

Hackford Road Conservation Area

Conservation Area Statement



April 2009


Lambeth

Hackford Road Conservation Area Statement

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CONSERVATION AREA BOUNDARY MAP



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Hackford Road Conservation Area Statement

INTRODUCTION

The Hackford Road Conservation Area was designated in June 1974. It encompasses a very small group of residential buildings on Hackford Road which is located between Clapham Road and Brixton Road towards the Northern end of the borough. The boundary includes numbers 63-87 (odd) Hackford Road and from the front of those properties to the middle of the road. The character is that of a small enclave of little-altered early-mid 19th Century houses set in mature gardens.

Designation was in response to a proposal to demolish the buildings. The report for the original conservation area states the rationale for decision to designate:

“The Victorian villas Nos. 63-79 Hackford Road are the subject of a planning application which would involve their demolition. It is considered that the loss of these properties would be regrettable since they form part of the original development of this part of Stockwell.

Number 87 Hackford Road was the home, for a short period, of Vincent Van Gogh the distinguished painter, and the Greater London Council have recently decided to erect a commemorative plaque on the house.”

Planning and Development Committee Report, 11th June 1973.

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

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

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

1. PLANNING FRAMEWORK

Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them accordingly as Conservation Areas.

Conservation Area designation brings with it additional planning controls, controls over demolition and the protection of trees. Section 72 of the Act places a duty on the Council and other decision makers to pay special regard in the exercise of planning functions, to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

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

The Regional Spatial Strategy for the Lambeth area is the London Plan: 'A Spatial Development Strategy for Greater London' published in February 2004. This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.

Lambeth's adopted Unitary Development Plan (UDP 2007) contains policies relating to all aspects of planning in the Borough including urban form, conservation and design as well as site specific policies. No sites in the conservation area are specifically identified in the UDP.

1.1 Planning Control

Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof alterations, certain types of cladding and satellite dishes in some locations. Trees are also protected. The Council can impose stricter planning controls if the character or the appearance of the area is threatened by unsympathetic change.

2 CONSERVATION AREA APPRAISAL

2.1 Introduction

A Conservation Area Appraisal is undertaken by the local planning authority to define the character and appearance of a conservation area. The appraisal will provide a sound basis for the Council's future development plan policies and development control decisions. The appraisal also informs Management Proposals found in Part 3 of this document. It has been undertaken in accordance to the following guidance:

'Guidance on Conservation Area Appraisals', English Heritage, (2006).
'Guidance of the Management of Conservation Areas', English Heritage, (2006).
'Planning Policy Guidance 15: Planning and the Historic Environment', DoE (1994)

2.2 Historic development

The Stockwell area takes its name from the woodlands or stocks and from the presence of natural wells and springs. Rocque's map of 1745 shows that the area was agricultural at that time.

In the 18th Century Stockwell village became a retreat for wealthy merchants who built substantial houses facing the green and in the 1800s Brixton Road and Clapham Road were developed with grand terraced houses. It wasn't until the 1840s and 1850s that development began on the land forming the current Hackford Road Conservation Area.

The buildings within the conservation area are earlier than most of their immediate neighbours and for their first decades they stood alone on undeveloped open land between Brixton Road and Clapham Road. A notable (albeit transient and then unknown) resident of the area was artist Vincent Van Gogh who lodged at 87 Hackford Road in the 1870s whilst working at the Goupil Gallery in Southampton Street. His stay is commemorated by a Blue Plaque on the building which reads 'Greater London Council / Vincent/ Van/ Gogh / 1853-1890 / Painter / Lived Here / 1873-4. He was clearly fond of the house, writing to his parents in 1873—

"I have a room such as I have always longed for... I have a delightful home and it is a great pleasure to me."

The urban structure of the area was fully developed by around 1900 and remained relatively untouched until the Second World War. The war effort saw the removal of railings from the fronts of properties and bomb damaged buildings in the locality were subsequently redeveloped after the war. In the post-war decades much of the local housing stock was in poor condition; it was at this time that schemes were put forward for the demolition of the buildings. They were saved from demolition by conservation area designation and the buildings were subsequently restored to their current appearance.

