

Proposed Designation of Hyde Farm Estate Conservation Area  
(Thornton ward)

Report by Director of Environmental service

Consulted Formally: DFIS, DLCSS and DedS

Authorised for submission

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Purpose

To designate Hyde Farm Estate as a conservation area.

Recommendations

(1) That the committee approves the designation of the Hyde Farm Conservation Area under Section 69 of the Planning (Listed Building and conservation Areas) Act 1990 as shown on Plan No. DES/PP/290.

(2) That the Committee approved the detailed boundary of the area as shown on Plan No. DES/pp/290.

## For decision

### **1. Context**

1.1 The function of the planning system is to regulate development and use of land in the public interest. The physical survivals of the Borough's past are to be valued and protected as part of this regulation through the designation of new conservation areas. The enduring quality of these areas adds to the quality of the residents, by enhancing the familiar local scene and sustaining the sense of local distinctiveness which is such an important aspect of their character.

1.2 The proposal to designate the conservation area falls within the general objectives of the Environmental services committee as reported to Committee 15.6.95 (Ref. EB 20/95-96). That report included principles for promoting civic pride (1.6) and the objectives for service areas included 'sensitive planning and conservation' (11), where it is stated that:

*"we will extend existing conservation areas and introduce new ones where local residents support this."*

1.3 One of the key tasks of the conservation officer, as set out in the conservation officer's work programme report to Environmental services Committee in 11.2.93 (ref. No. ES/115/92-93), was the declaration of new conservation areas.

1.4 policy CI in the Deposit Draft Unitary Development Plan on the designation of conservation areas states that the Council will consider whether Conservation Areas should be extended or new ones designated in areas of special architectural or historic interest, the character of which is desirable to preserve or enhance.

1.5 The policy goes on to state that the Council will consider the designation of areas which have been strongly recommended by local residents organisations or whose character is under threat from possible unsympathetic developments.

1.6 The proposal to designate the Hyde Farm Estate as a conservation area originated from the residents through the Telferscot and Radbourne Community Action Group. The conservation officer carried out an appraisal of the area and found that, because of its various physical attributes outlined below, it should be considered for conservation area status.

### **2. Justification**

2.1 The character appraisal of the Hyde Farm area is important in justifying the designation of the area as a conservation area and it also provides a clear definition of the special interest which is a factor taken into consideration by the Secretary of State in considering related

appeals. The assessment of the area's character derive from the elements that contribute to its special character, these include:

- (i) The origins and development of the topographical framework
- (ii) The archaeological significance and potential of the area
- (iii) The architectural and historical quality, character, and coherence of the buildings and the contribution they make to the special interest
- (iv) The character and hierarchy of spaces, and townscape quality;
- (v) Prevalent and traditional building materials
- (vi) The contribution made by greens or green spaces, trees hedges and other natural elements to the character of the conservation area
- (vii) The prevailing or former uses within the area and their historic patronage, and the influence of these on the plan form and building types
- (viii) The relationship of the built environment to landscape including significant landmarks, vistas and panoramas;
- (ix) The extent of loss, intrusion or damage, i.e. negative factors
- (x) The existence of neutral areas

## 2.2 (i) The origins and development of the topographical framework

The estate was originally one large medieval field of some sixty acres. The area was known as the Hyde during the Middle Ages, and later as Hydefield. In 1587 the field was purchased by Richard Martyn who then sold it to Emmanuel College Cambridge, which had been founded three years earlier. This transaction began the long association of the college with Balham and the naming of Emmanuel Road and Scholars Road when Hyde Farm estate was built during the late 1890s.

2.2.1 The college leased out the farm to a succession of tenants farmers until the late 19th Century. After a period of declining profits made in farming in the suburbs, the college decided to develop the site for housing, beginning with the building of Hydethorpe Road in 1896 and finishing the estate by 1916.

2.2.2 Many of the properties were built by Ernest Dashwood. Some of the properties were put aside for war disabled from the First World War. To promote the estate the developers proclaimed the virtues of Balham which they said was one of the healthiest places near London, being on high ground and surrounded by open spaces. Furthermore, they stated that *'Balham is well provided with first class shops and stores, allowing a careful housewife to shop more economically than in other parts of London'*. The properties, which were advertised as being

high class and exceptionally well built, were in the main occupied by city clerks who were paying a rent of as little as 10/- (50p) per week for a flat and up to 18/- (90p) for a six room house.

