

Kennington Conservation Area

Conservation Area Statement



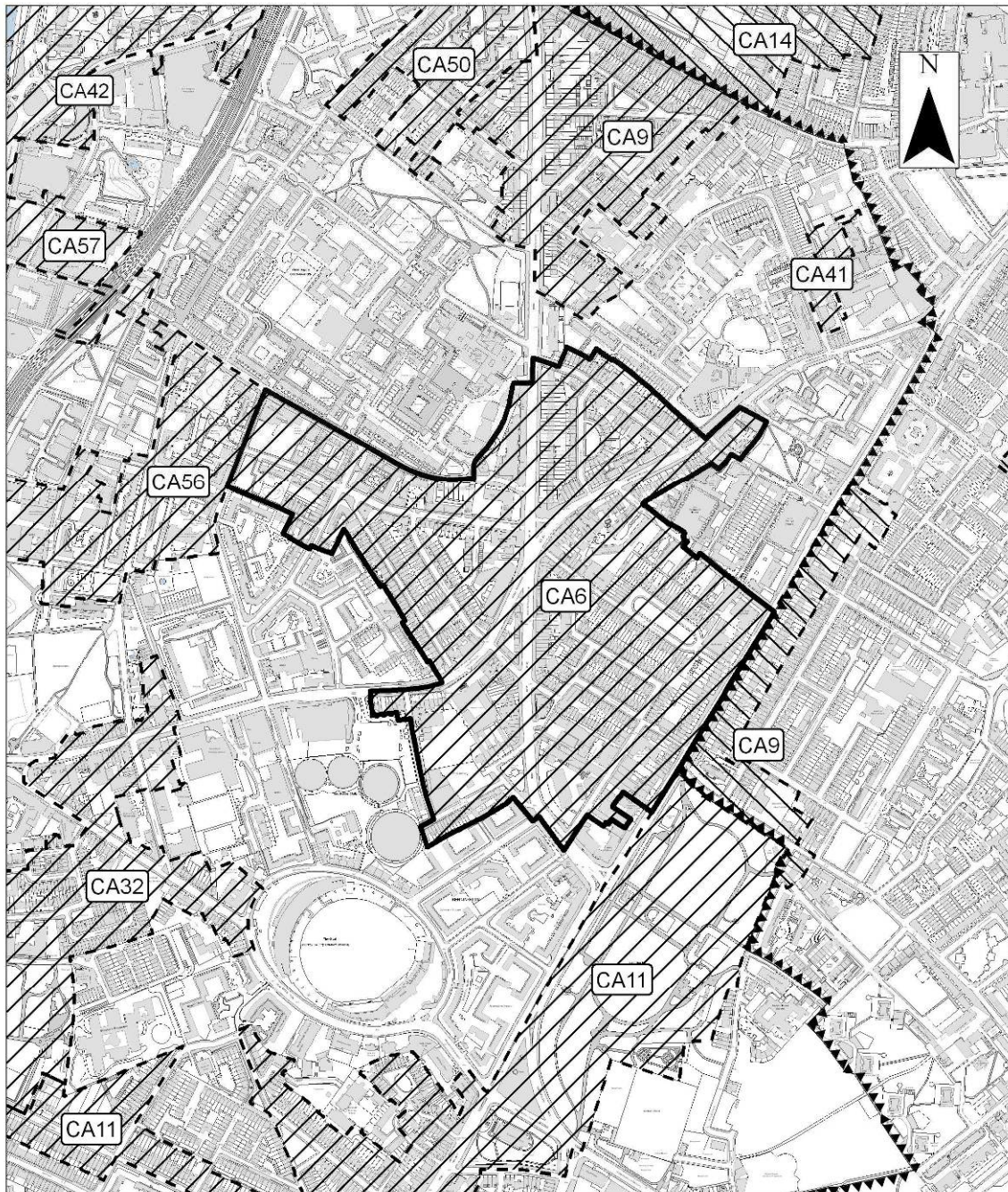
March 2012

Kennington Conservation Area Statement 2012

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CONSERVATION AREA CONTEXT



Lambeth Conservation Areas			
CA08 Kennington	CA11 St Marks	CA50 Lambeth Walk	
CA09 Walcott	CA32 Vauxhall	CA56 Vauxhall Gardens Estate	
CA10 Lambeth Palace	CA41 Renfrew Road	CA57 Albert Embankment	

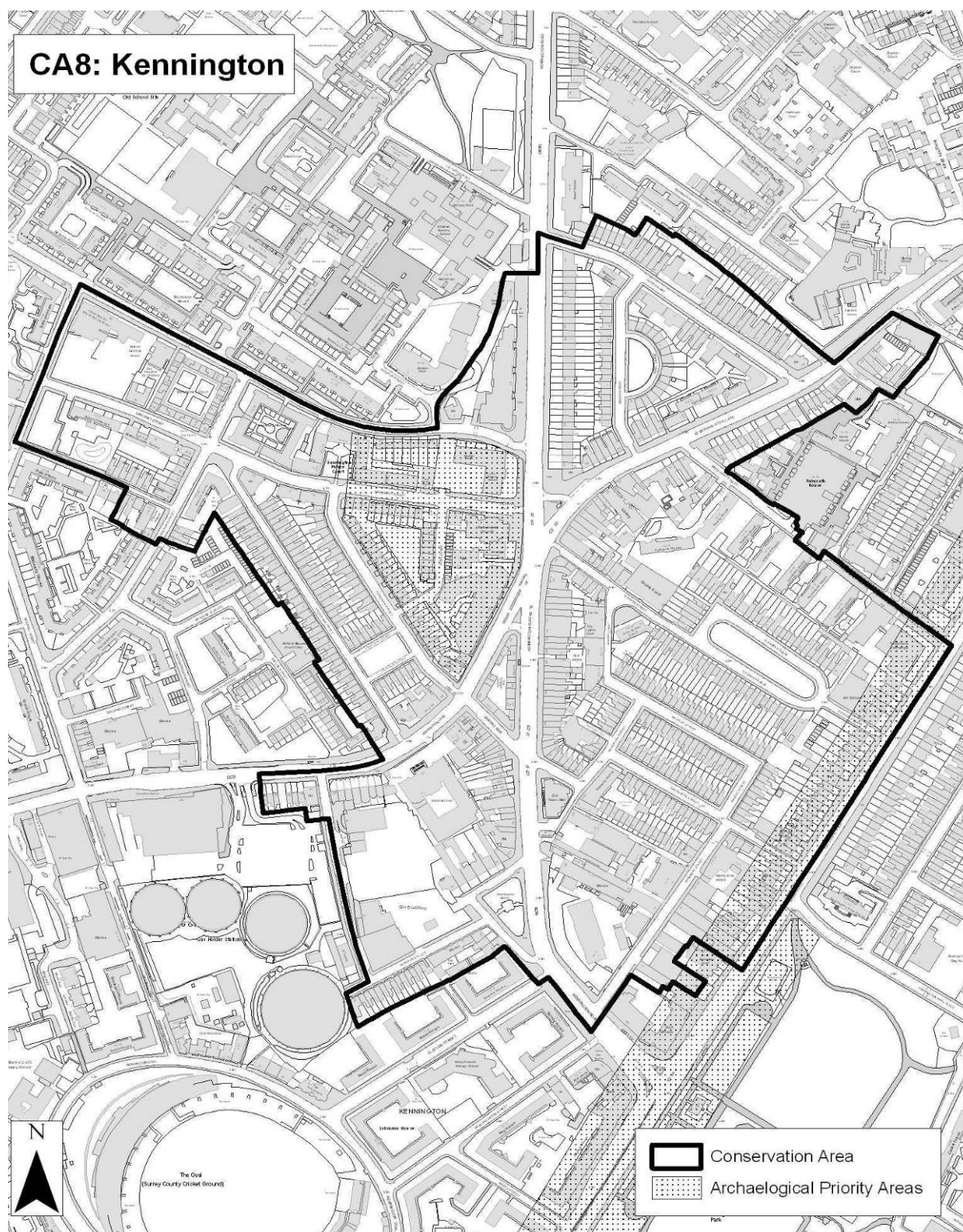
Southwark Conservation Areas	
CA09 Kennington Park Road	
CA14 West Square	

	Lambeth Conservation Areas
	Southwark Conservation areas
	Borough Boundary

0 290 580 1,160 Meters

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CONSERVATION AREA BOUNDARY



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INTRODUCTION

Kennington Conservation Area was designated in 1968 and is characterised by smart terraced housing which developed from the late 18th Century and the impressive Duchy of Cornwall Estate which was laid out in the early 20th Century. The conservation area boundary was extended in 1979 and again in 1997.

Kennington Road runs north-south, forming the spine of the area, and Kennington Lane runs northeast-southwest. They converge at Kennington Cross which is effectively the heart of the conservation area.

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.

The council circulated a draft document so that local residents and any other interested parties could comment on its content. A public consultation ran from 26 October 2009 to 23 November 2009 and a consultation event held on Monday 9th November Alford House, Aveline Street. This involved a drop-in session and a public meeting. The council is grateful to those who took the time to respond. All of 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 or enhance*' and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council 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' (2010) 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 (July 2011). 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, Saved Policies 2010)/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 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 The UDP identifies one Major Development Opportunity site within the conservation area, these are:

MDO 90 - Former Beaufoy Institute (Lilian Baylis Annexe, 39 Black Prince Rd) - Area: 0.4 Ha
Listed building protected by covenant for education use; development of car-park/annex for non-educational use is acceptable only if not required for educational or community facility use.
- 1.8 The London View Management Framework identifies one strategic view to the Palace of Westminster that bisects the conservation area: '*4. London Panorama: Primrose Hill*'. The Background Consultation Area covers the area to the west of Kennington Road.

- 1.9 Cleaver Square and Kennington Green are designated as Parks and separate from the planning regulations, they are also designated under the London Squares Preservation Act of 1931 which states that a protected square may not be used for any purposes other than an ornamental garden, pleasure ground or ground for play, rest or recreation, and that no building, structure or erection shall be created or placed on or over any protected square except such as may be necessary or convenient for the use or maintenance of the square for an authorised purpose.
- 1.10 The south-western section of the area is designated as a Potential Hazard Zone, due to the proximity of the Gas Holders. The south-eastern corner is designated as a Key Industrial and Business Area (KIBA).

Planning Control

- 1.11 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, satellite dishes in some locations. Trees are also protected.

Article 4 Directions

- 1.12 Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; 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. This is achieved by making an Article 4 Direction.
- 1.13 No buildings within the Kennington Conservation Area are subject to an Article 4 Direction.

2. CONSERVATION AREA APPRAISAL

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

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

Geology

- 2.2 The area is totally flat, being part of the great low lying plains of clay deposits formed by the River Thames in the London Basin.

Archaeology

- 2.3 There are two Archaeological Priority Areas in the conservation area; Kennington Park Road (APA3) as the route of a Roman Road (Stane Street), and the area focused on Stables Way and the eastern section of Sancroft Street (APA5) as the site of Kennington Palace. There are no scheduled ancient monuments within the conservation area.

Origins & Historic Development

Early History

- 2.4 The part of Kennington which falls within the conservation area is historically part of the Duke of Cornwall's Manor of Kennington. The name 'Kennington' has been interpreted as meaning 'royal manor' and it has been suggested that Saxon kings had a palace here. However, it was not in Royal ownership at the time of Domesday Book, when it was described as being in Brixton Hundred. In 1337 Edward III granted the manors of Kennington and Vauxhall and a meadow in Lambeth and Newington to Edward, Earl of Chester and Duke of Cornwall, commonly known as the Black Prince. With the exception of the sequestration during the Commonwealth period, this grant has remained operative ever since, and the manor of Kennington is administered with the other estates belonging to the Duchy of Cornwall. Edward took up residence in the manor house of Kennington and it remained a royal palace until the time of Henry VIII. One of the last royal personages to use Kennington Palace was Catherine of Aragon, who stayed there in 1501. In 1531, Henry VIII gave orders for the demolition of Kennington manor house and for its materials to be used in the erection of Whitehall Palace. Historical associations are reflected in the areas street names such as Black Prince Road and Chester Way.

Early Development, 18th Century

- 2.5 In 1636 the Manor was an area of meadows with few buildings. By the publication of Rocque's map in 1745, the area had changed little. Within 20 years, however, the area began to assume its modern pattern. The opening of Westminster Bridge in 1750 and the building of Kennington Road under an Act of 1751, brought an increasing volume of through traffic, and gave easy access to London. The building of Blackfriars Bridge and its approach roads in the 1760s made Kennington even more accessible and desirable as a place for a country residence. In 1776 William Clayton, lessee of the demesne lands of Kennington Manor, obtained a private Act enabling him to grant

building leases and relatively small parts of the demesne were developed in the decade after 1777. The Cleaver, East and Crooke copyhold estates were also developed at this time, and when Hodskinson and Middleton produced their survey, in 1785, Opal Street (then Pleasant Row), Cottington Street (Mansion House Row) and Kennings Way (White Hart Row) had been laid out, and part of Stannary Street (Kennington Place) ran north-eastwards from Kennington Road; along each of these roads were groups of houses. Almost continuous terraces stretched along Kennington Lane and Kennington Park Road. By the time of Horwood's map of 1799 the modern pattern of this part of Kennington had been set, except for alterations on the East estate some sixty years later. Soon Kennington ceased to be a semi-rural suburb and the value of the property in the area began to decrease as it urbanised.

19th Century

- 2.6 At the end of the 18th Century, and for some considerable time afterwards, the Duchy of Cornwall did not exercise any close control over the standard of building which, being left to the discretion of the builder, was very mixed. After 1850 a period of redevelopment began in the Manor, with greater influence exerted by the Duchy. When the Lambeth Vestry wished to add another storey to the Vestry Hall, the Duchy would neither grant permission nor sell the land, as *'an unsightly structure may take the place of the present edifice ...and diminish the value of the Houses in the neighbourhood'*. However, the Duchy was not always restrictive in its influence. Redevelopment of the former Cleaver copyhold estate received its encouragement. The increasing power of the Vestries and the Metropolitan Board of Works over the formation of roads and the enforcement of building lines also affected the character of the area, notably on the East estate. A number of fine public buildings were erected during this period. The most impressive housing from this period is that found at Methley Street, Milverton Street, Radcot Street and Ravensden Street – in stock brick and red brick with Gothic influences there is great unity and a real sense of place.

20th Century

- 2.7 In the 1890s / 1900s many properties were re-built in typical style for the period – stock brick with carved stone and terracotta detailing. This was the first attempt by the Duchy of Cornwall estate to improve housing conditions in the locality. Work began in 1893 on Sancroft Street and Chester Way. Examples from this phase of renewal can be seen throughout the area and include terraced houses, Tyneside flats and modern conventional tenement flats.
- 2.8 In 1913-15 the Duchy began the comprehensive redevelopment of its land in the angle between Kennington Lane and Sancroft Street. Resulting in a particularly fine example of early 20th Century town planning and urban renewal with a quality of architecture much better than what had been erected by the estate previously.
- 2.9 Stanley Davenport Adshead and Stanley Churchill Ramsay were the architects and it is considered to be their finest work. Adshead had been appointed to the Leverhulme Chair of Civic Design at the University of Liverpool in 1912 and to the Chair of Town Planning at the University of London in 1914. Adshead and Ramsay achieved, in Courtenay Square, Courtenay Street and Cardigan Street, town planning and urban design that recalls the best work of the 18th Century and which was in harmony with its wider urban context. They also designed Woodstock Court (1914), St Anselm's vicarage (1913) and St Anselm's Church (1932-33). J D Coleridge was the architect of Denny Crescent and Denny Street (1913). In the 1930s Louis de Soissons, notable for being the architect of Welwyn Garden City, designed a number of attractive Neo-Georgian buildings on Chester Way and Newquay House, Sancroft Street.

