porch windows.
- 2.25 On the west side, nos. 77 – 81 are a terrace of post-war walk-up flats. Whilst they respect the scale of their historic neighbours the modern form and façade treatment is at odds with the general character.

Hyde Farm Mews

- 2.26 This development occupies the site of former Hyde Farm School which fronts both Radbourne Road and Telferscot Road just south of Telferscot Primary School. Former school buildings fronting each of these roads have been sympathetically converted to residential use. These are two storey buildings in stock brick with red brick dressings. They exhibit all the standard 'London School Board' details of the early 20th Century and include a former school keeper's lodge. The infill houses are sympathetic to their architectural character and scale. This complex has important group value with the adjoining Primary School.

Midmoor Road

- 2.27 Only the properties at the east end of the road on the junction with Radbourne Road are within the conservation area. Unusually no. 77 is a detached house, it is of a similar appearance to the Radbourne Road properties and retains the only surviving original iron gate in the entire Estate and conservation area. No.77a is the former Dashwood Estate works department buildings which are now in residential use. No.118 Midmoor Road was constructed by Ayre and Kingscombe in 1901-02 and is included because of its prominence along Radbourne Road.



Figure - 2 No. 77 Midmoor Road is detached

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Radbourne Road

- 2.28 Radbourne Road is aligned north – south and was constructed between 1899 and 1904. Local builders Alfred Pillar and Francis W Leat constructed some of the homes, so too did Dashwood. It is the longest road in the conservation area, with an eastward bend halfway up on the junction with Burnbury Road. On the east some of the terraces have staggered frontages (revealing blank red brick flanks) to take account of the bend in the road. The half round porches contain ornamental timber infill. Some properties have plaques commemorating the Dashwood Foundation. No. 118 Midmoor Road and nos. 103 - 107 Cambray Road are included in the conservation area because their exposed corner situation make their flanks and rear elevations are highly visible. To the south end of Radbourne Road on the east side is former stable yard behind the shops on Emanuel Road. It contains attractive brick outbuildings.
- 2.29 The west side of Radbourne Road is largely dominated by the Estates non-residential buildings. At the junction of Burnbury Road is the impressive Neo-Georgian style former Sports and Social Club which sits on a spacious corner plot enclosed by a hedge with a tree marking the street corner. It is a very carefully considered Neo-Georgian style composition in purple bricks with red brick dressings, timber eaves and plain tiled roof. The Georgian style joinery is particularly good. It is now occupied by a day nursery.
- 2.30 To the immediate south is the Telferscot School extension constructed 2017 in red brick with geometric slated roof. The main school building has an impressive Flemish style façade of Telferscot Primary School with its excellent brickwork, ornamental stucco gables and impressive sash windows (also see Telfrescot Road). It is enclosed by modern railings but at the south end an Edwardian ironwork ‘throw over’ remains and is of interest. To the south of the primary school are the similar buildings of the former Hyde Farm School (see Hyde Farm Mews). Their boundary to the street is an attractive combination of railings and climbing plants.



Figure - 3 The impressive frontage of Telferscot School to Radbourne Road

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Telferscot Road

- 2.31 Telferscot runs north – south constructed by Dashwood in 1904. The west side is lined Tyne-side flats. Nos. 1 & 3 share a commemorative plaque of the Dashwood Foundation.
- 2.32 The eastern side of the road is of very different character. At its north end is a terrace of modern houses (built on land which was part of the Sports and Social Club). To its south the Telferscot School extension. The rest of the frontage on the east side of Telferscot Road is occupied by the estate’s educational buildings erected by the London School Board in 1904. Telferscot Primary School is a particularly impressive example of a London Board School (its formal façade presents to Radbourne Road). It is symmetrical, two storeys (with single storey wings), and beautifully detailed in the Flemish Revival style. The walls are in stock brick with red brick dressings. Chimney stacks and a cupola ornament the roofline silhouette. The playground to Telferscot Road is enclosed by modern railings.
- 2.33 At the very south end the former Hyde Farm School (see Hyde Farm Mews).

Gardens

- 2.34 There are no public open spaces within the conservation area. Private gardens are an important aspect of the character and appearance of the area generally. The gardens are exceptionally important to residents both as practical and visual amenity.

Front Gardens

- 2.35 The relatively shallow front gardens provide an important buffer between residential properties and the street. Their soft landscaped character contributes much needed greenery to the street scene. The front gardens tend to belong to the ground floor flats which front them. The handed front porches to the Tyneside flats generally share one wide front path. On corner properties the front garden often continues around the flank of the house.
- 2.36 Historic front paths survive across the estate and are typically Terrazzo which continues in to form the porch floor. The terrazzo is typically coloured in two tones and edged to the back of pavement by a slap of finely dressed York stone. The terrazzo paths have settled over time and are cracked and uneven in places. Decorative geometric tiled paths can be found at Emmanuel Road and intermittently throughout the Estate but these are not the historic treatment. In places modern replacement paths (in brick, concrete, tarmac and other inappropriate materials) have disrupted the uniform historic appearance.

