

Larkhall Conservation Area

Conservation Area Statement

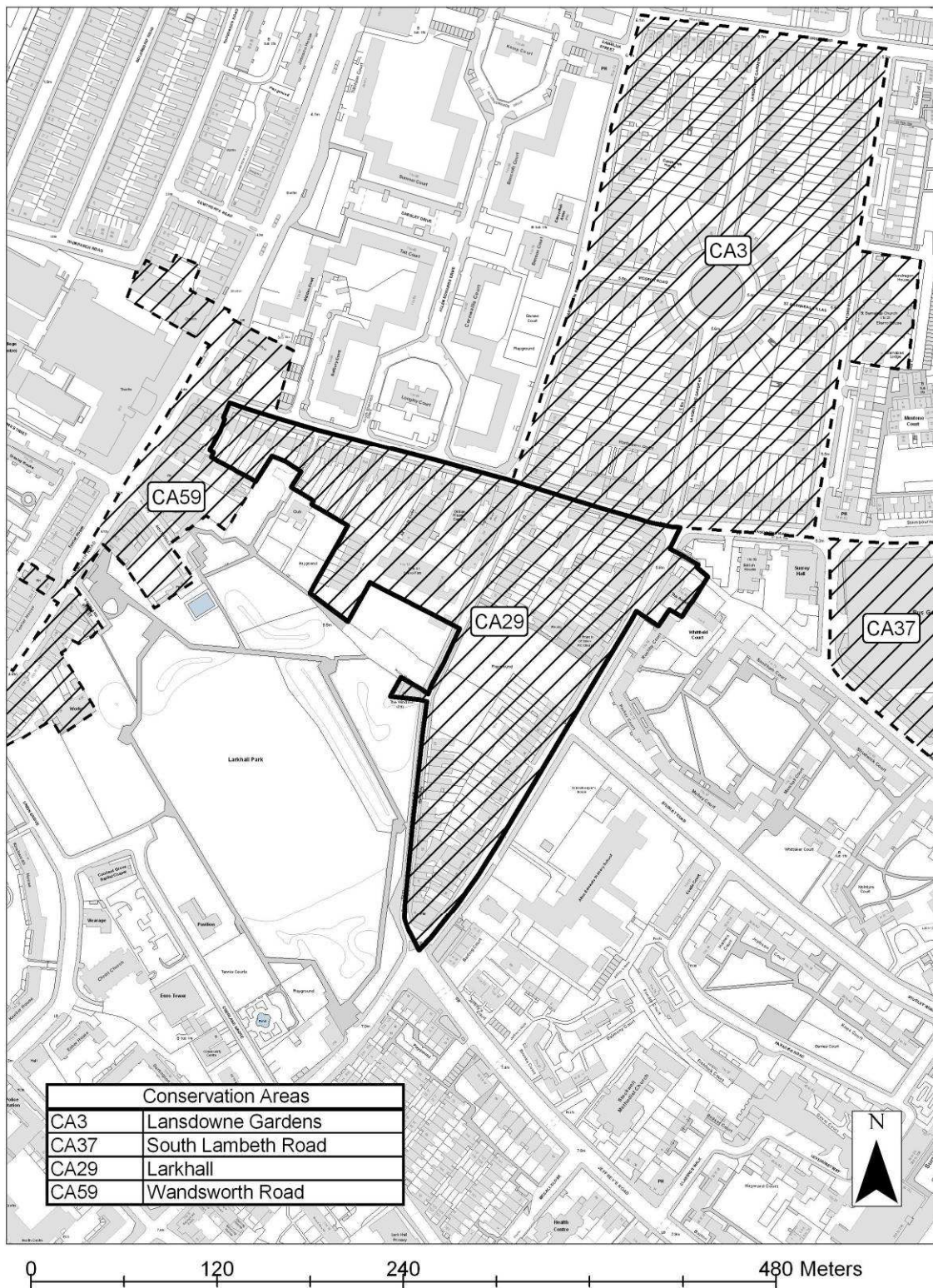


March 2012

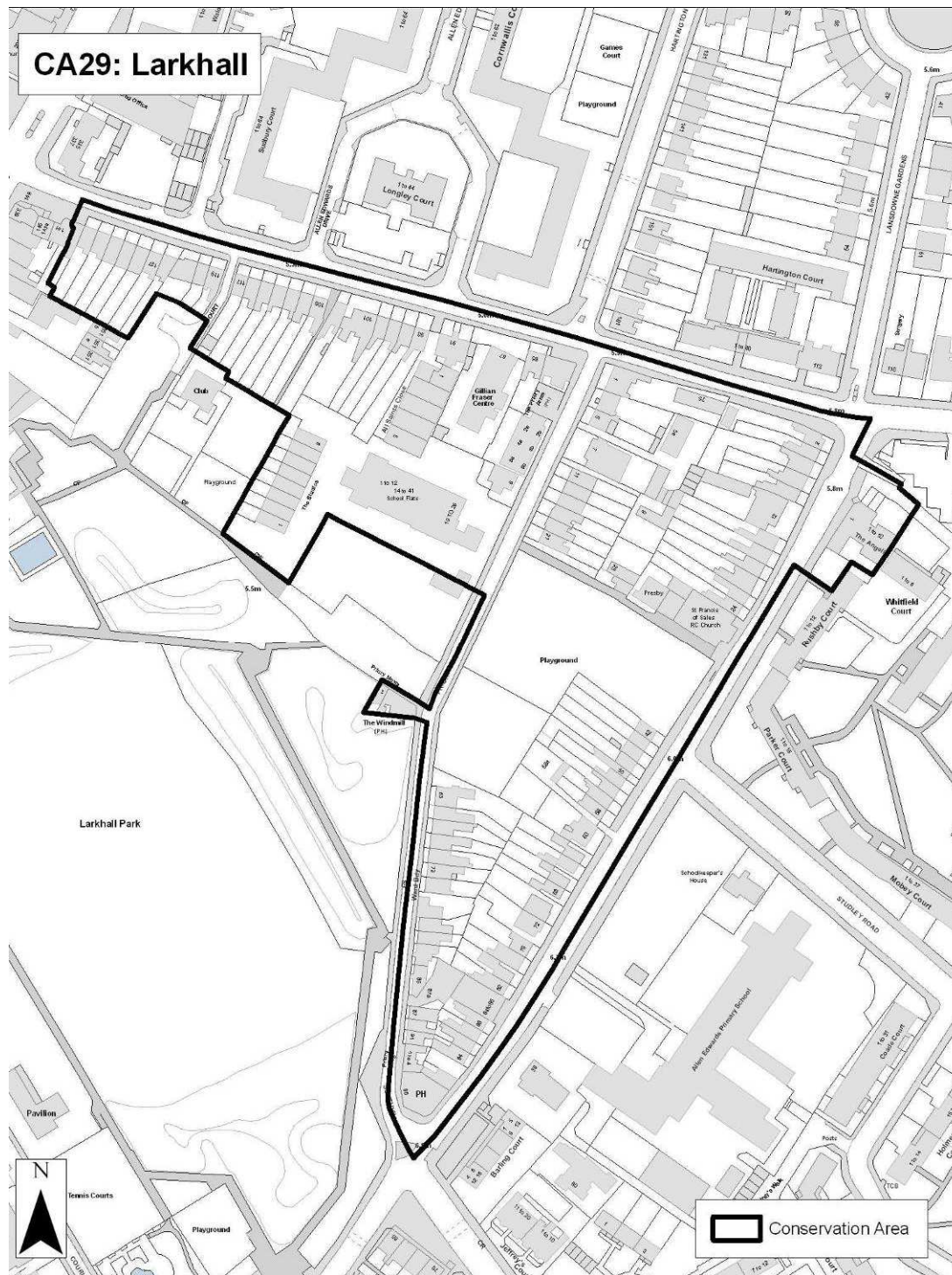
Larkhall Conservation Area Statement 2012

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CONSERVATION AREA CONTEXT



CONSERVATION AREA BOUNDARY



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INTRODUCTION

The Larkhall Conservation Area was designated in June 1981 and subsequently extended in July 1983. In 2001 the Angell Arms Public House, Binfield Road was added to the Conservation Area and in 2002 properties fronting Wandsworth Rd were transferred into the newly designated Wandsworth Road Conservation Area (CA59).

