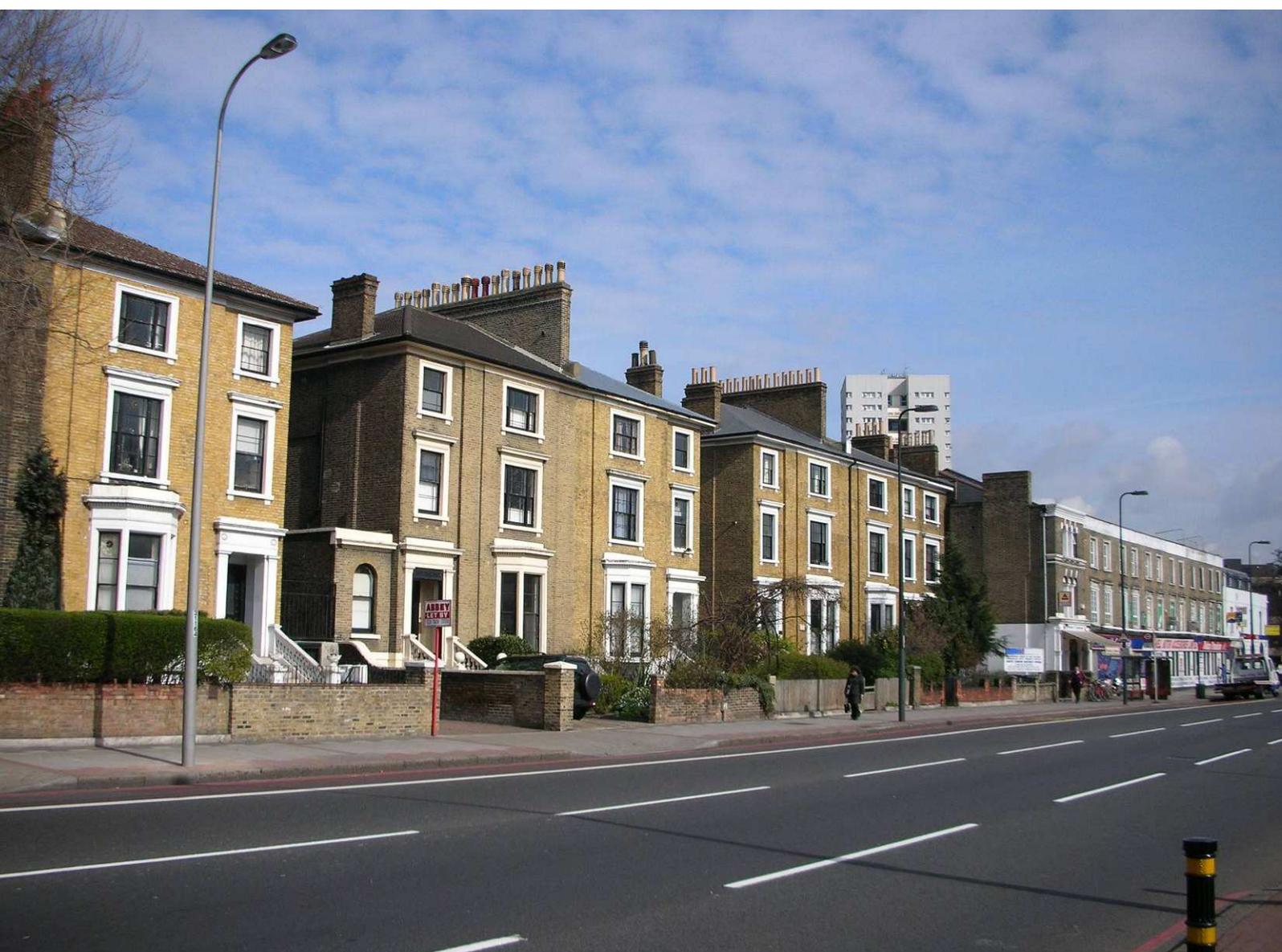


South Lambeth Road Conservation Area

Conservation Area Statement

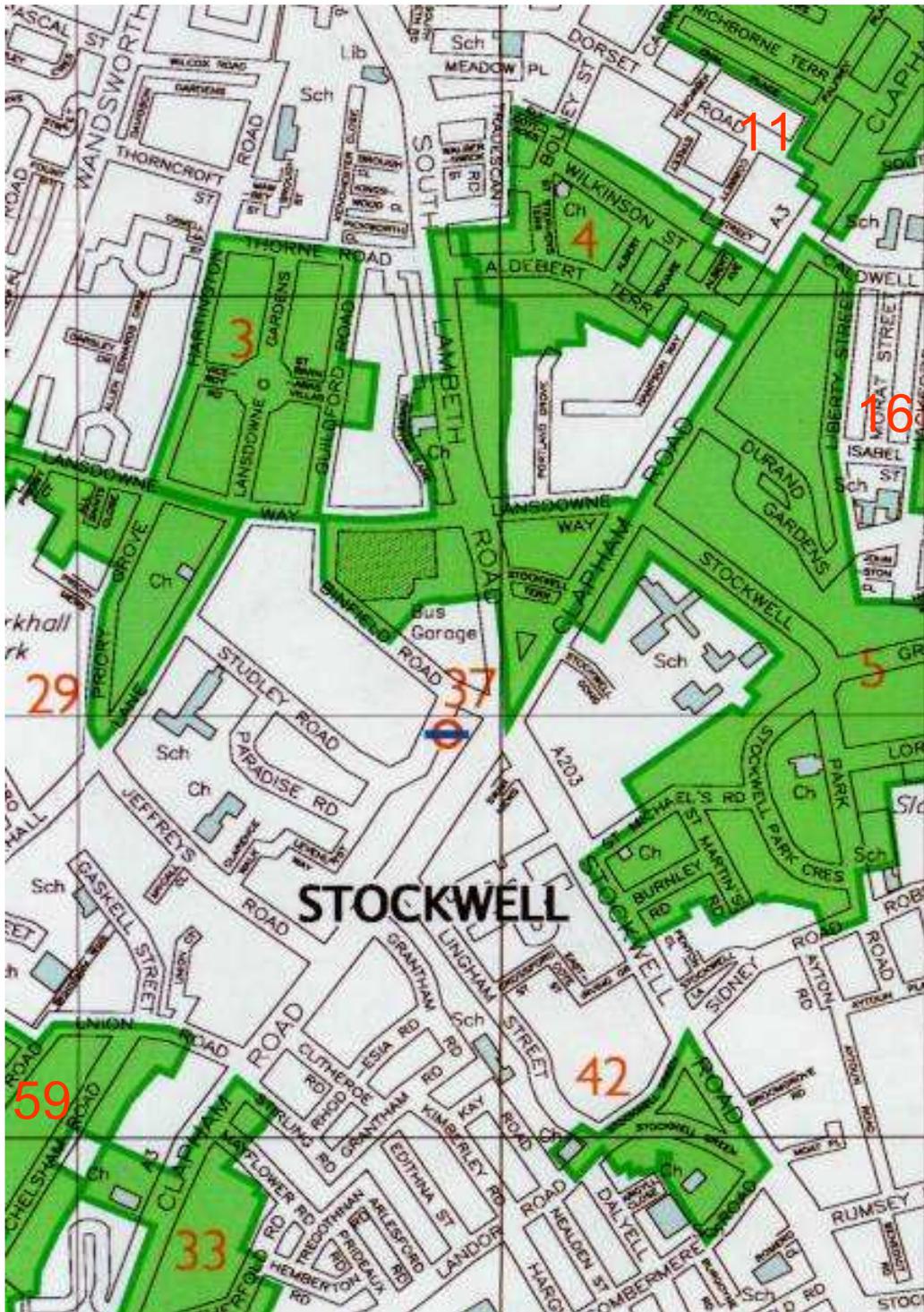


March 2012

South Lambeth Road Conservation Area Statement 2012

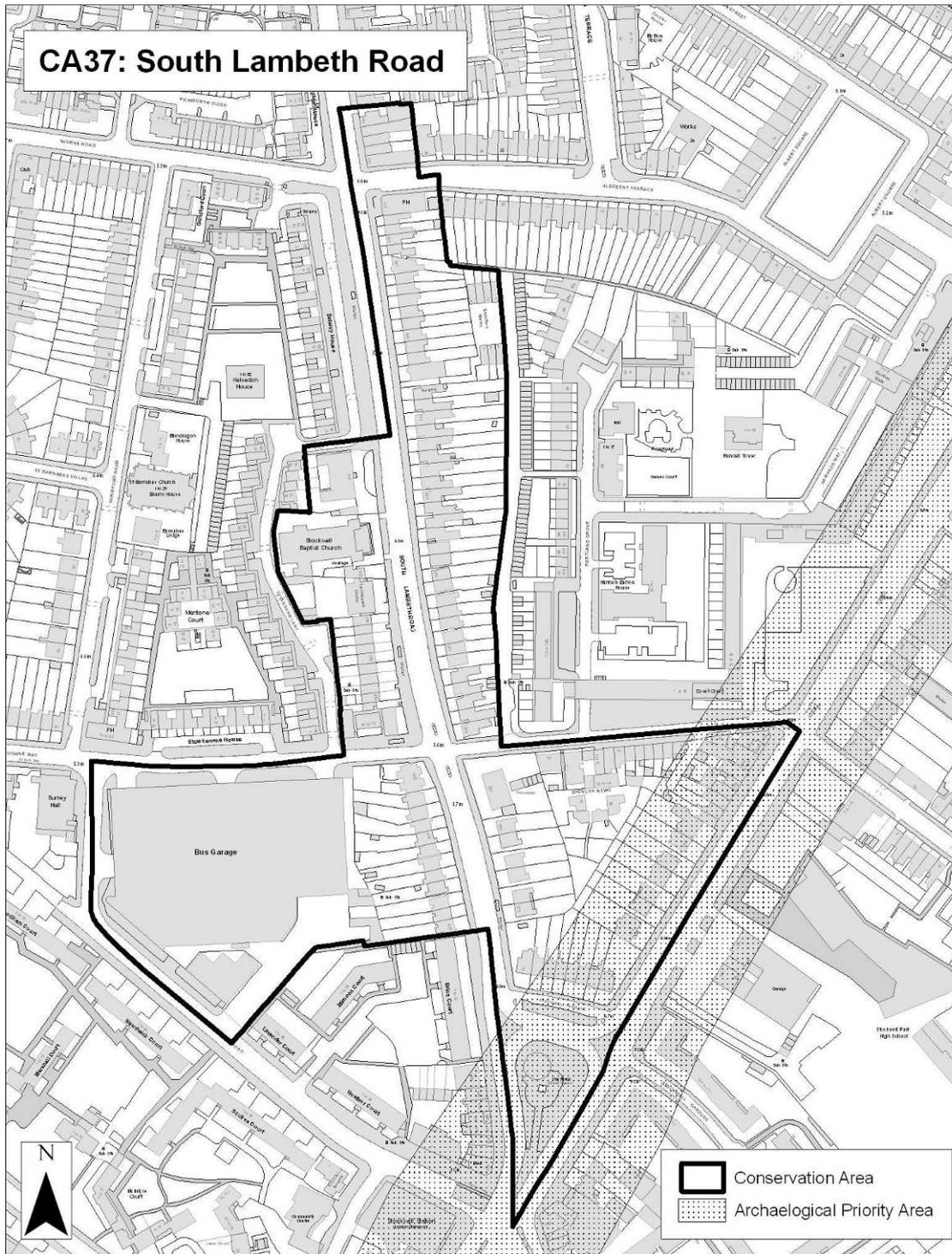
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CONSERVATION AREA CONTEXT



- | | | | |
|-------|----------------------|-------|-----------------------|
| CA 03 | Lansdowne Gardens CA | CA 29 | Larkhall CA |
| CA 04 | Albert Square CA | CA 33 | Clapham Road CA |
| CA 05 | Stockwell Park CA | CA 37 | South Lambeth Road CA |
| CA 11 | St Mark's CA | CA 42 | Stockwell Green CA |
| CA 16 | Hackford Road CA | CA 58 | Sibella Road CA |

CONSERVATION AREA BOUNDARY



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INTRODUCTION

The South Lambeth Road Conservation Area was designated in 1982. It is roughly cruciform in plan around the junction of South Lambeth Road and Lansdowne Way. It is residential in character, most of the houses being built during the 19th Century along these two historic routes. The area therefore represents a microcosm of the various domestic architectural styles and common building types common locally during the period.

The conservation area has much in common, historically and stylistically, with the adjoining conservation areas at Lansdowne Gardens (CA03) and Stockwell Park Conservation Area (CA05).

Only by understanding what gives a conservation area its special architectural or historic interest can we ensure that the character and appearance of the area is preserved or enhanced. This Conservation Area Statement is prepared by the London Borough of Lambeth to assist with the management of the Conservation Area. It identifies the features that give the area its special character and appearance, provides best-practice advice and contains management proposals. It is a material consideration when considering planning proposals.

The council circulated a draft version of this document so that local residents and any other interested parties could comment on its content. A public consultation was held from 26 October 2009 to 23 November 2009. This included a consultation event / public meeting on Tuesday 10th November at Stockwell Community Resource Centre, Studley Road. The council is grateful to those who took the time to respond. All comments received have been given careful consideration and have informed the content of this final version which was agreed by the Divisional Director of Planning, Regeneration and Enterprise on 26 March 2012.

This Conservation Area Statement is a material consideration when the Council determines planning proposals for the area. It should be used to manage change in a positive manner and help inform future action by the Council and other parties; including informing decisions on planning applications that may have an impact within or adjoining the conservation area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

Lambeth Planning Division
March 2012

1. PLANNING FRAMEWORK

- 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 and appearance of which it is desirable to preserve and enhance' and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls over alterations to properties, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.
- 1.3 Planning Policy Statement 5 'Planning for the Historic Environment' is the national policy document on the protection of the historic environment and its guidance must be taken into account by Local planning authorities when formulating policy or making planning decisions.
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London. This document 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, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.
- 1.5 In Lambeth the 'Development Plan' comprises the London Plan and the council's Unitary Development Plan (UDP)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP / LDF except where material considerations indicate otherwise.
- 1.6 Lambeth's UDP (Saved Policies, 2010) contains 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.
- 1.7 Clapham Road is designated as an Archaeological Priority Area (APA A3. Roman Road, London to Chichester) in recognition of the archaeological potential along its route.

2 CONSERVATION AREA APPRAISAL

Introduction

- 2.1 This appraisal has been undertaken in accordance with the following guidance:-

Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)
Planning Policy Statement 5 : Planning for the Historic Environment (2010)