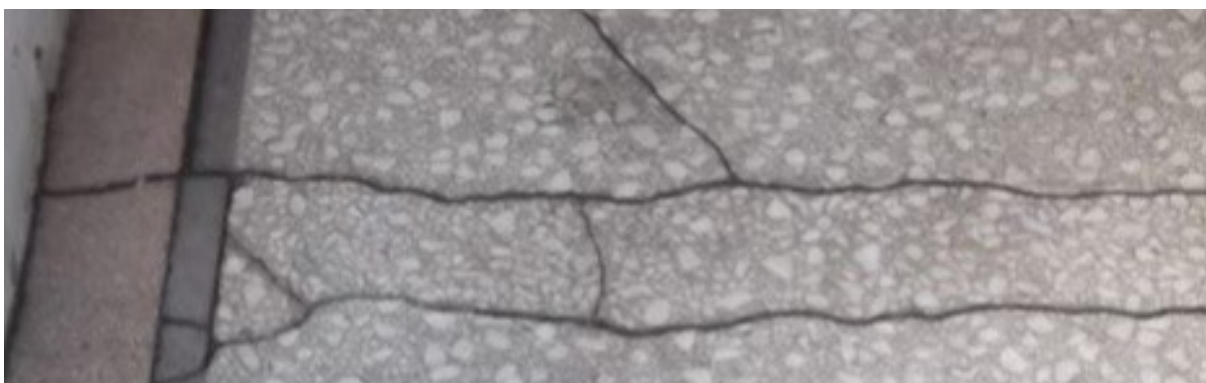


Figure - 4 Many of the historic terrazzo paths are cracked

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- 2.37 Large timber storage boxes (typically for bicycles) have begun to appear in some front gardens. They are typically taller than the front garden boundary wall and often restrict views from the bay windows too. The large examples, and those that are not screened by hedge planting, are generally visually obtrusive. The installation of cycle stores in front gardens is supported in principle but will be resisted where they harm visual amenity by virtue of their siting, size or treatment.
- 2.38 For design of refuse enclosures see the councils separate guidance Lambeth Refuse & Recycling Storage Design guide <https://beta.lambeth.gov.uk/planning-and-building-control/planning-policy-and-guidance/supplementary-planning-documents-and/planning-policy-guidance-notes>
- Rear Gardens
- 2.39 The rear gardens are quite modest and dominated by the large rear returns. Down the side of the return is typically a narrow paved passage. The remaining garden beyond is normally smaller than the return itself. Where these gardens serve both the ground floor and first floor flats (the latter being accessed by the external staircase across the back of the rear return) they are separated by fences. Many rear gardens have trees planted along their rear boundary, often Lime trees.
- 2.40 Collectively rear gardens provide space between properties and allow generally good outlook from them. They also have practical and visual amenity value and contribute to wildlife habitats and sustainable drainage.
- 2.41 The majority of rear gardens have separate access via communal alleyways. Whilst they are a very useful amenity to residents the alleys are long, narrow and unlit at night making them unappealing. The absence of security gates where the alleyways meet the street, and no lighting, discourages their wider use.
- 2.42 On Burnbury Road some corner properties have squeezed parking spaces into their gardens (necessitating breaches in the historic boundary treatment to ill effect). Elsewhere, cross-overs and garden parking are not characteristic of the conservation area nor are domestic garages.



Figure - 5 Ordnance Survey map extract illustrating the arrangement of rear gardens.

Boundary Treatments

Front garden boundaries

- 2.43 Street facing boundaries take the form of red brick dwarf walls typically capped with a moulded cement coping which has been run in-situ. Many of these walls curve at the street corners or at the entrances to alleyways; this is a particularly attractive detail. Unfortunately, in places boundary walls are damaged. In very limited places over-rendering and painting in contrasting shades has had an adverse visual impact on the unity of the treatment.
- 2.44 The original gates and railings to the front gardens of residential properties were removed during the Second World War. However, an original gate survives at no. 77 Midmoor Road and historic photographs give an idea of the original treatments. Scars in the walls are also a useful indicator of the dimensions and detailing. For example, holes in the front elevations of many properties and in the paths which show that a simple estate rail (two horizontal rails held by occasional vertical posts) separated the front gardens. These joined with the iron gate posts set into the stone slabs of the front path (the scars of these survive too). Some modern replacements have been installed between properties (timber fences, ironwork and brickwork) and along the front boundary, all to ill effect.

Side Boundaries (corner properties)

- 2.45 Typically the front dwarf wall continues around the corner and along the flank of the house. Towards the rear the wall gets higher (about 1.5 – 2m) and is terminated at either end with a pier. The increased height screens the rear garden to good effect. The piers are often topped with pre-cast concrete ornamental copings with ball finials (many of these are now missing or corroded /damaged).
- 2.46 Unfortunately, in places taller timber fences have been attached to the inside face of the dwarf boundary wall where it turns the corner. This results in an untidy appearance. In places rear gardens flanking the street have conventional close-boarded timber fences about 2m high.

Rear boundaries

- 2.47 1.5m – 2m high close-boarded timber fences are commonly found between rear gardens and to the alleyways.

Public realm

- 2.48 The roads are generally tarmac with exposed granite setts forming the gulleys. Traditional granite curbs define the footway edge. Conventional concrete paving slabs cover the pavements. Terrazzo paving can also be found between the walls framing the entrances to the alleyways. Historic non-slip setts cover the road into the entrance to the stable yard at the south end of Radbourne Road. The street lamps are of a standard, modern type.

Activity and uses

- 2.49 The primary use in the area is residential, mainly purpose-built flats with a small number of single family homes. Non-residential uses are largely educational (day nursery and primary school) with some retail. Commercial uses occupy the Radbourne Road yard behind the shops on Emmanuel Road.

Shopfronts

2.50 There is a short parade of shops to the south east; including some historic survivors: no. 71 has an inter-war shopfront with recessed entrance and good-quality detailing, no. 72 has recessed entrances and a curved corner window, and no. 73 has a recessed flat entrance and traditional joinery. Modern, externally mounted roller shutters at nos. 72 and 73 have compromised their historic appearance. Signage is limited to the shops fascias.

Advertisements

2.51 Panel advertisements (billboards etc.), indeed advertisements generally, are not characteristic of this conservation area.

Building Construction

2.52 This section explains in detail the historic use of materials and their authentic detailing within the conservation area. This is particularly important given that largely all the residential properties share a consistency of materials and detailing which give a unified appearance which is key to the area's special interest. Also see Architecture.

Walls

2.53 Brick predominates. The street facing elevations of most of the residential properties are dark red brick laid in an English Bond. Some brick is used ornamentally providing curves to bow windows, corbelling beneath window cills and the same at eaves level. The stone dressings used on the façades (porches, window lintels, keystones and ornamental features on front gables) is in sandstone; these have been mostly over-painted, but a number of examples of the original stone finish which can be found throughout the conservation area.



Unpainted

Painted

Figure 6 - The painting of brickwork and stone (right) has harmed the uniformity of properties.

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- 2.54 Gable ends are generally free of openings; the exceptions being found on the end of terraces along Emmanuel Road some historic others later, unsuccessful insertions as part of loft conversions. One historic exception is no. 34 Radbourne Road also sports oblong windows and stone dressings. In a number of places the chimney breast projects and is articulated on the gable end for decorative effect. Chimney stacks on main roof ridges are in red brick to match the façade, at the rear they are typically in stock brick.
- 2.55 The rendering and painting of façade and boundary brickwork has harmed the visual unity of the façades in some places. The picking-out of stonework and the plinths in contrasting paint has covered up the original stone and highlights it more than was originally intended. Satellite dishes and meter boxes in prominent locations cause visual intrusion.
- 2.56 The rear elevations and returns are in London stock brick with decorative red brick dressings to corners and openings. On some, but not all corner properties the rear returns are faced in red brick to match the main façade, with matching chimneys.

Rear Returns

- 2.57 The uniformity of the residential properties is repeated at the rear with the large, simply detailed returns. These are handed (paired) and in stock brick with simple openings. There is none of the fancy ornamental detailing of the façades. Collectively the repetitive pattern of the two storey rear returns with their attached external staircases is a defining characteristic of the rear elevation of the flats.



Figure 7 - The rear returns of corner properties are highly visible from the street. This example is treated in the same brickwork and detailed in the same manner as the house façade.

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Porches

- 2.58 Open (doorless) recessed, half round arched front porches are a characteristic of the conservation area. The exceptions are those to the flats at the western end of Emmanuel Road which have a canopy porch (clay-tiled roof) carried by ornamental timber arch and containing panelled door with leaded lights. These are perhaps the most ornate in the conservation area.
- 2.59 Recessed front entrance porches are an important feature of the other residential properties; an assortment of different designs giving variety. The porch openings are typically arched and dressed in brick and stone. The dressings to the openings can include colonettes, voussoirs, and keystones.
- 2.60 Some porches have a timber infill screen of ornamental glazing bars but still no door. Front doors are always set well within the porches, two doors for a typical Tyneside flat property and sometimes four or more doors where two properties share a porch.
- 2.61 Oblong shaped porch windows are a particularly attractive feature on many streets. Some retain their historic leaded panes; some have a horizontal glazing bar. Most are now just plainly glazed.
- 2.62 Porch floors are typically a continuation of front garden terrazzo paths which is sometimes continued up the porch wall to dado level within the porch. Some porches have been disfigured by the unsympathetic installation of meter boxes, pipes and cables.