Today the conservation area is an L shaped designation following Lansdowne Way and Larkhall Lane. It is characterised by a historic road pattern and 19th Century buildings / urban grain that has survived relatively unscathed in comparison to the wider area which contains much mid-late 20th Century redevelopment. Its slow, evolutionary development has resulted in a pleasant, informal townscape and is worthy of every effort to preserve its special character and appearance.

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 of this document so that local residents and any other interested parties could comment on its content. The public consultation ran from 26 October 2009 to 23 November 2009. A consultation event and public meeting was held on Tuesday 17th November at the Stockwell Community Resource Centre, Studley Road. The council is grateful to those who took the time to respond. All comments received have been given careful consideration and have informed the content of this final version which was agreed by the Divisional Director of Planning, Regeneration and Enterprise on 26 March 2012.

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

Lambeth Planning Division
March 2012

1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify 'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance' and to designate them accordingly as Conservation Areas
- 1.2 Conservation Area designation brings with it additional planning controls over buildings and structures, controls over the demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision making to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.
- 1.3 Planning Policy Statement 5 – 'Planning for the Historic Environment' is the national policy document on the protection of the historic environment and its guidance must be taken into account by Local Planning Authorities when formulating policy or making planning decisions.
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London. This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.
- 1.5 In Lambeth the "Development Plan" comprises the London Plan and the council's Unitary Development Plan (UDP)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP except where material considerations indicate otherwise.
- 1.6 There are no sites identified within the adopted Unitary Development Plan (saved policies, 2010) or the Local Development Framework which replaces it.

Additional Planning Controls

- 1.7 If development that does not fall within planning controls is having an adverse impact on the character or appearance of the conservation area, the council can use additional planning powers in the form of an Article 4 Direction to better manage change. There are currently no Article 4 Directions in place.

2. CONSERVATION AREA APPRAISAL

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

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

Historic Development

Early History

- 2.2 Before the 18th Century, Lambeth north was predominantly marshland below the level of high tide, and even in the 1920s the area was categorised as a flood plain by the London County council. Archaeological evidence from the locality is limited but there is some evidence of undated prehistoric activity taking the form of land boundary ditches.
- 2.3 Historically, the area was predominantly rural with scattered farmhouses and small hamlets; however little evidence exists to show that there was human occupation within the conservation area until the post medieval period.
- 2.4 The area that is now occupied by the conservation area lay between the medieval settlement at South Lambeth and the industrial/commercial development at Faux Hall (Vauxhall) to the north and Clapham to the South. The land formed part of the Manor of Stockwell - one of the 10 ancient manors of Lambeth. It would appear that Stockwell acquired Manorial status in the late 13th century when South Lambeth Manor came into the ownership of the Crown in 1293 and was split into two distinct entities - Vauxhall Manor and Stockwell Manor. There was a close relationship between the two manors until as late as the early 19th Century with the courts of Vauxhall Manor imposing their jurisdiction upon the Lords of Stockwell Manor.
- 2.5 Lansdowne Way (formerly Priory Road), Larkhall Lane and Priory Grove appear to have existed since at least the mid 17th Century and their triangular street pattern appears to predate the urban development and thus it is an important vestige of the areas rural past. The name 'Lark Hall' appears to have been a historic name possibly associated with a house in the locality.

