

**HYDE FARM  
CONSERVATION AREA**

**DRAFT  
CONSERVATION AREA STATEMENT**

**London Borough of Lambeth  
2014**



## Introduction

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

The conservation area was designated on 13 February 1996. The designation covers a number of streets of good quality late Victorian/Edwardian housing along with some associated educational buildings. Its architectural interest derives from the property types, the high quality of the construction and refinement / unity of architectural details. Design coherence on the residential properties is achieved through common property types (mostly flats), 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 construction by Ernest Dashwood and the Foundation which he later set up to provide homes for ex-service people. Only the most note worthy parts of the estate have been included within the Conservation Area; the boundary being tightly drawn.

This character appraisal was prepared in response to local concern about extensions within the conservation area which was raised at a residents meeting held in December 2013. The meeting was facilitated by Ward councillors and attended by planning and conservation officers. It was agreed that work would be undertaken by officers to better define the character and appearance of the conservation area. Once complete it will be used to inform new conservation / design guidance. The opportunity would be taken during this process to re-visit the approach to extensions.

This draft character appraisal is being circulated in order that local residents and other interested parties can give their views. The public consultation will run for 28 days:

Consultation start date – Monday 17 February 2014

Consultation end date – Friday 14 March 2014

Submissions can be made by e-mail to – [planningconservation@lambeth.gov.uk](mailto:planningconservation@lambeth.gov.uk)

Or in writing to – Conservation and Urban Design  
Lambeth Planning  
Phoenix House  
10 Wandsworth Road  
SW8 2LL

All representations received will be given consideration during the preparation of the final version of this document.

The final versions of this character appraisal and the subsequent conservation / design guidance will jointly form a 'Conservation Area Statement'. This will be a material consideration when the Council determines planning proposals for the area.