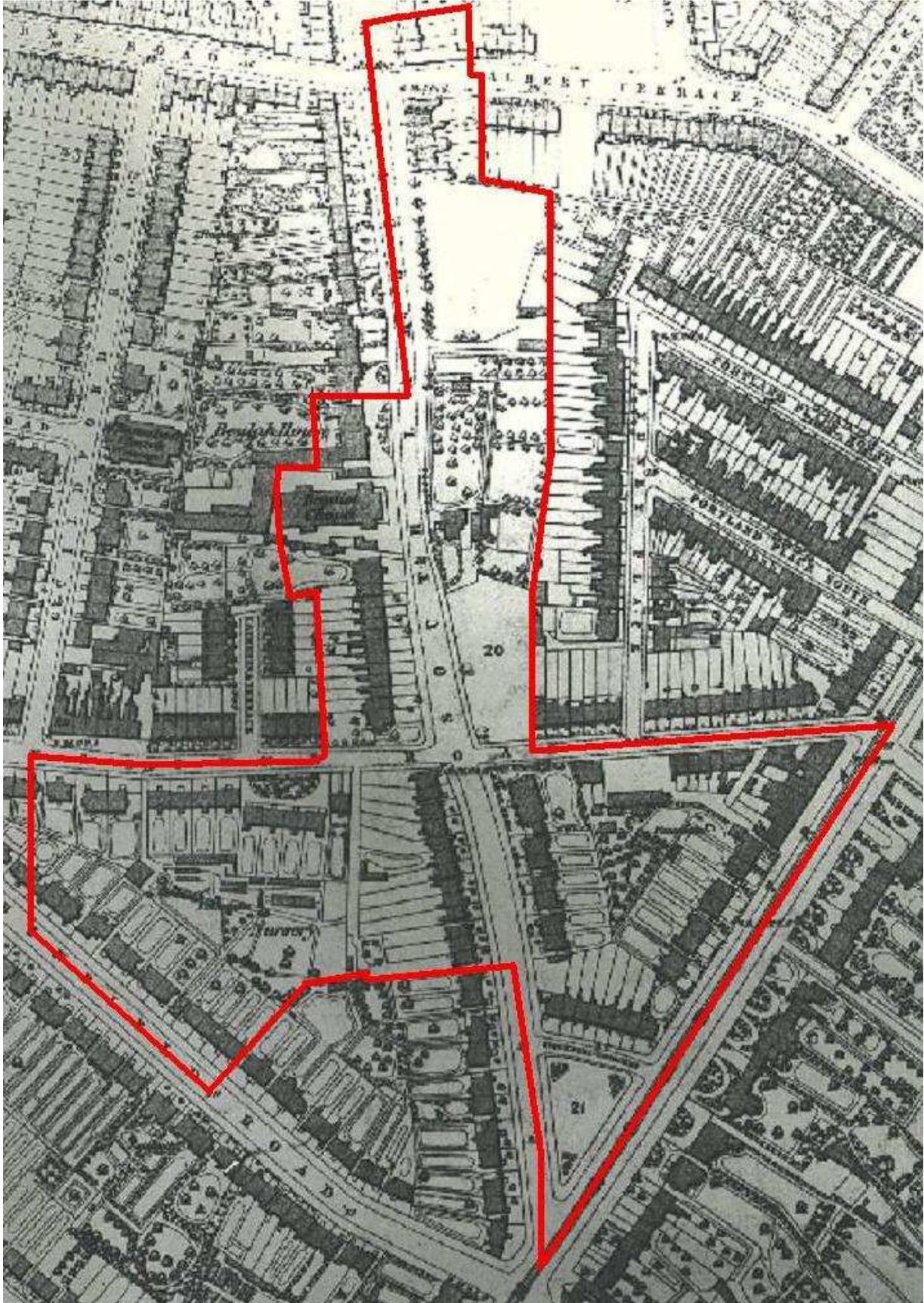
Historic Development

Early Development

- 2.2 The conservation area is located within the lands of the former South Lambeth Manor which came into the possession of Edward I in 1293. No further mention of the Manor is made but it appears to have subsequently been divided into two separate parts known as Vauxhall & Stockwell Manors; the land now covered by the conservation area formed part of the Vauxhall Manor.
- 2.3 In 1337 Edward III granted the Manor to the Black Prince who in 1362 granted it to the Prior and Convent of Christ Church, Canterbury. Following the Dissolution of the Monasteries the Manor was granted to the Dean and Chapter of Canterbury and its administration was taken over by the Ecclesiastical Commissioners in 1862.
- 2.4 The major historic North-South route through the Borough is Clapham Road which follows the line of the Roman Road of Stane Street which ran from the East gate of Chichester through Dorking, Tooting and then into London. No evidence of the Roman road surface has ever been discovered in Lambeth and as such dating is difficult but it is likely that it was in use around A.D. 70. South Lambeth Road is another, less significant historic route linking the mediaeval villages of Stockwell and South Lambeth. At their junction today is a small triangle of open space containing the war memorial clock tower; this space is the only surviving remnant of Stockwell Common which once covered some three and a half acres.

18th & 19th Century

- 2.5 An Act of Parliament in 1717 established Turnpike Trustees responsible for Clapham Road and a branch road from Vauxhall to Brixton - now South Lambeth Road. The upgrading of these routes to a maintained road surface facilitated the building of a few large mansion houses, allowing the wealthy to reside in a pleasant rural area within easy reach of London.
- 2.6 South Lambeth and Vauxhall were not directly affected by the opening of Westminster and Blackfriars Bridges and the associated road network which they generated. The area's proximity to London meant that market gardening and dairy farming provided a lucrative business and as such little speculative urban expansion occurred until the opening of Vauxhall Bridge in 1816. Residential development proceeded in a piecemeal fashion throughout the 19th Century until the area was completely urbanised in the 1870s and became very much part of Greater London. Whilst there was little change in the built form the social status gradually shifted, high status residents choosing to move further out to the suburbs. Many of the larger houses were split into lodging houses and flats as a result.



The area in the early 1870s with the current conservation area boundary marked in red.

20th Century

- 2.7 Like many parts of London the area suffered from air raid bombings during the Second World War. The most significant structure from that period is the Deep Tube Shelter, one of only eight built in London. It comprises two deep tunnels with access from the underground station and from access / ventilation shafts. It was proposed that the shelters, built attached to Northern Line London Underground Stations, would be converted after the war to serve the tube network; this never happened.
- 2.8 Much post-war redevelopment followed and the West side of South Lambeth Road exhibits flats and housing developments from the mid – late 20th Century. Within the conservation area the most notable 20th Century building is the Stockwell Bus Garage with its striking roof forms.

Spatial Form

- 2.9 The conservation area is linear in nature following South Lambeth Road to its junction with Clapham Road where the only significant open space War Memorial Gardens, the former Stockwell Common, is to be found. The wide roads are a leafy mixture of residential and commercial premises which accommodate predominantly 3 to 4 storey pairs and terraces some of which have semi basements. Residential properties have shallow fronted gardens with the commercial premises opening directly on to the public highway.

Binfield Road

- 2.10 This road is only included within the conservation area where it bounds with the Stockwell Bus Garage. This building is listed in recognition of the special architectural interest of its imposing curved concrete roof. Unfortunately the condition of the building generally is run-down and shabby and this has an adverse impact on the wider area.



Stockwell Bus Garage, Binfield Road

South Lambeth Road Conservation Area Statement 2012

Clapham Road

- 2.11 A spacious historic arterial road. Along its length are a number of conservation areas. Only the properties on the west side of the road between Lansdowne Way and Stockwell Terrace are within the South Lambeth Road Conservation Area. The properties on the opposite side of the road are within the Stockwell Park Conservation area.
- 2.12 There is a combination of terraced commercial premises and attractive mid 19th Century housing. The three storey Italianate commercial premises are badly altered and compromised by rooftop telecommunications installations. The housing, mostly grade II listed, is impressive and sits within modest front gardens. Soft planted gardens and mature trees located behind low brick boundary walls front the highway.

Lansdowne Way

- 2.13 West of the junction with South Lambeth Road the only part of Lansdowne Way within the conservation area is adjoining Stockwell bust Garage (see Binfield Road). To the east of the junction with South Lambeth Road it was a narrow and intimate character characterised by two storey commercial premises with shop fronts; the general character is run-down and shabby. At the east end of the road a large residential block with crude architectural detailing is the dominant feature.

South Lambeth Road

- 2.14 This is a broad, spacious and leafy road lined by mostly three storey housing in terraces and pairs; although there is a terrace of shops at its north end. The houses on to the south of the junction with Lansdowne Gardens date from the early—mid 19th Century. Those on the east side between Alderbert Terrace and Lansdowne Way date from the 1870s onwards. The majority of properties follow a rigid building line set back within front gardens. Unfortunately many of the gardens have had their boundary walls removed and hard standings of varying treatments constructed disrupt the setting of the terraces which affects the streetscene.



Early—mid 19th Century semi-detached houses fronting South Lambeth Road.