19th Century Development

- 2.6 Residential development only began in the area in the 19th century following the construction of Vauxhall Bridge in 1816 and the laying out of estate roads to facilitate the construction of speculative housing. By the 1820s, local main roads were experiencing new residential development. There appears to have been no formal plan to the development within what is now the conservation area, unlike the neighbouring Lansdowne Gardens, and this is reflective in the informal speculative character of the buildings.
- 2.7 The absence of a plan and the slow nature of development locally mean that the buildings within the conservation area reflect the evolution of architectural styles and house types through the 19th Century. The late 19th century saw the completion of the current development with buildings infilling what had previously been rear gardens i.e. 125-137 Lansdowne Way and the construction of the former Priory Primary and Secondary Schools which necessitated the demolition of some of the early 19th Century

houses and the acquisition of parts of the rear gardens to properties fronting Lansdowne Way.

20th Century Development

- 2.8 The conservation area appears to have undergone relatively little change during the 20th Century despite the significant re-development that was undertaken in the wider area, and which resulted in the clearance of a large area and the redevelopment of only part of it.
- 2.9 The undeveloped land became Larkhall Park, adjacent to the conservation area which is worthy of a brief explanation. In 1951 the County of London Plan proposed a new park of about 27 acres in response to a perceived deficiency of open space locally. The initial compulsory purchase orders were issued in 1952 and the proposed park was to be completed in 3 stages ending in 2005. By 1971 13 acres had been cleared by the time the project was transferred to Lambeth council but subsequently no further land has been acquired. The construction of the park began in 1973 with experimental co-operation between the local tenants and resident associations. It now serves an important recreational function as well as being an attractive sylvan boundary to the conservation area.

Spatial Analysis

- 2.10 The layout of the conservation area is dictated to a large extent by the street layout with Lansdowne Way running on a west-east alignment with the two principal streets Larkhall Lane & Priory Grove running on a roughly north-south alignment.
- 2.11 The conservation area is relatively flat and densely developed. Private gardens provide the only soft landscaping with the exception of the large playground on the



The area in the 1870s with the conservation area boundary marked.

wedge of land between Larkhall Lane & Priory Grove. It is enclosed by a large and slightly overbearing chain link fence and the presence of such a large 'gap' in the street scene disrupts the overall urban grain and morphology of the area but its mature trees enhance its appearance and the play facilities make it an important community facility.

- 2.12 The early-mid 19th century houses are arranged in the typical fashion with modest front gardens to the road and a larger private garden/yard to the rear. The only deviation from this pattern is the former School which is set within a large precinct, some of which is behind the building frontages to the road. The streets of the conservation area are described below in alphabetical order:

Lansdowne Way

- 2.13 This street encloses the Northern perimeter of the area and has a row of mature London Plane trees which provide much needed green relief and an effective setting to the buildings within this conservation area and the adjoining Lansdowne Gardens Conservation Area (immediately north on the other side of the road). The road has a busy character as it links Wandsworth Rd to the west with South Lambeth Rd to the east.
- 2.14 The west end of Lansdowne Way (west from Priory Grove) has a very good mixture of detached villas and terraces which make for a cohesive townscape which is enhanced by the former school. Remnants of the original boundary treatments survive in places - red brick piers and boundary wall remains at No. 87 and stone railing plinths to many of the properties. These are characterful and pleasant elements within the street, make a positive contribution to its character and appearance and should be retained and repaired wherever possible.



The West end of Lansdowne Way has a range of 19th Century house types.

- 2.15 The east end of the road (linking Larkhall Lane and Priory Grove) is fronted by a characterful yellow stock brick wall constructed in a Flemish bond with the remnants of a painted road sign to the flank of No. 2 Larkhall Lane which provides an interesting historic element to the streetscape. The large modern structure of Nos. 71-75 continue the course of the wall at ground floor level although the large entrance gates are an unwelcoming disruption. An interesting feature in the street is the modest Victorian shop front incorporated into the flank of No. 1 Priory Grove which makes a positive contribution to the character of the area.

