

Albert Square Conservation Area

Conservation Area Statement



April 2009


Lambeth

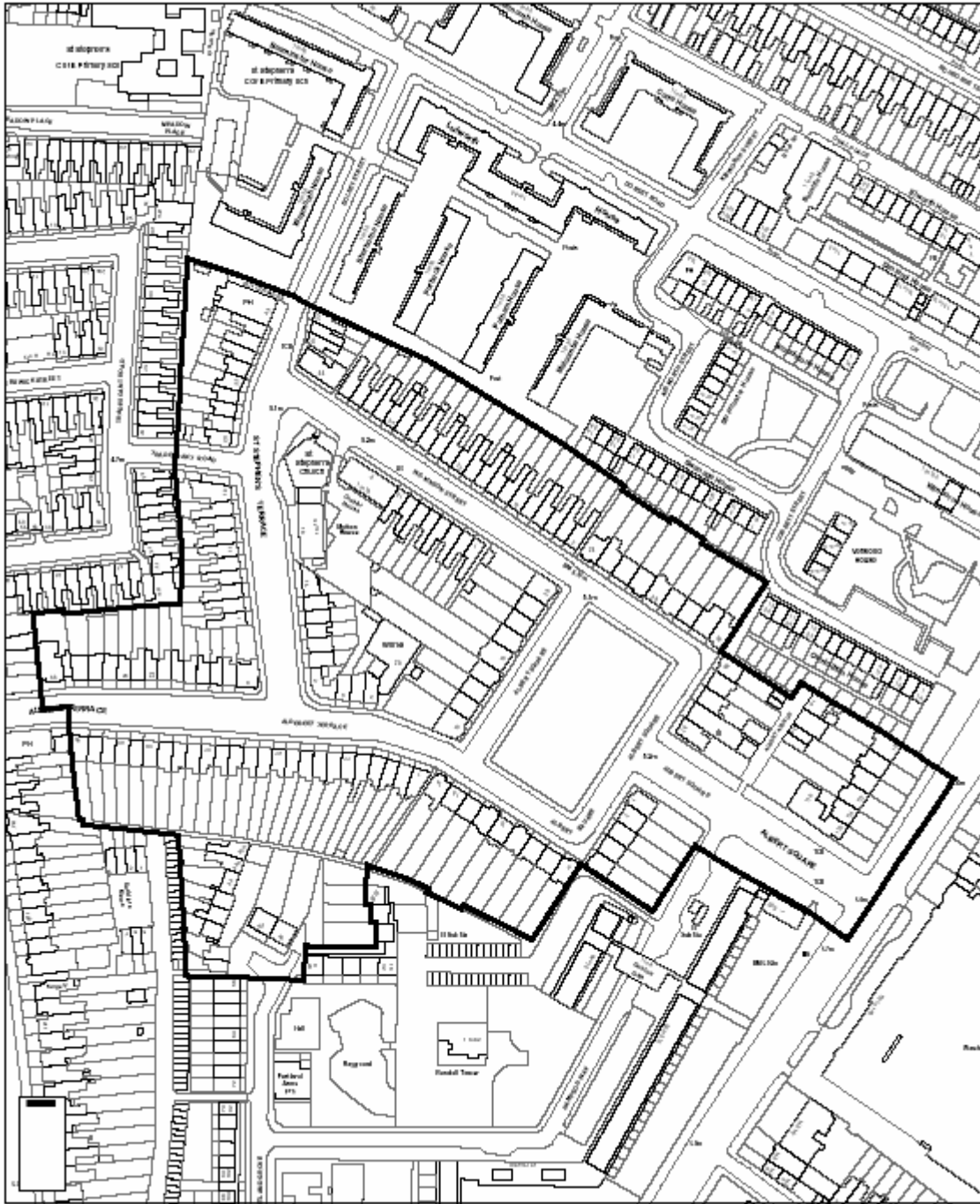
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CONSERVATION AREA BOUNDARY MAP



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INTRODUCTION

The Albert Square Conservation Area (CA04) was designated in July 1968 with its focus on the development surrounding the square and extended in 1976 to include Wilkinson Street, St Stephens Terrace and Alderbert Terrace and in 1998 to include 166-176 Clapham Road and properties in Albert Avenue. It is one of the longest established conservation areas in Lambeth and one of a number of important 19th Century residential developments in the Borough.

The conservation area is a 'wedge' shaped designation located between South Lambeth Road in South Lambeth and Clapham Road in Stockwell. These two main roads which serve to shield the majority of the designation from the later 20th Century development. It is characterised by formal terraces of grand middle class housing with unified architectural detailing. The formality of the buildings and their arrangements along conventional streets and a square is of particular interest so too is the mature landscaping of the square and the presence of rear gardens. The wider locality, beyond the conservation area, has a varied built character of 19th Century residential streets and industrial buildings and mid-late 20th Century residential redevelopment.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the Albert Square Conservation Area. Only by understanding what gives the area special interest can we ensure that its character and appearance are preserved or enhanced; this document therefore identifies the features of interest, contains guidance notes for development and offers some management proposals.

The Council circulated a draft version of this document in September 2007 so that local residents, property owners / building managers and any other interested parties can comment on its content. All comments received were given careful consideration and used to inform this final version which was agreed by the Divisional Director of Planning on 24 April 2009.

This Conservation Area Statement will be a material consideration when the Council determines planning proposals. It will be used to manage change in a positive manner and will 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.

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1. PLANNING FRAMEWORK

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 to designate them accordingly as Conservation Areas.

Conservation Area designation brings with it additional planning controls, controls 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.

Planning Policy Guidance Note: 15 – 'Planning and the Historic Environment' is the national policy document on the protection of the historic environment and its guidance must be taken into account when Local Planning Authorities formulate their policies or make planning decisions.

The Regional Spatial Strategy for the Lambeth area is the London Plan: 'A Spatial Development Strategy for Greater London' published in February 2004. 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.

Lambeth's Unitary Development Plan (UDP) contains policies relating to all aspects of planning in the Borough including urban form, conservation and design as well as site specific policies. No sites in the conservation area are specifically identified in the UDP.

1.1 Planning Control

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

1.2 Additional Planning Controls– Article 4 Direction

Irrespective of the planning controls described above there are still a range of works that do not normally require planning permission when undertaken on single occupancy dwellings; 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.

The Council made a Direction under Article 4 of the Town and Country Planning General Development Order 1977 (now Article 4(1)) of the Town and Country (General Permitted Development) Order 1995). The direction was made on 15 July 1977 and was confirmed by the Secretary of State on 4 August 1977. As well as the normal planning controls, planning permission is also required for:

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Class I—Development within the Curtilage of a dwellinghouse

- 1) The enlargement, improvement or other alteration of a dwellinghouse.

Class II— Sundry minor operations

- 1) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- 3) The painting of the exterior of any building of work otherwise for the purposes of advertisement, announcement or direction.