- 2.10 The power of the Duchy became supplemented by the increasing powers granted to Borough and County councils for clearance, re-housing and town planning. The Kennings Estate (1927-28) is one of the earliest interwar LCC estates to be built in Lambeth and consists of seven blocks of flats, named after manors of the Duchy of Cornwall, built in a Neo-Georgian style. Other notable interwar public buildings include Lambeth County Court, Cleaver Street (1928), Telephone Exchange, Kennings Way, and the Regal Cinema, Kennington Road (1937) with its elegantly curved Moderne style entrance block.
- 2.11 The King visited Kennington on 18 March 1937 and planted a tree in the Denny Crescent garden to commemorate the 600 Anniversary of the Duchy of Cornwall Estate.
- 2.12 During the Second World War many stretches of historic railings were removed. For a time, in the immediate post-war decades, the area went into decline and the building stock suffered from neglect. The most significant post-war development was that of Edinburgh House, 154-182 Kennington Road, a substantial and uninspiring office building occupying a large site. The conservation area was designated in 1968, one of the first in Lambeth; since that time the area has become highly sought after and no substantial change in its built character has taken place.

Residents of Note

- 2.13 Kennington's most famous resident, Sir Charles Spencer Chaplin 'Charlie Chaplin' was born in Kennington in 1889 and lived at a number of addresses including 39 Methley Street and 287 Kennington Road, which both exhibit commemorative plaques. He was schooled on Sancroft Street and first discovered the joys of music while sat on the pavement in front of the White Hart Pub on Kennington Lane.



Spatial Analysis and Urban Quality

- 2.14 The conservation area is characterised by the contrast between the busy and noisy arterial roads that transect the area (Kennington Park Road, Kennington Road and Kennington Lane) and the side-streets which tend to have a sense of quiet orderliness and modest elegance. The area's green open spaces such as Kennington Green and the garden squares, its street trees and the large front gardens fronting Kennington Road contribute significantly to its generous spatial qualities. Kennington Road, Kennington Park Road and Cleaver Square have the grandest houses with larger gardens. The remaining houses tend to be more modest with smaller gardens. Tenement and apartment blocks tend to be three storeys in height. The over-all effect is of a well ordered urban environment.
- 2.15 The streets are generally leafy and uncluttered. Many utilitarian post-war concrete streetlights have been replaced in recent years with good Victorian style reproduction streetlights; other streets have received contemporary streetlights.

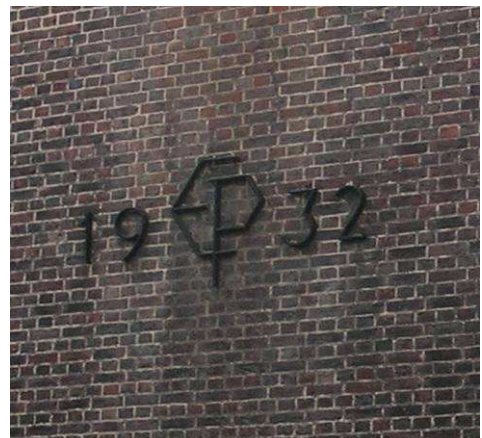
The roads are described below in alphabetical order:

Aulton Place

- 2.16 This is a narrow pedestrian passage linking Stannary Street to Milverton Street. Its entrance is framed by two distinctive buildings, a former late Victorian pub and an interwar former public building (33 Stannary St). Three attractive 19th Century bollards stand at the entrance from Stannary Street and trees soften the appearance. However, large on-street Euro-bins create visual clutter. The passage is characterised by an early 19th Century two-storey terrace in stock brick and a later gault brick terrace (two-storeys over semi-basement) which is scarred by satellite dishes and security alarms. The north-west side of the passage features an overbearing high wall to a warehouse on Kennington Road, this combined with the narrowness of this section of the passage, creates a unwelcoming space.



The Duchy Estate is a fine example of early 20th Century urban planning.



The quality of the architectural detailing on the Duchy of Cornwall buildings throughout the Kennington Conservation Area illustrates the pride taken by the Estate architects.

Black Prince Road

- 2.17 This fairly wide road is aligned east-west. Of note is the Black Prince PH. From this point onwards only the southern side of the road is included in the conservation area, post-war tower block flats lie to the north. The road bends slightly, has numerous trees and hedges and is characterised by Neo-Georgian style Duchy of Cornwall Estate properties on the south side. These are typically very well detailed and their gardens are enclosed by sturdy railings c1m in height.
- 2.18 Nos. 13 -27 is an attractive two-storey terrace with small front gardens. Beyond these are larger blocks of mansion flats – the rear of Kennington Palace Court (1925) and one of three elevations to Newquay House, four-storeys with attic, is in dark red brick with subtle diaper of darker and lighter headers. Newquay House has a courtyard garden.
- 2.19 Beyond the junction with Newburn Street stands Woodstock Court (Adshead and Ramsey, 1914) an extremely attractive quadrangle of two storey almshouses around a central garden; its low scale and corner location give a spacious character. The central residents' garden is of particular note. Beyond, by the same architects is 35 Black Prince Road (part of St Thomas' Hospital) of 1913-14. Then comes the Beaufoy Institute (1907) an Art Nouveau style school in red brick incorporating a caretaker's house. Its utilitarian 1930s addition is of sympathetic scale but of lesser interest. The building is vacant and along with its large schoolyard is considered a major development opportunity (MDO). The properties beyond the junction of Vauxhall Street stand within the Vauxhall Gardens Conservation Area (CA56).

Bowden Street

- 2.20 This narrow road links Cleaver Street and Methley Street and has very narrow tarmac pavements. The character of the street is subsidiary, possessing a charmingly irregular group of former workshops and warehouses, now converted to office and residen-



Nos 13—27 Black Prince Road are in the Duchy of Cornwall's Neo-Georgian style.

tial use. Unfortunately some have inappropriate uPVC windows. An obtrusive five storey post-war block, Broadgates Court, fronts the corner with Cleaver Street and a semi-circular open space, which has attractive mature trees but damaged tarmac and brick paving and concrete bollards. To the rear of Broadgates Court is an unsightly car-park and electricity sub-station. An unkempt area of broken brick paving and concrete bollards fronts the street. The view to the north is of the semi-circular open space and terminates with the attractive County Court building. The view to the south terminates with an attractive late 19th Century terrace on Methley Street.

Cardigan Street

- 2.21 This fairly wide road is aligned northwest-southeast linking Kennington Lane to Sancroft Street. It is a smart but modest residential street strongly characterised by Regency style terraces (1913-14), two-storeys, yellow stock brick and distinctive trellis porches with swept lead canopies. Narrow front gardens are soft landscaped and enclosed with hoop topped railings painted white. This unity is an important feature of the street and of the east side of Courtenay Square. Views of the characterful rear returns of the houses on Courtenay Square are of interest. A post-war terrace of three-storeys, yellow stock brick, with contemporary style windows and integral garages respects the scale and proportions of the earlier terraces but lacks refinement. Parking restriction signage creates visual clutter. A small public garden is located on east side of the north end of the street and is enclosed by post-war railings. The view to the north is terminated by the Kennington Palace Court, Sancroft Street with its distinctive gates and piers. The southern end to the street is marred by an excessive amount of street signage, which creates visual clutter.

Chester Way

- 2.22 This relatively wide side street links Kennington Lane and Kennington Road and runs northwest-southeast. It has fairly wide pavements lined with Cherry trees, which help soften its urban appearance. It is characterised by contrasting three-storey brick terraces (19th Century) with painted cast-stone detailing and well proportioned Neo-Georgian blocks of flats of 1938. The former have narrow front gardens enclosed with plain cast-iron railings and the latter have narrow strips of grass enclosed with similar railings; this unified boundary treatment is an important feature of the street. Refuse bins stored in front gardens cause harmful visual clutter. Nos. 25 – 30 is a late 20th Century terrace sensitively designed in a Neo-Georgian style but unfortunately spoilt by uPVC windows. In some places barbed-wire has been inappropriately used to secure the spaces between properties. The Little Apple Public House, an early 20th Century pub rounds the corner onto Kennington Lane. The view to the northwest is of imposing high-rise tower blocks which have a negative impact on the setting of the conservation area. The view to the southeast terminates with attractive early 19th Century terrace on Kennington Lane.

Cleaver Square (Princes Square until 1937)

- 2.23 Cleaver Square was laid out in 1789 and is particularly important as it is the earliest square south of the Thames. The centre was a grassed plot as early as 1791. In order to protect the central garden from redevelopment the square was bought by Lambeth Council in 1927. It is rectangular in plan and aligned northwest-southeast. The housing is characterised by late 18th Century irregular stock brick terraces (some three-storey over semi-basements and others of two-storeys with mansard roofs) and early-mid 19th Century stock brick terraces (three-storeys over semi-basements), with stucco dressings.
- 2.24 Most houses have modest front gardens / areas which are mostly hard landscaped with basement steps. Most houses have lost their historic railings and a variety of re-

placement boundary treatments detract from the architectural uniformity. Some houses have had their front basement windows inappropriately replaced with modern French doors but otherwise the houses are generally little altered. The Prince of Wales Pub (1901) has a very attractive traditional pub front and provides the only non residential use in the square.

- 2.25 The central garden is particularly attractive and tranquil. It is laid to gravel, retained by granite sets and kerbstones, enclosed with cast-iron bollards and chain links. It has particularly attractive Victorian style benches with cast iron ends, modern Victorian style lampposts and is well provided with litter bins. Good timber information board.
- 2.26 To the southeast of the square is an important open area, between the large gardens to the rear of properties on Kennington Park Road. To the east there are inappropriate post-war extensions to some of these properties. Views to the northeast of the post-war telephone exchange—a concrete and glass post war building which does not relate well to the character of the locality. The particularly attractive rear elevations of the late 18th Century Kennington Park Road can be viewed from here.

Cleaver Street

- 2.27 This fairly narrow road links Cleaver Square with Kennington Road and is aligned northwest-southeast. The character is very much subsidiary with former workshops and stores, now converted to residential use, in addition to some late 18th Century irregular terraces of three-storeys which continue onto Cleaver Square. An early 20th Century three-storey terrace of social housing sports a parade of modern shops at ground floor. For Broadgates Court see Bowden Street . Of particular note is the impressive County Court building of 1928.

Courtenay Street

- 2.28 This fairly narrow road is aligned northwest-southeast and is a smart but modest resi-



Lambeth County Court presents impressive façade to Cleaver Street.

dential street of mostly two storey properties. It is part of the Duchy of Cornwall Estate. The southern entrance to the street (from Kennington Lane) is smartly framed by mansion blocks at 200 and 202 Kennington Lane. The southern part is strongly characterised by attractive two-storey terraces (1913-14) in a similar Regency style in stock brick with sash windows and trellis porches with swept lead canopies. The northern part of the street has two-storey early 20th Century terraces in stock brick with red brick porches and dressings; these are a combination of houses and 'Tyneside' flats. All have narrow front gardens, soft landscaped and enclosed with hooped-railings uniformly painted white. This congruent boundary treatment is an important feature.

- 2.29 The view to the south is neatly terminated by Imperial Court, Kennington Lane. The street forms the west side of Courtenay Square - a highly attractive soft landscaped open space and views of the characterful rear returns of the houses on Courtenay Square are important. Unfortunately parking restriction signage creates visual clutter. In the view north up the street the clock tower ('Big Ben') of the Palace of Westminster is clearly visible. The northern entrance to the street, from Sancroft Street, is framed to good effect by The Duchy Arms Public House and Edward House.

Courtenay Square

- 2.30 This rectangular square aligned northeast-southwest and forms part of the Duchy of Cornwall Estate. The unenclosed central garden is laid with a hoggins surface, edged with two lines of clipped Lime trees (arranged in pairs). It is an exceptionally pleasant space which softens the urban appearance of the smart but modest terrace housing which overlook the square. It is a private open space managed by the free-hold residents and the Duchy of Cornwall Estate.
- 2.31 The four sides of the square are enclosed by two storey Regency style terraces (1913-14) in stock brick with sash windows and distinctive trellis porches; these when considered with the square, have great unity and repose of composition. Narrow front gardens are soft landscaped to a pleasing effect and enclosed with hoop topped railings; this strengthens the architectural unity. Security alarm boxes and cables on the front elevations, and a telegraph pole with radiating cables create visual clutter and have a negative impact on the otherwise orderly appearance of the square.
- 2.32 Unfortunately, the view to the west is of an imposing medium/high-rise post-war tower block which has a negative impact on the setting of the conservation area. The view to the east is similarly affected by the Edinburgh House, Kennington Road.

Cottington Street (formerly Mansion House Street)

- 2.33 Only the north end of this side street, aligned northwest-southeast, is included in the conservation area. The entrance from Kennington Lane is marred by an excess of bollards, (four differing designs) and street signage. The shop on the corner (No.101 Kennington Lane) is blighted by uPVC windows, poor signage and a poster hoarding. The street is otherwise characterised by a late 19th Century terrace (marred by satellite dishes on facades) and the Centenary Hall, a good Sunday School building in the 'school board' style dated 1883. Wheelie bins standing on the pavement cause harmful visual clutter. The view to the northeast is of imposing high-rise post-war tower blocks which have a negative impact on the setting of the conservation area.

Denny Street / Denny Crescent

- 2.34 These streets are within the Duchy of Cornwall Estate. Denny Street is narrow and runs north – south linking Kennington Lane with Chester Way; Denny Crescent is off its east side. The two together form a modest but particularly smart residential envi-

ronment of two-storey red brick cottages dating from 1913, some with Dutch gables. The narrow front gardens are hard landscaped and pleasantly enclosed with timber posts and chain links; unfortunately some posts are damaged and chains broken. There are good York stone pavements and trees which soften the urban appearance. The semi-circular central garden to Denny Crescent is paved with flagstones (some damaged and uplifted by trees) and has three circular rose beds. It is lined with mature trees and enclosed with hoop topped railings. Although attractive it would benefit from maintenance and repair. It is a private open space maintained by local residents and the Duchy of Cornwall.

- 2.35 The view to the south terminates with a highly attractive mid 18th Century terrace on Kennington Lane. Views of the characterful rear return of 231 Kennington Lane and the adjoining late 19th Century terrace are also important.

Kennington Cross

- 2.36 Kennington Cross is the local name for the convergence of Kennington Lane and Kennington Road. It is said that a cross stood there from medieval times up to the 17th Century. It is a busy and spacious junction lined by many attractive buildings. It has a strong sense of place and allows views up and down these main roads – generally good 19th Century townscape. For example Imperial Court appears as a landmark when looking south west and beyond a gas holder terminates the view. Good views are also provided of St Anselm's Church (1932-3), the Durning Library (1889) and numerous local buildings of interest – pubs, shops and terraces. The view to the east, down Kennington Lane, is of imposing high-rise post-war tower blocks which stand beyond the conservation area boundary.
- 2.37 A generous triangular pavement space on the north side is paved with cobbles and York stone slabs, and has sturdy late 19th Century bollards. It has an underground Gentlemen's lavatory with distinctive ventilation shaft; there is also a Metropolitan drinking trough—all listed structures.