### 2.3 (ii) The archaeological significance and potential of the area

The Hyde Farm area is not specifically identified in the Deposit Draft UDP Archaeological constraints map. However the archaeological constraints map is only based on current state of knowledge of archaeology in Lambeth. The blank areas on the UDP map do not reflect an absence of archaeology, but a lack of knowledge of archaeology in those areas. It should not be assumed that no archaeology occurs in the Hyde Farm area as none is shown on the UDP map.

### 2.4 (iii) The architecture and historical quality, character, and coherence of the buildings and the contribution they make to the special interest

The character of the proposed conservation area is marked by its coherent Edwardian architectural style which is very consistent throughout the area. Almost all of the properties are either one and two bedroom purpose built flats and two/three bedroom houses, some of the streets are of mixed accommodation and others all of one type. Their architectural form is characterised by consistent two storey two bay buildings with two storey bows, some on Emmanuel Road with bows unusually sitting on square bays. A centre arched entrance porch, some with timber tracery, and a communal entrance hall is also typical with two or four entrance doors from it. Some corner buildings are treated differently to emphasise their position within this well planned overall composition. Simple details such as the use of ball finials on the gables and on adjoining boundary walls and leaded light oval windows lend a local distinctiveness to the area.

2.4.1 The collection of council owned education buildings between Radbourne Road and Telferscot Road are also carefully considered in their architecture and also contribute to the consistent appearance and character of the area being of the same architectural period. The three buildings are of the London County Council London Board school type and were built at the turn of the century. Telferscot School is of particular architectural merit with its one storey 6 bay sections under high pitched hipped tiled roof with bell tower and copper cupola and van above, dated 1904. The Hyde Farm School is more modest but is directly related to the Telferscot while the Radbourne centre, a neo Georgian two storey building with dormers set in a steeply pitched roof, forms an architectural stop to this collection of community related buildings on Radbourne Road.

2.4.2 None of the buildings in the area are listed however all the unlisted buildings contribute positively to the character and appearance of the area. The overall impression is an area of domestic scale and character and of attention to quality architectural detail.

## 2.5 (iv) The character and hierarchy of spaces, and townscape quality

The most important space adjacent to the proposed conservation area is Tooting Bee Common which Emmanuel Road directly overlooks. The use of the alternating gable fronted bays with the steeply pitched bays adds greater height and a more imposing setting to the open space. The open character and the emphasis of the repeated elements, presenting a distinct rhythm along Emmanuel Road, and is even more pronounced when viewed from a wider angle from across the common.

2.5.1 The three dimensional qualities of the two storey buildings to the street is proportionally quite pleasing. The height of the buildings with their steeply pitched roofs presents a pleasant sense of enclosure on the streets, especially those in Fieldhouse and Glanfield Roads with their slight curves.

2.5.2 The open spaces around the Radbourne centre are important to its setting and present a backdrop to the different typology of these buildings to the surrounding residential buildings.

## 2.6 (v) Prevalent and traditional building materials

The use of a limited palette of colours and materials reinforces the character of the area. The use of red brick with consistent English Bond throughout the area alternating between bath stone dressings and chequered stone and brick dressings reinforces the consistency of the architecture detail and the character of the area. The type of red brick used is of a hard almost industrial quality brick that lends a durable robust character to the area. The materials used throughout the Hyde Farm estate are of good quality, down to the special details such as the brass door furniture, the terrazzo floors and timber doors and window frames. The use of natural slate on the highly visible roofs and the fish scale slate hips to the bay also contribute to the quality of the materials in the area.

## 2.7 (vi) The contribution made by greens or green spaces, trees hedges and other natural elements to the character of the conservation area

The mature trees along the edge of Tooting Common present an important feature in townscape terms as they perform an almost architecture function in containing the space and acting as a counterfoil to the buildings on the opposite side of the road. This perpetuates the characteristic sense of enclosure found in the adjoining streets. The maintenance of the boundary treatment of the properties in the game manner with low hedges set behind solid boundary walls is also an important feature of the area that contributes to the feeling of a well managed and architecturally consistent area.

## 2.8 (vii) The prevailing or former uses within the area and their historic patronage and the influence of these on the plan form and building types

The estate is said to be the last major housing development undertaken in Balham. The original

boundary lines of the farm form the main boundary roads of the estate. /The uses other than the residential use include the Radbourne centre which was originally called the Hyde Farm Cub and used by the 'guest' tenants associated with the war veterans. The schools, and church hall and the purpose built shops on the ground floor of nos. 70-73 Emmanuel Road all form the original community focus of the estate.