2.3 Spatial Form

Although the conservation area is one of the smallest in Lambeth, its spatial form is typical of streets developed by speculative builders in the mid 19th Century. The houses front the street in the conventional manner and all have a small front garden separating the house from the pavement, with larger gardens to the rear. Whilst there are minor variations in the front building line there is a strong street frontage and the pairs of houses have an especially pronounced presence. Spaces between the buildings contribute to the sense of open-

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ness. There is more variation to the rear elevations reflecting the original plan form of the buildings and their subsequent extension and alteration.

2.4 Streetscape and Public Realm

The original paving surfaces have been replaced with modern tarmac although some granite kerbs survive. Whilst tarmac is not a traditional material it does provide a simple homogenous finish to the streetscape.

Across Hackford Road, outside the conservation area, the handsome boundary wall to Durand Primary School provides an attractive setting to the conservation area. In yellow stock brick with red brick dressings the wall is punctuated with entrances framed in good quality Portland Stone with attractive pediments.

2.5 Activity and Uses

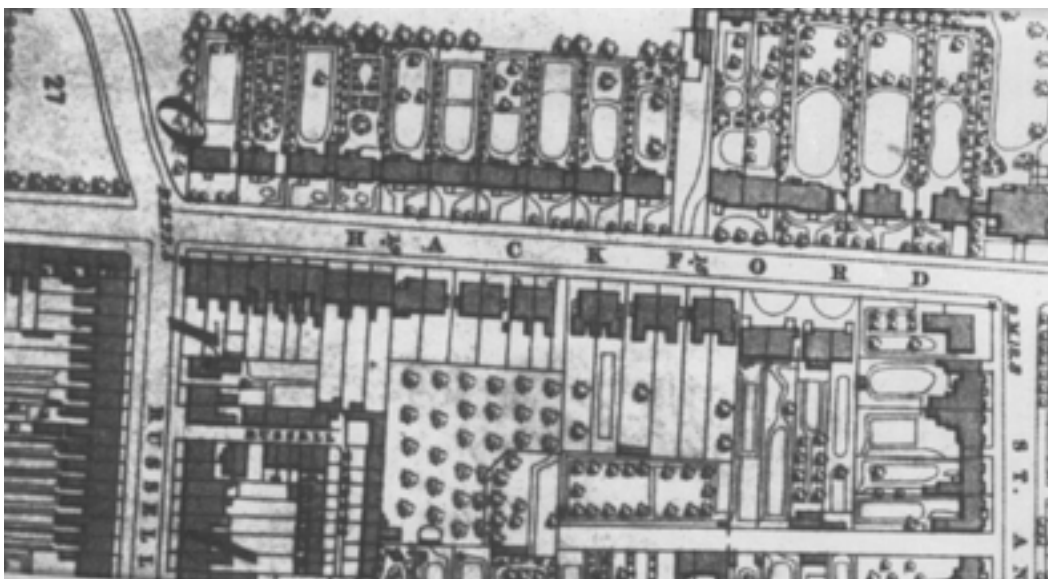
The prevailing character of the conservation area is that of a quiet residential road markedly different to the busier main routes at Clapham Road and Brixton Road. The only non-residential use adjoining the conservation area is Durand Primary School.

2.6 Building Materials and Details

All of the buildings within or adjoining the conservation area are constructed of traditional materials:

2.6.1 Architecture

The buildings within the conservation area take a variety of forms and styles but they are each typical of their period of construction. They are a representative cross section in the development of early-mid 19th Century architecture from its early roots in Neo-Classicism (inspired by Ancient Greece and Rome) through to more Italianate forms in the mid 19th Century period.



This map shows Hackford Road in the 1870s.