The Dog House Pub is an important landmark at Kennington Cross

Kennington Green

- 2.38 This is a small triangular open space opening onto Kennington Road from its west side. It was formed when the existing roads were realigned to accommodate the laying out of Kennington Road (a turnpike) which was approved by Act of parliament in 1751. At first there was a pond. However, when the adjoining houses were built in the early 19th Century the pond was filled in and the land enclosed with posts and rails. The houses are typically three-storeys over basement with mansard roofs and fine detailing including doorcases. Original cast-iron railings generally survive between some properties but have been lost to the front boundary. Unfortunately some properties have lost their front boundaries altogether and many front gardens have been excessively hard surfaced to the detriment of the conservation area.
- 2.39 Responsibility for the green passed to Lambeth Council in 1938. It is an important green open space which helps soften the urban appearance of the area, however it is very poorly landscaped. Areas of grass are enclosed by dwarf walls with post-war railings, transected by a path and a circular area of 'crazy paving'. Benches have been removed and some of the railings are damaged. Three types of paving, three different designs of street lighting and bollards create a discordant effect.
- 2.40 The view to the west is of the Beefeater Gin Distillery, gasholder beyond and the distinctive M16 Headquarters in the distance. The view to the east up Kennington Road is of a highly characterful former Vauxhall Manor School and the Old Town Hall.

Kennington Lane

- 2.41 This is a wide, relatively long arterial road. Broad pavements and street trees give this street a 'boulevard' quality. It is aligned northeast-southwest and is best considered in two parts either side of Kennington Cross.

West of Kennington Cross

- 2.42 Heading southwest from Kennington Cross the buildings on the west side form part of the Duchy of Cornwall Estate. St Anslem's Church, its vicarage and church hall are an important group which terminate the view from the north east and enclose Kennington Cross to good effect. Further along the character becomes more urban and enclosed with most properties close to the footway. Edinburgh House dominates the west side – its large areas of glazing and 'international modern' aesthetic puts it at odds with the general traditional character of the area. Beyond are Neo-Georgian four-storey blocks including a parade which has lost its original shopfronts to bland post-war replacements.
- 2.43 On the east side is a good parade of mid 19th Century two-storey shops which fill the 'triangle' at the junction of Kennington Road. The buildings are unified in appearance and painted in bright colours. The corner building is three-storeys and something of a local landmark. Crude modern mansards spoil its immediate neighbours. There is almost an identical block beyond with its corner to Windmill Row. This section is interspersed with traditional timber shopfronts. Unfortunately the prominently located Windmill Fish Bar (on corner of Windmill Row) is blighted by inappropriate alterations—extractor vents, boiler flues, uPVC windows and a balcony; these cause great harm.
- 2.44 Imperial Court (1835-6) with its impressive forecourt boundary is an important marker here and something of a local landmark. Beyond this point the road returns to a more residential character with an imposing terrace of 19th Century houses which now share a communal front garden forecourt given over to parking. Refuse storage is also an issue here. At Montford Place there is a view of the gas holder and beyond

stands The Pilgrim Pub, a neatly detailed Neo-Georgian public house, and a late 19th Century three storey terrace marred by uPVC windows (No. 251) and unsympathetic garden boundary treatments.

Northeast of Kennington Cross

- 2.45 The boulevard character is particularly strong here. Nearer to Kennington Cross the character is that of a town centre with pubs, shops and the Durning Library in contrast to the residential character elsewhere. Some of these premises retain their original features which others have been unsympathetically altered.
- 2.46 Duchy of Cornwall Estate properties dominate the northern side - three-storey late 19th Century terraces and Tamar House (1935) (four-storey Neo-Georgian block). They all have front gardens enclosed by railings the latter having good brick piers with monumental ball finials. The opposite side of the road is characterised by attractively irregular rows of late 18th Century terraced houses of two and three storeys. They have modest front gardens which increase in size further west. Unfortunately, many of the houses are blighted with inappropriate and insensitive alterations; hard surfaced front gardens, uPVC, leaded or otherwise unsuitable windows and doors.

Kennington Park Road

- 2.47 This arterial route forms the Borough boundary and the eastern boundary of the conservation area. It is a wide, straight road, aligned northeast-southwest; wide pavements and mature street trees give a 'boulevard' quality. There is an important view to the southeast of Kennington Park. The view to the northwest is of the obtrusive post-war telephone exchange which has a negative impact on the conservation area.
- 2.48 The buildings here are mainly late 18th and early 19th Century three / four storey houses – in pairs or terraces. The White Bear Theatre is a pleasant break in the domestic frontage. Most properties have fairly large front gardens, many are unkempt or



The Telephone Exchange on Kennington Park Road harms the conservation area.

totally hard surfaced but some retain York stone paths and late 19th Century tessellated paths. Soft landscaping, where it exists, is an enhancement. Few original boundary treatments survive except piers. In many places the boundaries are crudely detailed or too high (looking overly fortress-like). Parking in front gardens, wheelie bins in gardens and the large commercial euro-bins outside the White Bear Theatre Pub creating unacceptable clutter.

- 2.49 To the south end the gardens get smaller and along one section they are replaced by single storey shop additions. Most shops have been inappropriately altered and have insensitive signage. No. 176, however, is one of the finest examples of a mid 19th Century shopfront in Lambeth having a curved corner and windows framed in attached, fluted Ionic columns with cornice.

Kennington Road

- 2.50 This is a wide, straight stretch of busy arterial road with broad pavements and mature street trees giving a 'boulevard' quality. It is aligned north-south and forms the principal spine route through the conservation area. It is divided naturally into two parts by its junction with Kennington Road at Kennington Cross.

North of Kennington Cross

- 2.51 This section is almost completely residential in character. However at Kennington Cross the former Regal Cinema, St Anselm's Church and the Dog House Pub offer very attractive examples of other building types.
- 2.52 The east side is characterised by a remarkably long late 18th Century terrace of three-storey houses (semi-basements and mansards), one of the finest in Lambeth. They have large front gardens with mature planting and subservient hard landscaping - some York stone paths and 'cable' edgings. Planting helps screen refuse bins and thus reduces the adverse visual impact. Simple post-war railings and a low stock brick wall unify the front boundary line. Some properties retain ornate late 19th Century railings between their gardens. Beyond to the north is the Walcot Conservation Area.

South of Kennington Cross

- 2.53 This section of Kennington Road has an urban 'town centre' character – a combination of the buildings, uses and traffic. Travelling south from Kennington Cross:
- 2.54 On the east side a four storey red brick late 19th Century block imposes itself beyond the historic building line which is dictated by an impressive terrace of late 18th Century houses with single storey shopfront extensions to the back of pavement. Some of these retain highly attractive late 19th Century shopfronts (Nos. 331, 333 & 335), others, however, are empty and vandalised (Nos. 329 & 345) or inappropriately altered with modern insertions (Nos. 347 & 349). On the opposite side a uniform development of two-storey mid 19th Century properties is generally well maintained and colourfully painted.
- 2.55 The junction with Windmill Row is spacious and marks a change in character. Here there is a row of 1870s shops with venetian revival detailing. On the opposite corner a characterful group of late 18th Century houses and across the road from these is the distinctive Old Town Hall, a mid 19th Century classical building, Gault brick with Tuscan portico and attractive area railings. Trees soften the urban character.
- 2.56 Development on the west side between Windmill Row and Kennington Green is more piecemeal with shopfront extensions and some inappropriate alterations but generally

pleasant. Opposite are some warehouses and the imposing former Vauxhall Manor School (1897-1900), with characterful towers.

- 2.57 A gap created by No. 330 being set back, a mid 18th Century house with early 20th Century shop/garage fronting the road, is historic and contributes to the areas character and should be retained.

Methley Street

- 2.58 This residential street is aligned northwest-southeast and lined with trees. These 1860s terraced houses (two and three-storeys over semi-basement) are in the Venetian Gothic style No.39 was once the home of Charlie Chaplin. Some houses have inappropriate and unsightly security guards fitted to windows and doors. Narrow front gardens / areas are enclosed with original cast-iron railings. Its pavements incorporate a number of historic coalholes. The view to the west is terminated with an attractive late 19th Century industrial building on Bowden Street.

Milverton Street

- 2.59 This street is aligned northeast-southwest and is divided in to two distinct parts - residential to the northwest and a narrow section, to the rear of the Old Town Hall, which connects with Kennington Road. The north-eastern end is characterised by 1860s Venetian Gothic terraces, (two-storeys over semi-basement) which are like those on Methley Street, Radcot Street and Ravensdon Street. Original gothic style cast-iron railings enclose the basement areas. The other houses vary slightly; some having bay windows and may be slightly later. Views of the rear elevations of properties on Ravensdon Street and Methley Street are important.
- 2.60 The south-western end has a -subsidiary character but allows views of the rear elevation of the Old Town Hall. Here Gateway House is large uninspiring office block of three-storeys with and attic in red and brown brick with contemporary windows.



Houses on Milverton Street date from the 1860s.

- 2.61 It has wide pavements with granite kerbs. The distant view to the north is of an imposing high rise, post-war tower block which has a negative impact on the setting of the conservation area. The view to the southwest, across Kennington Green, is of the Beefeater Gin Distillery and the gas holder.

Montford Place

- 2.62 Only the south side of the street is included in the conservation area. It is relatively narrow and aligned west-east. The street is notable for its impressive and somewhat dramatic view to the west, terminated by a gas holder. The south side has a long late 18th Century three storey terrace. The narrow front gardens are generally soft landscaped and without enclosure, although retain York stone paths. No. 23 retains its 19th Century Gothic style railings, which require repair. No. 3 has hoop topped railings which are out of character. No. 5 is a good example of the accurate reinstatement of railings.

Newburn Street

- 2.63 This fairly wide street is aligned northeast-southwest. Only the northern end of the street is within in the conservation area – at the junction with Sancroft Street and Courtnay Street. The Duchy buildings- almshouses and apartment blocks enhance the appearance of this spacious junction . Townscape views along each of the roads are important; there is a particularly attractive view of Imperial Court down Courtenay Street.

Orsett Street

- 2.64 This very narrow side street is aligned northwest-southeast, with narrow tarmac pavements. Only the northern section is included in the conservation area. The street has a subsidiary character and is lined with a late 19th Century two-storey terrace in grey brick with red brick dressings. Narrow front gardens are enclosed with plain railings.

Radcot Street

- 2.65 This short road is aligned northeast-southwest and has a fairly smart residential character and some trees. It is characterised by an 1860s Venetian Gothic style terrace (two and three-storeys over semi-basement). Narrow front areas are enclosed with simple cast-iron railings. Views to the gardens and the characterful rear elevations of properties on Methley Street and Ravensdon Street are important.

Ravensdon Street

- 2.66 This street is aligned northwest-southeast and is divided in to two distinct parts, a fairly smart residential section to the northwest and a narrow section which connects with Kennington Park Road to the southeast.
- 2.67 The north-western section of the street is characterised by 1860s Venetian Gothic style terraces (two and three-storeys over semi-basement). Narrow front areas are enclosed with attractive Gothic style cast-iron railings. The south-eastern section has a subsidiary character, it possesses a short residential terrace, garaging and a former industrial style building, 'Temperance Works'; now in residential use. Generally there are wide pavements with coal holes and street trees. The view to the northeast is terminated by a terrace on Milverton Street. Views of the rear elevations of properties on Kennington Park Road are important.

Rifle Court

- 2.68 This is a small pedestrian passageway leading down the side of premises on Stannary Street to the back of premises on Kennington Park Road.

Sancroft Street

2.69 This fairly wide street is aligned east-west and is part of the Duchy of Cornwall Estate. Street trees add welcome greenery. It has a very pleasant and spacious character enhanced by the carefully considered and well detailed Neo-Georgian architecture which lines most of its length. Kensington Palace Court is of particular note—having a pleasant residents' garden served by grand gates and railings. The exception to the overriding Neo-Georgian character are Nos 15-29 which are post-war houses of sympathetic scale and materials. Behind these houses is a communal garden shared with residents on Cardigan Street and Stables Way.

2.70 Views east give glimpses of St Anselm's Church and its bellcote and are terminated by shops on Kennington Lane. The east end has a spacious character framed by St Anselm's Church on one side and by Tresco House which has attractive landscaped grounds.

Stables Way

2.71 This narrow service road is aligned southwest-northeast and links Cardigan Street with Sancroft Street. Single storey garages, an electricity substation and a car park (fronting Sancroft Street) and a number of large Eurobins contribute to create a particularly degraded and unwelcoming environment enclosed on one side by the rear of Edinburgh House (154-182 Kennington Lane) and a three-storey post-war block of flats (1—14 Stables Way) of particularly utilitarian appearance. However, views of the St Anselm's Church, vicarage and church hall are particularly important.

Stannary Street (incorporating Whitacre Mews, Stannary Place)

2.72 This tree lined street is aligned southeast-southwest and narrows to the southwest before it joins Kennington Road. The east side of the southern section of the street is outside the conservation area.



The post-war housing on Sancroft Street.

- 2.73 The street is characterised by a mix of commercial and light industrial style buildings (mostly 2 storeys) including a characterful former mid 19th Century pub, a distinctive interwar office building (two storeys and six bays), and various warehouses/workshops. It has wide pavements and a spacious character.
- 2.74 The western side of the southern section is strongly characterised by a single-storey section to Vauxhall Manor School (1897-1900), plain tile gabled roof and dormers, tall windows and railings with attractive urn finials to standards. Whitacre Mews and Stannary Place are contemporary mews style gated developments.

White Hart Street and Kennings Way

- 2.75 Only the southern sections of these streets are included in the conservation area in order to incorporate the 1927 LCC Kennings Estate. The estate comprises blocks of four-storey flats in stock brick with steeped hipped roofs, dormers and 6/6 sash windows. One block, Fowey House, exhibits a more refined aesthetic and may be later—resembling the 1930s blocks by the Duchy Estate. These are built overlooking courtyards and greens.

Wigton Place

- 2.76 This is a narrow short cul-de-sac. It is notable for its surviving cobbled road surface (concealed with tarmac in places), wide granite kerbstones and narrow pavements. It is characterised by good late 19th Century former warehousing/workshops which have now been converted. The site known as 1—8 Wigton Place is vacant and awaits re-development. Views of the rear elevations of properties on Milverton Street are worthy of note.

Windmill Row

- 2.77 This short street of commercial premises is aligned northwest-southeast and connects Kennington Road with Kennington Lane. It is characterised by three-storey mid 19th



The Kennings Estate, Kennings Way

Century shops (Nos. 4-10 might be earlier but have been heavily altered). The general character is of an historic environment degraded by inappropriate incremental changes. A number of properties suffer heavily from inappropriate alterations including uPVC replacement windows. Many premises retain historic shopfronts detailing (pilasters, cornices, consoles etc) but the majority of shopfronts are modern and inappropriate with aluminium frames, externally mounted security shutters and garish plastic signs.

Landscape Framework

- 2.78 Whilst the overriding character is urban, the area is distinguished by a number of public spaces, notably Cleaver Square, Courtenay Square, Denny Crescent, Kennington Cross and Kennington Green.
- 2.79 However, of particular note are the gardens to residential properties. Small front gardens and basement areas provide welcome space between houses and the street and are often softened by plants and trees. Unfortunately in some instances gardens have been paved over or turned completely into vehicle hard standings which has greatly harmed the setting of the buildings they serve.
- 2.80 Inappropriate paving, railing enclosures and refuse compounds also cause intrusion in front gardens. Many houses have back yards and rear gardens which are important and provide amenity spaces to residents but considered collectively, they are important tracts of open space for wildlife, trees and sustainable drainage. In many places views across rear gardens to the backs of properties are important.



The hard paving of front gardens has had a detrimental impact on the character of the area.