Figure 8 -The porches serving the Tyneside flats are recessed. The porch entrance portal designs vary across the Conservation Area. These examples are from Glenfield Road

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Front doors

- 2.63 Generally, historic front doors are in painted softwood and part glazed. There are numerous variations in the designs, but generally all the doors within a porch are identical. The Edwardian panelled designs are particularly attractive and often retain attractive historic letter boxes and other door furniture, some in the Art Nouveau style. Even recessed within porches, the door types are uniform in terraces or groups of buildings and thus again their uniform appearance is a key part of the character of the area.
- 2.64 At the western end of Emmanuel Road the doors are more elaborate, with raised decorative panels and highly decorative stained glass; this is then replicated in their side panels for extra effect. These are an exception within the conservation area.

Windows

- 2.65 Traditional joinery detailing is a key aspect of the character of the conservation area; painted timber window frames prevail. The most common window type is the double-hung sliding sash, but traditional flush-framed casements can also be found (for example on the houses on Emmanuel Road). Historic windows are slender framed and single glazed with a traditional exterior putty finish. Many of the sash windows have smaller top sashes, which is a detail characteristic of the Edwardian period. Windows in arched openings generally have corresponding arched heads.
- 2.66 The ornamental windows within the big arched openings on the Tyneside flats to Emmanuel Road are particularly noteworthy, the bottom sashes to each side having unusual arched heads. These properties typically have a casement window serving as a first floor doorway onto the porch roof. Some properties on Burnbury Road, Fieldhouse Road and Telferscot Road retain the leaded lights on the top sashes. Many of the oblong shaped windows in porches have similar leaded lights. This oblong window typically flanks the porch entrance, either lighting the communal porch, as found on Burnbury Road and Haverhill Road, or the private hallway of the ground-floor flat, as seen on Emmanuel Road and Telferscot Road.
- 2.67 Glazing bars (generally found on porch screens and on rear sash windows), are typically of the traditional integrated type, slender, moulded internally and finished externally in putty.
- 2.68 The majority of the historic windows are well maintained and in good repair. In places inaccurate replacement windows (with modern frame sections, chunky detailing, stick-on glazing bars etc.) have harmed the appearance of the historic properties.

Roofs

- 2.69 The combination of repetitive forms (including chimney stacks) and good quality detailing makes attractive roofscapes. The main roofs typically have double-pitched roofs separated by brick up-stands on the party walls. These up-stands are in red brick and are coped with a terracotta ridge tile (often roll-top) to match those on the roof main ridge.
- 2.70 Typically the main roof slopes (and those to the rear returns) are covered in grey natural slate of uniform colour and size, although historically some of the roof were more decorative. The roofs of the bay windows on the façades have small canted roofs covered with ornamental slates (often but not exclusively in fish-scale design) with a green slate used for contrast. The ridges of these ornamental roofs are typically finished in a hardwood weather strip which gives a more refined finish than a lead flashing or ridge tile which would be too large / domi-

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nant on such small roofs. The bay window ridge is typically terminated in a terracotta scroll finial which is usually different from the knob type finial that terminates the ends of the main roof ridges and the front gables.

- 2.71 At eaves level the brickwork typically corbels out slightly and a simple painted timber fascia carries the rainwater goods. Originally the front gutters were cast-iron (ogee profile) with round down pipes. Two properties typically share one down pipe placed on party walls (between the bays /bows and not between front porches). The bay windows do not have down pipes.
- 2.72 Historically a single rooflight is common on the rear roof pitch (lighting the stairwell inside); otherwise rooflights are not characteristic of the historic roofs within the conservation area. Modern loft conversions have generated additional rooflights; these have been least successful on front elevations where their piecemeal introduction (different heights, different sizes, different products) has severely disrupted the uncluttered street facing pitches in some places. Rear rooflights have been much less problematic due to their limited visibility (largely screened by rear returns).
- 2.73 Dormer windows are not an historic characteristic of the conservation area. Again, pairs have been introduced on rear roof slopes to accommodate loft conversions. Their modest size, unobtrusive location, sympathetic detailing and careful placement on the roof have made them largely unobtrusive.
- 2.74 Changes to roofs have been problematic. In some places the slate has been lost to inappropriate modern finishes such as concrete tiles or artificial slate products. Some front gables have been rebuilt without their decorative features and in some places the ornamental roofs of bay windows have been removed. More commonly unsympathetic repairs and tile replacements have led to a loss of authentic detailing. For example, the use of the wrong slates or ridge tiles, the introduction of vents and pipes. Crude modern construction detailing is a particular problem with the roofs of the bay windows.



Figure 9 - The historic detailing on bay window roofs is refined and carefully considered.

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Basements

- 2.75 Basement accommodation (and associated light wells, areas, access steps and enclosures) is not a characteristic of the properties in this conservation area. This reflects a late 19th Century trend away from basement accommodation in favour of large rear returns which were considered healthier and more practical.

Extensions

- 2.76 Rear dormer extensions and modest rear infill extensions are common throughout the Conservation Area. Detailed advice on extension is provided in part 3 of this document.

Statutory listed buildings

- 2.77 These are buildings identified by the government as being of national architectural or historic interest. At the time of the writing, there were no statutorily listed buildings in the conservation area.

Local Heritage List (the 'local list')

- 2.78 This is a list maintained by the council containing archaeological sites, landscapes and buildings of local interest. Local listing brings no additional planning controls but brings recognition so that special interest can be given weight when considering planning applications. Appendix 1 contains a schedule of locally listed assets within the Conservation Area.

Contribution Made By Buildings and Spaces

- 2.79 This section identifies the contribution made to the special interest of the Conservation Area.
- 2.80 Buildings that make a positive contribution are essential to the character and appearance of the conservation area. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. The conservation area boundary has been closely drawn to ensure only the best properties fall within the boundary. Therefore, the vast majority of properties are deemed to make a positive contribution to the conservation area. The exceptions are outlined below:

Neutral contribution

- 2.81 Buildings that make a neutral contribution are those that neither enhance nor detract from the character and appearance of the conservation area. They are:

- 38 – 44 Burnbury Road (post-war houses)
- 31 – 32 Emmanuel Road (post-war houses)
- 28 – 32a Glenfield Road (post-war houses)
- 77 – 81 Haverhill Road (post-war houses)
- 3 – 7 Hyde Farm Mews (modern houses)
- 2 – 16 Telferscot Road (modern houses)
- Telferscot School extension, Telferscot Road

- 2.82 No building within the conservation area is considered to make a negative contribution.