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2.6.2 Walls

London yellow stock bricks predominate. Despite the dominance of this building material 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. Some buildings have been crudely over-pointed. However, where it survives, appropriate pointing appears understated and traditional, recessed and natural coloured, allowing the facing brickwork to be appreciated.

Stucco (render) has a minor presence within the conservation area; it was used by the builder as a cheap substitute for dressed stone and originally would have been painted or tinted a sandstone colour to look more authentic. Today it is mostly painted brilliant white which is rather harsh. It is usually applied to the ground floors to give the impression of a classical plinth and can be plain, incised or rusticated. It is also used for detailing such as cornices and architraves etc... There are only two buildings that are entirely rendered and this appears to be a later alteration. This simple palette of stucco and brick helps to create a dignified and homogenous appearance.

2.6.3 Windows

Traditional double-hung vertical sliding sash timber windows are the predominant type; these are all finished in white paint although historically dark coloured paint would have been used. The traditional single pane glazing is held in place with putty which is painted as the woodwork. The glazing pattern depends on the particular design of the house and its age; the earliest examples have small Georgian style panes or narrow margin lights; plate glass sashes are typically later alterations. Some basement windows have plain external bars for security.

2.6.4 Doors

The painted timber doors tend to be carefully considered and decorative. Whilst some doors have been replaced with undistinguished modern doors there are a number of good original designs surviving. For example no. 79 has two bottom panels with flush bead mouldings and two top panels with bolection mouldings and no. 83 has a square bottom panel and two top panels, all bolection moulded. The majority of the doorways have a simple doorcase with transom light or fanlight, they are normally without glazing bars but in some cases the fanlights are divided into segments.



The house on the left exhibits later Italianate style stucco detailing.

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In the few instances where steps to front doors exist they tend to be in plain grey concrete, the majority of the houses having been refurbished in the post-war period. Originally the steps would have been in smoothly dressed stone with rounded nosings. Handrails to steps are detailed as railings with each bar sunk into the step and a plain handrail; there are no finials.

2.6.5 Roofs

The roofscape of the conservation area is typical of housing construction of the period: - hipped, pitched and mansard roof types being the most notable. Natural Welsh slate appears to have been the predominant material although there is a significant presence of later, modern replacement materials, which fail to replicate the appearance and texture of traditional materials.

Traditional dormers are only present within the mansard roof of 75-79 Hackford Road and these are typical of the period: modest and well detailed with lead cheeks. Elsewhere in the conservation area dormers are not a feature due in part to the historic roof construction which precludes the use of attic space for accommodation.

Rooflights do not appear to be a feature of the conservation area with the only example visible from the public realm being that on the front roof pitch of no.65. This sits proud of the roof slope and detracts from the simplicity of the historic roofscape.

Historically rainwater goods were in painted cast iron; some modern plastic examples at present look shabby and inappropriate.

2.6.6 Chimneys

All the buildings have chimneystacks, which add interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots.

2.6.7 Equipment and Services

Lights, cables, security alarms and other external services add unwelcome clutter to some facades. Some flank elevations have intrusive soil stacks and other down pipes made of plastic.



Traditional timber sliding sash windows characterise the conservation area.

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2.6.8 Shopfronts and Advertisements

There are no shopfronts or advertisements within the conservation area due to its residential nature.

2.7 Listed Buildings

2.7.1 Statutory Listed Buildings

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, was erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special character of the listed building.

There is only one listed building within the Hackford Road Conservation Area. It has been listed for its historical association with Vincent Van Gogh:-

87 Hackford Road

Grade II

2.7.2 Locally Listed Buildings

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 it is a material consideration when planning applications are being considered. At the time of survey no buildings in the conservation area have been identified for inclusion on the local list.

2.8 Building Contribution

This section assesses the contribution made to the character of the conservation area by its buildings. The omission of any particular building does not necessarily imply that it is of no significance. Where such cases arise they should be referred to the Planning Division for Consideration.