Public Realm

- 2.81 Whilst there is a wide variety of mostly modern paving materials, kerbs, cross-over and highway details; they generally create a reasonably harmonious and unobtrusive streetscape. However, street signage / clutter could benefit from rationalisation in some locations and some open spaces require modernisation and enhancement. Modern reproduction Victorian style lampposts have been installed on some streets throughout the conservation area; but unfortunately not all of them.
- 2.82 A few areas of traditional stone paving or cobbled surfaces (notably Kennington Cross and Wigton Place), combined with numerous original granite kerbs, contribute to the character of the conservation area. Also of interest are numerous coal holes in the pavements (with elaborate manhole covers).

Activity and uses

- 2.83 Residential uses predominate on the side streets with commercial, leisure and community uses mainly on the main roads. The majority of the properties with shops started out as houses originally. Many of the shop units being contained within extensions built in front gardens. Commercial premises tend to be purpose built warehouse type buildings, concentrated on Stannary Street. Many of these have been converted to new uses.

Architecture

Early-Mid Georgian (1714-1810)

- 2.84 Local examples of Georgian terraced houses typically have a stock brick front elevation rises up to a parapet concealing a 'London' roof. The façade treatment reflects the fashion for simple classical proportions, order and plainness and the rear is similarly plainly treated and understated. The principal elevations of Georgian houses are based on a Greek or Roman column - the basement or ground floor corresponds to the plinth; the principal windows, taller than they are wide, provide the vertical emphasis of the column, and the parapet, attic or cornice represents the capital.
- 2.85 Buildings of this period represent the first phase of development in the conservation area. Examples can be found on Cleaver Square, Kennington Lane, Kennington Park Road and Kennington Road. With the exception of a long late 18th Century terrace on Kennington Road (Nos. 233 to 291) houses tended to be developed singly, in pairs or in small groups. Although these often merge into informal terraces.
- 2.86 Generally examples of late 18th Century to early 19th Century houses are typified by narrow frontages, stock brick walls, steps to an ornate doorcase, sash windows (following careful proportions) and a parapet. Attractive ironwork including balconettes and boundary railings (around 1.1m high) were common. Rear elevations are often flat and occasionally have bay windows. Closet returns (accessed from half landings) often rise up one side of the rear elevation to one or two storeys.

Late Georgian, Regency and Early Victorian

- 2.87 The late Georgian / Regency style is derived from the fashion for Greek architectural sources. Essentially it represents an evolution in the earlier Georgian type and many of the characteristics remain the same. Arched brick recesses around the windows

or front door are a characteristic of the period, so too is the use of stucco detailing rusticated in or with inscribed lines to give the appearance of stonework. Sash windows typically have 6/6 panes. Imperial Court, built as a school for the Licensed Victuallers' Company, dates from this period and is one of the most notable buildings in the conservation area. This Neo-Classical building with handsome portico was designed by H and E Rose and erected 1835-6.

- 2.88 Following the general evolution of the earlier period the decoration tends to become more Italianate style in the 1850s and 1860s - stucco detailing becomes more enriched often with a cornice to the parapet, stuccoed ground floor walls, quoins, door and window architraves etc. Nos 21-33 Cleaver Square exhibit these Italianate features. Sashes are often 6/6 or margin-paned.

Mid – Late Victorian and Edwardian

- 2.89 From the 1860s there is a clear move away from the Neo-Classical traditions of the earlier periods. The Venetian Gothic style buildings of, Methley St, Milverton St, Radcot St and Ravensdon St are prime examples. They are in stock brick with red brick detailing and subtle Gothic decorations. Window sashes are 2/2 paned with horns. These houses have purpose-built rear returns containing the kitchen and service accommodation as well as basements.
- 2.90 The next noteworthy phase of development within the area comes in the 1890s when the Duchy of Cornwall Estate begins to redevelop its premises. The properties are terraced. By this stage basements are no-longer required. Bay windows are common, red brick dressings and terracotta stone / cast stone detailing is used. Sashes are often 1/1, 6/2 or 6/1 paned. Property types vary - some buildings contain purpose-built tenement flats, other are 'Tyneside flats' (they look like a house but the porch contains two front doors – each serving a purpose-built flat) or houses. Examples can be seen on Chester Way, Courtenay Street and Kennington Lane and Orsett Street.



1860s house with 2/2 sashes.



1900s house with 8/2 and 6/2 sashes.

- 2.91 Non residential buildings from this period include the Durning Library, St Anselm's Church Hall and White Hart Pub on Kennington Lane.

Pre-war Duchy of Cornwall Estate Redevelopment (1913-15)

- 2.92 A Neo-Georgian style was chosen for this important comprehensive redevelopment and the quality and detailing is much more bespoke and refined in comparison to the previous attempts by the estate (1890s / 1900s). The houses are typically modest, two-storeys, terraced and without basements. Much of the character comes from a regimented treatment of front and rear elevations. Uniformity and conformity are essential. The mansion blocks use a similar aesthetic on a larger scale and typically have hipped roofs. Good quality ironwork, gates, railings, porches and balconettes add visual delicacy and interest.

Inter-war Duchy of Cornwall Estate Redevelopment (1918-39)

- 2.93 This phase is normally in the form of blocks of flats. These again follow the Neo-Classical theme of the earlier work but have much less architectural embellishment. Instead they are dependant on careful proportions and massing. However, the sparse detailing is always very carefully considered and well executed – especially gates and ironwork. Often the blocks overlook a central garden or green. Good Examples include Tamar House, Kennington Lane and 60 Sancroft Street.

Post-war

- 2.94 There are few post-war buildings in the conservation area. These can often lack the careful detailing and measured proportions of the other historic periods and as a result can appear out of context. Edinburgh House being a case in point. Similarly, the post-war rear additions at Imperial Court are large and overly dominant – being visible in long views down Courtenay Street and Kennington Lane. However, the post-war housing on the Duchy of Cornwall Estate is carefully considered and uses stock brick in a response to the wider character of the locality.



Pre-war Duchy housing with 6/6 sashes.



Inter-war Duchy Estate flats.

Building Materials and Details

- 2.95 The vast majority of buildings within or adjoining the conservation area are constructed of traditional materials:

Walls

- 2.96 London yellow stock brick is the predominant wall material within the conservation area. However, there is a subtle mix of colours within the bricks. The patina of age has created a variety of tones e.g. honey, bright yellow, cream and ochre but the mix is such that they blend together to soft effect. There are a few examples of red brick used on later phases of development. Pointing generally appears understated and traditional, recessed and natural coloured, allowing the facing brickwork to be appreciated.
- 2.97 Stucco render is also present – used for decorative elements of facades. It is usually applied to the ground floor to give the impression of a classical plinth and can be plain, incised or rusticated. It is also used for stringcourses and cornices. This simple palette of well executed materials helps to create a dignified and homogenous appearance. Stucco was intended to resemble stone and was often tinted and left unpainted. It is often painted in brilliant white which picks out the detailing in stark contrast with the brickwork. Stucco painted in buff or cream harmonises much better with the brickwork and closer resemble the historic appearance.
- 2.98 There are very few examples of the use of other building materials; terracotta in early 20th Century buildings, painted render in interwar buildings and concrete in late 20th Century buildings. However, generally these materials are not common to the area.

Windows

- 2.99 Double-hung vertical timber sliding sash windows are the predominant window type; these are all finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular style of the house and its age. For example, late 18th Century and early 19th Century houses typically have 6/6 sashes with fine glazing bars while later 19th Century houses display 2/2 panes with vertical glazing bars. Houses from c1900 often have 6/2 or 6/1 panes. Interwar Neo-Georgian or Regency style buildings generally have 6/6 sash windows. Deep stone or stucco sills are most common. Some houses have decorative cast-iron window sill guards but most have been lost, particularly on the later 19th Century houses. Stucco window surrounds are a distinctive feature of the mid and late 19th Century buildings of the area. Lambeth County Court, has delicate steel windows. The industrial / commercial buildings dotted around the conservation area typically have slender steel 'warehouse' type windows which add much to their industrial character.
- 2.100 A small number of the historic buildings have modern replacement windows. The majority of these are in timber but some lack the fine detailing of the originals and often have a blank appearance due to double glazing. Some buildings have had their windows replaced with highly inappropriate uPVC units, which cause harm to the character and appearance of the area.
- 2.101 A few of the early 19th Century houses on Kennington Park Road have large bow windows to the rear. Some of the c1900 buildings have canted bay windows. These are representative of their period but are not a dominant feature of the area.

Principal Doors

- 2.102 Mid 18th Century and late 19th Century houses tend to have the principal entrance at ground level. However late 18th Century and early/mid 19th Century houses are raised above semi-basements and are accessed by a flight of steps. Steps to front doors would have originally been dressed in stone but now tend to be in plain grey concrete. However, some retain their smoothly dressed stonework with rounded nosings.
- 2.103 Decorative door cases are one of the defining features of the late 18th Century and early 19th Century buildings of the area, some comprised of carved brackets with narrow pilasters, others of more elaborate designs. Simple stucco door surrounds, of white pilasters topped with a finely moulded cornice, are a distinctive feature of the mid and late 19th Century buildings of the area. Late 18th Century and early 19th Century buildings tend to have semi-circular fan lights, some with elaborate glazing bars but more common are straightforward segmented and sunray patterned panes, whereas most mid to late 19th Century buildings have a rectangular plain transom light.
- 2.104 From the 1870s onwards most of the houses have recessed porches. On the Tyne-side flats these often contain two front doors. Unfortunately modern security gates have been added to some of these porches creating a detrimental effect.
- 2.105 The age and status of the house dictates the style and detailing of the door. Regardless of the style the front door tends to be carefully proportioned and decorated; some have flush mouldings, raised and fielded and others bolection mouldings. Four or six panelled doors are relatively common; many having beaded muntins. Some doors retain their original door furniture and boot scrapers. House numbers are typically fixed on doors.



Traditional doors in the conservation area are in panelled timber.

- 2.106 Unfortunately, there are numerous examples of inappropriate modern replacement doors which fail to reflect the character of the area – although often panelled they do not follow historic precedents and often lack the refinement and detailing of historic examples.

Roofs

- 2.107 The roofscape of the conservation area is typical of housing construction of the period: hipped, pitched, 'London' and mansard in many places it is intact and unaltered – and the combination of these unaltered roof pitches, parapets and chimney stacks are an important feature of the area.
- 2.108 Natural Welsh slate is the predominant material but this has given way in places to inappropriate modern materials – in places concrete, asbestos and other man-made products have failed to replicate the appearance and texture of historic slate and as a result the character of the area is degraded. This is particularly the case on those properties with conventional pitched roofs.
- 2.109 Traditional mansard roofs are confined to late 18th Century and early 19th Century properties. They tend to have a semi-circular section rather than a flat top and small dormers aligned with the front and rear windows and detailed in the traditional manner. In places (typically flat-topped) modern mansards have been added. These have necessitated the loss of historic roof forms and often disrupt otherwise unaltered terraces. The combination of their appearance and wider impact has generally made them detrimental to the character or appearance of the area.
- 2.110 However most dormers in the area are flat roofed and confined to the rear of terraces with pitched roofs. Dormers are not a feature of London roofs. There are few examples of modern dormers in the conservation area.
- 2.111 Rooflights are not an historic feature of the area. The majority of the modern examples are small, in cast iron with a vertical glazing bar and located to the rear of properties.
- 2.112 All of the 18th Century and 19th Century buildings have chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots. They are important in providing the roofscape with richness and detail.

Rear Elevations

- 2.113 The 18th Century houses are generally typified by flat backs, although many have modest closet returns accessed off their half-landings. These structures normally terminate a half storey beneath roof level. Unaltered flat rear elevations are relatively rare. Closet returns are important features, especially on terraces where they can give rhythm and interest. Roof terraces on closet returns are not a traditional feature of the area; unfortunately modern examples can be seen in the area.
- 2.114 Unusually the Venetian Gothic houses in the conservation area exhibit both basements and purpose-built rear returns; this is unusual. After this point most houses have rear returns instead of basements. Rear returns occupy about a third of the rear elevation; have a pitched roof and are subservient in height to the main roof. In recent years it has become common to infill the space to the side of the rear return at ground floor level; the success of this infill varies greatly depending on how it is achieved. Often the variety of infill solutions in a terrace has eroded its uniform

character and prevented an appreciation of the original architectural forms.

- 2.115 Many post-war / recent rear extensions have failed to respond appropriately to the host building or respect the unity of the terrace / wider group of buildings. Harm has been caused as a result. Properties on Cleaver Square have particularly suffered from this kind of insensitive alteration.

Basement Areas

- 2.116 There are few full basements on the conservation area. The majority are semi-basements which are partly above ground. As a result basement areas are generally shallow and basement windows have some outlook across the front gardens. Basement areas tend to be only a narrow passage to front and rear with plain steps leading out; large basement areas are not a feature of the conservation area. Basement areas to front gardens are often enclosed by elegant railings. Where the basement area is also the street boundary then conventional street railings are normally used. Deep or large basement areas are not a feature of the conservation area. Similarly pavement lights are not characteristic of residential areas.

Rainwater goods

- 2.117 Many of the historic houses have parapet gutters and no down pipes on the façade which ensures a smart and uncluttered appearance. Originally the rainwater gutters and down pipes were in cast-iron and historic examples still survive. In some cases decorative hopper heads add interest; for example those on Nos 22 – 30 Courtenay Street are emblazoned with the Prince of Wales Feathers reflecting the Duchy of Cornwall Estate. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.



Historic basement area railings on Kennington Park Road

Meter Boxes, Plant and Equipment

- 2.118 In some places prominently located meter boxes cause visual intrusion. Boiler flues, extractor vents, satellite dishes or other plant are normally installed to the rear in order to reduce adverse impact. Unfortunately there are examples where such installations on prominent elevations have caused harm to the character and appearance of the host building and wider area. The kitchen extracts at 311 Kennington Road are particularly harmful given their prominent location.

Shopfronts

- 2.119 Many shops premises where originally houses and often lost their front gardens to single-storey additions to provide a shop frontage. Historically most shops in the area would have had traditional timber shopfronts with hand painted timber signs. Late 19th Century and early 20th Century examples tend to be grander (larger areas of glass) and often have with recessed entrances. Fully opening shopfronts, with folding doors, are not a characteristic of the area. The Kennington Bookshop, 306-308 Kennington Road, is a good example of hand painted lettering to the fascia.
- 2.120 Unfortunately many premises have lost their traditional shop fronts to inappropriate replacements - ugly, poorly designed, modern aluminium units, overly dominant fascias and projecting signs in inappropriate materials etc which detract greatly from the character and appearance of the area. Similarly, intrusive, solid, external roller shutters, often with their boxes mounted externally, harm the overall appearance of shops and premises to their blank and solid appearance. Fortunately, despite the predominance of poor materials and design a number of historic examples of shop fronts of note survive and outlined in Appendix 1— Positive Contribution.

Some good examples, which can be used to inform new or replacement shop fronts are listed in chronological order opposite.