In more recent years the Radbourne Centre has been used as a youth club. Education Committee agreed (14.10.95) proposals for Community Education to achieve budget reductions and to make the service more targeted on priority groups and provision. The reductions included the closure of Radbourne Youth Club. It is proposed that the site is sold and the capital receipts are used to fund pressing community education work. Adjacent to the former Radbourne Youth Club is a church hall which is of no particular architectural or townscape merit and is understood to be improved for community use.

Nearby is a primary school called Telferscot School already described in 2.4.1 which is a thriving school. Adjacent to it is Hyde Farm special school which Education Committee agreed to close (3.2.94) as part of the special Education Review. Following Government approval of the closure, it was closed in April 1995. It is proposed that it should be sold and the capital receipts used for pupils with special educational needs.

The proposal to create a conservation area will not affect the proposal to sell the two Council owned education sites, the former Hyde Farm school and the former Radbourne Youth clubs.

#### 2.9 (viii) The relationship of the built environment to landscape including significant landmarks, vistas and panoramas

The Radbourne Centre forms an important function as a landmark building within the area, especially, as it is carefully planned at a slight axis on the curve of Radbourne Road closing the long view north/ south. The views to the side of nos. 34b and 34d Radbourne Road are also carefully considered as this corner building is treated quite specially on its flanking gable with a leaded light window and ball finials on the Dutch gable. The views into the area such as those from the New Park Road end of Emmanuel Road and the significant panorama across the common are important to the setting and character of the conservation area.

#### 2.10 (ix) The extent of loss, intrusion or damage, i.e. negative factors

Some of the existing buildings have replaced features such as windows, doors, door furniture and roof slates throughout the estate, however, those in the adjoining street are considered to be worst affected by such changes.

#### 2.11 (x) The existence of neutral areas

There are some infill bomb sites that have been developed with 1950's - 1970's developments which, although incompatible with the overall character, are not considered to detrimentally affect it. The contemporary design of the buildings marks this important historical incident in a

way which would have been lost if replica buildings were built.

### **3. Public consultation**

3.1 All the properties in the potential conservation area were given notice of a public meeting to discuss the concept of a conservation area for the Hyde Farm estate. The letter also gave a brief description of the type of controls that would apply within a conservation area.

Approximately 50 people came to the public meeting which was held on the 14 December in the Radbourne centre. Forty four people returned comment sheets and all were in favour of the conservation area. one other letter of support was also received.

3.2 As part of these comments four residents indicated that they thought the conservation area should be extended to include all of the Hyde Farm Estate including Hydethorpe Road. It was pointed out at the meeting that the choice of boundary was based on the 'special' character and appearance of the Edwardian architecture of the later stages of this estate's development. It is acknowledged that although Ernest Dashwood also designed the earlier part of the estate much of this 1890's architecture is very similar to that found in the building stock of many other parts of the Borough outside conservation areas. Not only were these streets not considered 'special' enough but it was thought that many more changes to their appearance had occurred in recent years therefore detrimentally affecting many of the original features and appearance. However, the possibility of extending the conservation area can always be considered in the future and, although the earlier Hyde Farm development does not have the same architectural appearance as the later, it does share the same history.

3.3 Two of the residents suggested a change to conservation area boundary to include nos. 103-107 Cambray Road and 118 Midmore Road. These have been taken into consideration in the final map (Drg. no. DES/ PP/290) as these properties have the same architectural characteristics as those found in the conservation area.

3.4 English Heritage have expressed their support as have the Streatham and Balham societies.

### **4. Effects of Designation**

4.1 under the Town and Country Planning General Development order 1988 (the GOD) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), conservation area designation has a number of practical implications for the area. These are outlined below:

(i) Conservation area consent is required to demolish or partially demolish buildings within a conservation area (Section 74 of the Act).

(ii) some permitted development rights are restricted within a conservation area, e.g. neither

stone cladding, or roof extensions are allowed without planning permission.

(iii) Consent for all advertising hoardings, temporary or permanent is required.

(iv) The council must be informed of all works to trees within a conservation area 6 weeks in advance to give time to issue a Tree Preservation Order if desired.

(v) The design quality of all new development in a conservation area is important. Planning policy Guidance No. 15; planning and the Historic Environment (PPG15) and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG15 goes on to state that what is important is not that new buildings should directly imitate earlier styles, but that they be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own. There is a duty on the Council therefore to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas.