Larkhall Lane

- 2.16 This road runs southwest from Lansdowne Way to Priory Grove. The presence of mature trees and soft landscaping here provides much needed greenery to an otherwise urban context and the street trees help to screen the modern development beyond the conservation area.
- 2.17 Whilst there is a mixture of property types and ages in Larkhall Lane, these are unified by a relatively small palette of materials, a common building line and an urban grain which is looser and more spacious than elsewhere in the conservation area. There is a general height gradient in the street with two storeys at the northern end and three storeys to the Southern end.
- 2.18 There are a number of cohesive and unified terraces in the street, which contribute greatly to the character and appearance of the conservation area. For example, Nos. 2-10 Larkhall Lane is an interesting terrace of late Georgian buildings, with a solid and uniform roofline. Where rooflines such as this remain, there is not likely to be scope for roof extensions which would disrupt the uniformity of the terrace. Unfortunately many buildings have been subject to inappropriate incremental change to windows, doors and boundaries.



Larkhall Lane has a number of attractive groups of 19th Century houses and sympathetic infill buildings.

- 2.19 There are two noticeable gaps in the street; the playground with its high chain link boundary treatment and the plot at No. 94b Larkhall Lane which has an inappropriate modern infill structure between the remnants of an older structure.
- 2.20 The group of buildings at Nos. 62-68 Larkhall Lane are interesting for their fine grain and unusual side entrances and Nos. 88-94 Larkhall Lane have interesting architectural detailing in the form of swag detailing above the door and architraves and spiked finials along the parapet.

Priory Grove

- 2.21 This road runs parallel to Larkhall Lane and is on a north-south alignment from Lansdowne Way. It has a tight urban feel because of the narrowness of the street and as a result it feels enclosed and intimate. There is a variety of building styles and ages, a common palette of materials and a common building height of 2 storeys but the properties to the north are of a grander scale. The houses at its South end have a distinctively fine urban grain and unusually for the area, have no front gardens, opening directly onto the pavement. The former Windmill Pub on corner of Priory Mews is a prominent building and an important survivor from the post-war clearance.
- 2.22 There is a small mews development to the rear of Nos. 1- 5 Priory Grove, which is accessed by an entrance to the side of No. 5 Priory Grove. The corrugated roof of the main building in this development detracts somewhat from the character and appearance of the conservation area, however there is a good example of a historic stock brick wall running alongside the entrance to the mews.
- 2.23 The former school buildings have a character distinct from the rest of the conservation area due to their height, institutional character and spacious backland setting. This is reinforced by the survival of original railings and a school keeper's lodge. No.7 Priory



The school keeper's house and iron gates and railings to Priory Grove.

Grove is notable for its vivid reddish tinted stucco render which seeks to replicate the appearance of natural stone.

- 2.24 The rear of the terraces on Lansdowne Way, with their distinctive butterfly roof profiles which can clearly be seen from Priory Grove, contribute significantly to the character and appearance of the conservation area and should be retained.

Architecture

- 2.25 The facades of the earliest houses tend to have Neo-classical detailing derived from ancient Greece – columned porches, pilasters, moulded cornices, architraves and sliding sash windows with margin lights. The later Victorian buildings have more varied sources of inspiration ranging from Italianate and Gothic to Queen Anne and vernacular inspired public buildings. The 20th Century buildings within the conservation area generally complement the scale, design and form of their context although there are less successful examples which exhibit crude design and detailing when compared to their historic neighbours.

Neo-Classical (early to mid-19th century)

- 2.26 This style is typically found on detached or semi-detached villas or short terraces constructed of stock brick and sometimes exhibiting stuccoed facades. The low scale and layout gives a suburban character. The detailing tends to have a Grecian character with typical features including doorcases and porches with Tuscan pilasters and entablatures as well as string courses, impost blocks and parapet cornice. Moulded panel doors often reflect the same style and are complemented with fan lights or transom lights and Georgian paned sash windows. Many houses of this period have a semi basement. Generally the detached houses are symmetrical and the semi-detached examples are handed (mirror image).



Well detailed Neo-Classical style houses on Larkhall Lane.

- 2.27 Rear elevations tend to be plain and flat. Although small closet returns (off the half landing of the staircase) are reasonably common. These normally terminate half a storey below roof level.
- 2.28 Examples include: No. 91 Lansdowne Way, No. 101 Lansdowne Way, Nos. 2-8 Larkhall Lane, Nos. 76-78 Larkhall Lane, No. 1 Priory Grove, Nos. 5 & 7 Priory Grove and Nos. 63 & 65 Priory Grove.