Stockwell Terrace

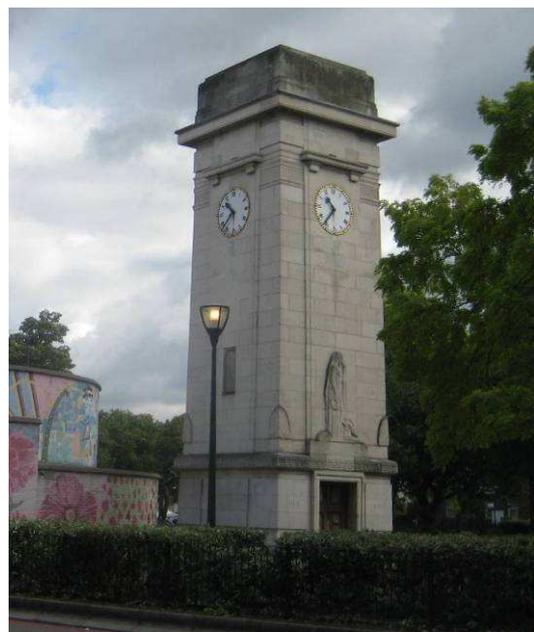
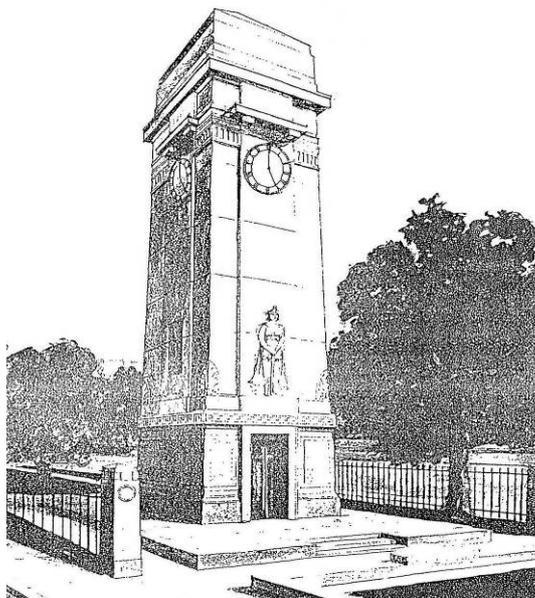
- 2.15 This grand terrace dating from 1843 is in the Italianate style. The houses are three storeys with a semi-basement and mansard and the building line curves slightly to create a gentle crescent. Many of the modest front gardens have been compromised by the removal of railings and the laying of hard standings. The terrace overlooks the War Memorial Gardens.

Public Realm & Public Open Space

- 2.16 The public realm is almost completely modern in character with paving, bollards, signage and lighting installations of the standard type. These do not respond to the historic character of the area. At the intersection of Clapham Road and South Lambeth Road (the A3 and the A203) traffic-lights and barriers add further to the clutter and complexity.

War Memorial Gardens

- 2.17 This small triangular open space is all that remains of Stockwell Common is unfortunately now a much-compromised island in a large traffic roundabout. The 1922 War Memorial is by local architect Frank T Dear. It takes the form of a clock tower and is something of a local landmark. Adjoining it is the uncompromising bulk of the vents and access buildings serving the 1940s Deep Underground Shelter which has been decorated with murals depicting themes of wartime sacrifice and remembrance. The shelter, whilst an intrusion on the setting of the war memorial, is of historic interest in its own right and is only one of eight built in London.
- 2.18 The remainder of the space is soft planted. On the north side is a 3m (10ft) high statue of a black woman holding her child aloft. It is entitled 'Bronze Woman' and is based on a poem of the same name by Guyana born Cecile Nobrega. It is said to be the first statute of a black woman in England and celebrates the contribution of the Afri-



Stockwell War Memorial—proposed (above left) and as built (above right)

can-Caribbean community to London and the 200th anniversary of the end of transatlantic slave trade. It was sculpted by Ian Walters who is also made the statue of Nelson Mandela which stands in Parliament Square.

Activity & Uses

- 2.19 The character of the Conservation Area is predominately residential but some pockets of retail / commercial use can be found on South Lambeth Road, Clapham Road and Lansdowne Way. Many of the houses have been sub-divided into flats.

Architecture

Regency (late 18th and early 19th Century)

- 2.20 The earliest properties tend to date from between the 1790s and the early 1800s. They are typically very plain, reliant on graceful proportions and careful detailing. Doorcases are often richly decorated in the Neo-Classical fashion and often incorporate a fanlight. No 274 South Lambeth Road and nos. 282 – 296 South Lambeth Road are examples of this style of building.

Neo-Classical (1840s – 1850s)

- 2.21 This is an evolution of the earlier style. The houses tend to be modest and semi-detached. They exhibit greater modelling and decoration such as architraves around the windows and bay windows. Grecian inspired detailing is particularly common. The semi-detached houses at 263 – 273 South Lambeth Road are good examples from this period. Hipped slate roofs are common

Italianate (1840s – 1860s)

- 2.22 These houses tend to be quite formal in treatment and often grand; the Italianate references come in the stucco detailing – parapet cornices, stucco architraves etc. The shops, pub and houses at nos 167 – 185 South Lambeth Road area characteristic of this period.

Venetian Gothic (1860s – 1880s)

- 2.23 This is the last phase of development within the conservation areas. The houses tend to be quite grand – three storeys over a semi-basement. Pale Gault brickwork is common on facades only. The cast stone detailing is masculine and robust.
- 2.24 Irrespective of their style the majority of properties share a yellow stock brick construction and have natural slate roofs, brick chimneys and sash windows.

Building Materials & Construction Details

- 2.25 This section looks at the individual elements that contribute the character and appearance of the buildings within the conservation area. Like many conservation areas in Lambeth the palette of materials and the building forms are very characteristic of the area as it developed in the 19th Century.

Walls

- 2.26 The majority of buildings are built in London Stock brick or a Gault brick (1860s onwards) laid, almost exclusively, in Flemish bond. A very few properties in South Lambeth Rd, and some on Lansdowne Way have had their brickwork painted; to poor ef-

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Regency style



Neo-Classical style



Italianate style



Venetian Gothic style

fect. This has compromised the appearance of the buildings and their group value and thus is damaging to the character of the wider area. The relatively newly built infill at no 1 Lansdowne Way is constructed of a bleached yellow brick, which whilst jarring within its context will hopefully mellow with age.

- 2.27 Decorative stuccowork is a commonly used on the Neo-Classical and Italianate style buildings. Sometimes it forms the rusticated ground floor finish and or the detail of porches, window architraves and cornice details. It is finely detailed with Grecian / Neo-Classical motifs. Some stucco cornices have been removed from front parapets to ill effect- leaving an incomplete appearance.
- 2.28 The Venetian Gothic style buildings tend to have decorative features executed in cast stone. Irrespective of the material the fine detailing is essential to the character of the conservation area. These features are all now painted white or cream but originally they would have had a natural sandstone finish to resemble real stone and to harmonise with the sandy yellow colour of the brickwork.

Returns and extensions

- 2.29 The early – mid 19th Century properties tended to have flat rear elevations. These sometimes gained modest ‘closet’ returns which were built off the staircase half landings and tend to terminate with a parapet roof half a storey below parapet / eaves level. Some properties have original bow windows on their rear elevation. The later 19th Century properties tend to have purpose-built rear returns with mono-pitched roofs. Some of these properties appear, from the street, to be semi-detached but they are joined to the rear by their returns.
- 2.30 In a few cases, at the end of a terrace or semidetached property, side extensions were added in the 19th Century. These tend to be modest and subservient to the main building. Modern extensions tend to be located to the rear and vary greatly in design quality and finish; some have had a detrimental impact – failing to respond to the character and appearance of their host building.



Stucco detailing on an Italianate house.



Cast stone Venetian Gothic detailing.

Windows

- 2.31 Historic windows are almost exclusively traditional double-hung timber sliding sashes. The fine detailing and the pattern of glazing bars reflect the age and style of the building and thus are an essential feature of it. The earlier houses tend to have 6/6 sashes, whilst later venetian Gothic style terraces on South Lambeth Road typically have 2/2 or 1/1 sashes. Some of the Italianate style buildings have tripartite sashes and/ or margin lights. Sashes survive in the majority of properties, although in some instances there are examples of unsympathetic modern windows in metal and uPVC which detract from the building and harm the character of the wider conservation area for example the inappropriate windows installed at 181-183 and 251-253 South Lambeth Road. Timber sun-awning boxes survive on some of the historic windows—adding interest and fine detail (see below left).
- 2.32 Canted bay windows (both single storey and two storey) are only common on the mid to late 19th Century houses. Decorative cast iron ‘cill guards’ can be seen on some properties. Some traditional flush casement windows survive in places but these are not particularly common. Most windows are now painted white although originally they would have had a coloured paint finish. The Clapham Road houses share a common dark grey paint finish to their external joinery which adds interest.