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- 2.83 There are no public open spaces in the conservation area. Tooting Common, which adjoins, provides an open leafy setting to Emmanuel Road and its mature trees are visible in views south within the conservation area - providing a welcome green fringe.
- 2.84 The generous garden space around the former sports and social club at no. 36 Radbourne Road is a positive contributor because of its prominent corner location on a street corner. It is also important historically as the grounds of the Estate's Sports and Social Club, provides a suitable setting for no. 36 Radbourne Road and marks the historic location of the club's games courts.
- 2.85 Whilst very modest individually front gardens (and side gardens on corners) collectively define the semi-public spaces between the properties and the street. Their open character and soft landscaping are a key aspect of the local character. Rear gardens collectively provide swathes of private amenity space in this relatively tightly developed area. Again, soft landscaping and trees enhance their visual amenity and habitat value.
- 2.86 There are no negatively contributing open spaces in the conservation area.

Trees

- 2.87 Modest street trees and small trees in front gardens add welcome greenery. The trees in rear gardens (often Limes) have amenity value for local residents, but limited wider impact. Mature trees just beyond the conservation area at Tooting Common to the South and large mature trees behind nos. 81 – 93 Radbourne Road make an important backdrop contribution.

Views

- 2.88 Townscape views up and down the streets allow an appreciation of the repetitive decorative architectural treatments of the façades. Gaps between corner properties allow an appreciation of the rear elevations – the repetitive forms of the return and the spatial openness of the collective rear gardens. Whilst not public, the views afforded by residents from rear gardens and from access stairs to first floor flats allows an appreciation of the attractive repetitive forms of the rear elevations.

3. GUIDANCE

Alterations Guidance

- 3.1 Together with general advice and guidance about conservation area law and policy that is available in separate documents, this section provides good practice guidance on works to properties within the conservation area.

Alterations and Repairs

- 3.2 The estate was overseen and largely built by one developer, consequently there is a unity in both design and construction throughout. The maintenance of the whole estate is no longer managed centrally and is now the responsibility of individual property owners. The greatest threat to the special interest of the conservation area is piecemeal change. It is hoped that this advice will allow all those with responsibility for property maintenance and alteration to make informed decisions.
- 3.3 Details that are characteristic of the area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. Advice on repairs to historic buildings can be obtained from numerous sources, including 'Stopping the Rot', published by SPAB/IHBC, which can be downloaded free from www.ihbc.org.uk. If an historic feature is beyond repair, it is essential to replicate it accurately both in design, detailing and material.
- 3.4 The following principles are useful to consider:
1. Regular maintenance and small-scale repairs prevent decay.
 2. Retain the maximum amount of original fabric and only replace it where absolutely necessary. Carefully match repairs and replacements to the original.
 3. Reinstate missing architectural features.
 4. Reverse damaging repairs and unsympathetic alterations.
 5. Ask for expert advice and use specialist conservation contractors.
 6. Carefully consider the impact of changes to both the individual property and the group it sits within. Details such as window and door patterns, roofing materials and decorative elements make a considerable contribution to the special character of the conservation area. Even minor changes can detract from the character, and value of a building.
 7. When choosing builders or contractors it is essential they are provided with clear specifications of the work required. This document should be provided so that they understand the conservation area designation. Specialist contractors can be found online at www.buildingconservation.com.

Brickwork

- 3.5 Where new brickwork is required, it is particularly important that the new bricks are a close match for the originals in every respect, colour, size and texture. This includes the use of brick 'specials', curved and moulded bricks that are occasionally used. The careful removal of a defective brick avoiding damaging adjoining bricks may provide details of the bricks manufacture and origin which should be matched if still manufactured or available. The painting of brickwork requires planning permission and will only be supported where the brickwork in question is already painted. That said, the council encourages the removal of paint from external brickwork to reinstate the original appearance of the buildings.



Figure 10 - Replacement bricks must be a close match to the originals.

Pointing

- 3.6 The original pointing lime mortar with fine, flush joints is generally sound and the condition of the brickwork generally good. Where there are problems, they usually relate to excessive water ingress from leaking gutters, cracks or hard cement replacement mortar. Regular maintenance and using the original mortar mix can address this. Large cracks should be assessed by a surveyor in order to establish if there is a structural defect.
- 3.7 Brickwork is often unnecessarily repointed. Wholesale repointing of an elevation is rarely required and if poorly done can unacceptably alter the building and result in disharmony with the wider terrace. Mortar needs to be replaced when it is truly crumbling and loose, or the joints have weathered back to the extent that rain can seep into the brickwork.
- 3.8 Where re-pointing is necessary, sound original mortar should be retained and only the problem areas addressed. If the mortar is hard and can only be removed by an angle grinder, it does not need to be removed unless it is causing damage to the surrounding brick work. If this is the case, care needs to be taken not to damage the surrounding brick edges. Mortar should be raked out by hand so as to avoid damaging the edges of the bricks. Angle grinders and other machines should not be used as brickwork damage can occur.
- 3.9 A test area should also be undertaken in an unobtrusive location to assess the workmanship and mortar colour when it is dry. Hard, cement-rich mortar should not be used, it can lead to problems with water evaporating through the softer surrounding brick causing decay as well as trapping moisture in the walls which leads to damp. Softer mortar mixes with a lime content are encouraged.

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- 3.10 Pointing historic brickwork is a skilled task. It is essential that a builder understands that an exact match is required. It is advisable to choose a contractor who has proven experience of historic building work. New pointing should replicate the original flush finish and colour. Modern techniques of weather-struck or ribbon pointing are unacceptable and cause harm to the character and appearance of the conservation area.

Painting and Rendering of Brickwork

- 3.11 Painting brickwork requires planning permission and will not be supported. The removal of paint from brickwork is encouraged. When redecoration of already painted walls is required the use a paint colour that is a close match for the original brickwork finish is encouraged.
- 3.12 The application of render to walls within the conservation area requires planning permission under the Article 4 Direction. Given the harm identified planning permission is unlikely to be granted.
- 3.13 Specialist contractors can remove render from historic brickwork. It is advisable to undertake a sample area in an unobtrusive location, to review. Damaged bricks may need to be replaced like-for-like. This is work for specialist contractors.
- 3.14 On the rare occasions that render is appropriate the use of a lime based render is encouraged as it enables moisture to evaporate more freely from the walls than cement render does.



Figure 11 - The rendering of this properties harms their architectural integrity and the character and appearance of the conservation area.

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Stone dressings

- 3.15 Sandstone dressings have been used on the façades throughout the estate as plinths, window lintels and cills, as keystones and as decorative colonettes etc. In some instances, these dressings have been picked out in white paint. This has made them contrast much more with the red brickwork than was originally intended. Paint removal is encouraged and if not possible, a colour that matches the original sandstone is encouraged. The application of paint to unpainted stone dressings requires planning permission and will not be supported.
- 3.16 Superficial damage to stonework should be repaired in lime based mortar before it develops into a bigger problem necessitating the replacement of the stone.

Rear Returns

- 3.17 The uniformity of the rears of the terraces within the conservation area are of architectural interest. Their alteration or demolition will generally be resisted.

Rear Extensions on Rear Returns

- 3.18 Due to the historic arrangement of original brick staircases and the potential loss of garden space, rear extensions on the back of returns are not possible without harm resulting; they will be resisted.