Italianate (mid 19th century)

- 2.29 Italianate style houses tend to be 2 or 3 storeys high and set in terraces, more urban in form and with more elaborate stucco detailing such as window architraves and dentilled eaves cornices; canted bay windows are also a feature. This style is effectively an evolution Neo-Classical / Grecian style. The most notable example of this style is the Priory Arms Pub, Lansdowne Way.

Gothic Revival (mid-late 19th Century)

- 2.30 Generally in stock brick with red brick dressings (creating colour contrasting decoration) the architectural compositions are more informal and do not adhere to the Classical rules of proportion and scale. Features such as pitched roofs, 2/2 panes sash windows and bay windows. Gothic style ironwork is common. By this period purpose-built rear returns are common and semi-basements are not. Examples from this period include Nos. 67-71 Priory Grove.

Queen Anne (c1900)

- 2.31 Architecture associated with the Queen Anne style can generally be defined as being informal, irregular and asymmetric. It is based on some Classical principles, but with a mix of Dutch, Flemish, Robert Adam and Wren. The former board school complex and its caretaker's cottage is the notable example in the area. Constructed of yellow stock brick with red brick dressings the buildings incorporate some very loose Classical de-



Gothic Revival style terraced houses on Lansdowne Way

tailing in an otherwise informal composition. Dutch gables, dormers and large, well-detailed chimneys create an interesting and varied roofscape.

Pastiche - reproductions of earlier styles (mid 20th Century to date)

- 2.32 Infill development within the conservation area has generally successfully replicated or reinterpreted the character of their older neighbouring buildings whether this is Neo-Classical (see Nos. 70-72 Larkhall Lane) or the more informal Arts & Crafts style (Nos. 2a-6a Priory Grove). Other examples have been less successful, for example No. 3 Priory Grove.

Building Materials & Details

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

Walls

- 2.34 Yellow stock brick predominates in the later 19th Century architecture of the area, although there are a few buildings in red brick and a small number retain a render finish. Some brick elevations have been cleaned and others have been painted, rendered or clad in inappropriate modern renders, this has a jarring effect changing the appearance of the property in relation to its neighbours. Most of the brickwork pointing appears recessed and a natural sandy coloured which is the traditional finish however; there are some instances of inappropriate cement pointing of crude modern appearance, which harms the appearance of the brickwork.
- 2.35 The early-mid 19th Century buildings often have stucco render decoration which is very well executed and an important element of the building. Unfortunately this has been lost or inappropriately changed in places to ill effect. Some houses are com-



Unsympathetic painting of brickwork, and other alterations, have had a harmful effect.

pletely rendered but generally it is often only applied to the ground floor of the front elevation to give the impression of a classical plinth. It can be plain, incised or rusticated to resemble blocks of stone. Stucco render was used as a cheaper substitute for stone and was originally self-tinted to look like sandstone but today it is mostly painted white, which looks cold and heightens the contrast against the stock brick walls. However, No. 7 Priory Grove retains the historically accurate sandstone colour to its stucco render- giving a deep rich finish.

- 2.36 The late 19th Century properties often utilise red brick for architectural detailing such as window heads, doorcases and eaves cornices with fine rubbed red brick used in the Queen Anne style buildings.

Windows

- 2.37 Traditional timber sliding sash windows are the predominant fenestration type; these are all finished in paint with single glazing held in place by putty in the traditional manner. Stone cills are common and a number of houses have stucco architraves. The glazing patterns vary depending on the style of the house and its age. For example the earliest buildings typically have 6/6 sashes with fine glazing bars but without horns whilst the later houses have 2/2 panes with vertical glazing bars and horns. There are also examples of segmented semi-circular windows, traditional top and side hung casements and 6/1 sashes.
- 2.38 A number of buildings have modern window units which lack the fine detailing of the originals and often have a blank appearance. They therefore detract from the appearance of the host building and have an adverse impact on the character appearance of the conservation area.
- 2.39 A few mid-late 19th century buildings incorporate smart canted bay windows that are typical of the period but they are generally not a feature of the earlier or later houses



Timber sliding sash windows with slender frames and a painted finish are characteristic.