The following properties are covered by the Article 4(1) Direction: -

1-36 (consecutive) Albert Square

It should be noted that most external alterations to commercial premises or flats normally require planning permission irrespective of an Article 4 Direction.

2 CONSERVATION AREA APPRAISAL

2.1 Introduction

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

‘Guidance on Conservation Area Appraisals’, English Heritage, (2006)
‘Guidance on the Management of Conservation Areas’, English Heritage, (2006)
‘Planning Policy Guidance No.15: Planning and the Historic Environment’, DoE (1994)

2.2 Historic Development

2.2.1 Early History

The area that is now occupied by the conservation area formed part of the Manor of Vauxhall; one of the 10 ancient manors of Lambeth. From the medieval period to the early 19th century the site appears to have been undeveloped arable/pasture land lying between South Lambeth Road to the W and Clapham Road to the East. These roads represent the earliest remnants of human activity.

The first documentary evidence for the estate lies with the will of William Hall (a citizen and fishmonger of London) who bequeathed the majority of the estate to his sons Richard and John Hall in 1672. In 1689 the sons brought the remaining land from Thomas Cason and the whole of the area was then divided between their heirs.

2.2.2 Development Begins

The majority of the modern conservation area is formed of land that belonged to Richard Hall which was sold in 1793 by his family to John Wilkinson of Woodford. This land consisted of Pightle and the 14 Acres, which was in the tenure of John Ismay. John Wilkinson died in 1818 and he divided his estate between his 2 nephews; Joseph Wilkinson and Josiah Williamson. In 1843 a Private Act of Parliament vested Joseph's share in the estate with Trustees and empowered them to join with the owners of Josiah's land to grant building leases for the development of the land. Hanover Gardens was built on the land known as the Pightle and Albert Square on the 14 Acres.

Residential development was controlled via a series of leases drawn up by the estate Surveyor who specified plot sizes, materials, heights of buildings etc. These were granted to local builders such as John Snell who built much of the nearby Lansdowne Gardens development and to builders from elsewhere, including John Glenn of Islington.

Albert Square and the wide tree lined connecting road to Clapham Road were laid out on the 14 acre site and was the first development which dates from the late 1840s/early 1850s. From map evidence and documentary sources it would appear that the housing was erected in numerical order in a clockwise fashion over a relatively short period of time. By the early 1860s the adjoining estate roads were laid out and they were completely developed by the 1870s with only a few gap sites located between terraces remaining, the most notable being the North side of Aldebert terrace and the West side of St Stephen's Terrace. The OS map opposite also shows Albert Square laid out with picturesque walks and informal planting while the rear gardens of many of the houses have a more formal treatment of perimeter paths.

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2.2.3 St Stephen's Church

The dramatic increase in the number of local residents brought by numerous housing developments prompted the Rev. Charles Humble to request a new church for the area. In 1859 the copyholders of the estate conveyed a site to the Ecclesiastical Commissioners with the Dean and Chapter of Canterbury enfranchising the land. The original St Stephen's Church, standing on the corner of St Stephens Terrace and Wilkinson Street was designed by John Barnett and built by George Myers (who also constructed St Barnabas Church in the Lansdowne Gardens estate). Built in the Decorated Gothic style in Kentish Ragstone with Bath stone dressings, it could accommodate 1200 people and was consecrated by the Bishop of Winchester on 23 April 1861. The Vicarage stood nearby on the site of Mytton House.

The area was completely developed by the 1890s and its physical layout remained unchanged until the Second World War.

2.2.4 Second World War

Similar to most of London the area lost its non-essential railings to the war effort. However, the only major impact of the war was damage to the spire of St Stephen's church which was caused by the cable of a barrage balloon in 1940.

2.2.5 Post-war Development

In the 1960s the original St Stephen's Church and Vicarage were demolished and replaced with the current modern church and the two adjoining blocks of flats. No.37 Albert Square was demolished down to its basement and lower storey in the late 1950s and was subsequently replaced c.1963-64 by 'Regency Court'. Many of the streets in the wider area were comprehensively redeveloped in the post-war decades. However, the buildings in the conservation area were retained and subsequently refurbished; the historic external detailing being retained and replicated to great effect.

The construction of the Victoria line extension to Brixton in the 1960s necessitated the sinking of a shaft in the garden of Albert Square. However, the large plane and holly trees were retained during these works.



This OS map dates from 1870.

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2.3 Spatial Form

The conservation area is relatively flat. The slightly irregular N-S and W-E alignments of the streets are reflective of the speculative nature of the development which often followed established plot boundaries. The only formal open space is Albert Square garden which is privately owned and managed. It provides an important focus to the conservation area and the presence of a lawn and mature trees make it a valuable asset to the character and appearance of the wider area. Similarly, the front and informal rear gardens and the side spaces of the houses contribute much to the spatial quality of the area and the settings of the buildings. The streets are described below in alphabetical order: -

2.3.1 Albert Avenue

This is a mews / service route serving the rears of nos. 166-176 Clapham Road and nos. 33-37 Albert Square. The road is unmade and is not welcoming to pedestrians. It is fronted by an assortment of mid-late 20th century buildings ranging from single storey garages and 2 storey stock brick houses with pitched roofs. This area makes a neutral contribution to the conservation area. This is regretful given its proximity to the primary entrance into Albert Square from Clapham Road.

2.3.2 Albert Square

This grand, formal square is an oblong orientated on a Northeast to Southwest alignment and surrounded by utilitarian post-war spiked railings. The four sides are enclosed by a uniform development of 36 imposing houses (plus one redeveloped site at no. 37). The principal approach from Clapham Road is a wide thoroughfare with an avenue of mature Plane trees creating a grand and dignified gateway.

On the South-western, North-western, and North-eastern sides of Albert Square the houses are in groups of nine. The South-eastern has two short groups, each of five houses, on either side of the central roadway leading to Clapham Road. The houses are not terraced –



Albert Square is enclosed by a uniform development of town houses.

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the lower floors are joined together by entrance porches but the upper stages are separate entities creating important side spaces. The houses in the longer groups are composed in a 1-2-3-2-1 grouping with those in the shorter runs are arranged in a 1-3-1 grouping.

The houses are all 3 storeys in height with a basement and attic storey and constructed of yellow-brown stock bricks with slate roofs. The basement and lower ground floor are rendered with incised stucco to create a plinth. Stucco dressings abound with details such as cornices (dentil, modillion and console bracketed), string courses, moulded architraves, quoins etc. and each floor level is demarcated by the use of a full entablature or cornice. The refined composition is deserving of more detailed analysis:-

The design details of the smaller South-eastern runs, arranged on the 1-3-1 basis is similar to that of the larger groups. They were originally identical to one another. The two end houses feature the projecting square bay (Nos. 1,5,33,37), however the whole of the central three bay house (Nos. 3 & 35) also projects from the building line. With the exception of the original corner properties the flanks and rear elevations are unadorned and in brickwork.