Front Doors

- 2.33 Every residential property has a smart front entrance with a front door contained within a doorcase or porch. These doorcases are often the only, or one of the key, architectural features on the façade and are repeated in a pair or terrace and thus often contribute to the architectural character of the wider area. Historic doors tend to be pan-elled and have detailing reflecting the date and style of the building.
- 2.34 Very few original doors survive on the earlier properties although they often retain their semicircular fan light. The mid – late 19th Century houses tend to have a solid four



Finely detailed timber sash window.



Front doors reflect the style of the building.

panelled with a beaded muntin. No. 267 South Lambeth Road has a particularly impressive door in the Grecian style with nail head decoration.

- 2.35 Most of the Neo Classical style properties with entrance porches tend not to have a fanlight or transom light over the door. However, many of the Venetian Gothic style houses do have a transom light – often carrying the house name or number or filled with have stained glass to match the glazed door panels. Unfortunately many of the houses have had modern off-the-peg replacement doors which fail to reflect the style of the building and undermine the important group value.
- 2.36 The properties that look semi-detached but are joined to their neighbour by a rear return often have a narrow tradesman’s door serving the return too. Some have been blocked up or changed to windows to varying effect.
- 2.37 The front doors to the properties with semi-basements are entered up a flight of steps. On the neo-classical style houses the steps are typically enclosed by a dwarf wall in stucco and without a handrail. On the Venetian Gothic style buildings the handrail is carried on decorative cast iron balusters. The steps would originally have been in York stone; unfortunately few original examples survive. Most flights of steps have been recovered using various modern materials; normally to poor visual effect.

Decorative Features

- 2.38 Original decorative features, no matter how modest, contribute greatly to the character and appearance of the conservation area. Features (such as fanlights, boot scrapers, doorbell pulls, balconettes, brattish work and coal-hole covers) add richness and historic interest. Of particular note is the ornate cast iron addition over the porch at no. 205 South Lambeth Road.



Decorative features such as iron brattish work (left) and coal hole covers (right) should be retained as they add richness to the historic environment.

Roofs

- 2.39 There are a variety of roof forms; reflecting the date of the buildings and their style. London roofs, concealed by a front parapet, can be found on some of the early – mid 19th Century terraces. The houses from the mid 19th Century onwards, especially semi-detached properties, tend to have shallow hipped natural slate roofs often separated by fire-break party walls. Hipped ends would originally have had rolled lead treatments but many now have ridge tiles. All properties would originally have had chimneys. Many properties have been re-roofed in concrete tiles or artificial slate tiles to very poor effect or have had visually obtrusive roof vents or roof lights added.
- 2.40 Only the houses on Stockwell Terrace have traditional mansards with small dormer windows. However, elsewhere modern mansard additions have compromised the integrity of some properties within the conservation area. These have been harmful in a number of ways - sometimes they interrupt the architectural unity of the terraces or their roof forms are poorly designed or crudely detailed. In some cases, rather than the traditional semi-circular mansard profile the new mansards have very steep front and rear roof slopes and flat tops. Those at 231 – 233 South Lambeth Road show new mansards which are modern and bulky and as a result they are overly dominant in the street scene and harm the conservation area.
- 2.41 Rooflights are not a feature of Victorian houses. Where modern rooflights have been installed on prominent roof slopes they have harmed the integrity of host buildings by cluttering traditionally plain roof slopes and thus detract from the building and the wider conservation area. Numerous Victorian chimneypots survive.

Chimneys

- 2.42 Chimneys play a strong role in adding interest and definition to the roofscape of the entire conservation area. The stacks can be found rising from the party wall between properties and from the wall head of flank elevations; they are nearly always in brick to match the character of the house.



The appearance of this house has been harmed by the use of artificial roof tiles, the inappropriate insertion of rooflights on the front pitch and the insertion of pop-up roof vents.

Boundary treatments

2.43 Originally most of the houses had decorative iron railings and gates to their front gardens. These would have had decorations reflecting the date and style of the building and have been unified within the group or terrace. Unfortunately during the Second World War railings were removed leaving only the occasional brick pier and some historic ironwork fragments including:

- Neo-Classical railings at no. 8 Stockwell park terrace has historic railings to its boundary with South Lambeth Road.
- Venetian Gothic railings at 23 Lansdowne Way

2.44 As a result of post-war replacements a wide variety of walls, fences and railings can be found; unfortunately few are considered appropriate for the historic context. In some instances the boundary is gone completely leaving an exposed open frontage and vehicle forecourt where there should be an enclosed garden.

2.45 Good reproduction railings can be found at Stockwell Baptist Church. These are an accurate restoration of the originals which were removed during the war. The detailing was taken from historic photographs of the original boundary treatment. They are set into the stone coping and have a spearhead finial which is appropriate for the Neo-Classical style of the church.

2.46 Surviving railing fragments, brick boundary piers and old photographs provide a good understanding of the historic boundary treatments. Historically railings ran across the entire frontage often terminating at brick piers. Sometimes the brick piers are found only at either end of a terrace rather than between each property. Most historic railings area around 1.1m in height with solid vertical bars finished in cast iron finials and



Neo-classical railings at 8 Stockwell Terrace.



Gothic railings at 23 Lansdowne Way

South Lambeth Road Conservation Area Statement 2012

fitted neatly into a discrete stone plinth or a brick dwarf wall with a stone coping. Heavier stays at intervals along the railings provided elegant support and typically had grander finials. The pedestrian gates were designed as a seamless continuation of the railings and pivoted from a stone slab in the pavement.

Gardens

- 2.47 Front gardens with mature planting do much to soften the hard urban character of the area. Unfortunately, where front gardens are large enough, hard standings for car parking have led to a loss of soft planting and the removal of front boundaries; to the detriment of the conservation area. Many have been entirely hard landscaped to very poor effect. Nevertheless, the area retains a significant amount of soft landscaping in particular around the residential properties to give the area its leafy quality.
- 2.48 The majority of houses would originally have had a York stone front path; few survive. Some of the properties have good later 19th Century pathways of geometric tiles with a York stone slab / step at the front gate. Many modern paving treatments have detracted from the setting of the building they serve and the wider conservation area.
- 2.49 Rear gardens add much to the character of the area. Their boundaries delineate the historic plots – long and narrow, they provide an important soft landscaped setting to the houses and they are a very important amenity to residents.

Refuse Storage

- 2.50 Many of the gardens and forecourts house wheelie bins, some are concealed by soft planting others are left exposed with commercial waste stored in large wheelie bins that are left on the public highway, all of which detract from the buildings and the wider



Front gardens with soft landscaping are very important—providing attractive landscaped settings to the buildings.

conservation area.

Shopfronts

2.51 Shops within the conservation area are typically in terraces. Unfortunately, there are no completely intact historic shopfronts as the majority have been completely replaced or altered in some fashion. As a result the area is blighted by the poorly considered alterations – modern materials, crude detailing, insensitive externally mounted roller shutters and garish signage all contribute. It is a significant problem. However, a number of noteworthy historic examples survive:

No. 224a Clapham Road

- A This corner building has a brick ground floor (unfortunately painted) with a Doric door-case on the canted corner, rustication to Clapham Road and matching quoins to Lansdowne Way. Semicircular headed sash windows.

No. 224b Clapham Road

- B Retains its historic pilasters, consoles and fascia. The location of the doors to either side is original. Unfortunately the glazing and joinery is modern and inappropriate.

No. 238 Clapham Road

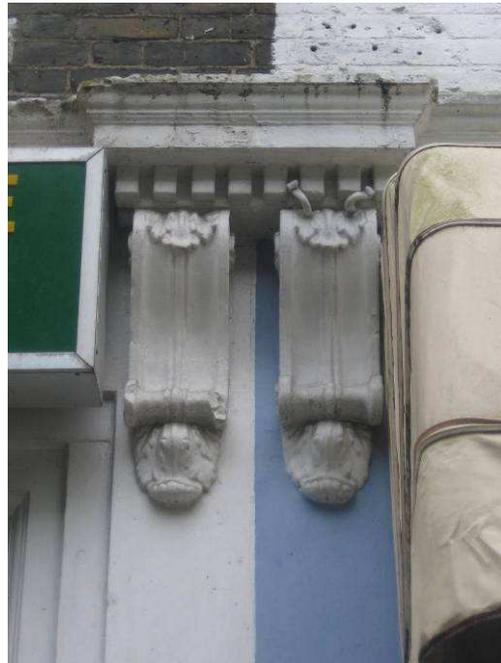
- C A good Venetian Gothic style with central arched window flanked by arched doorways. The render finish is richly detailed. Panelled doors. The central bow window is not original.