# Conservation Area Context Map



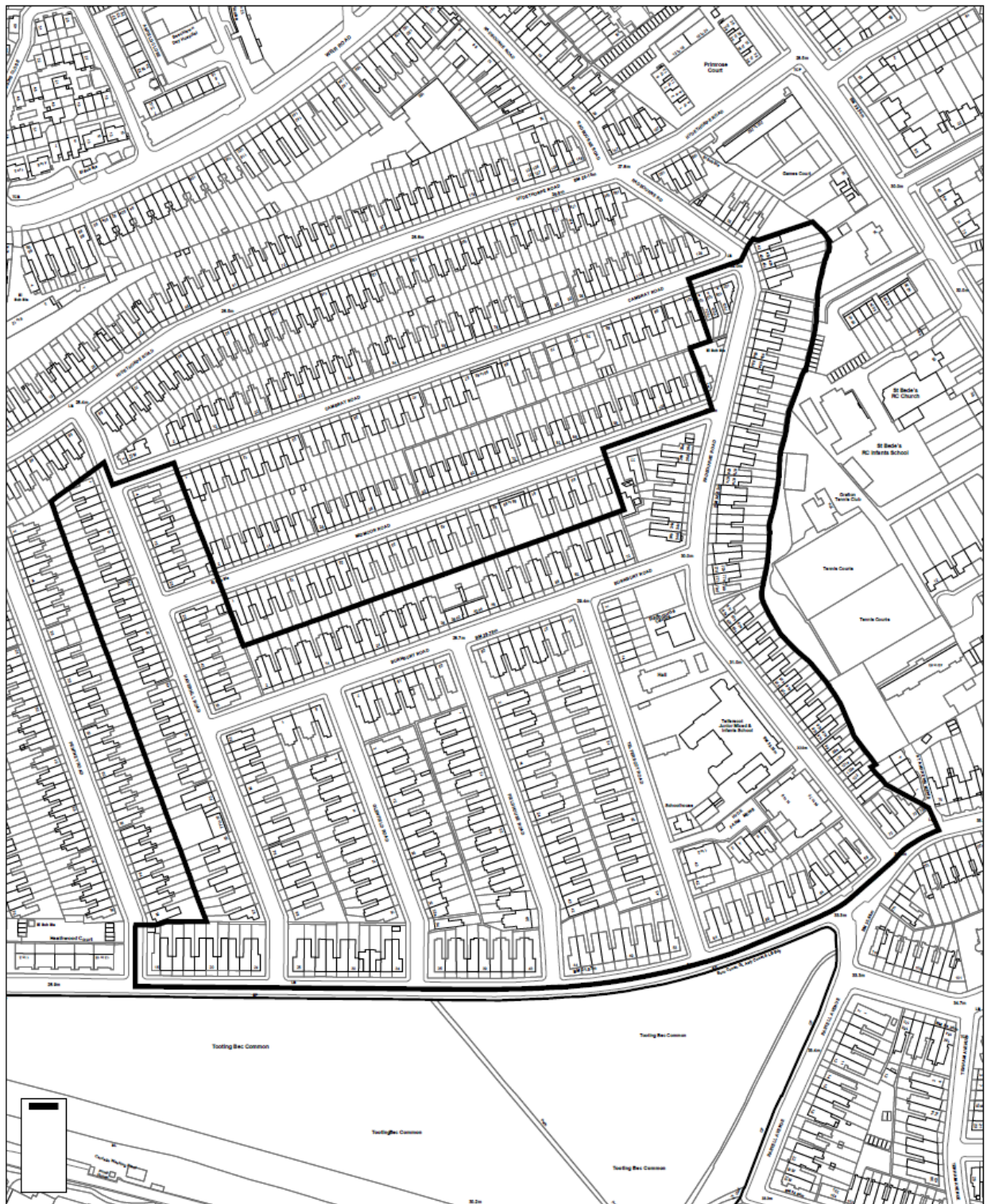
**36 – La Retraite CA**

**48 – Hyde Farm CA**

**44 – Telford Park CA**

**55 – Oaklands Estate CA**

# Conservation Area Boundary



# 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 (July 2011) is the Spatial Development Strategy for Greater 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 Unitary Development Plan (UDP)/Core Strategy. All planning decisions have to be made in accordance with these planning policy documents except where material considerations indicate otherwise.

1.6 Lambeth's adopted UDP and the Core Strategy 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. There are currently being succeeded by a new Local Plan which it is hoped will be adopted in 2015.

## 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 dwellinghouses; 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.

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). The effect of the direction is to impose tighter control over development, in order to

safeguard the character of the area. The Article 4 (1) Direction was made on 29 August 2002. It covers the following properties:

Burnbury Road	2-36 (even), 46-72 (even), 1-15 (odd) 19-41 (odd)
Cambray Road	103-107 (odd)
Emmanuel Road	15-30 (consecutive), 33-69 (consecutive)
Fieldhouse Road	1-39 (odd), 2-42 (even)
Glenfield Road	1-31 (odd), 2-26 (even), 34
Haverhill Road	4-88 (even), 1-75 (odd), 83-97 (odd)
Midmoor Road	77 and 118
Radbourne Road	26-34 (even), 43-103 (odd)
Telferscot Road	1-43 (odd)

1.10 As well as the normal planning controls, planning permission is also required for:

- Alterations to roofs – changes of roof coverings, insertion of rooflights etc.
- External alteration – changes to windows and doors, porches (including the infilling of open or recessed porches and communal hallways), shutters etc.
- Enlargement / extensions including porches, conservatories and garages.
- The painting of unpainted brickwork or stone or the application of render or pebbledash to any elevation. This includes the re-painting of window frames and porch joinery other than white.
- The erection of, replacement or, or any changes to, boundary walls, gates and fences.
- The laying or any hard surface within the curtilage of a property.
- The installation of satellite antenna.

1.11 The objective of the Article 4 (1) 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 current materials with authentic historic detailing.

## 2. Conservation Area Appraisal of Character

### Introduction

2.1 This character appraisal has been undertaken in accordance with *'Understanding Place – Conservation Area Designation, Appraisal and Management,'* English Heritage (2011).

### Historic development

2.2 The estate of which the conservation area forms a part was originally a 60-acre mediaeval field known as the Hyde and later as Hydefield. It was in the ownership of Emmanuel College Cambridge for many hundreds of years; and leased to tenant farmers. The urbanisation of the wider area began in the mid-late 19<sup>th</sup> Century as London expanded. Hydethorpe Road was begun in 1896 and the estate, comprising entirely of two-storey properties, was finished by 1916.

2.3 On first inspection many of the properties in the conservation area look like standard terraced houses but they are in fact 'Tyneside Flats' – the presence of more than one front door and often a window in the entrance porch is an indication of this property type. Originating in Tyneside this form of flatted development was a popular across London at this time. The form delivers generous flats disguised in a recognisable house form – one that 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.