Historic shop front at 176 Kennington Park Road

Kennington Conservation Area Statement 2012

- A No. 145 Kennington Lane (c.1830-40)
The early 19th Century shop front comprises of a shallow rounded bow window with entablature. A faded painted sign on the wall between first and second floor reads 'The Albion Coffee House', an historic feature that should be retained.
- B No. 176 Kennington Park Road (c.1840-50)
Early shop front; the finest locally. This early 19th Century terraced house has a slightly later single-storey shop front addition. The highly attractive painted timber shop front has a curved corner with windows framed in attached, fluted Ionic columns supporting entablature with modillion cornice.
- C No. 147 Kennington Lane (c.1860-70)
A distinctive shop front comprising of a narrow fascia, modillion cornice, four pilasters with ornate Corinthian capitals, panelled stallriser, original shop window and part glazed double door.
- D Nos. 315 and 317 (Marlborough House) Kennington Road (1872)
No. 315 is an early 19th Century terraced house and No. 317 is a substantial house c. 1787, with a single-storey addition with attractive painted timber shop front (1872). It comprises of a panelled stallriser, pilasters, fascia with narrow modillion cornice and double doors.
- E No. 325 Kennington Road (1872)
Part of a late 18th Century terrace with single-storey shop front addition (1872) now in residential use. The painted timber shopfront comprises of, panelled stallriser, pilasters, fascia with narrow cornice, original shop window and panelled double doors.
- F No. 231 Kennington Road (1872)
Part of a late 18th Century terrace with single-storey shop front addition (1872) now in residential use. The attractive and intact painted timber shop front comprises of a panelled stallriser, pilasters, fascia with narrow cornice, original shop window, highly attractive doorcase and paneled double doors.
- G No. 233 Kennington Road (1872)
Part of a late 18th Century terrace with single-storey shop front addition (1872), now in residential use. The attractive and intact painted timber shop front comprises of, stallriser, pilasters, decorative grill below fascia, narrow cornice, original shop window, four paneled door.
- H No. 235 Kennington Road (1872)
Part of a late 18th Century terrace with single-storey shop front addition (1872), now in residential use. The attractive and intact painted timber shop front comprises of paneled stallriser, pilasters, decorative grill below fascia, narrow cornice, original shop window, four paneled door.
- I Nos. 173-175 Kennington Lane (c.1890)
Notable as a rare example of a completely intact shop front. The single-storey addition carries a relatively plain shop front, narrow fascia with simple modillion cornice, shop windows divided by narrow mullions and a recessed and gated entrance.
- J No. 179 Kennington Lane
Notable for the decorative wrought-ironwork which surmounts its late 19th Century timber shopfront.
-

- K Nos. 188-198 Kennington Lane (1913-14)
Distinctive for being a highly attractive purpose-built shopping parade in Regency style, by Adshead and Ramsey for the Duchy of Cornwall Estate. Shop fronts divided by pilasters with feather and anthemion patterned capitals, egg-and-dart cornice.
- L No. 188 (former Westminster Bank Ltd.) Kennington Park Road (interwar)
Stone fascia and cornice, red brick pilasters with rusticated bands, double doors, each of three panels, in slim Neo-Georgian doorcase, grey granite stallriser and metal windows.
- M No. 12 Windmill Row (c.1890)
A fairly simple but attractive and intact shop front. It comprises of fascia, pilasters with console brackets, panelled stallriser and recessed entrance.

Pub Fronts

- 2.121 There are ten public houses in the conservation area. These are purpose built and display architectural embellishments that make them particularly important contributors to the conservation area. They often exhibit the most ornate and decorative frontages of all buildings in the conservation area with features such as pilasters, consoles, cornices, name plaques, decorative joinery, etched glass, mosaic and tile, signs and hanging sign brackets and hanging signs etc. The Prince of Wales, No. 48 Cleaver Square, is a very good example of traditional pub signage. Such detailing adds much richness to the area.

Boundary Treatments

- 2.122 The majority of properties had their railings removed during the Second World War; often leaving the original plinths behind. However, a variety of the properties in the conservation area retain their original railings. These mainly survived the War because they enclosed basement areas. Particularly attractive original spearhead railings are located on Methley Street, Radcot Street and Ravensdon Street. Original hoop topped cast-iron railings (c.1913-15) can be found enclosing the sides of porches on Courtenay Street, Courtenay Square and Cardigan Street. On the Kennings Estate post-war railings made from redundant iron stretchers are of historic interest.
- 2.123 Historic examples follow well-established traditional lines. The solid vertical bars are always sunk into a stone plinth. The railing height does not normally exceed 1100mm (to the top rail). Heavier 'standard' bars with braces give structural integrity. The finials on the standards tend to be larger and different from those on the normal bars. Finial designs reflect the date and style of the host building. Gates pivot from the path and appear as a continuation of the railings. Hinges are not a common feature; neither are gate piers. Generally railings run across the entire frontage of a terrace / pair of houses and only at either end do they terminate in a brick pier. This is particularly the case of Kennington Park Road.
- 2.124 There are examples where railings have been expertly reinstated. Good examples can be found on Kennington Park Road. Although not historically correct post-war railings above modern dwarf walls help unify the front boundary line to Nos. 233 to 291 Kennington Road.



18th and early—mid 19th Century ironwork



Mid—late 19th Century ironwork



Early—Mid 20th Century ironwork

- 2.125 Railings were typically also used between front gardens; these are often more delicate and simpler than the main railings. In places these have been replaced by timber trellis panels to poor effect.
- 2.126 Front steps are often enclosed by ironwork. On the late 18th and early 19th Century houses these tend to have no finials and a simple sweeping handrail. From the 1860s onward they tend to have the same finials as the boundary treatment. The late 18th and early 19th Century houses with large front gardens often have a railing in front of their basement area – this tends not to have vertical bars but instead is more light weight with decorative ‘panels’ with diagonal braces.
- 2.127 Rear garden are typically enclosed to the street and between properties with a stock brick with plain copings and around 2m in height. Close-boarded timber fences are often used between gardens. Timber fences, where used in front gardens, have generally harmed the character and appearance of the area; especially on the northern part of Kennington Lane.

Advertisements

- 2.128 Hoardings are not a feature of this conservation area. However No. 101 Kennington Lane has a poster hoarding fixed to the corner which is inappropriate for a conservation area, detracting from its character and causing harm.

Garages

- 2.129 Very few houses have garages; where present, usually at end of terrace properties. There are three groups of lockup garages - one off Cleaver Square, one on Stables Way and the third at 91 Kennington Lane. Nonetheless, garages are not characteristic of the conservation area and generally have a negative impact on the character and appearance.



Modern timber boundary front treatments have harmed the character of the area.

Refuse Stores

- 2.130 Domestic refuse is generally stored out of sight but wheelie bins can be found standing in front gardens (particularly on Kennington Road, Kennington Lane and Kennington Park Road). Such storage is only successful if adequately screened by vegetation. Unscreened bins in front gardens, especially where there are a number, create visual clutter. Similarly bins left standing on the pavement give an untidy appearance and obstruct the footway. Commercial refuse is typically stored in Euro-bins the storage of which causes issues relating to street clutter within the area.

Listed Buildings

Statutory Listed Buildings

- 2.131 Statutory Listing means that the building is protected by law. This protection extends to 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. Statutory listed buildings are identified in Appendix 3.

Locally Listed Buildings

- 2.132 The council maintains a list of buildings of local architectural or historic interest, which 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. Locally listed buildings are identified in Appendix 4.

Building Contribution

- 2.133 Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 1.
- 2.134 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 2. No buildings are considered to make a negative contribution.

Gardens and Spaces

- 2.135 Large, mature gardens to both the front and rear of the properties on Kennington Road and Kennington Park Road are an important feature of the conservation area and make a highly positive contribution particularly when considered collectively as a large green oasis. However the general lack of front gardens and small rear gardens defines the urban character of the area. Street trees, where present, help soften the formal urban environment. Some front gardens on Kennington Road and Kennington Park Road retain their historic York stone slab paths, others feature inappropriate hard surfacing such as the excessive use of concrete or 'crazy' paving. Some gardens have overgrown hedges fronting the street and others are generally

unkempt, distracting from the high quality of the area. In places vehicle crossovers, intrusions in front boundary walls, excessive areas hard-surfacing and parking bays have eroded the integrity of the soft-landscaped character of some roads. The following spaces are deemed to make a positive contribution:

- A Cleaver Square (formerly Princes Square until 1937)
- B Courtenay Square
- C Denny Crescent
- D Kennington Green
- E Kennington Cross
- F Residents' Garden at Cardigan Street / Stables Way / Sancroft Street.

2.136 The following spaces that make a neutral contribution:

- G Stables Way and its car park off Sancroft Street
- H Car-park and electricity sub-station, rear of Broadgates Court, Bowden Street

Noteworthy views

2.137 The conservation area itself is relatively enclosed and level, accordingly views are confined to those up and down the roads.

Cardigan Street

The view to the north is terminated by the Kennington Palace Court, which is fronted by a particularly attractive soft landscaped courtyard, with distinctive gates and piers.

Courtenay Street

The view to the south is terminated by the highly distinctive Imperial Court. The view to the north is notable as the clock tower ('Big Ben') of the Palace of Westminster is clearly visible.

Kennington Green

The view to the west is of the Beefeater Gin Distillery, gasholder beyond and the M16 Headquarters in the distance.

Kennington Lane

The view to the north, along Courtenay Street, is notable as the clock tower ('Big Ben') of the Palace of Westminster is clearly visible.

Montford Place

The street is notable for its rather dramatic view to the west, terminated by a gas holder, rising to a great height.

Newburn Street

There is a particularly attractive view along Courtenay Street which terminates with the distinctive landmark Imperial Court.

2.138 There are views of imposing high-rise post-war tower blocks which have a negative impact on the setting of the following streets: Black Prince Road, Chester Way, Courtenay Square, Cottington Street, Kennington Road, Newburn Street, Ravensdon Street, Sancroft Street and Stables Way.

Capacity for Change

- 2.139 The conservation area has retained its original historic character because so little harmful redevelopment and change has taken place. The capacity for significant change is therefore minimal. The only scope for enhancement lies with the sensitive restoration of lost architectural detailing, better shopfronts and signage and the replacement / refurbishment of buildings that have been deemed to make a neutral contribution.

Appraisal Conclusion

- 2.140 The Kennington Conservation Area represents one of the most intact and architecturally coherent areas of architecture and townscape within Lambeth dating from the late 18th Century to early 20th century. The conservation area is considered to have London wide significance in this respect. However, some problems existing—inappropriate shopfronts and signage, hoardings, poor boundary treatments etc. which require enhancement. There may also be scope for modest boundary changes.

3. GUIDANCE

- 3.1 This section provides good practice guidance on works to properties within the conservation area.

Alterations to Existing Properties

- 3.2 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.
- 3.3 Advice on repairs to historic buildings can be obtained from numerous sources including 'A Stitch in Time' 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.

Wall Surfaces

- 3.4 Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the building. 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 all raking out should be done by hand—mechanical cutting-out can cause damage to the brickwork and should be avoided. Mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. 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.

External Stucco Render Detailing

- 3.5 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. Stucco is meant to resemble dressed stone; therefore when redecorating considering should be given to using paint colours such as dark cream or buff which resemble the appearance of sandstone and harmonise with the yellow stock brickwork.

Joinery

- 3.6 Historic timber is generally of a much higher quality than much of what is available today. 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.

Windows

- 3.7 Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. Traditional windows should be kept in good repair and 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 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.

- 3.8 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 attractiveness of buildings.

Doors

- 3.9 Original external doors should be retained and repaired as they are very important features. Accurate replica doors, reflecting the date and style of the building will be required in most instances. Doorcases, steps and handrails, where original should be retained. Accurate reinstatement should be sought where such features need to be replaced. Modern off-the-peg doors are unlikely to be deemed acceptable on period properties. Handrails to front steps, where proposed, should match the simple and carefully considered traditional materials and detailing historic examples from similar buildings in the locality.

Roofs

- 3.10 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 18th Century and 19th Century buildings where the roofs and chimneys contribute particularly well to the roofscape of the conservation area. Mansard roofs are confined to late 18th Century and early 19th Century properties. Mid to late 19th Century properties generally possess 'London' roofs concealed by a parapet. Where



New handrails should reflect historic examples.

these form a cohesive group, such as nos. 290-316 Kennington Road, mansard roof extensions would cause severe harm. New mansard roofs will therefore be resisted if not a feature of a terrace or if an irregular roofline contributes to its special interest.

- 3.11 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 roof pitches are important to the character of the area. Artificial or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should also be avoided. Flush fittings in unobtrusive locations provide a better option.

Dormers

- 3.12 Historic dormers are present within the conservation area but are not a distinctive characteristic of the area. These are generally modest structures located on the mansards of some late 18th Century and early 19th Century buildings concealed by a high parapet. In the limited number of cases where new dormers might be deemed appropriate they should be placed at the rear. They should be designed to match the host building and be detailed in the traditional manner. Large dormers, those with felt finishes, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be avoided.

Roof lights

- 3.13 These 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. They are most likely to be considered appropriate to the rear. The roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar; they should be small and in line with existing openings. Large, modern or poorly located roof lights have the potential to cause great harm.

Extensions

- 3.14 Extensions should not dominate or obscure their host building. They should be in sympathetic materials and respond in a positive and enhancing way to the host building. Front and side extensions are likely to be resisted in order to preserve the integrity of the host building, the group value and the character or appearance of the conservation area.
- 3.15 The integrity of the rear elevation of properties is considered as important as the front. Rear extensions are only likely to be acceptable where they would not harm the spatial character of the area, an appreciation of the original forms or details of the host building or the architectural integrity of the terrace or group. They should not take up large areas of garden or require the removal of important trees. Similarly, basement extensions, where appropriate, should not result in the excavation or complete lowering of rear gardens.
- 3.16 General information is available in the council's adopted Supplementary Planning Document (SPD) and Residential Alterations and Extensions (2008).
- 3.17 As the roofscape of the conservation area is one of the most evocative features roof extensions are unlikely to be appropriate in most cases. Loss or inappropriate alteration of historic roofs should be avoided and chimneystacks should be retained intact. Where they may be acceptable roof extensions must respect the host building and be good neighbours generally. Boxy or alien features will not be deemed appropriate.

Garages

- 3.18 There are few opportunities for the erection of garages. New garages are likely to be resisted in prominent locations in order to preserve the character and appearance of the conservation area. The most appropriate treatment for existing garages are timber ledged and braced doors, fancy panels, glazing or metal roller shutters are not deemed appropriate.

Basement Areas

- 3.19 The infilling or alteration of basement areas is likely to be resisted in order to preserve the integrity of the host building, the group value and the character and appearance of the conservation area. Similarly new basement areas are likely to be resisted where they would compromise the character of the host building or be at odds with the established character of the street.

New Buildings

- 3.20 The council will resist the loss of buildings that make a positive contribution to the character or appearance of the conservation area. Where new buildings are deemed acceptable in principle care should be taken to ensure that, whether in or adjoining the conservation area, they preserve or enhance the character or appearance of the area.
- 3.21 Buildings taller than their neighbours are unlikely to be appropriate. Sympathetic building forms and materials will normally be expected. Proposals should be respectful of the existing character and appearance of the conservation area, the wider street scene with regard to neighbouring buildings:

Building Line and Footprint

- 3.22 Relatively narrow and shallow building plots contribute to the rhythm of the streetscape. Buildings are set back (to varying degrees) on an established building line.

Massing

- 3.23 Buildings tend to have their largest part fronting the street with lesser returns to the rear.

Form

- 3.24 Mid 18th Century, late 19th Century and 20th Century houses tend to have the principal entrance at ground level. However late 18th Century and early/mid 19th Century houses are raised above semi-basements and are entered by a flight of steps. The roof is normally subservient to the façade, often concealed by a parapet wall.

Fenestration

- 3.25 The walling material is always the dominant feature of the façade. Windows are typically subsidiary to it and have a vertical emphasis. There is typically a hierarchy of proportions in the fenestration. Window frames are normally delicate and carefully detailed.