Bathroom extensions, uniform and set well back, were added after the Square was developed, but further infilling of the spaces between the properties has detracted from the overall composition of the square.

No. 27 Albert Square has an unofficial blue plaque commemorating Edwardian Illustrator Arthur Rackham who lived there.

2.3.3 Aldebert Terrace

This street links South Lambeth Road to the W corner of Albert Square; halfway along its N side is the junction with St Stephen's Terrace. The street has a definite rhythm created by the uniform proportions, detailing and fine urban grain of the housing with the relationship between the wide street and tall buildings on either side creating a very pleasing sense of enclosure, reminiscent of continental boulevards.



Fine stucco detailing is an important feature of the Albert Square houses.

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The houses on Aldebert Terrace are primarily 3 storey terraces over semi-basements; the facades are arranged on classical proportions with a rusticated stucco basement and raised ground floor and stucco detailing on the upper floors such as quoins, cornice, stringcourse details etc. The presence of a large front parapet creates the illusion of a classically derived flat roof. Whilst there is unity, there are subtle variations in the detailing of the properties reflecting the fact that they were built by different builders over a 10 year period. This does not detract from the homogenous character of the street as a whole.

A particularly successful element of the streetscape is the manner in which the buildings address the corner and frame the junction with St. Stephens Terrace. These houses are grander in terms of bulk, scale and footprint (no. 8) or in terms of detailing (no. 2 St. Stephens Terrace) which has fine classical detailing such as swags and vermiculated quoins and all have doors and windows which front onto the junction.

The only exception to the generally unified pattern of development along Aldebert Terrace are nos. 2a and 36. No. 2a takes the form of a small ancillary building with an industrial aesthetic located to the rear of no.2. Whilst visible from the street it is set back from the main building line and lower than the main terrace - this helps to create a subservient relationship to the host terrace. No.36 is a detached 3 storey villa of stock brick with an incised stucco plinth detail and small corbels supporting a shallow pitched roof.

The presence of traditional iron boundary railings enclosing basement areas and front gardens and mature street trees creates a very pleasing pedestrian environment. The rear elevation of the houses on the South side are visible from Portland Grove.

2.3.4 Clapham Road

Nos. 166-176 Clapham Road are the only properties contained within the conservation area. They are situated to the North of the junction with Albert Terrace. This is a short group of grand five-storey town houses built shortly after Albert Square was laid out in the late 1840's.



Aldebert Terrace has a unified architectural character and good corner buildings.

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They are symmetrically grouped in pairs, giving the appearance of being a continuous terrace by the linking together of their one/two storey entrance structures; in a similar scale and form to the houses on Albert Square. Although they are all of similar height and general design, the architectural details are cleverly varied to create the impression of being separate villas. Four of the properties for example have rusticated stucco ground floor elevations, each 'pair' has different designs of window pediments -either flat ledges, triangular pediments or arched pediments and the middle 'pair' has a tall parapet instead of a fourth storey. Whilst these buildings retain much of their integrity they have suffered inappropriate later interventions. Given their exposed location the plethora of service pipes and satellite dishes to the rear elevations is clearly visible from Albert Square.

The houses are set back from Clapham Road behind large front gardens with shrubs, hedges, lawns and flower borders. The presence of original railings to the boundary of no.136 together with the remnants of characteristic low boundary walls to the Clapham Road elevation are important elements of the townscape and add interest.

Whilst not located within the conservation area the Freeman's building (a late Victorian commercial building) located at nos. 131-143 Clapham Road (it is within the Stockwell Conservation Area) makes an important contribution to the setting of this conservation area with its grand Victorian industrial frontage terminating views out.

2.3.5 Portland Grove

This is a small, relatively self contained enclave located to the south of Aldebert Terrace; unusually it can not be accessed from within the conservation area, access being from Lansdowne Way. The majority of the buildings are modest late Georgian/early Victorian villas constructed of stock brick with pitched slate roofs (either exposed or hidden behind parapets) and stucco dressings. There is a pair of modest Victorian villas (nos. 42a & 44a) which although of a different period of construction to the rest of the enclave are well detailed and indicative of the evolutionary nature of the conservation area.

Despite being surrounded by later development of lesser architectural quality, which is also different in terms of scale, form and bulk this small group maintains a distinct character and identity due in part to the informal relationship around a small public courtyard which retains good York stone paving. This enclave of development permits views of the rear elevation of the buildings on the South side of Aldebert Terrace.

2.3.6 St. Stephen's Terrace

This street runs N-S linking Aldebert Terrace to Wilkinson Street dates from the late 1860s. It is characterised by a very strong building line, which follows a curve of the road and is only interrupted by St Stephens Church and no.64 Wilkinson Street. The street environment is generally quite pleasant with a modern parking scheme making the most of the street width.

The entrance to the street from Aldebert Terrace is framed by larger and more lavishly detailed buildings with nos. 2-14 being a continuation of nos. 2-6 Aldebert Terrace. These buildings are 3 storeys over a basement with a strong incised render plinth, square bay windows at ground floor and a console eaves cornice. The ornate detailing to the window heads, bay windows and door surrounds sets these buildings apart from the other terraces in the street. The majority of the rest of the street is developed along the same pattern with 3 storey stock brick terraces with stucco detailing set behind a small front garden; however these properties are much less ornate than nos.2-14. The Royal Albert P.H. terminates the Northern end of the West side of the street; it is a large and austere building which retains an interesting late Victorian pub frontage which adds much needed visual interest to the street. There are some historic railings surviving however the presence of numerous mod-

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ern front boundary enclosures is a discordant feature. The little commercial building on the corner with Tradescant Road is also of note, adding some variety into the streetscene.

On the East side at the junction with Wilkinson Street St Stephen's Church, Crozier House and Mytton House are uninspiring post-war developments which are out of keeping with the predominant built form, design and detailing of the area and are incongruous elements within the street scene. Their front gardens also fail to respond to the established character of the street. Behind is a car park which lacks soft landscaping and has modern obtrusive gates. St Stephen's Church whilst of an alien form and materials does provide an effective corner building on this central junction within the conservation area; leaving open public space at the corner decorated by an interesting sculpture by Hilary Cartmel dedicated to the Tradescant Family.

2.3.7 Tradescant Road

The junction of Tradescant Road where it meets St Stephen's Terrace is included within the conservation area. The view down this road is terminated neatly by nos. 22-28 Tradescant Road which are of a consistent character to the conservation area.

2.3.8 Wilkinson Street

Wilkinson Street runs West – East linking the North end of St Stephen's terrace to the north corner of Albert Square. The primary built form is that of 3 storey mid-Victorian terraces; there is a strong building line, definite vertical emphasis, with an established rhythm and small palette of high quality materials, which help to create a dignified homogeneity to the street. The houses have small front gardens enclosed by a variety of boundary treatments; some of the best examples being authentically restored railings whilst the least successful is in modern brickwork.