2.4 The estate was developed by Mr Ernest Hayes Dashwood. The estate was managed by Mr Ross Dashwood; all the properties being for rent rather than for sale. 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', and were in the main occupied by City clerks, who paid from 10 shillings a week for a flat to 18 shillings for a six-room house.

2.5 The Hyde Farm Sports and Social Club was erected in 1912 at 36 Radbourne Road as a facility for tenants. It closed in 1939 when it was requisitioned for the war effort. After the war it became a community centre. It was the proposed demolition of this exceptionally high quality Neo-Georgian style building in the mid 1990s that first stimulated community interest in a conservation area. Today the building is a children's nursery.

2.6 Telferscot Primary School itself, housed in an attractive Flemish style building was erected in 1904 by the London School Board. The adjoining former Hyde Farm School (of similar style) has been converted to residential use and is now part of Hyde Farm Mews. St Thomas's Church, Telford Avenue erected its church hall on Telferscot Road. Now vacant, this single storey brick structure has been ear-marked for redevelopment to serve an expansion of the school.

2.7 During the Second World War the ornamental gates and railings to the street frontages were removed for the war effort. Where these have been replaced the new railings / gates are modern and generally unsympathetic. Enemy action resulted in the loss of some properties within the Estate. The replacement properties are all of modern appearance, dating from the immediate post-war decades.



2.8 In 1946 Mr 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. It is based at 69 Emmanuel Road; contact [www.hayesdashwood.org.uk](http://www.hayesdashwood.org.uk). The remainder of the estate is now in private ownership and the conservation area is at the heart of a wider, popular and highly desirable residential district.

### **Architecture**

2.9 The architect for the estate is unknown. However, they were clearly competent delivering practical, spacious and well laid-out flats within an estate of great design coherence. The unity of the built forms is key and it is enhanced by subtle differences in treatment and detailing which bring welcome variety. The quality of the ornamentation and enrichment on the facades is particularly noteworthy.

2.10 The residential properties are typically Tyneside flats although some standard London terraced houses can be found. They all share common characteristics which include – red brick elevations and boundary walls (to street frontages), two-storey bay windows (can be bow, box or canted in profile); red brick chimney stacks and up-stand walls (on the roof between properties). Uncluttered natural slate roofs also prevail along with recessed entrance porches, sandstone dressings and very good quality joinery.

2.11 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 insulation internally and encourages greater neighbourliness by placing entrances together. It also means that the large returns at the rear are paired together. Generally the end properties of terraced groups display 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.

2.12 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 abut most of the rear of the property and project about half way 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).

### **Tyneside Flats**

2.13 The Tyneside flats look like a typical London terraced house but for their greater width which is a result of more generous front porches which typically contain two doors – one serving the ground floor flat and the other the first floor flat. On Radbourne Road most of the ‘handed’ (paired) Tyneside flats share one large porch between two properties. The gable ends of the returns on the flats have an attached external staircase (stone and brick) giving the first floor flat direct access to the rear

garden. These staircases, handed like the returns, are a defining characteristic of the rear elevations.

### **Modern Development**

2.14 There have been some recent developments since the conservation area designation. The terrace of houses at 2-16 Telferscot Road, at three storeys is overly tall for the area and fails to adequately reflect its architectural characteristics. Hyde Farm Mews successfully reused the former Hyde Farm School buildings and has some two storey houses too. No. 26 Radbourne Road is an infill building that has endeavoured to accurately mimic its historic neighbours.

### **Spatial analysis**

2.15 The conservation area is characterised seven streets of terraced housing in linear garden plots. There is generally a strong sense of enclosure with only narrow gaps (entrances to alleyways) between the terraces. However, at street corners the end gardens of terraces give glimpses of rear elevations and the back gardens. The character is urban and domestic. Garden hedges, small trees and shrubs bring welcome greenery to the street scene.

Each street is discussed in detail below (in alphabetical order):

#### Burnbury Road

2.16 Burnbury runs west-east linking Haverhill Road to Radbourne Road. Both sides are lined by Tyneside flats. The garden on the corner with Radbourne Road (formerly tennis courts to the Sports and Social Club) gives welcome openness and additional greenery. A post-war infill block at nos. 38 – 44 disrupts the architectural rhythm on the north side.

