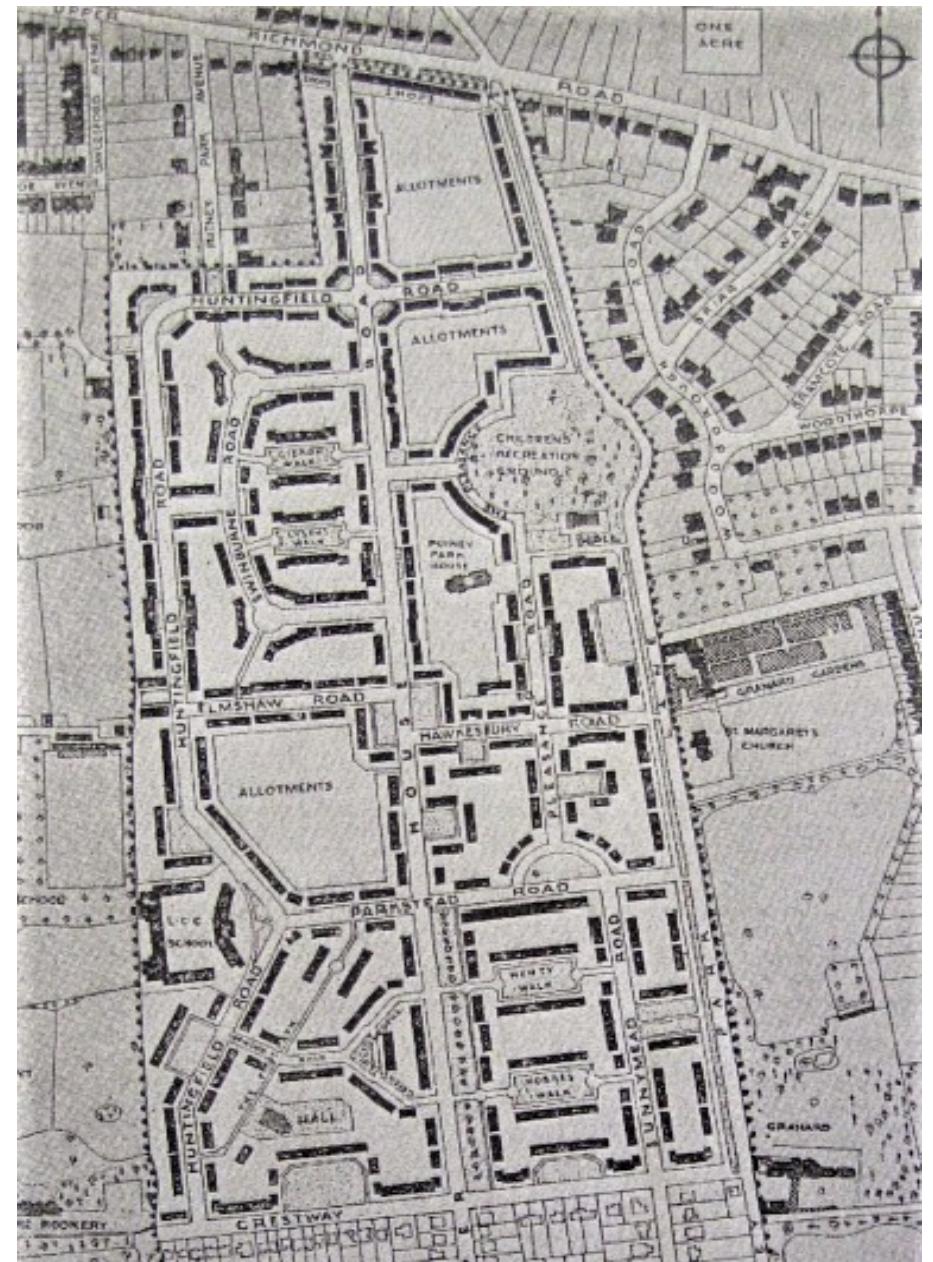


## The Dover House Estate

Beginning in 1920, a new estate is built on the lands of Putney Park. Building is in three stages, and by completion in 1927, 1212 homes are built. The estate includes **3 Allotment sites** and a **Children's Recreation Ground**. The layout and design of the estate is influenced by the Garden City movement.



**Above:** The area of Putney Park used to build the new estate  
**Right:** The estate plan showing the road pattern, 3 Allotment sites and the children's recreation ground in the Pleasance.

## Building the Estate

The Roehampton Estate, later renamed Dover House Estate is planned with houses in short symmetrical terraces and pairs, with every house having a vista over green space.

Houses are picturesque cottage-style homes with privet hedges around the front gardens. It is to be a self-contained community with a school and a row of shops. The layout where possible preserved prominent trees; the trees on the Pleasance can be seen on the 1894 Ordnance Survey map.