No.44, the former South Lambeth, Stockwell and North Brixton Dispensary, is a building of particular merit built in a Venetian Gothic style and dating from 1866. It stands in marked contrast to the speculatively built formal terraces having a more relaxed form with pitched



This little commercial building adds interest to St Stephen's Terrace.

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and half hipped slate roofs and retains much of its original charm e.g. polychrome brickwork to the arch headed windows and a fine Gothic porch supported on elaborate Composite columns. It retains its original front garden boundary wall with stone plinth and coping stones with simple pointed iron railings; the piers are subtle but well detailed each with a geometric capstone with a central, carved motif detail.

2.4 Building Materials and Details

The vast majority of buildings within or adjoining the conservation area are constructed of matching traditional materials, which give the area a homogenous character.

2.4.1 Walls

Yellow brick predominates although the modern buildings in Wilkinson Street / St Stephen's Terrace are, unfortunately in red brick. No. 44 Wilkinson Street is the only building which combines the traditional use of yellow stock and red brick for its polychrome detailing. Some brick elevations have been cleaned and others have been painted, in both cases this has a jarring effect changing the appearance of the property in relation to the neighbouring properties or wider street scene. Most of the brickwork pointing appears recessed back from the brick face and has a natural sandy colour which is the traditional finish. However, there are some instances of inappropriate cement pointing of modern appearance, which harms the appearance of the brickwork.

The majority of the Victorian buildings utilise stucco render for decorative details such as plinths, doorcases, cornices, window surrounds & chimney copings; originally it would have been tinted a sandstone colour to replicate the appearance of dressed stone but are now generally painted white or cream. The Royal Albert pub, 43 St Stephen's Terrace has glazed Victorian tiles to good effect and adds welcome richness. Ornate detail is limited to street frontages only; rear elevations are plain.



The painting / cleaning of brickwork has harmed the visual unity of the terraced streets.

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2.4.2 Windows

Traditional timber windows predominate – mostly sliding sashes but with a few instances of casement windows; all reflecting the era of their construction. The earlier houses have Georgian paned sashes with slender glazing bars and modest horns with some having semi-circular heads. The later houses typically have either a single vertical glazing bar or none with large panes of Victorian plate glass and larger sash horns. Painted timber finishes are normal. The post-war development at 37 Albert Square has aluminium vertical sliding sash windows whilst Crozier House and Mytton House have metal framed fixed and casement windows, which are not in keeping with the wider character. The majority of houses have stucco architraves around their window openings with some properties.

A handful of the historic buildings have modern replacement window units, many of which fail to accurately replicate fine detailing of the originals which makes them stand in stark contrast to the original windows of neighbouring properties.

2.4.3 Doors

There are a variety of front doors, generally they are either 4 or 6 panelled, sometimes with upper panels replaced in glass. All the historic doors of the estate have carefully detailed mouldings and panelling, which reflect the favoured style at the time of their construction. Regardless of the age or style of the property the doors tend to be carefully considered and decorative. Most front doors have a plain glass fan light (semicircular) or transom light (rectangular); elaborate decorative fanlights are not a feature.

The majority of the steps to front doors tend to be in plain grey concrete, dating from post-war refurbishments. Originally the steps would have been in smoothly dressed stone with rounded nosings, the steps to nos. 22 & 26 Albert Square are good examples of surviving historic steps. Additionally a few properties have surviving late Victorian geometric tiled garden paths which add colour and decoration. There are isolated examples of original historic ironmongery within the conservation area such as cast iron boot scrapers at front en-



The painted timber doors tend to be 4 or 6 panelled and very carefully detailed.

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trances; although small features these are an integral part of the historic character of the individual buildings and the conservation area.

2.4.4 Boundary Treatments

The houses on Albert Square have masonry balusters enclosing their steps and basement areas instead of railings. These are on moulded plinths and have decorative run-stucco copings. Unfortunately some of these have been lost over the years and replaced with inappropriate boundary treatments. Properties without balusters are nos. 5, 7, 8, 11, 14, 30, 33, 36 and 37 Albert Square.

The majority of other properties had front railings most of which were removed during the Second World War except for those that enclosed basement areas which were retained for safety reasons. However, in many places the original stone plinths and brick piers of the original railings survive and provide information on spacing of bars and construction detailing of missing railings. There are also a handful of surviving examples historic ironwork within the conservation area, as well as some good reproduction ironwork. These generally share a unified approach with properties in the same terrace generally sharing the same detailing to their rails, finials and standards used; this is very important to the unity of the architecture and the street scene.

The railings tend to be black painted with integral gates which, when closed, appear as a continuation of the railings. The height does not normally exceed 1m in height and is the same for the entire terrace or group. The bars are individually sunk into stone plinths and are typically circular in section, sometimes they have a twisted 'barley sugar' form. The finial designs reflect the tastes of the Victorian period, fleur-de-lis designs being quite common. The railings are supported at regular distances by heavier 'standards' which tend to have a taller and grander finial. Sometimes there are also brick piers into which the horizontal rails are sunk. The horizontal rails, tend to be in solid metal. Examples include: -



These photographs show the surviving authentic railings at 176 Clapham Road.

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Clapham Road (surviving fragment at no. 176)

Plinth -	220mm x 220mm
Bar centres -	140mm
Bar height -	990mm
Bar diameter-	25mm
Finial -	Foliated Spike—250mm tall x 50mm wide
Standard diameter-	40mm
Standard finial -	Collared Pine Cone – 280mm x 80mm
Horizontal rail -	60mm x 10mm

St Stephens Terrace (also found at Aldebert Terrace)

Plinth –	120mm x 120mm
Bar centres -	140mm
Bar height –	1070mm from ground to top rail
Bar diameter-	25mm
Finial -	Fleur-de-lis - 230mm tall x 120mm wide
Standard diameter-	40mm
Standard finial-	Ornate Spike - 300mm tall x 90mm wide
Horizontal rail -	10mm x 50mm

Wilkinson Street

Plinth –	240mm x 190mm
Bar centres -	130mm
Bar height –	1070mm from ground to top rail
Bar diameter-	25mm
Finial -	Fleur-de-lis - 180mm tall x 85mm wide
Standard diameter-	40mm
Standard finial-	Ornate Spike - 200mm tall x 80mm wide
Horizontal rail -	10mm x 50mm

Those properties that have not had their railings or balusters restored often have fences or other boundary treatments such as brick walls or poorly detailed modern railings; even a tall trellis has been installed on the street frontage. Such inconsistent detailing detracts from the unity of the architecture.

Plain brick walls with sheeted painted timber doors or gates tend to enclose back yards and rear gardens; the brickwork typically matching the host building.

2.4.5 Roofs

The majority of the roofs are hidden behind parapets and are only visible from a distance or where possible from the rear gardens. However, the roofscape is typical of housing construction of the period and normally unified within terraces or building groups: - hipped, pitched and butterfly 'London' (valley) roof types being the most notable. Natural Welsh slate is the predominant material.