#### Cambray Road

2.17 Only nos. 103 – 107 are included within the conservation area because their unaltered rear elevations are highly visible in views from Radbourne Road.

#### Emmanuel Road

2.18 Emmanuel runs west-east forming the southern edge of the conservation area. Across the road to the south (outside the conservation area and across the borough boundary) is Tooting Common which gives the properties here an open aspect and visibility over a wide area. The character as a result is leafier and more verdant than elsewhere in the conservation area.

2.19 The frontage is strongly defined by properties, apart from gaps made by the five roads leading to the north. To the west end nos 15-34 (consec) look like conventional houses but behind their stained glass front doors are Tyneside flats. This is the only place in the conservation area where the porches have 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.

2.20 To the east of the junction with Glenfield Road the properties switch to Tyneside Flats (nos. 35 – 69 consec). These 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 estate office. To the east, beyond the junction with Radbourne Road

there is a short parade of shops with flats over. A number retain attractive period shop fronts.

#### Fieldhouse Road

2.21 Fieldhouse runs north – south linking Burnbury Road to Emmanuel Road. All the properties are Tyneside flats and they all have attractive recessed process with ornamental timber infill. A small number of properties have canted bay windows.

#### Glenfield Road

2.22 Glenfield runs north-south. The vast majority of properties are Tyneside flats. Nos. 14, 16 and 18 have canted bays. No. 34 is the isolated survivor of a bomb-damaged terrace. The neighbouring replacements, (nos. 26 – 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. Whilst at odds with their historic neighbours they are the most successful of all the post-war infill in the conservation area.

#### Haverhill Road

2.23 Haverhill runs north-south linking Emmanuel Road to Hydethorpe Road (outside the CA). It is straight apart from a slight kink at the southern end. The junction with Haverhill Road makes a rough divide between the property types. Those around the junction and northward are standard terraced houses. The remaining properties to the south are the more interesting Tyneside Flats. Of these, nos. 76 – 88 (east side) have attractive joinery to their recessed porches which sets them apart from the others.

2.24 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 treatment is at odds with the general character. The view east along Burnbury Road is terminated by properties on Radbourne Road with a backdrop of large mature trees.

#### Hyde Farm Mews

2.25 This is the former Hyde Farm School which occupies a site between 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 20<sup>th</sup> Century and include a former school keeper's lodge (with a rare surviving timber gate). The infill houses are sympathetic to their architectural character and scale. This complex has group value with the adjoining Primary School.

#### Midmoor Road

2.26 Only the characterful properties at the east ends of these roads are within the conservation area – because of their prominence from Radbourne Road. This includes the former Dashwood Estate works department buildings of the Estate at no. 77.

#### Radbourne Road

2.27 Radbourne is aligned north – south. It is the longest street in the conservation area, with an eastward bend halfway up on the junction with Burnbury Road. The east side is lined by Tyneside flats in a number of blocks. Some of the terraces have staggered frontages (revealing blank red brick flanks) to take account of the bend in the road. The arched porches contain ornamental timber infill. There is one terrace on the west side, just north of the junction with Burnbury Road. Some properties have plaques commemorating the Dashwood Foundation. One property

on the corner of Midmoor Road is included in the conservation area and a few on the corner of Cambray Road – these are included because their exposed corner situation (flanks and rear elevations are visible) mean that they are particularly visible from Radbourne Road. As a result these properties are particularly vulnerable to unsympathetic development at the rear – which would be highly visible within the conservation area. To the south end of Radbourne Road on the east side is former stable yard (with attractive brick outbuildings).

2.28 The west side of Radbourne Road is dominated by important 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 an imposing and very carefully considered Neo-Georgian style composition in purple bricks with red brick dressings, timber eaves and plain tiled roof. The fine Georgian style joinery is particularly good. It is now occupied by a day nursery.

2.29 To the immediate south is the former St Thomas's church hall; it too has a boundary hedge. To its south is the impressive Flemish style façade of Telferscot Primary School with its excellent brickwork, ornamental stucco gables and impressive sash windows. It is enclosed by modern railings but at the south end an Edwardian ironwork 'throw over' remains. To the south of the primary school are the similar buildings of the former Hyde Farm School. Now in residential use their boundary is an attractive combination of railings and climbing plants

#### Telferscot Road

2.30 Telferscot runs north – south. The west side of is lined with red brick terraced properties – Tyneside flats. Nos. 1 & 3 share a commemorative plaque of the Dashwood Foundation.