Nos. 75-79 Hackford Road have small traditional dormers with lead cheeks.

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2.8.1 Buildings that make a Positive Contribution

Buildings that make a positive contribution are worthy of retention although they may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. All of the buildings in the conservation area are deemed to make a positive contribution: -

63 - 65 Hackford Road

A pair of early Victorian semi-detached houses. Two storeys, over semi-basements, yellow stock brick walls with a pitched roof and central chimneystack. They form a symmetrical composition with each having a large multi-paned timber vertical sliding sash window and 6-panel door with plain fanlight at ground floor with 2 equal sized multi-paned sash windows at first floor. Embellished with understated detailing such as gauged rubbed brick window arches and a stucco render cornice and parapet detail. Small front garden bounded by traditional black metal railings.

67-69 & 71-73 Hackford Road

Two pairs of early Victorian semi-detached houses. Two storeys, over semi-basement yellow stock brick walls. They form a symmetrical composition each having 2 classically proportioned multi-paned sash windows on each floor. Architecturally understated they rely on simple detailing to provide relief - a render plinth at basement level (painted white at 71-73) and gauged rubbed brick window arches. The most characteristic elements of these properties are the exaggerated parapet detailing concealing a shallow pitched roof and the single storey "loggias" which link all the properties. The houses are set behind a small front area enclosed by replacement metal railings.

75-79 Hackford Road

A short terrace of two storey houses over a semi-basement and traditional mansard roofs. Walls in yellow stock brick with very simple detailing: - rendered plinths, traditional timber 4 panel doors with plain fanlights within recessed porches flanked by fluted engaged Doric pilasters supporting an entablature. All the windows are vertical sliding sash multi-paned windows. Each has a single central dormer window. Reinstated metal railings define the boundary to the street.



87 Hackford Road is a grade II listed building.

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81-87 Hackford Road

A short terrace of early-mid Victorian houses. Three storeys high and constructed of yellow stock brick; although nos. 85 & 87 have been rendered. They project forward from the building line established by the other properties in the street. They share an incised render plinth at ground floor level with simple semicircular door head with segmental fanlight. There is a variety of fenestration types within the terrace but they are all timber vertical sliding sashes. Modern replacement railings define the street boundary; although 85 Hackford Road has a low modern red brick wall at odds with the general character of the area.

2.8.1 Buildings that make a Negative Contribution

No buildings are deemed to make a negative contribution.

2.10 Refuse Stores

Some refuse enclosures were built in brick when the buildings were refurbished in the 1970s. These tend to be a simple brick structure with a flat roof which also serves as part of the boundary frontage. Elsewhere bins tend to stand unenclosed in front gardens.

2.11 Gardens and Trees

Whilst there is limited private space to the front of the properties their mature planting contributes greatly to the character of the area. Hard landscaping in front gardens varies; some paths are paved in York stone slabs which would have been the original detail. No original front steps survive.

Whilst not readily visible from the public realm back gardens are typical of the historical layout of the properties and are an important characteristic of the area, providing important private open space and amenity for residents. Large mature trees are not a feature of the conservation area but glimpses of trees through the spaces between the buildings is an important feature.



Mature planting contributes greatly to the character of front gardens.

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2.12 Boundary Treatments

The overwhelming majority of front boundary treatments in the conservation area take the form of understated painted reproduction railings which define the relationship between the public and private realms. These are all relatively modern replacements utilising traditional designs- the bottom of each bar being set into the plinth. The dimensions are typically:-

Plinth – H 220mm x W 140mm (smooth concrete with rounded corners)

Bar – H 820mm (to horizontal rail) x 22mm diameter (solid steel) at 140 mm centres.

Horizontal Rail – H 10mm x W 5 (solid steel)

Finial – H 180mm ('Peacock' design)

Stay – 220mm (square section) with brace to rear.

Stay Finial – H 250mm (spike design) – for either side of gate and stays only.

Pedestrian Gate – to same design / dimensions as the railings but with bottom rail.