The conservation area is characterised by simple and uncluttered roof slopes, which reinforce the uniformity of the terraced development, which is a defining element of the conservation area. Most traditional dormers are concealed behind parapets and not generally visible from the public realm. Some rather boxy looking modern dormers can be seen on Clapham Road. The majority of traditional rooflights are located to the rear of properties and are small, in cast iron with a vertical glazing bar. Some have been installed on front roof pitches to poor effect, they disrupt the simplicity of the historic roof frontage, especially in terraces or formal groups of buildings. In places the presence of pop-up vents, satellite dishes and other modern plant adds alien visual clutter to the historic roof forms.

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All of the 19th Century buildings have chimneystacks, they are typically in brickwork to match the house and have traditional copings and terracotta pots. Stacks add welcome interest and rhythm to the roofscape. Originally each flue was separated in a 'toast rack' formation which was subsequently replaced by chimneypots.

2.4.6 Alterations and Extensions

Many of the buildings within the conservation area have accommodated modest rear extensions that have not harmed their contribution to the character and appearance of the conservation area. Some of the houses on Albert Square have had side extensions, these are not of unified appearance and have had an adverse impact on the host building as well as eroding the pleasing spaces between buildings. Front extensions and front porches are not a feature of the area. Satellite dishes, meter boxes and other installations have caused harm to the appearance of some facades.

2.5 Listed Buildings

2.5.1 Statutory List

Statutory Listing means that law protects the building. This protection extends to the inside; back, front, sides and roof of the building. 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 was erected before 1 July 1948. The following buildings in the Albert Square Conservation Area are statutory listed-

Number	Street	Grade
1-5	Albert Square (consecutive)	II
33-36	Albert Square (consecutive)	II
24-32	Albert Square (consecutive)	II
6-14	Albert Square (consecutive)	II
15-23	Albert Square (consecutive)	II
44-54	Portland Grove (consecutive)	II

2.5.2 Local List

The Council maintains a list of buildings of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. At the time of survey no buildings in the conservation area had been added to the local list.

2.6 Contribution

For the purposes of this assessment the buildings have been categorised according to their contribution to the character and appearance of the conservation area under: Positive or Negative. Any omission of particular buildings from these lists not necessarily imply that the building is of no significance. Where such cases arise they should be referred to the Planning Division for consideration.

2.6.1 Positive Contribution

Buildings that make a positive contribution are worthy of retention although some may require sensitive restoration or refurbishment. Demolition or unsympathetic alteration will be resisted. The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are grand 'landmarks' such as those on Albert Square or the more ordinary houses.

Albert Square Conservation Area Statement

Buildings and structures deemed to make a positive contribution are shown below in street order: -

Albert Square	Nos. 1-36 (consecutive)
Aldebert Terrace	Nos. 2 -36 (evens) Nos. 1-49 (odds) Nos. 1 & 3 Nos. 7a-51 (odds)
Clapham Road	Nos. 166-176 (evens)
Portland Grove	Nos. 40-54 (evens)
St Stephens Terrace	Nos. 1-43 (odds) Nos. 2-14 (evens) Nos. 18-22 (evens)
Wilkinson Street	Nos. 2-44 (evens) Nos. 1-15 (odds)

2.6.2 Buildings making a Negative Contribution

Buildings that make a negative contribution are deemed to harm the character and appearance of the conservation areas: -

Albert Avenue	Modern garage and ancillary buildings 1 & 2 Albert Avenue—modern development
Albert Square	No. 37— post-war development.
St Stephens Terrace	No. 16, Mytton House — post-war development.
St Stephens Terrace	St Stephen's Church — post-war development.
Wilkinson Street	No. 17, Crozier House — post-war development.

2.7 Gardens & Trees

The majority of the properties within the conservation area have traditional linear building plots with a small garden or basement area to the front and a larger rear garden or yard. Front garden paths, basement areas and forecourts would originally have been York stone paved but are mostly now in concrete. In places attractive Victorian geometric tile paths survive and are an important element of the historical evolution of the conservation area. Shrubs, low hedges and trees in gardens contribute welcome greenery. In some places whole gardens have been paved over to poor effect. This is particularly the case on Clapham Road where the front gardens are substantial.

Trees provide a very important visual amenity within the conservation area. Street trees are of particular importance and individual trees within the front and rear gardens are also of great amenity value. They also often provide important habitats for wild life and provide a welcome soft landscaped setting to the conservation area. There are two important groups of trees that are worthy of retention, management and, if necessary, replanting; these are: –

Mature Plane, Holly, Catalpa, Horse Chestnut, Lime and Robina located within the central garden of Albert Square.

Plane trees along the branch of Albert Square that joins with Clapham Road, which frame the entrance to the conservation area.

Albert Square Conservation Area Statement

2.8 Refuse and Associated Structures

Historically dustbins would have been stored in basement areas or in rear gardens and brought out only for refuse collection. Today, for convenience, many households store their dustbins in the front garden. The appearance of the bins causes a visual blight, especially where properties have been converted to flats where numerous individual bins are on display. The presence of large volume container bins standing in Albert Square is a particular blight on the character of the area.

2.9 Public Realm

In general the modern street surfaces and finishes are understated and complementary to the general character and appearance of the conservation area; original granite kerbs survive on most streets. However, the footway around Albert Square gardens is unpaved, often muddy and appears unkempt.

Of particular note is the generous area of paving at St Stephen's Church with its attractive sculpture. This area was laid out in the late 1980s and was formed by reclaiming an area of roadway. This enhancement was instigated through the efforts of Albert Square and St Stephen's Association (ASSA) and the sculpture, which depicts objects collected by the Tradescants, was commissioned by them.

Street lamps are mostly modern but understated, however there are a number of concrete lamp standards of traditional design with fluted shafts. These, it is believed, replaced similar cast-iron lamp standards that were removed during the second world war. Unfortunately the concrete examples appear to be nearing the end of their useful life. The traffic-calming scheme, although successful, has introduced illuminated bollards and speed humps which cause clutter. Street signage tends to be modern but understated.



The bins standing on the street at Albert Square are a particular problem.

Albert Square Conservation Area Statement

2.10 Advertisements

There are no advertisement posters or hoardings present within the conservation area, reflecting its primarily residential character. The Royal Albert P.H. has a traditional style hanging sign, which integrates successfully with the architectural character of the building.

2.11 Views

There are no designated local or strategic views within or affecting the conservation area. The conservation area itself is relatively low scale, building heights range from 2-3 storeys. Accordingly the important views are confined to up and down the streets; those of particular note being: -

- 1) The frontage of Freeman's, Clapham Road, which terminates views out Albert Square.
- 2) View S along St Stephens Terrace terminated by Aldebert Terrace.
- 3) Views into Albert Square from adjoining streets.
- 4) View of 22-28 Tradescant Road from its junction with St Stephen's Terrace. These buildings currently stand outside the conservation area.