No.11 Lansdowne Way

- D This shopfront appears to have retained its original glazing and all the other elements except the shop door.

The Caxton Arms, No. 177 South Lambeth Road

- E The only pub in the conservation area. It has a good pub frontage with leaded lights



Whilst many of the shopfronts have been inappropriately altered historic shopfront features survive in places.

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and is something of a landmark building. It is the only building in the conservation area which has traditional hand-painted signage.

Commercial Signage

- 2.52 Generally signage on commercial premises is poor. That at nos. 226-236 Clapham Road is a particularly poor example - high and low level fascias completely overwhelm the terrace and first floor windows are infilled with advertisement panels. The result is an eyesore that detracts from for the buildings and the conservation area.

Plant and other Equipment

- 2.53 On domestic properties it is the small and often considered minor alteration which can cause the greatest harm - wall mounted meter boxes, poorly routed cabling and prominent satellite dishes all blight the facades and prominent elevations of houses in the area. The telecommunications equipment on the commercial premises to Clapham Rd is also a particular problem—the fake chimneys failing to provide a suitable screen.

Trees

- 2.54 There are few street trees but a number of mature trees can be found on the landscaped verge at Stockwell Terrace. Some front gardens have large trees – such as that in the garden of 252 Clapham Rd. The rear gardens of Stockwell terrace, highly visible from the adjoining main roads, also have some mature trees of note.

Important Views

- 2.55 Clapham Road and South Lambeth Road offer long street vistas that stretch beyond the conservation area, none of these are considered important views. The views of Stockwell terrace and the War Memorial from the South (outside of the Conservation area) are an important as these historic buildings mark the conservation area gateway.

Listed Buildings

Statutory Listed Buildings

- 2.56 Statutory Listing means that the building is protected by law. This protection extends over the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building.

- 2.57 The following buildings in the conservation area are currently statutory listed-

Address	Grade	Date Listed
Stockwell Bus Garage, Binfield Road	II*	29.03.1988
240, 240a, 242 - 250 (evens) Clapham Road	II	27.03.1981
274 South Lambeth Road	II	27.03.1981
Stockwell Baptist Church, South Lambeth Road	II	17.07.1970
282 - 298 (evens) Stockwell Road	II	27.03.1981
Stockwell War Memorial, Stockwell Terrace	II	16.10.1991
1 - 8 (consec) Stockwell Terrace	II	27.03.1981

Locally Listed Buildings

- 2.58 The council maintains a list of buildings of local architectural or historic interest which

South Lambeth Road Conservation Area Statement 2012

it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when the planning applications are considered. The following buildings within the conservation area are on the local list:

Address	Date Listed
252 Clapham Road	22.03.2010
205 South Lambeth Road	22.03.2010
261 South Lambeth Road	22.03.2010
263 – 273 South Lambeth Road	22.03.2010
308 – 310 South Lambeth Road	22.03.2010
312 – 316 South Lambeth Road	22.03.2010
318 – 322 South Lambeth Road	22.03.2010
324 – 328 South Lambeth Road	22.03.2010
Deep Underground Shelter, War Memorial Gardens	22.03.2010

Up to date information on the local list is available at www.lambeth.gov.uk

Building Contribution

- 2.59 Buildings that make a positive contribution are worthy of retention although they may require restoration or refurbishment. There is a presumption in favour of their retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are identified in Appendix 1. Buildings considered to make a neutral contribution are considered in Appendix 2. No buildings are considered to make a negative contribution.

Schedule Monuments

- 2.60 There are no Scheduled Monuments within the conservation area boundary.

Capacity for Change

- 2.61 There is limited scope for change within the conservation area as the built environment follows a tight grain and the vast majority of buildings are deemed to make a positive contribution. There are no major sites for redevelopment but in many places small improvements to properties, including the restoration of lost detailing, provide great opportunity for enhancement. Improvements to the streetscape and in the general standard of shopfronts would also certainly benefit the area.

Appraisal Conclusion

- 2.62 The South Lambeth Road Conservation Area is representative of 19th Century suburban development along main roads out of London. In spite of much ill considered change – paving of gardens, unsympathetic replacement of original features, poor shopfronts and signage - the general character and historic integrity of the area survives.

3. GUIDANCE

- 3.1 This section provides advice to those considering works to property within the conservation area. It is based on established national conservation best-practice.

Alterations to Existing Properties

- 3.2 Details and characteristic of the buildings should be retained and repaired wherever possible as this is the only way that the special historic character and appearance of the area can be preserved and enhanced. It will be essential to replicate accurately traditional detailing in new work. Where possible, adjoining buildings, old photographs, prints or plans can inform accurate detailing. The councils 'Residential Alterations and Extensions' Supplementary Planning Document (SPD) may provide further detailed advice on these matters.

Walls

- 3.3 Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the host building. If brickwork has been painted serious consideration should be given to the removal of the paint and the reinstatement of the original finish. Brickwork repairs should be undertaken with caution – matching (normally Imperial sized) brick of the same colour and texture will be required for most of the older properties, and should be laid in a matching bond.
- 3.4 Re-pointing mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. Old mortar should be cut-out by hand as machine cutting can damage the brickwork. The pointing finish should be traditional flush or slightly recessed, not weather struck. Where only selective re-pointing is required the pointing should match existing. Hand tools should not be used to cut out old pointing as it is likely to cause damage to the brickwork.
- 3.5 Stucco and render detailing, where damaged, will require specialist repair. Patch repairs in cement rarely look good and can be damaging to the building. Originally stucco was tinted to look like natural stone which harmonises well with the brickwork. When redecoration is required the use of sandstone coloured paint should be considered for stucco and render in order to return it to something closer to its original appearance. Colour RAL 1001 is considered appropriate. Care should be taken in terraces and with pairs of buildings to ensure that redecoration is in unison so that one building does not end up looking discordant.

Joinery

- 3.6 Regular inspection and repainting prolongs the life of exterior joinery, windows and doors. Small repairs to address localised rot or other failures can be undertaken by experienced joiners. Where important features are beyond repair and the replacement becomes necessary exact replicas of the traditional features should be sought. Joinery colour should be understated.

Windows

- 3.7 Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered.
- 3.8 Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a
-

putty finish. Where original glass still survives this should be retained or reused in any replacement windows. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Stick-on lead should be avoided as it is not a characteristic of the conservation area.

- 3.9 Modern window designs in metal, unpainted hardwood or PVCu window units should be avoided on historic buildings as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the attractiveness of buildings. Windows on new buildings should reflect the character of the area.
- 3.10 Nearly all windows within the conservation area are now painted white. In the 19th Century and into the 20th Century they would have had a dark painted or wood-grained finish; the council encourages the reintroduction dark paint colours.

Doors

- 3.11 Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building should be sought when replacement is required; neighbouring properties of similar date may provide a template. This will secure an enhancement to the property and wider area.
- 3.12 Many front steps have been replaced in concrete. Originally these would have been in dressed York stone, later 19th Century steps having a rounded nosing. The council welcomes the authentic reinstatement of stone or reconstituted stone steps. However, the building up of existing steps with new paving should be avoided – it rarely looks acceptable. Handrails, where required, should be in slender traditional metal-work set into the stonework and brickwork in the traditional manner without visible plates or bolts.
- 3.13 York stone slabs are considered appropriate for front garden paths. Where they survive the geometric tiled paths on the later 19th Century houses should be retained and repaired. The authentic reinstatement of these features is encouraged.

Roofs

- 3.14 The removal of historic roof structures and their replacement with different designs should be avoided as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on 19th Century (and earlier) buildings where the roofs and chimneys contribute particularly well to the roofscape of the conservation area.
- 3.15 The traditional roofscape of the conservation area provides one of its most evocative character features. Loss or inappropriate alteration of historic roofs should therefore be avoided and chimney stacks should be retained. Where deemed appropriate, roof extensions must respect the host building. Boxy or alien features are unlikely to be appropriate.
- 3.16 Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to natural slate as it is most common in the area. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few dec-

ades. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better option preferred.