Rear Infill extension

- 3.19 Infill extensions (down the side gap of rear returns) are supported in the conservation area. They should be single storey, be visually lightweight (glazed) and be set in from the end of the rear return. The preferred party wall treatment is a parapet wall with parapet gutter.

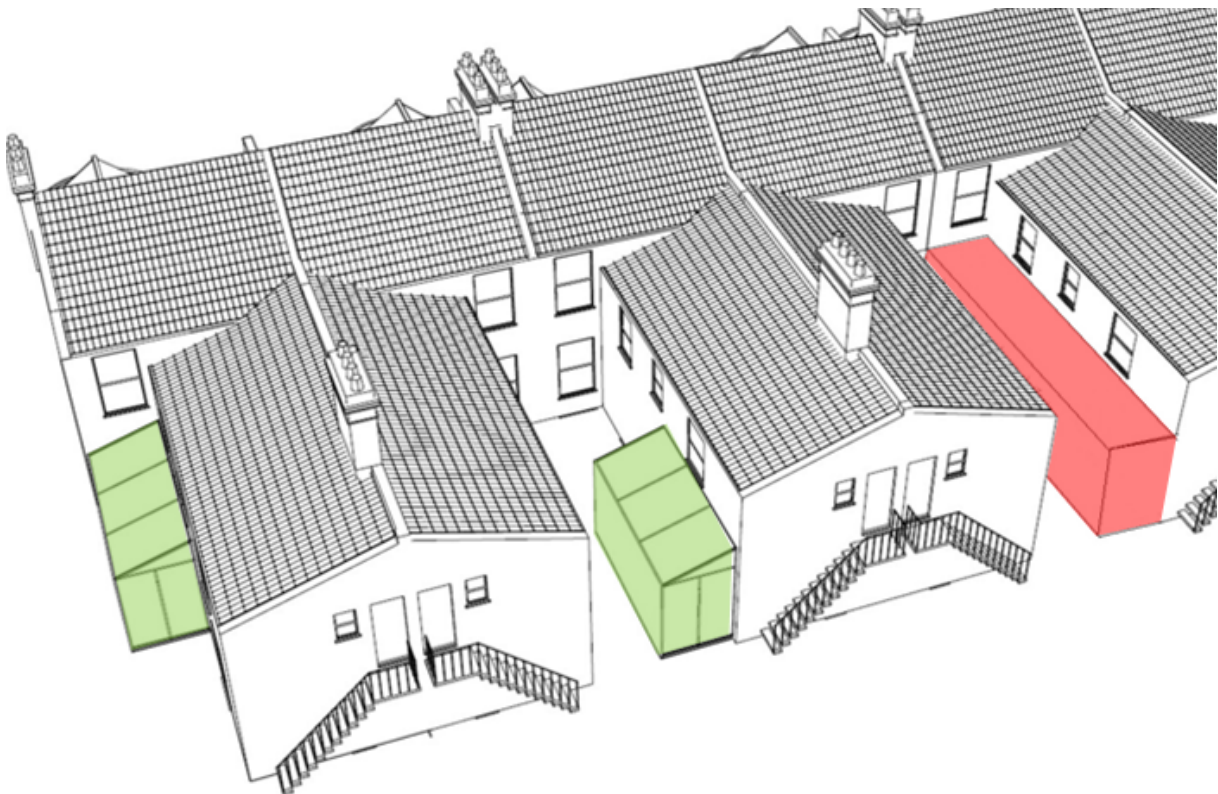


Figure 12 - The left and central infills are acceptable. The right hand infill is not acceptable because of its solid form, flat roof and absence of setback from gable.

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- 3.20 On end of terrace houses with their rear return facing a side street, the rear returns are sometimes in red brick and more decorative than those on mid terraced properties and are certainly much more visible. The erection of infill extensions of these areas takes particular care given the prominence and the absence of a party wall to build against. Extensions here must be single storey, subordinate and largely glazed. A modest, traditional conservatory type approach is considered most appropriate. Extensions here will not be supported where a discordant effect would result. Each application will be judged on a case-by-case basis, taking account of the available plot size, amenity space and visibility. In these locations the infill should not project beyond the gable end of the main house.

Gable ends

- 3.21 The alterations and extension of end of terrace gable ends to street corners will generally be resisted to maintain the character of the area.

Porches

- 3.22 The installation of doors or gates to communal porch entrances will not be supported. In some places doors have been installed on porches to ill effect. Their removal is encouraged. In places decorative timber screens are inset into the porches, these should be retained and kept in good repair. Where replacement is required accurate replication will be necessary. Porch floors and walls are often original typically have brick walls to match the façade, porches often have terrazzo on floors and matching dado with run-moulded cornice and ceramic tiled dado rails. Where damage has occurred to terrazzo, it may be necessary to employ a specialist contractor to undertake repairs or to install a replica floor.

Front doors

- 3.23 The attractive Edwardian doors are typically panelled and part glazed and are an integral component of the architecture of the properties. Where historic front doors have been lost the reinstatement of a more appropriate door design is strongly encouraged.
- 3.24 A competent joiner should be able to repair historic doors; decayed timber can usually be replaced with a matching piece. They should also be able to reinstate glazing bars. Replacement should only be considered if it is clear that the door is beyond repair.
- 3.25 Where existing doors are proposed to be removed, the replacement doors MUST be an exact match for the existing otherwise planning permission is required. This entails very careful survey of the original door by the joiner to ensure an accurate match to the original including the glazing configuration, panel mouldings, glazing bar thickness and section, frame sections etc is replicated. Original door knockers and letter boxes, should be reused. If leaded lights cannot be reused they should be authentically reproduced.
- 3.26 The detailed joinery dimensions of the existing and proposed door should be provided as drawings when submissions are made to the Council for new doors. New doors in materials such as uPVC, aluminium etc. other than where they currently exist will not be supported. Neither will stick-on glazing bars or other modern joinery features.

Windows

- 3.27 Windows are an important element of the unified character of the Hyde Farm Conservation Area and their design and detailing are a significant element in the original design of the buildings.

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- 3.28 The historic windows are well made in good quality timber and regular maintenance and small-scale repairs will keep them going for many more years. Where small sections of the window joinery have decayed, for example at the bottom rail or sill of the sash, new matching timber can be carefully pieced into existing fabric.
- 3.29 Refurbishment can improve the thermal performance of original windows and draught proofing can be installed to improve thermal and acoustic insulation. Blinds and heavy curtains help too. Internal secondary glazing can improve the thermal performance and does not require planning permission.
- 3.30 If replacement windows differ in any respect from the originals, planning permission will be required. This includes glazing type, means of opening (conventional hinges will be expected for casements) materials, frame and glazing bar thicknesses etc.



Figure 13 - Poor matches to the original windows, such as the example on the left, harm the special interest of the conservation area.