There are some also some good views across the back of some properties from the public realm; the South-eastern and North-western sides of Albert Square and the South side of Aldebert Terrace being of particular note.



Some views of rear elevations are particularly prominent and important.

Albert Square Conservation Area Statement

2.12 Activity and Uses

The predominantly residential nature of the conservation area means that there is generally a low level of daytime and evening activity, in contrast with the wider district. The area suffers from being used as a 'rat run' for vehicles travelling between Clapham Road and South Lambeth Road.

There are no discordant uses within the area. Most conversions of single properties into flats have been successfully achieved without altering the external appearance of the building. However, problems are caused by the installation of obtrusive meter boxes and wheelie bins which can have a damaging impact on the street scene.

2.13 Negative Factors

Some negative factors are worthy of attention –

- 1) Albert Avenue is an unpaved and an unwelcoming space which suffers from minimal natural surveillance.
- 2) The perimeter footway to Albert Square gardens which is unpaved and unkempt and attracts ad hoc car parking.
- 3) The 'Euro Bin' refuse containers standing in Albert Square.
- 4) Street clutter from bollards, traffic signs etc.

Clutter on frontages caused by dustbins, meter boxes, security alarms and satellite dishes. The car park behind St Stephen's Church is bleak and has unattractive gates.

2.14 Capacity for Change

There are no opportunity sites within the conservation area that have been identified within the Replacement UDP (2007). There are no vacant sites within the conservation area. The Council would support the sympathetic redevelopment / enhancement of buildings that make a negative or neutral contribution.

2.15 Appraisal Conclusion

The Albert Square Conservation Area represents one of Lambeth's finest intact examples of an early Victorian residential middle class development. The special interest of the conservation area is derived from the historic street scene of the 19th Century houses, their unified architectural treatment, materials, detailing, tight urban grain and the homogenous built form of the terraces which are the predominant building type within the conservation area. Despite the drastic changes that have been undertaken in the immediate vicinity the conservation area has remained relatively untouched and is generally in good condition, maintaining a great many of its original features.

3 GUIDANCE

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

3.1 Alterations to Existing Properties

Details characteristic of the area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. Advice on repairs to historic buildings can be obtained from numerous sources including '*Stopping the Rot*' by SPAB / IHBC which can be downloaded free from www.ihbc.org.uk. If an historic feature is beyond repair it is essential to replicate it accurately in the new work. Where possible, the original feature can inform the design detailing. Alternatively, adjoining buildings, old photographs, prints or plans can often assist. It should be noted that some replacement works might require building control approval and listed building consent as well as planning permission.

3.1.1 Brickwork

Plain brickwork should not be rendered, painted or clad as this will harm the integrity of the group / terrace. The removal of paint from previously unpainted brickwork is welcome where it would restore the appearance of a building or group of buildings. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Original mortar and pointing should be retained wherever possible, where re-pointing is required mortar mixes should normally be lime based, have a traditional light sandy colour and a coarse aggregate. Pointing finish should be flush or slightly recessed behind the face of the brick, not weather struck. Where only selective re-pointing is required the pointing should match existing.



Poor modern 'struck' pointing in cement (left) should be avoided.

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3.1.2 External Render Detailing

The decorative work on facades should be retained and repaired as it is an important feature of the conservation area. Special mortar mixes should be used where necessary and fine mouldings and details should be repaired by specialists. Detailed guidance on repair is contained within *'Practical Building Conservation, Volume 3, Mortars, Plasters & Renders'* by John and Nicola Ashurst, English Heritage.

3.1.3 Joinery

Victorian timber was generally of a high quality and has a long life if well maintained; regular inspection and repainting will prolong its life. 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.

3.1.4 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution; especially on elevations that are visible from public places. 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.

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. Double-glazing should only be used if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass; this is particularly important in the conservation areas as most houses need to accurately match those of the neighbouring properties in the group / street scene. Stick-on glazing bars should be avoided as with time, they can become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Stick-on lead is not characteristic of the conservation area.



The crude stucco repairs (right) harm the appearance of the building.

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Modern window designs in metal, unpainted hardwood or uPVC window units should be avoided 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 integrity of buildings.

3.1.5 Doors

Original street facing doors should be retained and repaired. Where original doors have already been lost or are beyond repair, accurate replica doors reflecting the date and style of the building will be required.

3.1.6 Roofs

Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to re-use the original covering or a good match for it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Natural slate and plain clay tile roof pitches are important to the character of the area. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. The removal of original roof structures and their replacement with different designs should be avoided as roofs contribute to the special character of a building, its group value and the wider character of the area. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better finish.

3.1.7 Dormers

In the limited number of cases where dormers might be deemed appropriate they should be placed so that they are not visible from the street or other prominent viewpoint; preferably to the rear. They should be designed to match the host building and be detailed in the traditional manner, where necessary aligned with existing openings. 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, should be resisted.



Roofs should be naturally slated and devoid of clutter.

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3.1.8 Rooflights

Rooflights are not, generally, a feature of the area. They should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate the roof light should normally be small, of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. Large, modern or poorly located roof lights have the potential to cause great harm.

3.1.9 Chimneys

The form and detailing of chimneys add much to the roofscape and character of the area. They should be retained and kept in good repair.

3.1.10 Extensions

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 its setting. Existing side extensions, where they have caused harm, should ideally be removed or enhanced through remodelling. Existing rear elevations which have strong compositions or group value should be retained. Where deemed appropriate new rear extensions should reflect the forms and design of the host building along with its materials and construction details. They should not be so large as to dominate or compete with the host building in visual terms. Flat roofs will be resisted, as they are not a feature of the area. Roof extensions should be avoided within the conservation area due to the harm they would cause to the character and appearance of the area.

3.1.11 Vacant Sites

As there are currently no vacant sites in the conservation area there is little scope for new development. Should sites within or adjoining the conservation area become available care should be taken to ensure that the new buildings preserve or enhance the character or appearance of the area. Sympathetic building forms and materials are normally most appropriate.



Brick chimney stacks with terracotta pots are an important feature of the conservation area.

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Tall buildings outside the conservation area that are visible within it have an impact on the setting of the area. Where redevelopment of these buildings are proposed the redevelopment should seek to ameliorate their impact and secure an improvement in their architectural treatment. Proposals for redevelopment or new development that fail to achieve this, and/or if they dominate or over shadow the conservation area are unlikely to be appropriate.

Development in parcels of land created from rear gardens should be avoided as the gardens contribute to the character of the area, are an important amenity for residents and often provide wildlife habitats.

3.2 Shopfronts

The historic pub front on St Stephen's Terrace should be retained as it contributes to the character of the area.

3.3 Advertisements & Signs

As there are few business premises within the conservation area commercial signage is not common. Traditional forms of signage (painted signs applied to brickwork or brass plaques) will be most appropriate where required. Modern forms such as plastic or aluminium are not a feature and should be avoided.