Detailing

- 3.26 The majority of contributory buildings, irrespective of age, have integrated fine detailing, modelling and decorative elements (carefully detailed shopfronts, window glazing bars, decorative mouldings, brick details etc) which give them a richness and depth of interest. New buildings, irrespective of their style, should also be enriched with good detailing. Superfluous applied detailing should be avoided.

- 3.27 The council is committed to good new design irrespective of style. However, whether pastiche or contemporary, new buildings and extensions must be respectful of the character and appearance of the conservation area.

Shop fronts

- 3.28 Shop fronts, their security and signage are identified in the appraisal as a particular problem in the conservation area. Contributory shop fronts in the conservation area tend to be in timber, carefully proportions and well detailed. New shop fronts, irrespective of their style, should reflect these local characteristics. Detailed design guidance can be found in the council's '*Shop fronts and Signage*' Supplementary Planning Document, 2008.

New Uses

- 3.29 All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. The loss of residential uses should be resisted In order to ensure that the strong residential character is retained. Intensification in use, especially flat conversions of existing houses, must not adversely affect the appearance of the host building or the wider conservation area. Refuse and recycling provision along with bicycle storage should be to the side or the rear of the house where it will not be seen. In circumstances where the front garden is the only option for such storages structure of high quality and unobtrusive appearance will be sought. A failure to address these matters adequately may make conversion proposals unacceptable.



New gates should pivot from the pavement in the traditional manner.

Plant and Equipment

- 3.30 The location and appearance of plant, extractors, meter boxes, gas pipes, satellite dishes, security alarm boxes and other equipment should be carefully considered. Installations that will be visually obtrusive should be avoided. Existing obtrusive installations should not be seen as a justification for causing further harm. Where installations will be visible the item should be screened or painted in muted colours to minimise any adverse visual impact. Meter boxes should be set into the ground rather than wall mounted and external gas pipe runs avoided where possible. Where existing features cause harm their replacements should be more sympathetically located in order to secure an enhancement.

Boundary Treatments

- 3.31 The loss of railings, walls, gates and fences that contribute to the special character of the area should be avoided. New boundary enclosures should aim to reintroduce the historic pattern of front railings and side walls. The council is unlikely to approve the removal of any boundary enclosure unless a suitable scheme for its replacement has been agreed; open residential frontages will not be deemed acceptable.

Railings

- 3.32 New railings should be of a height, detail and design appropriate to the age and status of the host building and the wider street scene. They should be executed in a traditional manner. Generally new railings should be carefully designed and detailed to suit the location, have stouter 'standard' rails at regular intervals for support, be individually sunk into the plinth, have finials that complement the style and age of the host building and fit unobtrusively into existing piers or brickwork elevations without obtrusive brackets or bolts. In most instances front gates should pivot off a rail sunk directly into the path and should not normally be hinged off a pier or a standard as gate piers are generally not a feature of the area.
- 3.33 Rendered plinths look poor and can suffer from frost damage, painted plinths look visually intrusive; these should be avoided. Hollow-section bars or posts, welded detailing and modern latches/hinges should also be avoided.
- 3.34 Between properties, at the front, a simple 'estate rail' is often appropriate. Timber fences, timber trellis and brick walls are not considered appropriate in front gardens.

Restoring Late 18th and Early 19th Century Railings

- 3.35 No. 36 Cleaver Street provides a good template on which to base future railing restorations:

Plinth – dressed stone – 230mm high by 230mm deep

Bars – round - 20mm diameter at 145mm centres – 910mm tall (top of plinth to rail)

Finial – fleur-de-lys / spearhead – 210mm high by 70mm wide (max)

Standards – square – 260mm diameter

Standard Finial – urn – 220mm high by 72mm wide (max)

Horizontal Rails – 50mm by 10mm

Restoring Early / mid 19th Century Railings

- 3.36 No.28 Cleaver Square provides an adequate template on which to base future railing restorations:

Plinth – dressed stone – 140mm high by 200mm deep

Bars – round - 22mm diameter at 155mm centres – 900mm tall (top plinth to rail)

Finial – Neo-classical spearhead – 245mm high by 55mm wide (max)

Standards – square – 65mm diameter

Standard Finial – 250mm high by 100mm wide (max)

Rails – 50mm by 10mm

As with all restoration work the above guidance is only general. Surviving details from adjoining properties should also be used to inform appropriate detailing.

Walls and Fences

- 3.37 At the rear a stock brick wall (not exceeding 2m) is considered most appropriate between properties. High railings or fences topped with barbed wire, trellis or similar will not normally be deemed acceptable. Close board timber fences to 2m in height are appropriate between rear gardens. They should be avoided elsewhere.

Gardens and Trees

- 3.38 Soft landscaping is characteristic of domestic gardens and public gardens within the conservation area and is essential in creating an attractive environment, habitats for wildlife and sustainable drainage. Historic York stone slabs to front paths should be retained and reintroduced where possible. If hard landscaping is required the perimeter of the garden should be soft landscaped with shrubs to soften any adverse visual impact. Modern bricks, concrete slabs etc. should be avoided as these can look discordant. Gravel should be bound to prevent it from drifting.
- 3.39 Vehicle crossovers and incursions in boundary walls fronting the street are likely to be resisted in order to preserve the integrity of the streetscape and the soft-landscaped character this part of the conservation area.
- 3.40 The excavation of gardens to facilitate basement alterations and extensions needs to be carefully considered as it can have an adverse impact on the setting of the house and character of the garden. Front excavations are unlikely to be considered acceptable. Where they are considered appropriate at the rear, the area of excavations should be kept to a minimum.
- 3.41 Conservation area designation gives the council special powers to protect important trees. Anyone proposing to do works to a tree 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.

Advertisement Hoardings

- 3.42 Poster hoardings are not a traditional feature of the conservation area and will be resisted.

Sustainability

- 3.43 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. It is therefore advisable to re-use materials during building works, buy reclaimed recycled material and recycle site waste.

Reduce Consumption

- 3.44 Consumption can be greatly reduced 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 at night and use heavy, thermally lined curtains in winter to reduce heat loss. Insulate pipes, hot water cylinders, the roof, cavity walls and floors.

Renewable Energy

- 3.45 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. Care should be taken to ensure that the installation does not have an adverse impact on the appearance of the host building or the wider conservation area. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.
- 3.46 Ground source heat pumps, installed in gardens, should avoid damage to tree roots. 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.

For further information please see 'Climate Change and Your Home' on the English Heritage website (see Section 5).

Public Realm

- 3.47 Statutory undertakers and others undertaking street works should show due diligence to ensure that no harm is caused by poor workmanship or inconsiderate installation.

4. MANAGEMENT PROPOSALS

- 4.1 This section identifies how the council believes the area should be managed.

Boundary Review

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

Planning Controls

- 4.3 In determining planning applications the council will seek to preserve those elements that contribute to the character or appearance of the area. It will also seek to enhance the conservation area through sympathetic replacement of those elements that do not at present contribute to its character or appearance. Additional planning controls are not deemed necessary at present. Many of the properties in the conservation area are commercial premises and flats; most external alterations to these premises require planning permission. Conservation Area Consent is required for most demolition. Alterations to statutory listed buildings will require listed building consent.
- 4.4 The council is committed to using its planning powers to manage the conservation area in such a way that ensures that its special character or appearance is preserved and enhanced. Breaches of planning control will be enforced where it is expedient to do so.

Signage and Advertisements

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

Highways and Street works

- 4.6 *'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.
- 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
 - Limit formal designs to formal spaces
 - Provide for maintenance and invest in quality

Trees

- 4.8 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.

Enhancement Opportunities

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

- A Accurately restore lost architectural details on all properties that have been unsympathetically altered.
- B Accurately reinstate historic and detailed boundary treatments. In particular the repair of surviving historic railings and the reinstatement of those that have been lost.
- C Remove obtrusive satellite dishes, cabling, security alarm boxes, plant and other fixtures to prominent elevations and roof pitches.
- D Secure shop fronts of more appropriate forms / proportions (but not necessarily in a pastiche style) to a high design and build quality.
- E Secure premises signage that is more sympathetic to the character and appearance of the area.
- F Provide a high quality, well designed public realm which is inclusive. Sensitive areas such Denny Crescent and Courtenay Square could benefit from higher quality paving. Another objective should be the consistent use of traditional columns throughout the area.

- 4.10 The following sites provide specific opportunities for the enhancement of sites within the conservation area:

Aulton Place

- 4.11 This pedestrian passage becomes extremely narrow before exiting on to Milverton Street and this, with an overbearing high wall to a warehouse on Kennington Road. Proposals which would make this a less enclosed space would be desirable.

Open space, Bowden Street/Cleaver Street

- 4.12 These spaces would benefit from improved landscaping and maintenance.

Cardigan Street

- 4.13 Street signage / furniture would benefit from rationalisation.

Cottington Street

- 4.14 Street signage / furniture would benefit from rationalisation.

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Denny Street

- 4.15 Repair of damaged posts and reinstatement of missing chain links.

Denny Crescent

- 4.16 The space would benefit from improved maintenance / repairs.

Kennington Green

- 4.17 The area could benefit from a complete re-design in sympathy with its historic character and setting.

101 Kennington Lane

- 4.18 Inappropriate poster hoarding should be removed.

South Pacific, 340 Kennington Road

- 4.19 Removal of highly inappropriate bamboo additions, canopy, satellite dishes and second floor signage.

Nos. 348, 352, 354 & 360, Kennington Road

- 4.20 Reinstatement of front gardens and boundary treatments between properties would be desirable.

Kennington Park Road

- 4.21 The removal / sympathetic relocation of large wheelie bins stored on the pavement outside the White Bear Theatre Pub.

Montford Place

- 4.22 The removal / enhancement of electricity substation and the rationalisation of excessive street signage and bollards.

Radcot Street

- 4.23 The removal of a telephone pole and wires.

Stables Way

- 4.24 Environmental improvements to lessen adverse impact of refuse, parking and improve quality of pedestrian environment.

Listed Buildings

Statutory List

- 4.25 English Heritage and Department for Culture, Media and Sport are responsible for the statutory list. Proposals for additions of buildings to the list should be made in writing to Heritage Protection Section at English Heritage (see contacts section for details).

Local List

- 4.26 The council's list of buildings of local architectural or historic interest is reviewed from time to time. Requests for buildings to be considered for local listing should be submitted to the Council for consideration.

Management Conclusion

- 4.27 The conservation area as a whole is characterised by very good groups of historic buildings and spaces. A key part of the management strategy will be the resistance to unsympathetic development. This will help to ensure that those characteristics, which define the area, are retained and not lost via a gradual process of erosion. Enhancement opportunities are limited within the conservation area and lie mainly with; the repair or reinstatement of historic features and replacement of inappropriate shopfronts. These, the council believes, can be achieved through good development control and working in partnership with business owners and local residents.

5. CONTACTS

LAMBETH PLANNING

If you have a conservation area question require planning / listed building please contact:

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

Telephone 020 79261249
E-mail tpac@lambeth.gov.uk (planning advice)
planningconservation@lambeth.gov.uk (conservation / listed buildings)
Web www.lambeth.gov.uk

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 on a range of topics including, conservation principles, designation processes and sustainability

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

GEORGIAN GROUP

A charity which exists to protect and preserve Georgian buildings, monuments and landscapes.

6 Fitzroy Square
London
W1T 5DX

Telephone 087 1750 2936
Email: office@georgiangroup.org.uk
Web: www.georgiangroup.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

Survey of London. (1956). *Vol. Parish of St Mary Lambeth. Part I: Southbank and Vauxhall.* London: London County Council.

Lambeth Archive, Images

Rocque Map of 1745

Plan of the Parish of St. Mary Lambeth. 1824.

Parish of Lambeth divided into Ecclesiastical Districts. 1824.

Ordnance Survey – Various editions

Geological Society - Survey 1920

Map of the Metropolitan Borough of Lambeth showing the Parliamentary divisions, wards and polling districts. 1935

7. GLOSSARY

Architrave The lowest of the three main parts of an entablature or the moulded frame surrounding a door or window

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.

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.

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.

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.

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.

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.

Gault Brick This brick has a pale yellow colour and smooth finish. It was typically used on facades of good quality houses in the mid—late 19th Century.

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.

Keystone The central stone of an arch, sometimes carved.

Leaded Lights Small panes of glass held in a framework of lead comes, 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.

SPAN Housing innovative 1950s housing design which combined simple modernist forms with attention to detail and harmony; often in town house terraces. The Span ethos was to build 'homes within a garden'; many developments include large landscape communal gardens serving groups of the properties.

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

Tyneside Flat Two purpose-built flats in a building which has been to look like a single house. The only difference is that the front porch typically contains two front doors. These are normally built in terraces. In Lambeth this building type is typically Edwardian and two storeys high with one flat on each floor.

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 POSITIVE CONTRIBUTION

Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed below in street order. Statutory listed buildings are considered to automatically make a positive contribution and are therefore not included on the schedule below.

Aulton Place

Bollards at junction with Stannary Street. Three 19th C cast iron bollards.

Nos. 5 & 6 - Pair of early 19th C terraced houses, two-storeys, two bays, stucco ground floor, yellow stock brick, parapet and 'London' roof, 6/6 sash windows.

No. 7 - Early 19th C terraced house, two-storeys, two-bays, brick, parapet and 'London' roof, 8/8 sash windows.

Nos. 8 -14 - Mid 19th C terrace, three-storeys, two-bays, gault brick, parapet and 'London' roof, 8/8 sash windows. Accessed by steps down to a common front area.

Nos. 15-18 - Late 20th C terrace, three-storeys, two-bays, stock brick with red brick dressings, parapet and 'London' roof, two-storey bay windows, 1/1 sash windows.

Nos. 19 & 20 - Pair of mid 19th C terraced houses, three-storeys, two-bays, stock brick with red brick dressings, parapet and 'London' roof, 2/2 sash windows.

Black Prince Road

No. 6, Black Prince Pub - Early 20th C. Three-storeys with distinctive gables, red brick with faience dressings, good traditional pub front incorporating pilasters.

Tresco House and Bryher Court (see Sancroft Street)

Nos. 13-27 - Attractive early 20th C terrace in Neo-Georgian style. Two storeys, stock brick, pitched plain tile roof, a variety of windows but principally 6/6 sash windows. Part of the inter-war Duchy Estate.

Bowden Street

Nos. 2, 4, 10, 12 and 16-18 - Former early-mid 19th C warehouses.

Broadgates Court – see Cleaver Street

Cardigan Street

Nos. 39—41 (consecutive) - Two storey post-war terrace in stock brick. Of appropriate scale, materials and form for the locality.

Nos. 42-56 - A post-war terrace of three-storeys. Respects the materials, scale and proportions of the earlier terraces.

Chester Way

Nos. 6-10 - Late 19th C terrace, three-storey, yellow stock brick with red brick dressings, painted cast-stone detailing, two-storey bay window, 2/2 sash windows. Narrow front gardens are enclosed with plain cast-iron railings. Part of the pre-war Duchy Estate.

Restormel House (1938) - Neo-Georgian style flats by the Lois de Soissons Partnership for Duchy Estate. Four-storeys with attic, stock brick, hipped plain tile roof, five-bays, central entrance with doorcase, 6/6 sash windows, dormer windows to attic, three-storey canted bay windows to outer bays.

Nos. 25 – 30 - Late 20th C terrace. Two-storeys with attic, stock brick, recessed entrance porches under brick arches, 6/6 sash windows and wide flat dormers.

Nos. 31-36, 47-54 and 55-60 - Late 19th C terrace of flats, three-storeys, yellow stock brick with 2/2 sash windows and part glazed front doors. Part of the pre-war Duchy Estate.