Unfortunately, less-appropriate boundary enclosures do exist including sections of multi-brick walling along the street frontage. Some of these are conscious insertions in railing frontages to conceal dustbin enclosures.

Separating some front gardens (normally only between separate blocks of similar buildings), are stock brick walls with brick-on-end copings and plain piers.

2.13 Views

The conservation area falls within the Background Consultation Area encompassing Parliament Hill to the Palace of Westminster meaning that no tall development interrupts this important historic view. The conservation area itself is relatively low scale, building heights ranging from 2-3 storeys. Accordingly the important views are confined to domestic scale with the main view of note being:-

Nos. 63-69 Hackford Road terminate the Eastward view down Isabel Street into the conservation area.

Views through the spaces between the buildings allow glimpses of sky and trees beyond to the rear.

2.14 Capacity for Change

There are no development opportunity sites within the conservation area. Given the tight urban grain of the area and the intact historic character of the buildings are the reasons for designation as a conservation area there is little scope for alteration other than the reinstatement of lost architectural details. There may be scope for modest extensions and alterations to the rear elevations.

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2.15 Appraisal Conclusion

The Hackford Road Conservation Area is a small node of buildings that are typical of the early-mid Victorian urban development of the locality. Much of the area's character due to the presence of relatively unaltered buildings and the tight urban grain. The connection with Vincent Van Gogh adds colour to its history.

3. GUIDANCE

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

3.1 Alterations to Existing Properties

Details characteristic of the area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. It will be essential to replicate accurately traditional detailing in new work. Where possible, adjoining buildings, old photographs, prints or plans can inform accurate detailing. It should be noted that some works might require building control approval and listed building consent as well as planning permission.

3.1.1 Wall Surfaces

Previously plain brickwork should not be cleaned, rendered, painted or clad as such changes will normally harm the integrity of the building or its group. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Original mortar and pointing should be retained wherever possible; where re-pointing is required, mortar mixes should normally be lime based, have a traditional light 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.

Repairs to stucco should accurately replicate their mouldings and profiles. This may require a specialist and should not normally be undertaken using modern cements. Mid-range cream shades should be used on stucco render and window cills as it harmonises better with the tone of the stock brick.

3.1.2 Joinery

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 their replacement becomes necessary exact replicas of the traditional features should be sought.



Weather-struck pointing in hard cement (left) harms the brickwork.

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3.1.3 Windows

Changes to the size of window and door openings should be avoided. If traditional windows are in good condition they should be retained. If increased insulation is required, the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary, exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double-glazing should only be 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.

Modern window designs in metal, unpainted hardwood or uPVC window units should be avoided. They fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly.

3.1.4 Doors

Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building will be required to match closely those on similar adjoining buildings.

3.1.5 Roofs

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.

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 is preferred. Artificial tiles or concrete slates should not be used as they rarely look good and often lose their colour and surface finish. Pop-up roof vents, extractors or soil stacks should be avoided; flush fittings in unobtrusive locations are preferred. Chimneys add much interest to the roofscape and the buildings would look incomplete without them. They should be kept in good order with pots retained in place.



These stick-on glazing bars have begun to drop off giving the window a poor appearance.

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3.1.6 Dormers

Dormer windows are only a feature on mansard roofs within the conservation area. Additional front dormers should be avoided as they will look incongruous. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be resisted. Most other roof types are shallow and not suited to dormer additions.

3.1.7 Roof lights

The one example of a front rooflight in the conservation area (no. 65) is incongruous and illustrates why other examples would be inappropriate. Rooflights should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate the roof light should normally be 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.

3.1.8 Extensions

Front and side extensions should be avoided in order to preserve the integrity of the host building, the group value and the character or appearance of the conservation area. New rear extensions should respect the forms and design of the host building along with its materials and construction details. They should not be so large as to dominate or compete with the host building in visual terms. Large flat roofs should be avoided, as they are not a feature of the area.