2.31 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 is the former St Thomas's Church Hall – a single storey red brick building of little interest. The rest of the frontage on the east side of Telferscot Road is occupied by educational buildings erected by the London School Board in 1904. Telferscot Primary School is a particularly impressive example of a London School 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.

2.32 At the very south end the former Hyde Farm School has been converted into residential use with some sympathetic new-build development – see Hyde Farm Mews.

#### **Gardens**

2.33 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 but also exceptionally important to residents both as a practical and visual amenity.

#### Front Gardens

2.34 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. Where properties are in private hands the front gardens tend to belong to the ground floor flat. The handed front porches to the Tyneside flats generally share one wide front path although historically a railing delineated the boundary between each property.

2.35 Historic front paths survive across the state and are typically Terrazzo which runs inside to floor the porch. 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 (nos. 15-34) and at the houses on the north end of Haverhill Road. Some of these are in poor condition. Unfortunately modern replacement paths have been laid in brick, concrete, tarmac and other inappropriate materials. These are generally adequate replacements for the historic examples they replaced.

2.36 Large timber storage boxes (typically for bicycles) have begun to appear in a number of front gardens. They are typically taller than the front garden boundary wall and often restrict views from the bay windows too. They are visually obtrusive and overbearing features. For convenience many residents keep their wheelie bins in their front gardens; again the visual impact can be intrusive.

2.37 In places prominently located meter boxes and associated pipework harm the appearance of frontages. The least obtrusive meter types are those placed into the ground.

### Rear Gardens

2.38 The rear gardens are relatively modest in size and dominated by the large rear returns. Down the side of the return is typically a narrow paved passage leading to the rear of the main building. 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 further subdivided by fences. Many rear gardens have trees planted along their rear boundary – often Lime trees. Garden sheds and similar structures can be found.

2.39 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.

2.40 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 to residents. There are long running concerns about their security (because they are typically not gated).

2.41 Some domestic garages have been squeezed into the gardens of corner plots (necessitating breaches in the historic boundary treatment) but they are generally not characteristic of the conservation area.

## **Boundary Treatments**

### Front garden boundaries

2.42 Street facing boundaries take the form of red brick dwarf walls typically capped with an ornamental cement coping which has been run in-situ. Many curve at the street corners or at the ends of terraces; this is a particularly attractive detail.

Unfortunately in places these are damaged or in want of repair. In places over-rendering and painting in contrasting shades has had an adverse visual impact.

2.43 All historic gates railings to the residential properties were removed during the Second World War. However, the fixing holes for the originals survive in places. For example, holes in the front elevations of many houses show that a simple estate rail (to horizontal bars) separated the front gardens. At the entrances these horizontal bars were affixed to the posts of iron gates set into the stone slabs of the front path (the fixings for these survive too). There may well have been ornamental ironwork on top of the boundary walls but no evidence remains of this. Some modern replacements have installed between properties (timber fences, ironwork and brickwork) to ill effect. Very few properties have front gates.

#### Side Boundaries (corner houses)

2.44 Typically the low front wall continues around the corner and along the side of the house. Towards the rear the wall gets higher (about 1.5 – 2m) and is terminated at either end with a pier. These brick side walls are attractive and practical – the increased height screening the rear garden. The piers are often topped with pre-cast concrete ornamental copings with ball finials (many of these are now missing or corroded /damaged).

2.45 Unfortunately in places timber fences have been attached to the inside face of the brick wall and rise higher than it – a discordant visual impact results. Similarly in some places boundary walls have been breached to create driveways – again the impact has generally been adverse as it creates gaps in the continuous historic frontage.

2.46 At the north end of Radbourne Road, on the west side, modern timber fences (c2m in height) are generally visually discordant. This is partly because they are out of character (a high brick wall being the norm) but also because of their insubstantial and unkempt appearance.

#### Rear boundaries

2.47 These are typically 1.5m high close-boarded timber fences (between rear gardens and to the alleyways) with matching rear gates to the alleyways.

#### **Public realm**

2.48 The roads of generally tarmac (over granite setts) with exposed setts forming the gulleys. Traditional granite curbs define the footway edge. Conventional paving slabs cover the pavements. Historic non-slip setts cover the road at the entrance to the stable yard at the south end of Radbourne Road. The street lamps are of a standard 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 houses. Non-residential uses are largely educational (day nursery and primary school) with some retail. There is a small commercial yard behind the shops on Emmanuel Road and accessed from Radbourne Road.