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- 3.31 Replacement of windows MUST be an exact match for the original. This entails very careful survey of the original windows by the joiner to ensure an accurate match to the originals including:
- the glazing bar thickness and section,
 - frame sections,
 - horn profiles,
 - means of opening,
 - cills; and
 - how the windows sit within the brickwork reveal
- 3.32 The detailed joinery dimensions of the existing and proposed windows should be provided along with the drawings when applications are made for new windows. New windows in materials such as uPVC, aluminium etc. other than where they currently exist will not be supported. Neither will stick-on glazing bars, visible trickle vents or other modern joinery features. The removal of later windows which do not match the original detailing is encouraged.
- 3.33 Where historic window joinery is in good repair, rather than replacement windows, consideration should be given to re-glazing the existing frames with slim double glazed units. If the frames and glazing bars can be retained re-glazing will not normally require planning permission. Leaded window panes should be retained in these circumstances. Double glazed replacement window units will be supported where the frames closely match the historic originals. Historic leaded lights should be salvaged and reused when double glazing. Modern stick-on lead will not be acceptable.
- 3.34 Security can be improved by incorporating laminated glass behind the stained glass panels. The removal or installation of leaded lights where they do not presently exist requires planning permission.

Joinery Colour

- 3.35 External windows and door frames should be painted white to maintain the coherent character of the estate. Front doors can be painted any colour.

Roofs

- 3.36 The natural slate roof coverings on the estate are an attractive and highly visible feature. Many of the historic roofs survive and decorative slates to the bay and terracotta ridge tiles are still common.
- 3.37 In places re-roofing has been problematic. The two main reasons for this are that the new materials and / or construction details are a poor match when compared to the original. This is normally down to a lack of understanding or what is required or a lack of skill on the part of the roofer.
- 3.38 Re-roofing in anything other than a closely matching natural slate (size, colour and texture) unless it has already been re-roofed in another roofing material will not be granted planning permission. Concrete, artificial slate and fibre cement tiles are not acceptable; where such roof coverings need to be replaced the reintroduction of slate roof is strongly encouraged. Similarly ridge tiles, flashings, finials and other detailing must replicate the existing or the historic detailing in every respect. Modern pop-up roof vents and other features will not be acceptable on historic roof slopes.

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- 3.39 In some places roofs have been altered by the demolition of the ornamental roof of the bay window. Planning permission will not be granted for such alterations. Where opportunity presents itself the authentic reinstatement of missing bay roofs and the decorative tiling is strongly encouraged. Where decorative slating exists, it must be accurately reproduced when re-roofing is required; this requires a skilled roofer.
- 3.40 Decorative terracotta ridge tiles, fancy ball and Viking finials will need to be retained and re-used / reinstated when re-roofing occurs. Care should be taken to ensure repairs to the copings on party wall parapets match the existing closely.

Chimneys

- 3.41 Chimneys are found on the main ridges between properties, rear returns and in some end of terraces the chimney breast is articulated on the gable end. They are of a uniform design and their regularity brings uniformity to the terraces and their common design reinforces the character of the estate. They are a key contributor to the special interest of roofscapes within the conservation area. Planning applications proposing the removal or alteration of chimneys will not be supported. Redundant chimneys should be vented top and bottom to prevent damp.

Roof lights

- 3.42 Front roof lights are not a historic feature of the conservation area and where loft conversions have introduced front rooflights these have often disrupted the uncluttered street facing pitches due to their irregular placement. Going forward, only one rooflight (of a traditional appearance lying flush with the roof plane and with a central vertical glazing bar) will be supported on front roof pitches. It should be on the roof above the front door centred equidistant between the edge of the bay window projection and the party wall. Irregularly placed or additional rooflights on the front will be resisted. Rooflights should be at a height on the roof that allows the user of the room to have a clear view out when they are standing.



Figure 14 - The left rooflight (in green) will be supported. The right roof light locations (in red) will not be supported.

3.43 Rear rooflights have been much less problematic due to their limited visibility (largely screened by rear returns). As rear roof pitches are generally less sensitive than front pitches (excepting those on prominent street corners) the rear elevation presents scope for roof lights and sun-pipes to get daylight into attics.

Dormers

3.44 Dormer windows are not a characteristic of front roof slopes and are not permitted on the front slope of the roof; they are too obtrusive and have no architectural precedent within the conservation area.

3.45 Two dormers, linked or unlinked will be supported on rear roof slopes (See guidance in separate SPD). They must be subordinate to the roof in terms of size and scale and situated away from the roof ridge and eaves. In considering the detailed design of the dormer windows, it is vital that they match building's existing windows (normally painted timber sliding sashes). Dormers should be lead clad, although the link elevation should be hung with slate or tile to match the main roof. See illustration on page 32.

3.46 Large box dormers designed to add substantial extra loft space will not be supported as they are visually discordant.

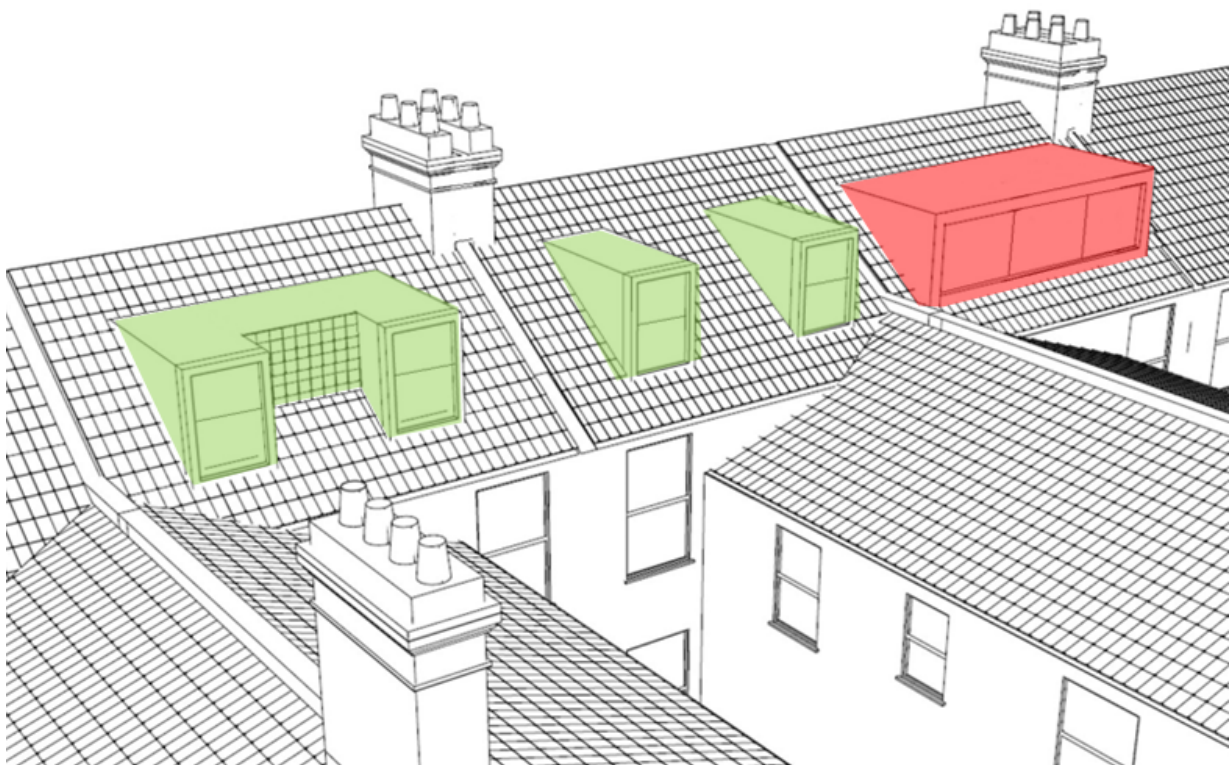


Figure 15 - The Subordinately linked dormers (left) or two individual dormers (centre) are acceptable. However, a box dormer (right) is unacceptable.