Given the strong townscape character of the front elevations and the harmony that is created via the use of similar detailing, materials, form and massing, it is likely that scholarly replica will be the most appropriate design solution when considering extensions which would be viewed in conjunction with the front or exposed flank elevations.

Roof extensions are unlikely to be acceptable, as the Victorian roofscape of the conservation area is one of its most evocative character features. The loss or inappropriate alteration of historic roofs and the loss of chimney stacks would cause demonstrable harm to the character and appearance of the conservation area.

3.2 Advertisement & Signs

As there are no business premises within the conservation area commercial signage would be contrary to the prevailing residential character of the area. Traditional forms of signage (painted signs applied to brickwork or brass plaques) will be the most appropriate if ever required. Modern forms such as plastic or aluminium are not a feature and should be avoided.

3.3 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. Similarly they should not adversely affect the character or appearance of the conservation area.

3.4 Plant and Equipment

The location and appearance of extractors, meter boxes, soil pipes, lights, security alarms and other equipment such as satellite dishes should be carefully considered. Installations that will be visually obtrusive should be avoided.

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3.5 New Development

There are no development sites within the conservation area. The Council will resist the loss of all buildings that make a positive contribution. Should sites within the conservation area become available care should be taken to ensure that the new building preserves or enhances the character or appearance of the conservation area. Sympathetic building forms and materials are expected in conservation areas.

Development in parcels of land created from rear gardens should be avoided as the gardens contribute to the special character of the area.

3.6 Boundary Treatments

The loss of gates, railings and walls that contribute to the special character of the area should be avoided. New boundary enclosures should be in harmony with neighbouring properties. If new ironwork is proposed it should be of a height and design appropriate to the site and executed in the traditional manner.

Gates should be a continuation of the railings and pivot from a rail sunk into the ground rather than hang off hinges. Hollow-section bars or posts, welded detailing and modern latches / hinges are not a feature of the area and should be avoided. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts.

Finials should complement the style of the host building and the diameter of the bars that they terminate.



Left - Peacock Finial



Right - Obtrusive brackets and visible bolts should be avoided

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Typical dimensions for railings are as follows although they may have to be altered slightly to marry up neatly with neighbouring railings: -

Plinth – H 220mm x W 140mm (smooth concrete with rounded corners)

Bar – H 820mm (to horizontal rail) x 22mm diameter (solid steel) at 140 mm centres.

Horizontal Rail – H 10mm x W 5 (solid steel)

Finial – H 180mm ('Peacock' design)

Stay – 220mm (square section) with brace to rear.

Stay Finial – H 250mm (spike design) – for either side of gate and stays only.

Pedestrian Gate – to same design / dimensions as the railings but with bottom rail.

3.7 Gardens and Trees

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.

3.8 Sustainability

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

3.8.1 Reduce Consumption

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

3.10.2 Renewable Energy

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

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Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area; visually prominent locations should be avoided. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.8.1.

4. MANAGEMENT PROPOSALS

This section identifies how the Council believes the area should be managed. It has been prepared in line with national good practice guidance set out in 'Guidance on the Management of Conservation Areas' (2006) by English Heritage.

4.1 Conservation Area Boundary Review

The existing boundary has been closely examined as part of the appraisal process. There are no recommendations for changes to the boundary.

4.2 Planning Controls

Most external alterations to commercial premises and flats require planning permission. Some works to single family dwellinghouses do not require planning permission; these are known as 'permitted development rights' which are limited within a conservation area. Should alterations be made that harm the character or appearance of the area, the Council will consider removing further 'permitted development rights' in order to secure the effective management of the conservation area. This would be done by putting in place an Article 4 Direction which would specify additional planning controls. No such Direction is proposed at present. Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent. For advice on the need for planning or other approvals please consult the Council's web page or to write to the Planning Division explaining your proposal in detail.

4.3 Monitoring and Enforcement

The Council is committed to using its planning powers to manage the Hackford Road Conservation Area in such a way that ensures that its special character or appearance is preserved and enhanced.