### **Shopfronts and advertisements**

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. No. 73 has a recessed flat entrance and traditional joinery. Externally mounted roller shutters at nos. 72 and 73 have unfortunately diminished their character.

2.51 Advertisement hoardings are not characteristic of this residential area. Indeed commercially signage generally is limited to the shops and the day nursery.

### **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 all the residential properties were built by the same developer – a consistency of detailing being key to their uniformity and thus to their special interest.

#### Walls

2.53 Brick predominates. The street facing elevations of most of the residential properties are in a slightly glazed dark red brick laid in an English Bond. The pointing is generally in a dark grey mortar. 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 facades (porches, window lintels, keystones and ornamental features on front gables) is in sandstone; this has been mostly over-painted but some examples of the original stone finish can be seen on Radbourne Road and Fieldhouse Road.

2.54 Gable ends are generally free of openings; the only exception being no. 34 Radbourne Road which sports lozenge windows and stone dressings. In some places the chimney breast is articulated on the gable end for decorative effect. Chimney stacks on main roofs 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 facades on some streets. The picking-out of stonework and the plinths in white paint has covered up the original stone and highlights it more than was originally intended. Satellite dishes 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 facade – with matching chimneys.

#### Rear Returns

2.57 The uniformity of the residential properties (terraced houses and Tyneside flats) 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 facades. 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.

#### Porches

2.58 Open (doorless) recessed, 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 lean-to canopy porch (clay-tiled roof) carried by ornamental timber arch and containing panelled door with leaded lights.

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 etc.

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 – a single door for the houses, two doors for a typical Tyneside flat property and sometimes four or more doors where two properties share a porch. The most ornate porches are found on the Tyneside flats on Emmanuel Road; here they are forward from the façade with curved parapets.

2.61 Lozenge-shaped porch windows are a particularly attractive feature on many streets. Some retain their historic leaded panes, some have a horizontal glazing bar and others are now just plainly glazed.

2.62 Porch floors are typically a continuation of front garden paths – terrazzo – which is sometimes used as an ornamental dado within the porch too. Some porches have been disfigured by the installation of meter boxes, pipes and cables.

#### 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. Generally 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. Modern off-the-peg replacement doors have, in places, detracted from this unity.

2.64 The Tyneside flats at the western end of Emmanuel Road have perhaps the most elaborate doors - with raised decorative panels and highly decorative stained glass; this is then replicated in their side panels for extra effect. These are an exception in 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 frames 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 often have 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. In some on Burnbury Road and Fieldhouse Road the top sashes of the windows have leaded lights. Many of the lozenge shaped windows in porches have similar leaded light. This lozenge 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, 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. Inappropriate window replacements (modern materials, designs and detailing) have had a discordant impact on the character of the conservation area. Inaccurate replacement windows (with modern frame sections, chunky detailing, stick-on glazing bars etc.) have had a similar discordant impact in some places.

### Roofs

2.69 The uniform character of the residential properties is continued at roof level. 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 copped with a terracotta ridge tile (often roll-top) to match those on the roof main ridge.

2.70 All main roof slopes (and those to the rear returns) are covered grey natural slate of uniform colour and size. An exception is found on the roofs of the bow and bay windows on the facades – these have small canted roofs covered with ornamental (often but not exclusively in fish-scale design) slates 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 / dominant 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 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 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 has been a particular problem with the roofs of the bay / bow windows.

#### Basements

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

#### Extensions and Conversions

2.76 Infill extensions (down the side gap of rear returns) have been supported in the conservation area. Loft conversions with rear dormers have also been approved; giving a typical property an extra bedroom and a small en-suite bathroom. However, the limited head room offered by two dormers is considered by some residents to restrict the usability of the converted space.

#### **Statutory listed buildings**

2.77 These are buildings identified by the government as being of national architectural or historic interest. Statutory listing brings with it statutory control. At the time of the survey, 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 proposals.

2.79 The following properties are proposed for inclusion on the local list:

A) 35 – 69 Emmanuel Road (consec.)