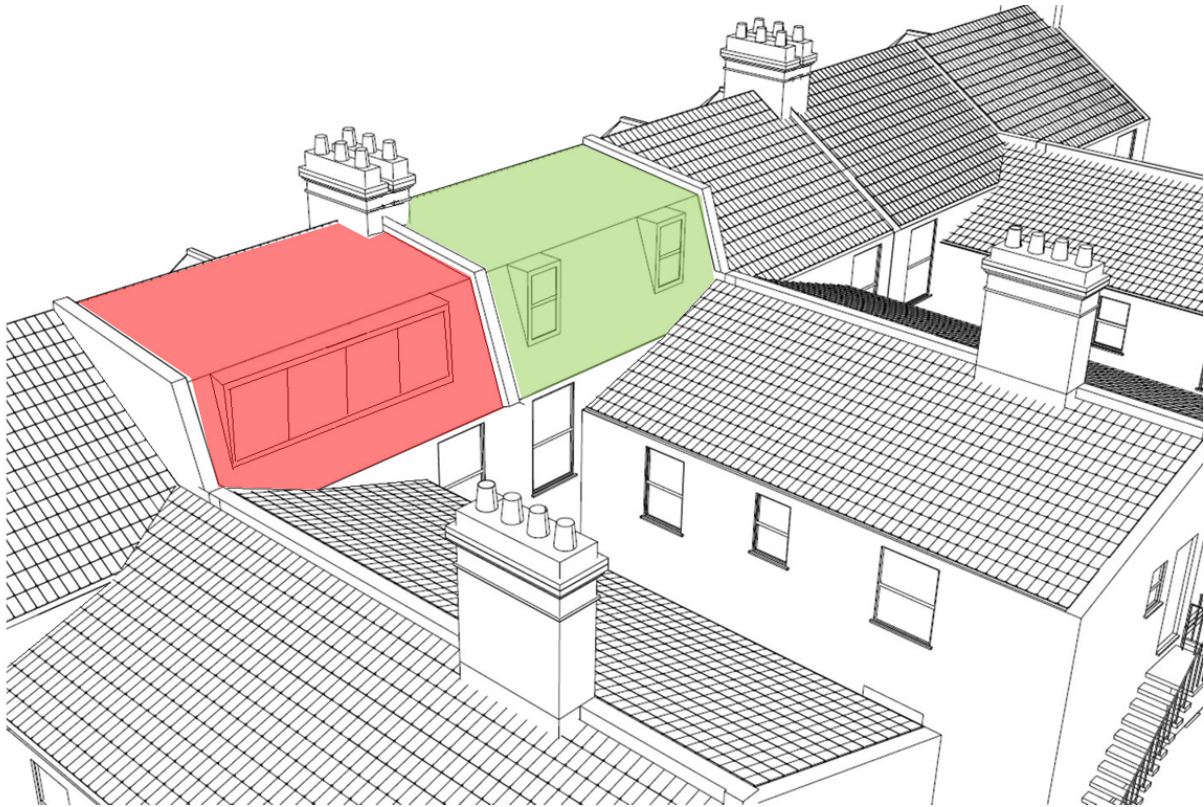


Figure 15 - traditional rear mansard extensions should have traditional dormer windows.

Roof extensions

- 3.47 Planning permission is required for loft conversions involving the insertion of rooflights and changes to the profile of the roof. Loft conversions with rear dormers have been approved; giving a typical property an extra bedroom and a en-suite bathroom.

Rear mansard roof extensions

- 3.43 Mansard roofs are not a characteristic of the conservation area. A traditional rear mansard with a 70 degree rear roof pitch in slate with a flat top and two modest sash windows (according with the guidance set out in the Council's Buildings Alterations and Extensions SPD) is generally considered acceptable. However, they will not be supported on the end of terrace properties because the historic end gable and rear roof are considered important to the character of the conservation area when viewed from side roads. In these instances, a loft conversion with a pair of traditional dormers will be supported in order to retain the brick end gable and rear roof slope.

Basements

- 3.50 Light wells, basement areas, access steps and enclosures are not a characteristic of the conservation area. Basement extensions will only be supported where their outward appearance is not noticeable within the general street scene. For that reason, open basement areas will be resisted in favour of light wells covered with a pavement grille.

Boundaries

- 3.51 Uniform boundary treatments are a key aspect of this conservation area. Permission will not be given for their inappropriate alteration or demolition of street facing boundaries. Although no historic railings survive, there is photographic evidence of the historic railings and a

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surviving gate at no. 77 Midmoor Road. These should be used to inform the design of authentic reinstatement where it is desired. The boundaries between front gardens are best enclosed with simple metal estate rails which are the original detail. The council will support traditional metal gates or close boarded timber gates to secure communal alleyways.

Terrazzo Paths

- 3.52 The removal of terrazzo paving and its placement with another material will not be supported. Where historic paths are beyond repair, or where inappropriate modern paths are to be replaced, reinstatement in terrazzo will be supported.

Plant, services and equipment

- 3.53 Pipes, cables, satellite dishes and their associated boxes will be resisted on street facing elevations. Meter boxes of the in-ground type do not require planning permission.

New buildings and new uses

- 3.54 The council will resist the loss of buildings that make a positive contribution to the character and appearance of the conservation area. There are no development opportunities in the conservation area. There is little scope for changes of use.

Advertisements

- 3.55 Advertisements are not characteristic of the area and will be resisted for that reason.

Gardens and Trees

- 3.56 Permission is needed to lay hard standings in this conservation area. In front gardens these should be kept to a minimum to allow for soft landscaping. The small rear gardens are important to the conservation area and for residential amenity, their loss to rear extensions is unacceptable. The erection of outbuildings in gardens of flats require planning permission. See also policy Q14 of the Lambeth Local Plan.
- 3.57 The Council will seek the retention of trees that contribute to the character and appearance of the area. Conservation area designation gives the Council special powers over trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. The works should not proceed until the Council has given its consent, or six weeks have expired since the Council was notified. Where trees are already protected by a Tree Preservation Order (TPO), the normal TPO procedures apply.

Sustainability

- 3.58 Conservation area designation seeks to retain existing buildings and the design features that give them their character. All existing buildings have 'embodied energy', the energy that was used to create them; keeping buildings in good repair is the best way to ensure that no energy is wasted. If a building is neglected and features have to be replaced, embodied energy is lost when something which could have been repaired is replaced.
- 3.59 For more information on the retrofit of buildings please see the councils Revised Draft Lambeth Design Guide 2022 and Historic England's guidance including [Energy Efficiency and Historic Buildings | Historic England](#)

4. CONCLUSIONS

Conservation Area Boundary

- 4.1 The conservation area boundary was last amended in October 2015 when some dwelling houses on Haverhill Road were removed on the grounds that they did not contribute to the special interest of the area.