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

4.4 Signage and Advertisements

Illuminated advertising will be discouraged on residential buildings or other sensitive locations. The Council will take action against unauthorised advertisements, which adversely affect the amenity and public safety.

4.5 Highways and Street works

Highways works within the conservation area should reflect national good practice guidance set out in Department of Transport's 1996 document '*Traffic Management in Historic Areas*' 1/96.

Hackford Road Conservation Area Statement

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.

Similarly, '*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.

4.6 Trees

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

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

4.7 Listed Buildings

4.7.1 Statutory List

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

4.7.2 Local List

The Council does not propose to add any buildings to the local list.

4.8 Enhancement Opportunities

Proposals that would lead to the enhancement of the conservation area and its setting are encouraged. These might include: -

63 Hackford Road

Re-roofing in natural slate, replacement of modern door with more accurate reproduction, replacement of plastic soil pipes on flank elevation.

65 Hackford Road

Removal or more sympathetic replacement of the rooflight on front pitch, replacement of modern door with more accurate reproduction.

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67 & 69 Hackford Road

Replacement rainwater goods in black painted cast iron.

71 & 73 Hackford Road

Replacement rainwater goods in black painted cast iron.

75 & 77 Hackford Road

Reinstate cornice to match that at no. 79 Hackford Road.

85 Hackford Road

Removal of front brick boundary wall and replacement traditional railings to match those on either side.

87 Hackford Road

Replacement of modern door with more accurate reproduction.

4.9 Management Conclusion

The Council is committed to preserving or enhancing the character and appearance of the Hackford Road Conservation Area through the use of its planning powers. However, these alone are not enough; the successful management of the conservation area also rests with the property owners and local residents. Everyone has a role to play.

Hackford Road Conservation Area Statement

5. GLOSSARY

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

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

6. CONTACTS

LAMBETH PLANNING

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

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

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

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 lambeth.gov.uk

ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall
1-6 Essex Street
London
WC2R 3HU

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

Hackford Road Conservation Area Statement

VICTORIAN SOCIETY

A national amenity society that promotes the retention and appreciation of Victorian architecture. Members enjoy events and lectures on various topics relating to the period. It produces guidance notes and books to help those who wish to research or maintain their Victorian properties.

The Victorian Society
1 Priory Gardens
London
W4 1TT

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

7. SOURCES

Department of Environment. (1994). Planning Policy Guidance 15: Planning and the Historic Environment. Norwich: The Stationary Office.

English Heritage. (2000). Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas. London: English Heritage.

English Heritage. (2006a). Guidance on Conservation Area Appraisals. London: English Heritage.

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Greater London Authority. (2004). London Plan: A Spatial Development Strategy. London: GLA.

HMSO. (1990). Planning (Listed Buildings and Conservation Areas) Act, 1990. Norwich: The Stationary Office.

London Borough of Lambeth. (1973) Proposed Conservation Area: Hackford Road. Planning and Development Committee, 11th June 1973

London Borough of Lambeth. (2004). Revised Deposit Draft UDP July/August 2004. London: London Borough of Lambeth.

Schedule of Statutory Listed Buildings in Lambeth

Historic Maps

Rocque's Map of 1745

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

Parish of Lambeth divided into Ecclesiastical Districts - 1821.

Ordnance Survey - 1877 Edition

Ordnance Survey - 1897 Edition

Map of the Metropolitan Borough of Lambeth showing the Wards, Parliamentary Divisions and Polling Districts - 1918

Geological Society - Survey 1920

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

Spanish

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Bengali

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

Twi

Se wope saa nkaeboy yi wo kasa foforo mu a fre

Yoruba

Tí ẹ ba fẹ Imoràn yíí, ní èdè Òmíràn, ẹjẹ, ẹ kàn wà l'ágogo

This document was prepared by
Lambeth Planning's
Conservation and Design Team
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