Four groups of particularly attractive Tyneside Flats in red brick with sandstone dressings. Ornamental projecting porches, first floor bow windows. Good quality decorative joinery includes sash windows, leaded lights, front doors and French doors to first floor. Some ornamental arts and crafts door furniture and porch lamps survive. No. 69 (E Hayes Dashwood Foundation Estate office) is different with shop style detailing and boot-scraper to flank entrance.

B) Former Hyde Farm Estate Sports and Social Club, 36 Radbourne Road

Two storey Neo-Georgian style property in purple brick with red brick dressings. Symmetrical elevation to Radbourne Road, side porch. Exposed box timber sashes, plain tiled roof, tall brick chimney stacks. Camber headed dormer. Prominent corner site.

C) Telferscot Primary School (main building), Telferscot Road

Impressive London Board School of 1904. Exhibits symmetry, fine detailing, good architectural composition in the Flemish Style. Includes original playground shelter on south side of playground.

D) Former Hyde Farm School, 1 - 2 Hyde Farm Mews

One and half storey former London Board School sympathetically converted to residential use. Group value with Telferscot School.

E) Former Hyde Farm School, 8 – 14 Hyde Farm Mews

One and half storey former London Board School sympathetically converted to residential use. Group value with Telferscot School.

F) Former School Keeper's Lodge, Telferscot Road

One and half storey former London Board School sympathetically converted to residential use. Timber boundary fence to Telferscot Road includes its original Arts and Crafts style close boarded gate. Group value with Telferscot School.

### **Building Contribution**

2.80 This section identifies the contribution made by all buildings in the conservation area.

Positive contribution

2.81 Buildings that make a positive contribution to the character and appearance of the conservation area are essential to the character and appearance of the conservation area and should be retained and conserved / restored as necessary. 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 collection of 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

2.82 Buildings that make a neutral contribution are those that neither enhance nor detract from the character and appearance of the conservation area. The loss of these buildings is supported in principle (subject to detailed design):

- 3 – 7 Hyde Farm Mews (modern houses)
- 2 – 16 Telferscot Road (modern houses)
- Former St Thomas's Church Hall, Telferscot Road (single storey hall)
- Kitchen / Dining Hall, Telferscot Primary School, Telferscot Road (post war)

Negative contribution

2.83 These buildings that are considered to cause harm to the character or appearance of the conservation area:

- 38 – 44 Burnbury Road (post-war houses)
- 31 – 32 Emmanuel Road (post-war houses)
- 28 – 32a Fieldhouse Road (post-war houses)
- 77 – 81 Haverhill Road (post-war houses)

### **Spaces / Gardens Contribution**

2.84 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.

2.85 The generous garden space around the former sports and social club at 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.

2.86 Whilst very modest individually front gardens (and side gardens on corners) collectively define the semi-public spaces between the houses 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.

2.87 There are no negatively contributing open spaces in the conservation area.

### **Trees**

2.88 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 81 – 93 Radbourne Road make an important backdrop contribution.

### **Views**

2.89 Townscape views up and down the streets allow an appreciation of the repetitive decorative architectural treatments of the facades. 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.

### **Capacity for change**

2.90 Inappropriate change is the greatest threat to the character and appearance of any conservation area. In conservation areas such as Hyde Farm where there is great unity in the building forms and architectural details piecemeal change and poor repairs can cause considerable damage. The designation of the Article 4 Direction shows the Council's commitment to resist inappropriate change.

2.91 The former St Thomas' church hall, Telferscot Road is the only development opportunity within the CA. It is currently ear-marked as an expansion site for the adjoining Telferscot Primary School.

2.92 The garden space around 36 Radbourne Road is not considered a development opportunity. Similarly there is no opportunity for back-land development on rear gardens.

2.93 There remains the continued opportunity for attic conversions and for single storey rear extensions.

2.94 There is considerable potential for beneficial enhancement of properties through the repair and reinstatement of authentic historic detailing, undoing harm caused by those elements that diminish the special interest of the area.

**Appraisal conclusion**

2.95 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 of particular note. Its construction by a single developer and the use of a coherent and unified architectural approach has resulted in a place of strong sense of place. Change, where it has been harmful, is largely the result unsympathetic alterations or repairs that have disrupted this unity.

2.96 The presence of ancillary buildings (estate office, workshops, sports and social club) and community facilities (schools and nursery) of high / good architectural standard reinforces the special interest.

2.97 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 degree of uniqueness to the special interest of the area.

**END**