Planning Control

- 4.2 In the light of site visits to the Conservation Area for the preparation of this document, and having considered all stakeholder consultation representations, no additional planning controls are considered necessary at this time.
- 4.3 Suspected breaches of Planning control should be reported to Planning Enforcement using the online template link [Planning enforcement | Lambeth Council](#)

Capacity for Change

- 4.4 There are no development opportunity sites within the conservation area. Future new-development is therefore unlikely. The garden space around no. 36 Radbourne Road is not considered a development opportunity. Similarly, there is no opportunity for back-land development on rear gardens given their small size and visual amenity value.

Threats

- 4.5 Change, where it has been harmful, is largely the result unsympathetic alterations or poor quality repairs that have disrupted the group value and architectural unity of the properties.

Opportunities

- 4.6 There are opportunities to undo harmful previous works such as the removal of paint from historic brickwork.
- 4.7 Some properties still have opportunity of rear roof extensions and single storey rear infill extensions.

Conclusion

- 4.8 The Hyde Farm Conservation Area is a very attractive example of a speculative estate from late-Victorian/Edwardian period. The use of Tyneside flats with their unique forms and details is a noteworthy feature and construction mostly by a single developer has resulted in a coherent and unified architectural character with a strong sense of place. The presence of ancillary buildings (estate office, workshops, sports and social club) and community facilities (schools and nursery) of high / good architectural quality reinforces the special interest of the Conservation Area.
- 4.9 The continued role of the E Hayes Dashwood Foundation is a direct historic link back to the original estate developer. Its role providing housing to ex-servicemen adds a layer of uniqueness to the Area .

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- 4.10 The buildings within the conservation area are generally maintained to a high standard because of the custodianship of their owners. The council is grateful to all those responsible for maintenance within the estate and strongly encourage collaboration between leaseholders in relation to the maintenance of communal areas such as porches, paths and boundaries.
- 4.11 The Hyde Farm Conservation Area is of sufficient special interest to justify continued designation as conservation area. It is hoped that this character appraisal and guidance will help the continued good management of the area into the future.

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SOURCES

Field, Farm & Estate A history of the Hyde farm Estate in Balham by Graham Gower (2019).

Lambeth Local Heritage List, 2022

Lambeth Local Plan, 2021

'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1,' Historic England (2019).

National Planning Policy Framework, 2021

GLOSSARY

Architrave The lowest of the three main parts of an entablature or the moulded frame surrounding a door or window

Arts and Crafts A movement from about 1880 to around 1910 inspired by William Morris to bring back the skill and creativity of the medieval craftsman and revive the simplicity and honesty in the way buildings and furnishings were made.

Bay A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

Bay Window A canted (angular), rectangular or curved projecting window.

Bolection A curved moulding covering the junction of a panel and its frame, and projecting from the face of both parts it covers.

Bottle Balustrade An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

Canopy A projection or hood over a door, window etc.

Canted Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

Capital The head or crowning feature of a column.

Cast Iron Molten iron is poured into a mould to mass-produce regular and uniform patterns. Particularly popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

Chimney Stack Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical/Classicism An architectural tradition founded on the principles of Greek and Roman architecture. Particularly influential on English architecture from the late C17 and to a greater or lesser extent ever since

Console An ornamental bracket with a curved profile and usually of greater height than projection.

Coping A cap or cover on top of a wall, flat, curved, or sloping to throw off water.

Cornice In classical architecture, this is the top projecting section of an entablature. The feature is commonly used at the top of buildings from the C18 onwards, to finish or crown the façade.

Cupola A small dome on a circular or polygonal base crowning a roof or turret.

Dentil A small repetitively used tooth-like block forming part of a cornice.

Dormer Window A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

Dressings Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

Eaves The under part of a sloping roof overhanging a wall.

Edwardian The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

Entablature The upper part of an order consisting of architrave, frieze, and cornice.

Faïence A type of fired-clay block often used to face buildings in the early C20.

Fanlight A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leaded-lights. See also 'transom light'.

Fascia Mostly used to describe the wide board over a shopfront carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

Finial A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

Fluting Shallow, concave, vertical grooves on the shaft of a column or pilaster.

Frieze A decorative band running between the architrave and cornice.

Gable The upper portion of a wall at the end of a pitched roof. Can have straight sides or be shaped or crowned with a pediment, known as a Dutch Gable.

Gauged Brick Soft brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

Grille A fretted metal screen, often in shopfronts, to allow for the flow of air.

Hipped Roof A roof with sloped instead of vertical ends.

Horns The short downward projections on sides of sash windows, common in London from the mid C18, to strengthen the windows as the design evolved to include larger panes of glass and fewer glazing bars.

Incised Lettering Letters carved in to the face of a material - typically stonework.

Keystone The central stone of an arch, sometimes carved.

Leaded Lights Small panes of glass held in a framework of lead cames, typically found in Gothic Revival buildings and also popular in Edwardian domestic architecture.

Mansion Block A type of high-density housing used in the Victorian and Edwardian eras. Exteriors were often red brick with elaborate stone decoration.

Modillion A small bracket or console of which a series is used to support the upper part of a cornice.

Mullion A vertical post or upright dividing a window or other opening.

Neo Georgian A revival style of formal simplicity introduced around the mid 1890's to counter the Vernacular revival and became increasingly popular between the wars.

Niche A small recess in a wall.

Nosing(s) The projecting, usually rounded, edge of steps or stairs

Oriel Window A window projecting from the main wall of a building but that does not reach the ground and usually supported by corbels or brackets.

Parapet A low wall, typically at roof level where the party wall rises through the roof (party parapet wall) or in front of a roof to form box gutter.

Pediment A classical architectural element consisting of a triangular or curved section found above the entablature.

Pilaster A rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders, and often found forming part of a shopfront.

Queen Anne Refers to both the late C17/early C18 period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, and picturesque massing.

Quoins Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

Rubbed soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints.

Rustication Masonry cut in large blocks separated from each other by deep joints, often with heavily worked faces. The effect is often imitated using stucco renders.

Sash Window A window formed with vertically sliding glazed frames.

Soffit The exposed underside of any overhanging part of a building.

Stallriser A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour. See also 'Gault' brick.

Terracotta Fired but unglazed clay usually yellow or orange/red colour.

Terrace A row of attached houses designed as a unit.

Transom A fixed horizontal piece of timber or stone dividing the upper and lower parts of a window, or separating a window from the top of a door.


Transom Light A small rectangular window immediately above the transom of a door. See also 'fanlight'.

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Tyneside Flat Purpose-built flats built to resemble terraces of single family dwellings. The only give-away on the street is often the presence of two, or more, doors in a porch.

Victorian The period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era. Architecturally the period is generally considered to become distinct from Regency design characteristics circa 1840.

Wrought Iron Predates the existence of cast iron and enjoyed a renaissance during the revival periods of the late C19. Wrought iron is not as brittle as cast iron and seldom breaks.



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