Mansards

- 3.17 There are only a few examples of traditional mansards in the conservation area. Where modern mansards have been erected they have caused visual intrusion and harm to the conservation area because of bulky forms and poor detailing. As historic mansards are not characteristic of South Lambeth Road or Clapham Road they are not considered appropriate on these roads. In locations where they are deemed appropriate mansard additions on traditional buildings should follow traditional forms.

Dormers

- 3.18 Dormers are not generally a feature of the street facing roofs of properties within the conservation area; therefore the rear pitch of the roof is likely to be the only suitable location for new examples. They should be carefully designed and detailed to match the host building and be detailed and scaled in the traditional manner. Traditional dormers are small, with slender construction in timber and lead and containing side hung casements or sliding sashes. A guidance note by English Heritage on the construction of traditional dormers is a good reference point .
- 3.19 Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge will be damaging and are not considered appropriate.

Rooflights

- 3.20 Historically these are not a feature of the historic buildings in the conservation area, although a number of modern examples have been inserted, much to the detriment of front roof slopes. Rooflights should therefore be avoided on prominent roof slopes. Where considered appropriate the roof light should be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar.



These recent mansards and dormers are bulky and crudely detailed. More appropriate designs and details will be sought for any future proposals.

Extensions

- 3.21 There is little scope for extensions other than on rear elevations; front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and the street scene. New rear extensions should respect the forms and design of the host building; especially the evolved character exhibited in many locations. A slavish pastiche of the host building need not be necessary but contemporary design solutions will still be required to respect the rhythms and essence of the conservation area. Extensions should not be so large as to dominate or compete with the host building in visual terms. Large areas of flat roof will be resisted as they are not a contributory feature of the area.

Boundary Treatments

- 3.22 Originally the majority of properties within the conservation area would have had traditional iron railings to their front gardens. They exhibited finial styles and detailing which complemented the date and style of the property. This is the treatment considered most appropriate for new front boundary treatments within the conservation area.
- 3.23 New railings should be of a height, detail and design appropriate to the age and status of the host building and wider street scene. They should be executed in the traditional manner. The following general dimensions are considered acceptable although they may need to be amended to suit individual circumstances:-
- Plinth—smooth cast concrete or dressed stone - 150mm high by 150mm deep.
- NB The Venetian Gothic Houses to South Lambeth Road tend to have a brick dwarf wall with a thick stone coping rather than a plinth.
- Bars—25mm diameter at 140mm centres.
 - Finials—see opposite for designs relating to building style
 - Standard—35mm diameter with back brace
 - Horizontal rail—12mm x 65mm at approximately 1100mm from ground level
- 3.24 Hollow-section bars or posts, welded detailing and modern latches / hinges should be avoided. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Finials should complement the style of the host building and the diameter of the bars that they terminate. Further advice can be found in Appendix 3.
- 3.25 Rendered plinths look uneven and suffer from frost damage, painted plinths look visually intrusive; these should be avoided.

Refuse Storage

- 3.26 Refuse bins should not be left standing on the street; an appropriate storage location should be found within the premises. Where access to the rear garden exists wheelie bins and recycling containers should be stored out of sight to the rear of the property. Where no such access is available wheelie bins should be discreetly stored within the front gardens obscured by soft planting to mitigate the unsightly impact on the conservation area.

Plant & Services

- 3.27 Satellite dishes should not be located on street facing elevations. Cabling routes should respect the architectural lines of the building e.g. located behind rainwater goods; along natural junctions and mouldings etc, rather than following the shortest across the building. Cable colour should blend in with the walling colour where possible.
- 3.28 Gas meter boxes should be brown and of an 'in the ground' design and ensure that cabling has minimum visual impact on the building and that the least obtrusive and most discrete way into the building should be taken following the natural architectural lines of the building e.g. located behind rainwater goods; along natural junctions and along mortar joints, rather than across the centre of a brick face.
- 3.29 Painting and effective screening of commercial plant (GRP shrouds painted to resemble brickwork, timber boxes with louvered sides etc) will normally be required as part of any application. Prominent plant and equipment is unlikely to be approved without detailed information on the proposed screening. Existing poor examples of screening should not be used to inform new work.

Shopfronts & Signs

- 3.30 It is acknowledged in the conservation area appraisal that much harm has come to the character and appearance of the conservation area through unsympathetic shopfronts and signage. However, the majority of shopfronts within the conservation area retain some historic features which are worthy of retention. The council's 'Shopfronts and Signage' Supplementary Planning Document (SPD) should be consulted for more detailed advice.

Advertisement Hoardings

- 3.31 These are not a feature of the conservation area; their introduction is unlikely to preserve or enhance the character or appearance of the conservation area.

Trees

- 3.32 Trees that make a positive contribution to its character or amenity of the conservation area should be retained.

Sustainability

- 3.33 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 is removed and dumped and more energy is used in providing a replacement, no matter how environmentally friendly it might be.

Reduce Consumption

3.34 Consumption can be greatly reduced by undertaking 'passive' adaptations: -

- Insulate the roof, cavity walls and floors to reduce heat loss.
- Install an efficient condensing boiler and thermostat controls.
- Use energy efficient appliances and light bulbs.
- Lag the hot water cylinder and water pipes.
- Upgrade existing windows through draught proofing and the installation of internal secondary glazing. This can reduce heat loss, noise and condensation without the need to replace original windows. Closing internal shutters at night and use heavy, thermally lined curtains in winter can also reduce heat loss.

Renewable Energy

3.35 The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a roof-top installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

3.36 Roof top panels, turbines and other external works should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in paragraph 3.34.

4. MANAGEMENT PROPOSALS

4.1 This section identifies opportunities for the future.

Boundary Review

4.2 The council will review the conservation area boundary from time to time.

Managing Change

4.3 The council is committed to using its planning powers to manage the South Lambeth Road Conservation Area in such a way that ensures that its special character or appearance is preserved and enhanced. It is not proposed to impose any additional planning controls at this time.

4.4 Breaches of planning control will be enforced where it is expedient to do so.

Archaeology

4.5 Clapham Road forms part of the designated Archaeological Priority Area (APA A3. Roman Road, London to Chichester) in recognition of the archaeological potential along its route. When development is proposed within APAs the council will expect the applicant to understand and describe the significance of the asset and explain the impact of the proposal on any potential archaeology. This can be achieved through the preparation of a Desk Based Assessment or a site evaluation of a detailed building record (for above-ground archaeology).

Enhancement Opportunities

4.6 The following opportunities exist for enhancement: -

- Improved shopfront design and detailing.
- Improved signage and advertisements.
- Authentic restoration of lost architectural detailing – cornices, windows etc.
- Authentic restoration of boundary railings to front gardens.
- Introduction of a unified lamp post style.
- Improved / more appropriate street surfacing.
- Removal of street clutter and poor signage.

Highways and Streetworks

4.7 Highways works within the conservation area should reflect national good practice guidance set out in Department of Transport's 1996 document 'Traffic Management in Historic Areas' 1/96. Its broad principles are: -

- Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials;
- Respect existing or established traditional materials and detailing;
- Review existing signing and consider scope for rationalization
- Anticipate and minimize new signing requirements at the earliest design state

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- Limit formal designs to formal spaces;
- Provide for maintenance and invest in quality.

4.8 'Streets for All, A Guide to the management of London's Streets' by English Heritage and Government Office for London provides detailed good practice guidance on street works in historic places.

Listed Buildings

Statutory List

4.9 English Heritage and Department for Culture, Media and Sport are responsible for the statutory list. Proposals for additions to the statutory list should be sent to the heritage Protection Section at English Heritage.

Local List

4.10 The council will review its local list from time to time.

Management Conclusion

4.11 The council is committed to securing the preservation or enhancement of the South Lambeth Road Conservation Area and hopes that this can be achieved through this document and through working in partnership with local residents and other interested parties.