Cleaver Square

Nos. 42-47 (consec) - Early 19th C terrace, each two-storeys, two-bays, yellow stock brick, high parapet, mansard roof with dormers, sash windows, six-panel doors with plain fanlight.

No. 48 - 'The Prince of Wales' Pub (1901) Three-storeys, two-bays, red brick, Edwardian style sash windows, upper windows under decorative brick arches, parapet, cornice, central pediment with 'THE PRINCE OF WALES'. Traditional pub front.

No. 49 - Early 19th C terraced house (possibly rebuilt), three-storeys and sunk basement, two-bays, stucco, sash windows, panelled door with fanlight.

No. 53 – Set back in the north corner of the square. Post-war terraced house, three-storeys over semi-basement, four-bays, contemporary style windows.

No. 54 - Early 19th C terraced house, two-storeys and attic, slated mansard roof with dormers, yellow stock brick, two-bays, 6/6 sash windows, panelled door with transom light.

Nos. 56-61 - Early-mid 19th C terrace, three-storeys, two-bays, yellow stock brick, parapet, 'London' roof, sash windows (mostly 6/6). Six-panel doors with decorative fanlight, set in round-arched stuccoed recess. No. 61 is part stuccoed.

Cleaver Street

Nos. 2-10 - Early 20th C social housing and parade of shops. Three-storeys, red brick, slate pitched roof, unusual external cast iron deck access on slim supports, four panelled doors, 3/3 sash windows.

No. 12 - Early 19th C terraced house, three storeys, front elevation of stucco and side elevation of yellow stock brick, parapet, 6/6 sash windows. Former shop projects at g/f.

Nos. 11-13 - Pair of early 19th C cottages. Each two-storeys with attic, yellow stock brick, parapet, slated mansard roof with wide dormer, stucco architrave to window and door surrounds. No.11 has a 1/1 sash window and six-panel door, No.13 has a Regency window.

Nos. 15-19 - Mid 19th C workshops.

Lambeth County Court (1928) - Classical style with Moderne details. Two-storeys, eleven-bays, red-brick, parapet with stone coping, raised at centre, metal windows.

Courtenay Street

Nos. 7-17, 19-29 and 31-37 - Early 20th C terraces of two-storeys. Each house comprises of two bays, yellow stock brick with red brick dressings, pitched slate roof, recessed entrances, distinctive porches. Part of the pre-war Duchy Estate.

Nos. 37- 43 - Early 20th C terrace of two-storeys in neo-Georgian style. Tyneside flats. Two bays, yellow stock brick, pitched slate roof, stone cornice, recessed entrances, 6/6 sash windows, partly glazed doors, transom light above. Part of the pre-war Duchy Estate .

West side (evens)

No. 8 (Lambeth Sea Cadet Corps) - Early 20th C meeting hall, red brick, gable roof, three-bays, two casement windows, in long recessed brick arches, keyed oculus above. An interesting industrial style foil to this residential street.

Nos. 12-20 - Two-storey early 20th C terrace. Each house comprises of two bays, yellow stock brick with red brick dressings, pitched slate roof, recessed entrances, distinctive porches. Part of the pre-war Duchy Estate.

Nos. 22-30 - Early 20th C neo-Georgian style terrace. Two-storeys, yellow stock brick, some red brick dressings, pitched slate roof and 6/6 sash windows. Glazed doors, transom light above, two pairs under red brick arches in projecting sections of two-bays under pediment. Part of the pre-war Duchy Estate .

Nos. 32-40 and 42-52 - Early 20th C terrace of two-storey Tyneside flats. Two bays, yellow stock brick, red brick dressings, pitched slate roof, bay window to ground floor both with plain tile canopy, Edwardian style sash windows. Part of the pre-war Duchy Estate.

Cottington Street

Nos. 50. 52 & 54 - Early 20th C terrace of flats, three-storeys, three-bays, yellow stock brick with red brick dressings, pitched roof, two-storey bay windows. 6/2 sash windows, part glazed doors with transom light under pediment. Part of the pre-war Duchy Estate.

Centenary Hall (former Memorial Hall, 1883) – Former Sunday school, yellow stock brick with red brick dressings, slated gable roof with small fleche, long sash windows in rounded brick arches, two stone plaques under red brick segmental pediments.

Denny Street

No. 21 - Early 20th C terraced house, two-storeys, three-bays, parapet and plain tiled hipped roof, 6/6 sash windows, oculus window above central doorway, half glazed door, doorcase with plain pilasters and pediment. Part of the inter-war Duchy Estate.

Kennington Lane

Nos. 97, 99 & 101 - Early 20th C parade, three shops, each of three-storeys, three-bays, yellow stock brick with red brick dressings, 6/2 sash windows. Shop fronts pilasters (upper sections of red brick and lower of engineering brick), timber fascia, cornice and consoles.

Nos. 107, 109 & 111 - Three early 19th C terraced houses now in flats. Two-storeys over semi-basement, seven-bays, yellow stock brick, stucco semi-basement, parapet, 6/6 sash windows, steps up to six panelled doors with fanlight. Spearhead railings to front.

Nos.149-153 - Early 20th C terrace of flats. Three-storeys, two-bays, three-storey bay window, sash windows.

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No. 159 - Mid 19th C former shop. Two-storeys, stucco, parapet, stucco cornice and window surrounds, sash windows. Traditional timber shopfront.

No. 161 - Mid 19th C terrace with shop. Three-storeys, two-bays, yellow stock brick, parapet and painted stone lintels to 2/2 sash windows. Traditional timber shopfront, panelled stallriser and recessed entrance.

No. 163 - Mid 19th C terrace with shop. Three-storeys, three-bays (only two windows to second-floor), yellow stock brick, parapet, painted stone lintels to 2/2 sash windows and inappropriate modern 'Tudor' style door.

No. 165a - Early-mid 19th C terrace, heavily altered, with carriageway. Three-storeys, one-bay, yellow stock brick, parapet. Unusual highly decorative stone doorcase comprising of a 'Gibbs Surround' with blocking, keystone and pediment.

Nos. 169-171 - Mid 19th C terrace with former shops, now converted to residential use. Three-storeys, four-bays, stock brick, parapet, painted stone lintels to windows.

Nos. 173-175 - Three-storeys, three-bays, red brick, stucco pilasters, modillion cornice, parapet with decorated pediment at centre and ball finials at sides, decorative stucco headed dormers. The shopfront has narrow fascia with simple modillion cornice, shop windows with narrow mullions and a recessed and gated entrance.

No. 177 - Early 19th C terrace with shop. Four-storeys, two-bays, yellow stock brick, parapet and modern casement windows. Single storey projecting shopfront, inappropriate aluminium shop window and plastic fascia signage.

No. 179 - Early 19th C terrace with shop. Four-storeys with attic, two-bays, yellow stock brick, parapet, slated mansard roof with dormers, stucco window surrounds, and 1/1 sash windows. Late 19th C timber shopfront of one-storey projects, fascia with plastic signage, simple cornice and brackets, panelled stallriser, recessed entrance with part glazed double doors, modern shop window. Late 19th C decorative wrought-ironwork.

Nos. 181-183 - Late 18th C /early-mid 19th C terrace with shop. Four-storeys (left two bays with attic), four-bays, yellow stock brick, parapet, left two bays has a slated mansard roof with dormers. Flats accessed by two doors of four panels with transom light above.

No. 185, White Hart Pub (1897) Three-storeys, red brick with decorative terracotta window surrounds, gable end with bottle balustrade fronting dormer windows. Traditional pub front.

No. 191 - 193 The northern end, three-storeys with rounded corner section, to a mid 19th C parade of two-storey shops. Stucco, parapet, 3/3 sash windows to second-floor and 6/6 to first-floor, stucco architrave surrounds to windows, four blind windows.

Nos. 197-209 - Shops, part of a mid 19th C parade. Two-storeys, painted brick, stucco parapet, 2/2 sash windows. Rounded corner to Windmill Row.

Liwood House - Interwar block of flats in Neo-Georgian style. Four-storeys, five bays, red brick, stucco ground-floor, central entrance, sash windows.

No. 247, The Pilgrim - Interwar Pub in a Neo-Georgian style. Original pub frontage.

Nos. 251-255 and 257-261 - Mid-late 19th C terraces in Italianate style. Three-storeys over semi-basement, two-bays, yellow stock brick (some painted), stucco parapet with cornice,

stucco window surrounds, stucco bay window to ground-floor, doors in recessed entrances.

No. 90 - Mid-late 19th C shop, three-storeys, yellow stock brick, parapet, shopfront.

No. 98, The Little Apple Pub - Neo-Georgian style corner building of two-storeys with attic, red brick, mansard with dormers, stucco cornice, casements. Pub front of three sections.

Tamar House - 1935. Neo-Georgian style flats. Four-storeys, central section of nine-bays set back and two side wings of five-bays. Yellow stock brick, central section has mansard roof of plain tiles and dormers and bay windows of three-storeys, wings have parapet, 8/8 sash windows, distinctive stone door cases with double doors. Part of the inter-war Duchy Estate.

Nos. 134-140 and 142-152 - Early 20th C terraces of flats. Three-storeys, two-bays, red brick with pre-cut stone / terracotta detailing including bay window of three-storeys, decorative doorcases and window surrounds, pitched slated roof, 6/2 sash windows.

Dog House Pub – See Kennington Road

St Anslem's church hall (behind vicarage) – 1887. Gothic Revival style building in red brick with impressive tower. Group value with church and vicarage. Historic interest.

Boyton House - Impressive block of flats in Neo-Georgian style. Four storeys, L-shaped, five-bays. Fine detailing. Group value. Part of the inter-war Duchy Estate.

Kennington Park Road

No. 134 - Post-war infill, three-storeys, dark brick (matched the adjoining soot stained bricks on wither side at the time of construction), contemporary openings. Architect Bob Maxwell.

No. 172 - Early 19th C terraced house of three-storeys and attic, two-bays, projecting 19th Century former shop of one-storey. Yellow stock brick, slated mansard roof with dormers, 3/3 sash-windows. A traditional shop front projects at ground-floor.

No. 174 - Early 19th C terraced house of three-storeys and attic, one bay, projecting 19th Century former shop of one-storey. Yellow stock brick, slated mansard roof with dormer, 3/3 sash-windows. A traditional shop front projects from the ground-floor.

No. 182 - Mid-late 19th C house in Italianate style. Three-storeys, stock brick, part stuccoed, bay window, parapet and stucco cornice and window surrounds, 1/1 sash windows, stucco door case with segmental pediment, flight of six steps to modern double door.

No. 184 - Mid-late 19th C terraced house, four-storeys over semi-basement, stock brick, stucco three-storey bay window, stringcourses, cornice, and stucco window surrounds.

No. 186, Whitefield House - Mid-Late 19th C commercial/warehouse building, loosely Italianate in style. Three-storeys with attic, three-bays, red brick, slated mansard roof with flat dormers, narrow red brick and stucco pilasters, wide stucco fascia and narrow cornice, heavy stucco cornice to first-floor, narrow stucco parapet to second-floor.

No. 188 (former Westminster Bank Ltd.) - early 19th C house, three-storeys and attic, two-bays, stock brick, slated mansard roof with dormer, 1/1 sashes. Good inter-war bank front.

Kennington Road

No. 293, Dog House Pub - Late 19th C in Venetian Gothic style. Three-storey rounded corner building, stock brick, parapet, stucco cornice, arcaded first-floor with stucco arches to windows, 1/1 sash windows. Red granite pilasters, timber fascia, cornice and consoles.

No. 295 - Late 19th C shop. Rounded corner, four-storeys with attic, 13 narrow bays with narrow window openings, uPVC windows, red brick, and mansard roof with dormers.

Nos. 297-305 - Late 19th C parade of shops. Four-storeys with attic, 11-bays, red brick, brick and painted stone cornice, painted stone sill bands, mansard roof with dormers, 1/1 sash windows. No. 297 notable for retaining its original console brackets.

No. 309 - Early 19th C terrace with late 19th C projecting shopfront. Three-storeys, two-bays, stock brick, parapet.

No. 311 - Early 19th C terrace with late 19th C projecting shopfront. Three-storeys, two-bays, stock brick, parapet, 6/6 sash windows. Late 19th Century shopfront projects.

No. 313 - Early 19th C terrace with late 19th C projecting shopfront. Three-storeys, two-bays, stucco, parapet. Late 19th C painted timber shopfront of one-storey projects.

No. 315 - early 19th C terrace with late 19th C projecting shopfront, three-storeys, two-bays, stock brick, parapet, modern replacement 2/2 sash windows.

No. 325 - Part of a late 18th C terrace with late 19th C projecting shopfront. Three-storeys with attic, three-bays, stock brick, slate mansard roof with dormers, 6/6 sash windows, carriageway to left. Shopfront - panelled stallriser, pilasters, fascia with narrow cornice, original shop window and panelled double doors.

No. 327 - Part of a late 18th C terrace with late 19th C projecting shopfront. Three-storeys with attic, two-bays, yellow stock brick, slate mansard roof with modern dormers, inappropriate modern windows. Late 19th C shopfront of one-storey projects.

No. 329 - Part of a late 18th C terrace with late 19th C projecting shopfront. Three-storeys with attic, two-bays, yellow stock brick, slate mansard roof with modern dormers, uPVC windows. Original shopfront mostly gone.

No. 331 and 333- Part of a late 18th C terrace with late 19th C projecting shopfronts, now converted to residential use. Three-storeys with attic, two-bays, yellow stock brick, slate mansard roof with dormers, 6/6 sash windows. Good painted timber shopfronts.

No. 335 - Part of a late 18th C terrace with late 19th C projecting shopfront, now converted to residential use. Three-storeys with attic, two-bays, yellow stock brick, slate mansard roof with dormers, 6/6 sash windows. Intact timber shopfront.

Nos. 337-339 - Part of a late 18th C terrace with late 19th C projecting shopfront. Three-storeys with attic, four-bays, yellow stock brick, slate mansard roof with dormers, 6/6 sash windows to left two bays, uPVC windows to right two bays. Original shopfront gone.

No. 341 - Part of a late 18th C terrace with late 19th Century projecting shopfront. Three-storeys with attic, two-bays, stock brick, slate mansard roof with dormers, 6/6 sashes.

No. 343 & 345 - Pair 19th C terraced buildings with late 19th C projecting shopfronts. Three-storeys with attic, two-bays, stock brick, slate mansard roof with dormers, brick cor-

nice. Late 19th C single storey shopfronts project.

No. 347 - 353 Mid-late 19th C terrace of shops in Venetian Gothic style. Three-storeys with attic, stock brick, red brick dressings, slate mansard roof with dormers, brick cornice, tripartite arcade to first and second-floors with 2/2 sash windows. No. 349 has uPVC windows.

Nos. 355-365 - Mid-late 19th C terrace in Venetian Gothic style. Three-storeys over semi-basement, two-bays, stock brick with red brick dressings, parapet, 1/1 sash windows, stucco bay window to ground floor, steps to recessed entrance. Spearhead railings.

No. 379 - Strikingly tall and slender mid-late 19th C warehouse with shop. Four-storeys, two-bays, yellow brick with red brick dressings, stucco parapet. 19th Century shopfront.

No. 381 - Warehouse c1900. Three-storeys, three-bays, stucco, garage doors, metal external stair, forecourt enclosed by stucco wall.

West Side (evens)

No. 216 (former Regal Cinema) - 1937. Distinctive former cinema in neo-Georgian style with Moderne details.