(iv) The council could also make a direction under Article 4 (1) of the GDO further restricting permitted development rights within the conservation area. This would need to be approved by the secretary of state, it could be used to remove the rights to alter the original doors and windows in a terrace, or to paint the brickwork of the buildings.

(vii) Once a conservation Area is designated there is a duty on the Council to formulate and publish proposals for the preservation and enhancement of the area. This could include design guidance to owners which would set the policy framework for the type of development that would be acceptable within the conservation area. it would also mean that the Council's implementation programme for traffic management would take the preservation and enhancement of the conservation area into consideration.

(viii) Conservation Area status can also mean that a number of possible funding sources for the repair of buildings in the area can be sought.

## **5. Procedure after Designation**

5.1 Following Committee approval of the report a number of actions would be undertaken;

(i) All owner/occupiers of properties in the conservation area would be written to informing them of the designation would also be published in the local press and the London Gazette.

(ii) English Heritage would be notified of the designation.

(iii) The production of character statements and design guidance would be reported to Committee for approval as resources permit.



## **6. Legal Powers and Advice**

6.1 The Planning (listed Building and Conservation Area) Act 1990 gives the council power to declare a conservation area. Section 69(2) states that:

"It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and if they so determine, they shall designate those parts accordingly".

6.2 Section 69(4) states that:

"The designation of any area as a conservation area shall be a local land charge".

6.3 section 70(5) of the Act state that the Local Planning Authority should publish notice of any designation, variation or cancellation with particulars of its effect, in the London Gazette, and in at least one news paper circulating in the area of the local planning authority.

6.4 Section 71(1), (2) and (3) of the Act identify future duties on the Council associated with a designation, stating:

*"(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which conservation areas.*

*(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.*

*(3) The local planning authority shall have regard to any views concerning the proposals expressed by persona attending the meeting."*

## **7. Financial Implications**

There are no financial implications as a direct result of this report, however, Hyde Farm School, Telferscot Infants School and Radbourne Centre are all owned by Lambeth. As outlined in paragraph 2.4 the Education Committee wish to dispose of the former Hyde Farm school and the Radbourne Centre and to use the resultant capital receipts to improve special needs education and youth centres, respectively on other sites in the Borough. It is likely that if the area is declared a Conservation Area this could reduce the capital receipts obtainable from disposing of these premises. However, the decision on whether or not to declare the Hyde Farm Estate a CA should be determined on the conservation merits of the designation, and not be influenced by non planning considerations. The Council must not be seen to treat its own land holdings differently from those of the private sector, by reason of its position of local planning authority.

## 8. Environmental Implications

8.1 The designation of a conservation area provides the Council with additional development control powers to protect and enhance the area, it also places a duty on the council to prepare and publish a preservation and enhancement plan for the area.

8.2 All trees within the conservation area are given protection in so far as notification of any works to a tree must be given six weeks in advance to the Council to enable it to issue a Tree Preservation order.

## 9. Staffing and Accommodation Implications

9.1 There are no staffing implications as a direct result of this report, however, the declaration of a conservation area involves Development Control staff in more complex procedures when handling planning applications within the designated area.

9.2 The duty to prepare and public design guidance and enhancement schemes will require the conservation staff to undertake detailed design work and careful monitoring of schemes for implementation.

## 10. Equal Opportunities

- (a) Race relations
- (b) Women's Rights
- (c) People with Disabilities

The designation of the conservation area will bring improvements to the building stock which will improve conditions for these disadvantaged groups. Improvements will take into account the needs of disabled people, especially through enhancement schemes such as traffic calming initiatives.

Sources:

Report to Environmental services 11.2.93: Establishment of conservation officer in DBS Town Planning Division (ref. no. ES/115/92-93)• Report to Environmental Services committee 15.6.95: Objectives for committee and work Programme (Ref. ES 20/95-96).  
'Balham: A brief History', Graham Gower (1990)

## 11. Audit Trail

Committee deadline:5.2.96

Author: B. Miles CPO

Date drafted:27.12.96

## Consultation with other Officers/Directorates

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Date	Name	Directorate	Date Received	Date cleared	Date Returned
E8.12.95	s. Sylvester	DE	28.12.95	17.1.96	17.1.96
E8.12.95	H. Dickens	DLCSS	28.12.95	3.1.96	3.1.96
G8.12.95	H. Mills	DHS	28.12.95	8.1.96	8.1.96

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Date sent to committee Secretariat:24.1.96

Date received by committee Secretariat:

Date sent to councillors:

### 12. List of Background Documents

Financial Regulations  
Code of practice for Major Contracts  
1995/96 capital Estimates