3.4 Illuminated Signage

Illuminated advertising will be discouraged on residential buildings or other sensitive locations. Where acceptable in principle the source of illumination should be external and limited only to the name or logo of the premises. Internally illuminated signage is not a feature of the conservation area. External light fittings for illumination should be small and low key and kept to a minimum to avoid visual clutter; otherwise they will be resisted.

3.5 Security Shutters

Roller shutters or grilles are inappropriate on the exterior of residential premises. Where additional security is required high-performance glass or internal, open lattice shutters can increase security without harming the external appearance of premises.

3.6 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. In order to ensure that the strong residential character is retained, the loss of residential uses should be avoided. Schemes proposing the sub-division of premises into flats should address refuse storage, bike storage, meter boxes and other equipment in a manner that will not harm the appearance of front gardens or compromise the integrity of the host building. Conversions may not be deemed acceptable unless these matters are adequately addressed.

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3.7 Plant, Services and Other Equipment

The location and appearance of plant, extractors, pipes and other equipment such as satellite dishes on properties should be carefully considered and may not be acceptable on facades. Installations that will be visually obtrusive should be avoided. Effective screening and other methods should be considered to reduce any adverse visual impact of such installations. Satellite dishes on street facing locations (walls, roofs and chimneys) may need planning permission.

3.8 Trees

Conservation area designation gives the Council special powers to protect important trees. Anyone proposing to do works to trees with a stem diameter of 75mm or greater measured at 1.5 from ground must give written notice of their proposal to the Council. The works should not proceed until the Council has given its consent, or six weeks have expired. Where trees are already protected by a Tree Preservation Order, the Council's consent will still be required for works. The Council will seek the retention of all trees that contribute to the character and appearance of the area.

3.9 Boundary treatments

The Council will resist the loss of boundary treatments that contribute to the special character of the area. New boundary enclosures should be in harmony with the architecture or the host building and in harmony with historic boundaries. Brick walls, timber fences or trellis are not deemed appropriate boundary treatments for front gardens.

If a new boundary is proposed the Council will expect it to be of a height and design appropriate to the host building and its group and executed in the traditional manner. Surviving authentic details from elsewhere in the terrace or on the street should be used to inform restoration details. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Gates should form a continuation of the railings and pivot on a bar set into the ground rather than hang off hinges. Hollow-section bars or posts, welded detailing and modern latches / hinges will be resisted. The following advice should be followed: -

Clapham Road

Properties on Clapham Road should accurately replicate the surviving fragment of railings at no. 176 Clapham Road. Its dimensions are as follows: -

Plinth -	220mm x 220mm (smoothly dressed real or reconstituted stone)
Bar centres -	140mm
Bar height -	990mm
Bar diameter-	25mm
Finial -	Foliated Spike—250mm tall x 50mm wide
Standard diameter-	40mm
Standard finial -	Collared Pine Cone – 280mm x 80mm

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St Stephens Terrace and Aldebert Terrace

Where new railings are required on St Stephens Terrace or Aldebert Terrace the following details and dimensions should be used: -

Plinth –	120mm x 120mm (smoothly dressed real or reconstituted stone)
Bar centres -	140mm
Bar height –	1070mm from ground to top rail
Bar diameter-	25mm
Finial -	Fleur-de-lis - 230mm tall x 120mm wide
Standard diameter-	40mm
Standard finial-	Ornate Spike - 300mm tall x 90mm wide
Horizontal rail -	10mm x 50mm

Wilkinson Street

The railing reinstatements to date along Wilkinson Street have had a variety of finial details. Given that there is a unified character to the buildings the following design is deemed most appropriate: -

Plinth –	240mm x 190mm (smoothly dressed real or reconstituted stone)
Bar centres -	130mm
Bar height –	1070mm from ground to top rail
Bar diameter-	25mm
Finial -	Fleur-de-lis - 180mm tall x 85mm wide
Standard diameter-	40mm
Standard finial-	Ornate Spike - 200mm tall x 80mm wide
Horizontal rail -	10mm x 50mm



Surviving foliated spike finials and collared pine cone standard finials.

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3.10 Sustainability

Buildings have 'embodied energy' which is the energy that was used to create them. This energy is lost through demolition or alteration. Keeping a building in good repair through regular maintenance is one of the best ways to ensure that no embodied energy is wasted. Repairs and alterations should, where possible, re-use materials on site, use reclaimed or recycled materials and recycle site waste.

3.10.1 Reduce Consumption

Consumption can be greatly reduced in residential properties by undertaking 'passive' adaptations; the principles are also transferable to other premises. For example, if the boiler is more than 10 years old replace it with a new more efficient condensing boiler. Use energy efficient light bulbs. Specialist companies can draft proof existing windows and internal secondary glazing can reduce heat loss, noise and condensation without the need to replace original windows. Close internal shutters close at night as to reduce heat loss. Use heavy, thermally lined curtains in winter. Insulate pipes, hot water cylinder, the loft, cavity walls and floors.

3.10.2 Renewable Energy

The generation of energy from renewable sources is another way to achieve greater sustainability. Ground source heat pumps require ground excavation that may affect tree roots. 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.

Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area; visually prominent locations should be avoided. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.10.1.

4. MANAGEMENT PROPOSALS

This section defines how the Council feels the area should be managed and has been prepared in line with national good practice set out in 'Guidance of the Management of Conservation Areas' by English Heritage.

4.1 Boundary Review

The existing boundary has been closely examined as part of the appraisal process. No boundary changes are proposed.

4.2 Planning Controls Review

The current Article 4 (1) Direction only covers the properties Albert Square which, because of their listed status, are already well protected. Unfortunately the Direction does not cover the rest of the conservation area where the buildings are unlisted and vulnerable to unsympathetic alteration such as window / door replacement and boundary changes.

It is proposed to extend the boundary of the Article 4 Direction to help prevent the damaging effect of incremental changes allowed under 'Permitted Development' and to ensure that all properties within the conservation area come under uniform planning controls.

At the same time the Council will consider updating the content of the Article 4 (1) Direction so that it is consistent with current planning regulation.

4.3 Monitoring and Enforcement

The Council is committed to managing the Albert Square Conservation Area in such a way that ensures that its special character or appearance is preserved or enhanced.

The photographic record of the buildings and spaces within the conservation area will be regularly updated. This record will be used to monitor change over time in order that policies and planning controls can be utilised effectively to secure the preservation or enhancement of the character or appearance of the conservation area. Breaches of planning control will be enforced where it is expedient to do so.

4.4 Signage and Advertisements

Advertisements, which in the Council's opinion, detract from the character or appearance of the area, should be resisted or made subject to discontinuance action where necessary. Illuminated advertising will be discouraged on residential buildings or other sensitive locations.

4.5 Highways / Street Works

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: -

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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.

Limit formal designs to formal spaces.

Provide for maintenance and invest in quality.