Tresco House – see Sancroft Street

Nos. 290-312 - Terrace with shops, c.1846. Two-storeys, five-bays, painted brick, parapet and 6/6 sash windows. Mostly modern 'traditional' style shopfronts.

No. 314 - 316 Terrace with shops, c.1846. Two-storey, three-bays, painted brick, parapet and 6/6 sash windows. Stucco stall riser, timber shop windows, fascia. No. 316 is a rounded corner building.

No. 318a - Early 19th C terrace with shop, three-storeys, two-bays, brick inappropriately painted, stucco parapet and 6/6 sash windows. Modern shopfront.

No. 324 - Good modern imitation of a c1800 terraced house. Three-storeys with attic.

No. 330 - Mid 18th C house set back with early 20th C shop/garage fronting the road. One of the earliest local buildings. The gap, created by this building being set back, is historic, contributes to the areas character and should be retained.

No. 332 – c1800 house, rebuilt, with late 19th C projecting shop. Three-storeys, two-bays, yellow stock brick, parapet, 6/6 sash windows, inappropriate modern casements give access to a terrace on shop roof. Modern timber shopfront of traditional design.

No. 334, 336 and 338 - c1800 - terrace of houses with late 19th C shop extensions. Three-storeys, two-bays, brick, parapet.

No. 340 - Mid 19th C Pub . Three-storeys, three-bays, red brick facade, parapet, casements. Timber pub front of stall riser, pilasters with Corinthian capitals, fascia and cornice.

No. 342 - Early 19th C terraced house with late 19th C shop. Three-storeys with attic, three-bays, stock brick, slated mansard roof with dormer windows, 2/2 sash windows.

No. 344 - Early 19th C terraced house with shop. Three-storeys with attic, three-bays, inappropriately painted brick, parapet, slated mansard roof with dormer windows. Shopfront retains attractive 19th Century stucco pilasters with Doric capitals.

Methley Street

Nos. 1-35, 3—41 and 2—54 - Terraces, c.1868, in Venetian Gothic style. Two-storeys (Nos. 13-23 three-storey) over semi-basement, yellow stock brick with red brick dressings, parapet and slated 'London' roof, 2/2 sash windows. No 39 was once home of Charlie Chaplin.

Milverton Street

Nos. 1-6 c1865. Venetian Gothic style terraces. Two-storeys over semi-basement, stock brick with red brick dressings, parapet and slated 'London' roof, 2/2 sash windows, four panelled doors with transom light.

5a and 6a & 7 - c1865. Two-storeys over semi-basement, stock brick with red brick dressings, 2/2 sash windows, doors of four panels with transom light above.

Montford Place

Nos. 1a, 1b & 1c - Late 19th C works building, one-storey, yellow stock brick, gable ends, variety of sash windows.

Nos. 1 and 5 – Late 20th C infill buildings – replicating the character of the adjoining listed buildings and restoring the character of the street.

No.27 - Mid-20th C house, two-storeys, two-bays, red brick, pan tile roof, two-storey bay window and composite sash windows.

No. 20 – Gin Distillery building c1900. Outside conservation area boundary.

Newburn Street

Nos. 22 - 32 - Post war terrace of houses with shop at no. 22, two-storeys, three-bays, yellow brick, shopfront, contemporary windows.

Nos. 38-40 - Early 20th C terrace, three-storeys, two-bays, yellow brick with red brick dressings, pitched roof, 2/2 sash windows, two-storey flat bay window, stucco door surround.

Trevose House - 1938. Block of flats in neo-Georgian style. Four-storeys with attic, ten-bays, dark brown brick, steep pitched roof with inappropriate dormers and rooflights, 8/8 sash windows. Cipher 'EP 1938' in metal lettering.

Edward House - Early 20th C block of flats in neo-Georgian style. Four-storeys, 13-bays, stock brick, stucco coins and sill band to third-floor, hipped pantiled roof, sashes.

Nos. 23-27 - Early 20th C terrace of flats. Three-storeys, stock brick with red brick dressings, slated pitched roof, square bay windows of two-storeys, 2/2 sash windows, recessed entrances with stone door surrounds, doors of four panels and transom light above.

Orsett Street

Nos. 23-35 and 34-36 - Early 20th C terraces. Two-storeys, stock brick with red brick dressings, slated pitch roof, square bay window to ground floor with pitched roof of plain tiles, sashes, front door with pitched roof of plain tiles and pre-cast stone capitals.

Radcot Street

Nos. 1-10 - Terrace, c.1868, in Venetian Gothic style. Two-storeys (Nos. 4-8 three-storey) over semi-basement, yellow stock brick with red brick dressings, parapet and slated 'London' roof, 2/2 sash windows, doors of four panels with transom light above.

Ravensdon Street

No. 1c - Modern terraced house, two-storeys, yellow stock brick, parapet and 1/1 sash windows. Respects the attached historic terrace.

No. 5 - Modern terraced house of two-storeys over semi-basement, yellow stock brick, parapet and 1/1 sash windows. Respects the attached historic terrace.

Nos. 1, 3 & 7-35 and 2-34 - 1868. Terraces designed by Alfred Lovejoy in the Venetian Gothic style with polychromatic brickwork. Nos 7-19 and 31-35 are of two-storeys and 21-29 are of three-storeys, both over semi-basement. Nos. 19 & 31 feature a wall dormer which provides a successful transition between the change in height within the terrace.

No. 2a Temperance Works - Former late 19th C workshops, two-storeys, yellow stock brick, hipped slate roof, single-storey with flat roof projects.

No. 36 - Modern terraced house of two-storeys over semi-basement, yellow stock brick, parapet, 1/1 sash windows with plain balconettes. Respects the scale and proportion of the attached historic terrace but lacks its fine detailing.

Sancroft Street

Nos. 15-29 - Three storey post-war terrace in stock brick. Of appropriate scale, materials and form for the locality.

Nos. 39, 40 and 41 (see Cardigan Street)

No. 63, Duchy Arms PH - Mid 19th C with early 20th Century alterations. Core of two-storeys and three-bays, stock brick, stucco window surrounds and cornice to parapet. Single storey 20th C extension is three-bays, red brick, parapet, flat roof, sash windows and neo-Georgian door surround.

No. 2, Tresco House - Late 20th C block of flats in a Neo-Georgian style, three-storeys, yellow-stock brick, stucco ground floor, plain tile roof with dormers. Cupola and pediment.

No. 4, Bryher Court - as Tresco house but without pediment.

No. 60 - Interwar block of flats in Neo-Georgian style. Three-storeys, five-bays, stock brick, unusually steep pitched hipped roof of pantiles with two rows of dormers, 8/8 sash windows. Part of the inter-war Duchy Estate.

Stannary Street (incorporating Whitacre Mews, Stannary Place)

No.6 - 19th C warehouse building.

No. 19 - Distinctive interwar warehouse, two-storeys, three-bays, red brick, crow-stepped gable and metal windows.

No. 33 - Former interwar public building, now converted to private offices. Two-storeys, nine-bays.

No. 39 (formerly The Alderman Pub) - Mid 19th C Pub, three-storeys, four-bays, yellow stock brick with dressings, stringcourses, parapet (raised a centre with oculus). Traditional pub front; stall riser, pilasters, fascia and cornice in faience, now painted.

No. 41 - Terraced house, three-storeys, two-bays, yellow stock brick, sash windows.

Kennington Conservation Area Statement 2012

No. 18a - Mid-late 19th C house, later converted to commercial use. Two-storeys, four-bays, stucco, parapet, 3/3 sash windows (altered to ground-floor).

Nos. 20 - Early-mid 19th C workshop, two-storeys with attic, stucco, slated mansard roof with two modern rooflights, 4/4 sash windows to first-floor.

Nos. 22-26 - Plain but robust mid-19th C warehouse, now successfully converted to offices. Two-storeys, six-bays, yellow stock brick, altered parapet.

No. 28 - Large mid-19th C warehouse, eight-bays, stock brick, parapet, tall ground floor in stucco with two large windows of 36 panes, eight windows of 24 panes to first-floor and 20 to second-floor, carriageway to right.

No. 30 - Mid-19th C workshop, three-storeys, three-bays, stock brick, parapet, red brick cornice and arches to windows, 2/2 sash windows, two modern dormers, stucco ground floor.

No. 32 - Plain mid-19th C warehouse, now offices and flats. Originally two-storeys but with third-storey added in a more modern style.

White Hart Street & Kennings Way

Kennings Estate, (Clastock House, Fowey House, Helston House, Liskeard House, Landulph House, Penmayne House and Trematon House) - Each block of four-storeys, 16-bays, stock brick with red brick dressings, steeped hipped roofs with dormers and tall chimneys, 6/6 sash windows with the exception of Fowey House which is purely in stock brick and has a more refined aesthetic.

Vauxhall Telephone Exchange - Handsome Interwar building in a Neo-Georgian style. Good carved keystones. Three-storeys with attic.

Nos. 2-3 White Hart Street - 20th C terrace houses divided in to flats. Three-storeys, three-bays, stock brick with red brick dressings, pitched roof, Edwardian style 6/2 sash windows.

Wigton Place

No.9 - Mid 19th C warehouse/workshop now successfully converted to offices and flats.

Windmill Row

Nos. 1-5 - Three former shops c.1846, now converted to one restaurant. Six-bays in total, painted brick, 6/6 sash windows to first-floor; shopfront.

Nos. 2 - 10 Mid 19th C shops. Three-storeys, stucco, parapet. Some uPVC windows. Some timber shopfronts— no 10 notable - incorporating a narrow fascia and modillion cornice.

Nos. 12 – 14 - Early 19th Century shop, three-storeys, two-bays, yellow stock brick, stucco parapet and 6/6 sash windows. Attractive 19th Century timber shopfronts.

APPENDIX 2 NEUTRAL CONTRIBUTION

The council will normally support the removal and sympathetic replacement of those buildings that make a neutral contribution. Buildings and structures considered to make a neutral contribution are detailed below:

Cleaver Street

Broadgates Court - Large post-war block of flats of utilitarian appearance. Does not respond to the character or appearance of the conservation area.

Kennington Lane

No. 211 – 215 - Post-war shops, three-storeys, much altered.

Edinburgh House, 154-182 Kennington Road - Post-war office building occupying a large site.

Kennington Road

No. 373 - Post-war warehouses and yard.

Milverton Street

No. 8, Gateway House - A large late 20th C office block, three-storeys with attic, red and brown brick and contemporary style windows.

Sancroft Street

No.13. Havilland House - Plain post-war block of flats.

No. 65, Moffat Health Centre - Utilitarian post-war building of sympathetic scale.

No. 6, The Power House - Modern office building.

Stables Way

Nos. 1-13 - Utilitarian block of post-war flats.

Garages - Single storey lock-up garages .

Stannary Street (incorporating Whitacre Mews, Stannary Place)

No. 14 - Utilitarian post-war warehouse now used as a community centre.

APPENDIX 3 STATUTORY LISTED BUILDINGS

Name / Number	Road	Grade
No 35 (Day Hospital - St Thomas' Childrens' Department)	Black Prince Road	II
Gates, Piers and Railings at western block of No 39 (Beaufoy School Technical Block)	Black Prince Road	II
Western block of No 39 (Beaufoy School Technical Block)	Black Prince Road	II
Nos 1 to 32 (consec)	Cardigan Street	II
Nos 57 to 64 (consec)	Cardigan Street	II
Nos 1, 2 and 3	Chester Way	II
Nos 10, 11 and 12	Chester Way	II
Nos 37, 38 and 39	Chester Way	II
Nos 1 to 20 (consec)	Cleaver Square	II
Nos 21 to 25 (consec)	Cleaver Square	II
Nos 26 to 33 (consec)	Cleaver Square	II
Nos 34 to 41 (consec)	Cleaver Square	II
Nos 50, 51 and 52	Cleaver Square	II
Nos 34 to 40	Cleaver Street	II
No 42	Cleaver Street	II
Nos 1 to 15	Courtenay Square	II
Nos 2 to 16	Courtenay Square	II
Nos 45 to 51	Courtenay Street	II
Nos 54 to 84	Courtenay Street	II
Nos 86 and 88	Courtenay Street	II
Nos 1 to 16 (consec)	Denny Crescent	II
Nos 1 to 20 (consec)	Denny Street	II
Gentlemen's underground lavatory and above ground structures: ventilation shaft, railings, 4 bollards and cattle trough	Kennington Cross (junction Kennington Lane and Kennington Road)	II
Nos 113, 113B, 115, 115A, 117, 117B, 119, 119A and 121	Kennington Lane	II
Nos 123 to 147	Kennington Lane	II
Nos 155 to 157	Kennington Lane	II*
No 167 (Durning Library)	Kennington Lane	II
No 225 (Imperial Court)	Kennington Lane	II
Nos 231 to 245	Kennington Lane	II

APPENDIX 3 STATUTORY LISTED BUILDINGS (cont.)

Name / Number	Road	Grade
Nos 188 to 198 (even)	Kennington Lane	II
Nos 200 and 202	Kennington Lane	II
114 to 132	Kennington Park Road	II
136a to 170 (and 170a)	Kennington Park Road	II
176 to 180	Kennington Park Road	II
Boundary to 180	Kennington Park Road	II
231 (Chester House)	Kennington Road	II
233 to 291	Kennington Road	II
317 to 323	Kennington Road	II
367 (Old Town Hall)	Kennington Road	II
318 to 328	Kennington Road	II
346 to 356	Kennington Road	II
362 to 366	Kennington Road	II
St Anselm's Church	Kennington Road	II
St Anselm's Vicarage	Kennington Road	II
3	Montford Place	II
7 – 25	Montford Place	II
Newquay House	Newburn Street	II
1 to 31 Woodstock Court	Newburn Street	II*
2 (part of Woodstock Court)	Newburn Street	II*
20 (part of Woodstock Court)	Newburn Street	II*
1 to 36 Kennington Palace Court	Sancroft Street	II
Railings, wall and gate Kennington Palace Court	Sancroft Street	II
Nos 49 and 51	Sancroft Street	II
The Lycee, 1 (former School)	Stannary Street	II

APPENDIX 4 LOCALLY LISTED BUILDINGS

Name / Number	Address	Date Listed
Bollards	Aulton PI junction with Stannary St	22 March 2010
13-27	Black Prince Road	22 March 2010
Restormel House	Chester Way	22 March 2010
42-47 (consec)	Cleaver Square	22 March 2010
48 - 49	Cleaver Square	22 March 2010
56-61	Cleaver Square	22 March 2010
Lambeth County Court,	Cleaver Street	22 March 2010
Memorial Hall	Cottington Street	22 March 2010
22 – 30	Courtenay Street	22 March 2010
21	Denny Street	22 March 2010
107 - 111	Kennington Lane	22 March 2010
173-175	Kennington Lane	22 March 2010
White Hart Pub, 185	Kennington Lane	22 March 2010
Tamar House	Kennington Lane	22 March 2010
Dog House Pub, 154	Kennington Lane	22 March 2010
St Anselm's Hall	Kennington Lane	22 March 2010
Boyton House	Kennington Lane	22 March 2010
172 – 174	Kennington Park Road	22 March 2010
Former Regal Cinema,	Kennington Road	22 March 2010
325—341	Kennington Road	22 March 2010
379	Kennington Road	22 March 2010
330	Kennington Road	22 March 2010
39	Methley Street	22 March 2010
1 & 5	Montford Place	22 March 2010
20	Montford Place	22 March 2010
60	Sancroft Street	22 March 2010

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Yoruba

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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
Lambeth Planning, Regeneration and Environment Division's
Conservation & Urban Design Team
March 2012