5. CONTACTS

LAMBETH PLANNING

If you have a conservation area question require planning / listed building advice, the Council will be happy to advise. Please contact:

Lambeth Planning Regeneration and Enterprise Division
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 79261180
E-mail tpac@lambeth.gov.uk (planning advice)
E-mail planningconservation@lambeth.gov.uk (conservation advice)

LAMBETH BUILDING CONTROL

To discuss whether your proposal requires Building Regulations Approval please contact:

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 7926 9000
E-mail BuildingControl@lambeth.gov.uk
Web www.lambeth.gov.uk

ENGLISH HERITAGE

The Government's advisor on the historic environment. It provides guidance notes and publications on a range of matters including sustainability and historic buildings.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Telephone 020 7973 3000
Web www.english-heritage.org.uk

VICTORIAN SOCIETY

The champion for Victorian and Edwardian buildings in England and Wales.

1 Priory Gardens
LONDON
W4 1TT

Telephone 020 8994 1019
Email admin@victoriansociety.org.uk
Web www.victoriansociety.org.uk

6. SOURCES

'Vauxhall and South Lambeth: The freehold lands', Survey of London: volume 26: Lambeth: Southern area (1956), pp. 66-73.

'South Lambeth Road CA designation documents', Lambeth Planning

7. 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 above the transom of a door. See also 'fanlight'.

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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.

APPENDIX 1 Buildings Making a Positive Contribution

Please note that buildings on the statutory list are automatically considered to make a positive contribution and are therefore not included here. The following unlisted buildings are deemed to make a positive contribution: -

Clapham Road

No. 224 - two and half storey corner building with good stucco detailing; Italianate. No. 224a retains parts of its original shopfront.

Nos. 226-236 - three storey Italianate style terrace. Unsympathetic shopfronts.

No. 238 – Venetian Gothic revival style end terrace building with good shopfront and cast stone detailing.

No. 252 – Symmetrical Italianate style villa. Two storeys over semi-basement.

Lansdowne Way

1a – Modern infill building, the materials and massing are appropriate but the building has been crudely detailed.

Nos. 1 - 11 – two storey premises with London roofs and shopfronts. Italianate.

Nos. 13- 21– three storey late 19th Century block with 6/1 timber sashes. Italianate.

South Lambeth Road (East Side - Odds)

Nos. 167 – 175 – Terrace of three storey shop premises with Italianate detailing and some surviving shop front details, such as stone pilasters and consoles carting fascias with cast iron brattish work,

No.177, Caxton Arms Pub – Imposing corner pub, three storeys with Italianate stucco detailing and fine pub frontage.

Nos. 179 – 185 – terrace of three storey houses with Italianate detailing and London roofs. Unfortunately some windows have been altered and brickwork has been painted.

No. 187 – Irregular end of terrace house with striking Venetian Gothic style doorcase which has been bricked up and rendered and canted bay window.

Nos. 189 – 203 - Imposing terrace, three storeys over semi-basement, with Venetian Gothic detailing and bay windows. Good survival of top hung sliding sash windows with the exception of the ground floor bay on 189 and 197 which have had inappropriate replacement windows. Striking chimneys roof coverings, steps boundary treatments. ornate door surrounds and good survival of timber panelled doors. Fine stained glass fanlights with integrated property numbers survive

No. 205 – Irregular three storey end terrace house with full-height bay window, frilly iron porch / balcony and iron cill guards; Venetian Gothic Revival. Unfortunate roof addition.

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Nos. 207 – 229 – Terrace of six pairs of handed houses. Three storeys, shallow hipped roofs, Venetian Gothic porches and two storey bay windows.

Nos. 231 – 237 - Two pairs of Handed houses. Three storeys over a semi-basement. Hipped slate roofs, single storey canted bay windows. Venetian Gothic style.

Nos. 239 – 249 – The same 231-237 but in terraces of three. Venetian Gothic style.

Nos. 251- 259 – Two pairs of houses with a single house (259) at the end of the group. Appear semi-detached but are joined together at rear by service wings. Three storeys, shallow hipped roofs, Gothic porches and two storey bay windows.

No. 261 – Imposing Italianate style detached property, three storeys over basement. Fine stucco detailing.

Nos. 263 – 273 – Three pairs of semidetached villas in the Neo-Classical style with Grecian detailing. Two storeys over semi-basement. Front rooflights compromise the integrity of some of the roofs.

South Lambeth Road (West Side -Evens)

No. 306 – Three storey building on corner of Lansdowne Way. Stock brick with pitched roofs. Sash windows. Sympathetic scale, materials and details.

Nos. 308 – 310 – Pair of Neo Classical houses. Three storeys over basement. Stucco ground floor and brick upper floors with tall pilasters. Hipped slate roof.

Nos. 312 – 316 – Terrace of three Neo-Classical houses. Three storeys over semi-basement. Brick walls, stucco details and Doric porches. Shallow slate roofs. No. 316 has a mansard which disrupts the roofline.

318 – 322 - Terrace of three houses. Three storeys over semi-basement. Brick walls, stucco details and Doric porches. Shallow late roofs. Margin paned sashes.

324 – 328 – Terrace of three houses. Three storeys over semi-basement. Brick walls, stucco details and Doric porches. London roofs concealed by parapet to front. 'Cobden Place / 1847/ plaque to no. 326. No. 328 has later Victorian side extensions. Cill guards.

War Memorial Gardens

Deep Underground Shelter (above ground parts)– An historic structure in its own right, this large blank entrance building is an anomaly and although encroaches on the openness of the open space and has an alien form it does positively contribute to the War Memorial Green.

APPENDIX 2 Buildings that make a Neutral Contribution

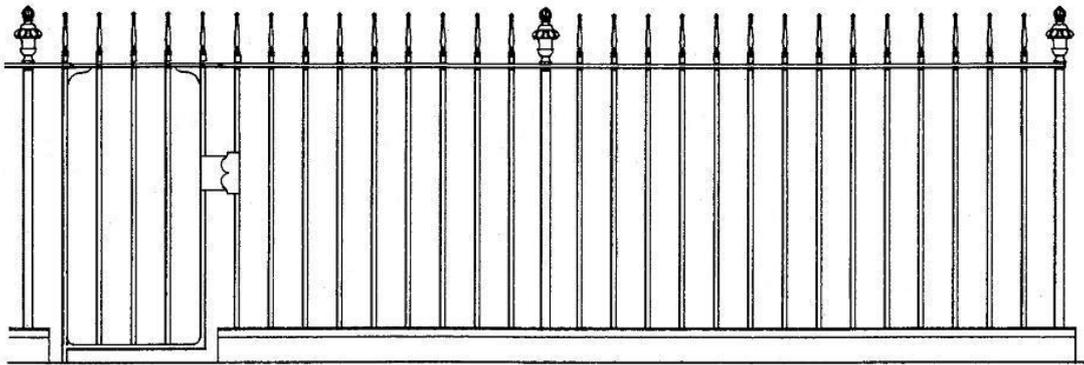
The Council may support the demolition of buildings that make a neutral contribution if a suitable replacement can be achieved; one which preserves or enhances the character of the conservation area.

Buildings deemed to make a negative contribution are: -

Spurgeon Estate – (corner Lansdowne Way / South Lambeth Road) post-war estate buildings in brown brick.

Nos. 278 – 280 (Lansdowne Youth Centre) – two storey post-war building in brown brick.

APPENDIX 3 Railing Design Advice



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Traditional railings incorporate a gate that pivots in the ground. The 'standards' are the heavier vertical bars with larger finials. The Venetian Gothic properties often have a brick dwarf wall instead of a plinth and a brick pier at either end rather than a standard.



Neo—Classical detailing

Left— finial

Right— finial (for the standard)



Italianate detailing

Left—barbed spear

Right—Foliated spike (for the standard)



Gothic Revival detailing

Left—Fleur De Lis

Right— Foliated spike (for the standard)

NB—images not to scale.

Spanish

Si desea esta información en otro idioma,
rogamos nos llame al

Portuguese

Se desejar esta informação noutra idioma
é favor telefonar para

French

Si vous souhaitez ces informations dans une
autre langue veuillez nous contacter au

Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন
হলে অনুগ্রহ করে ফোন করুন

Twi

Se wope saa nkaeboy yi wo kasa foforo
mu a fre

Yoruba

Tí ẹ ba ẹ imoràn yíí, ní èdè Òmíràn, ẹjǫ,
ẹ kàn wà l'ágogo

If you would like this information in large print, Braille, audio tape or another
language, please contact us on **0207926 1180**.

This document was prepared by the

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