4.6 Trees

The Council is committed to the maintenance of all trees of value within the conservation area and will encourage ongoing management to ensure their health and longevity. The Council will take action against unauthorised works to protected trees where they are considered to have high amenity value and contribute positively to the character of the area.

4.7 Listed Buildings

4.7.1 Statutory List

English Heritage and the Department for Culture, Media and Sport area responsible for the statutory list. The Council does not propose to request the inclusion of any additional buildings within the conservation area.

4.7.2 Local Listing

The Council proposes to consider 44 Wilkinson Road for inclusion on its local list. The building is a very good and little altered example of mid Victorian Venetian Gothic style architecture.

4.8 Enhancement Opportunities

Proposals that would lead to the enhancement or redevelopment of buildings and sites that make a negative contribution area encouraged. The following opportunities also exist: –

4.8.1 Boundaries

Reinstatement of historically accurate and detailed railings and balustrades to front boundaries where no such boundary or an inappropriate boundary treatment exists.

4.8.2 Car Park to rear of Mytton House and Crozier House

Encourage the reorganisation of existing car parking layout to incorporate soft landscaping and an improved entrance to the site via increased passive surveillance, the provision of a more suitable entrance gate and the provision of a dedicated pedestrian access.

4.8.3 Perimeter to Albert Square gardens

Seek the formation of a surfaced pedestrian footway retained by a stone kerb and restore more aesthetically pleasing and respectful railings and gates.

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4.8.4 Refuse Storage

Explore options to relocate, replace or more suitably store the large 'Euro container' style refuse bins which are currently stand in Albert Square. Resist the visual intrusion caused by multiple bins standing in small front gardens.

4.8.5 Historic Detailing

Reinstatement of authentic windows and doors where they have been lost.

4.9 Management Conclusion

The Council is committed to preserving or enhancing the character and appearance of the Albert Square Conservation Area through the use of its planning powers. However, these alone are not enough; the success of the designation also resist with a wide variety of stakeholders: - property owners, building managers, local residents and businesses. Everyone has a role to play to secure the better management and enhancement of the conservation area.

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5. GLOSSARY

Article 4 (Direction)	A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Normally only use in Conservation Areas.
Basement Area	An excavated area at basement level of a property. It is normally larger than a lightwell.
Building of Local Merit	A building on Lambeth's list of buildings of local architectural or historic interest. Sometimes known as the 'Local List'.
Building Control	The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Building Regulations	National construction standards.
Closet Addition	A small historic addition to the rear of a house; typically accessed from the stairwell half-landings.
Conservation Area	An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of its character or appearance.
Conservation Area Consent	Formal approval for demolition in a conservation area from Lambeth. These applications carry no fee
Consoles	The decorative brackets which terminate either end of a traditional shop fascia sign and support / terminate the cornice.
Contemporary style	The architectural / building style which prevails at the time of writing.
Cornice	The architectural moulding, often in timber or stone, which projects out above a shop sign to protect it from the weather.
Dorma	An incorrect term for dormer (see below)
Dormer	A structure placed on a roof to accommodate a vertical window.
Fascia	The area immediately over a shopfront for the presentation of signage
Forecourt	A paved area to the front of a building
Georgian	A general term used to define architectural style from the 18 th Century through to the early – mid 19 th Century.
Half-landing	The landings on a stairwell which are placed halfway between the principal floor levels.
Half-landing window	A window serving a stairwell half-landing.
Hardstanding	An external hard surface.
Hipped End	Where the end of a roof finishes in a roof slope rather than a gable end.

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Juliet Balcony		A balcony which is flush with the face of a building rather than projecting from it.
Lightwell		An small excavated area to provide light to a basement window.
Listed Building		A building on the government's statutory list of buildings of special architectural or historic interest.
Listed Building Consent		Formal approval from Lambeth for demolition, alteration or extension of a statutory listed building
Local List		Another name for the Lambeth's List of Buildings of Local Merit.
Permitted Development Rights		Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster		A pillar which is partly attached to a wall – often frames either side of a shopfront and supports the console.
Planning Permission		Formal approval for development from Lambeth. This requires the submission of an application which carries a fee.
Planning Policy Guidance (PPG)		A national planning guidance document. A range of these provide detailed guidance on particular issues. These are gradually being replaced by new PPS documents.
Planning Policy Statement (PPS)		A national planning guidance document. A range of these provide detailed guidance on particular issues.
Planning Portal		A national web resource for planning.
Return		A rear wing of a building that normally dates from when the building was built.
Rooflight		A window in a roof which follows the slope of the pitch.
Semi-basement		Basement accommodation which is partially above ground level.
Single Family Dwellinghouse		A single family home which is not subdivided into flats or units.
Stallriser		The area of wall immediately beneath a shop window.
Standard Plan		Most common plan form for a terraced house with stairs immediately ahead on entry though the front door. Stairwell lit by half-landing windows on the rear elevation.
Supplementary Planning Document (SPD)		A document produced by Lambeth Council to provide interpretation and guidance on its UDP policies.
Unitary Development Plan		Lambeth's own strategic planning document outlining the Council's planning policies.
Vehicular Cross-over		The route across the pavement a vehicle must take to enter a property.
Victorian		A general term used to describe architecture from the mid 19 th Century until the 1900s.
Velux		A product name for a type of rooflight. This term should only be used when that particular product is proposed.

6. CONTACTS

PLANNING DIVISION

If you have a conservation area question, require planning / listed building advice, or advice on works to trees on private land please contact:

Town Planning Advice Centre
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 79261249
E-mail tpac@lambeth.gov.uk
Web lambeth.gov.uk

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 lambeth.gov.uk

VICTORIAN SOCIETY

A national amenity society that promotes the retention and appreciation of Victorian architecture. It produces publication to help those who wish to restore their Victorian properties.

The Victorian Society
1 Priory Gardens
London
W4 1TT

Telephone 01462 896 688
E-mail admin@victoriansociety.org.uk
Web victoriansociety.org.uk

GARDEN HISTORY SOCIETY

(A charity promoting the conservation of historic parks and gardens)

77 Cowcross Street
London
EC1M 6BP
Telephone 020 7608 2049
E-mail enquiries@gardenhistorysoc.org.uk
Web gardenhistorysociety.org.uk

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CIVIC TRUST

(A charity promoting a better environment for all)

Essex Hall
1-6 Essex Street
London
WC2R 3HU

Telephone 020 7539 7900
E-mail info@civictrust.org
Web civictrust.org.uk

ALBERT SQUARE AND ST STEPHEN'S ASSOCIATION

(The local residents' association)

Promoting the interest of local residents, the Association has produced a number of local historical studies.

E-mail assa.org.uk/2008/10/02/fixmystreet/

7. SOURCES

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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 fẹ́ Imoràn yíí, ní èdè Òmíràn, ẹjọ́, ẹ kàn wà l'ágogo

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Lambeth Planning

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