Homes include a small garden and allotment plots can be rented from the London County Council. A school and shops are included to try to create a self-sufficient community.



Without prejudice having regard to the Housing Acts 1890 to 1924

No. on Register **8649**  
MEMBER 1925

Wandsworth Borough Council.

**NOTICE FOR ERECTION OF NEW BUILDINGS.**

To the Mayor, Aldermen, and Councillors of the Metropolitan Borough of Wandsworth.

We, the undersigned, hereby give you fifteen days' notice of our intention to build approx 422 houses and lay drains at L. C. C. Roehampton Estate

in the Putney Ward of the Metropolitan Borough of Wandsworth, as shown upon the plan annexed hereto, in accordance with the Bye-laws of the London County Council and the Regulations made by you, and to the satisfaction of your Borough Engineer and Surveyor.

Dated this 22<sup>nd</sup> day of April 1925

Signature of person intending to execute the work }  
C. J. WILLS & SONS, LIMITED.  
R. W. Fisher

Address Dover House Road  
Putney - SW 15

Name of owner of the premises London County Council

Address County Hall E.C. 1

25 & 26 Vic., cap. 102, sec. 88.

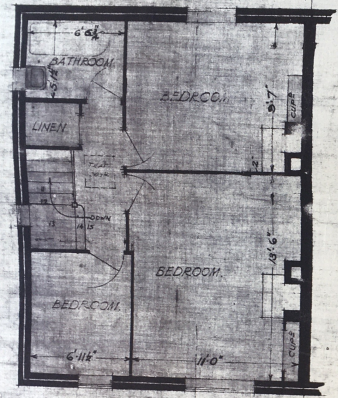
If any person shall, without having given the notice directed by the 76th section of the firstly recited Act (18 & 19 Vic., cap. 120), begin to lay the foundation of any new house or building within any parish mentioned in Schedule (A) of the said Act, or any district in Schedule B of the said Act, or to make any drain for the purpose of draining either directly or indirectly into any sewer under the jurisdiction of the Vestry or Board of such parish or district, he shall become liable to a penalty for every such offence not exceeding Five pounds, and to a continuing penalty of Forty shillings for each and every day during which he shall omit to give the notice directed by the said Act.

**This notice must be accompanied by a plan (in duplicate) on Tracing Cloth shewing the proposed Building and Drainage, also the relative position of the intended buildings with the nearest existing buildings and roads.**

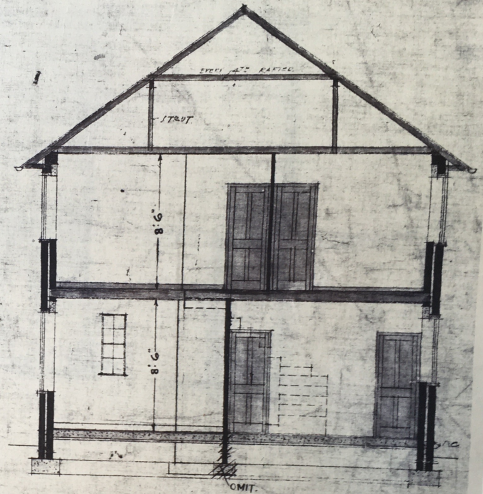
WORKING DRAWING NO 15

L.C.C. ROEHAMPTON ESTATE  
COTTAGE TYPE 'B' END

Approved  
Proy. S. Hart  
for Chief Architect  
Ministry of Health  
1/7/20



FIRST FLOOR PLAN



SECTION A-B



GROUND FLOOR PLAN



23497

3.6.20  
23497 G  
C. H. H. S. INC

G. J. Wills & Sons

L.C.C. ROEHAMPTON ESTATE.  
BLOCK N° 194.



FLOOR TO CORNERS DOWN 6"  
DETAIL OF COMBINED ROOF & WINDOW AS FOR BLOCK N° 196, W.D. N° 70

BACK ELEVATION.



NATURAL LEVEL  
BACK LINE OF PAVEMENT

FLOOR LEVEL 82.50

FRONT ELEVATION

Applica

Building starts from the Upper Richmond Road and progresses to the Crestway. The first houses are completed in late 1920, but a financial overrun delays the completion until 1927. The roads and sewers are in place in October 1921. Huntingfield school is built on a separate site.

The Housing Act of 1919 incorporates generous subsidies for local authorities to build affordable housing for rent. The housing is let only to families where the man had a permanent job, which limited this to white collar workers and a limited number of blue collar workers. The first tenants are civil servants, teachers and bus drivers.



Laneway under construction



Parkstead under construction

London County Council does not allow tenants to make any changes to the outside of the property or even alter the design of the parlour. This continues until the 1950s. Council contractors cut the front hedges each summer to maintain a uniform height and appearance. It is a model estate.

Today the Dover House Estate is a Conservation Area.



Swinburne Road just after construction – the privet hedging is very new