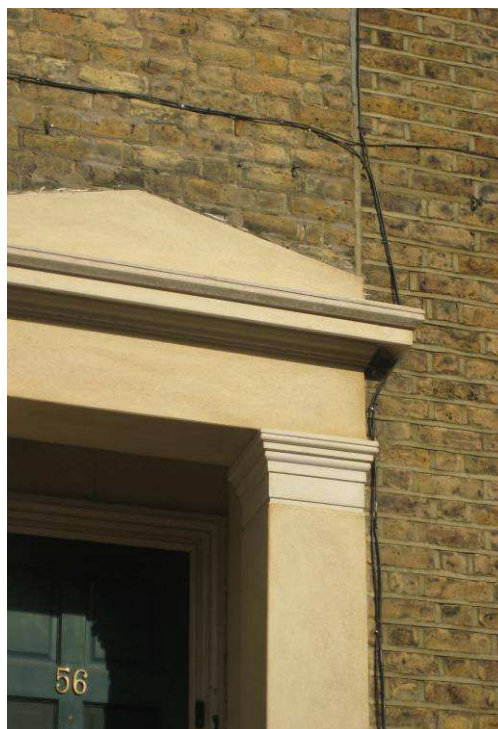
in the area. The canted bays at Nos. 88 - 94 Larkhall Lane are of particular note because they exhibit unusual Adam style decoration instead of the Gothic decorations that were much more common for the period.

Doors

- 2.40 Regardless of the age or style of the property the doors tend to be carefully considered and decorative reflecting the favoured style at the time of their construction. There are a variety of front doors; generally they are either 4 or 6 panelled, sometimes with the upper panels replaced in glass. Plain glass fan lights (semicircular) or transom lights (rectangular) are common. Many doors have been inappropriately replaced. This has generally had a detrimental effect on the conservation area.
- 2.41 One of the defining features of the Neo-Classical and Italianate houses are the carefully executed doorcases or entrance porches which often exhibit refined Greco-Roman detailing in stucco. Properties with semi-basements have a short flight of steps rising to their front doors at upper ground floor level. The steps are now mostly in plain grey concrete; the majority of the houses having been refurbished in the post-war period. Originally these would have been in smoothly dressed York stone with rounded nosings. Some of these flights of steps were never enclosed with handrails. In places modern handrails have been installed – the least successful examples clutter the appearance of the properties and introduce inappropriate contemporary detailing.

Roofs

- 2.42 The roofscape of the conservation area is typical of the period: - hipped, pitched and London (butterfly) roof types being the most common. There are no historic mansard roofs. This intact 19th Century roofscape is an inherent part of the character and appearance of the conservation area and the informal composition of the existing townscape. Natural Welsh slate is the predominant material with the occasional use of



Timber panelled doors, fanlights and doorcases are particularly important elements.

plain clay tiles on the later Queen Anne / Arts & Crafts buildings. Where it has been used a replacement modern synthetic tiles fail to replicate the appearance and texture of traditional materials.

- 2.43 Traditional dormers are generally not a feature within the conservation area due in part to the nature of the historic roof construction with butterfly roofs and shallow pitches precluding their construction. They are typically modest structures on the rear roof slopes; leaving the front slope clean and uncluttered. There are some exceptions such as those on the former school buildings and on 87 Lansdowne Way which are a part of the original composition. The modern dormers on the front of 91 Lansdowne Way are overly large and poorly detailed and detract from the formal and dignified architectural integrity of the house.
- 2.44 The majority of traditional rooflights are located to the rear of properties and are small, in cast iron with a vertical glazing bar. They are not an original feature on front roof pitches. In places they have been installed on front roof pitches to poor effect, like dormers they tend to disrupt the simplicity of the historic roof form and the unity of the group / terrace. The presence, in places, of pop-up vents adds modern, alien visual clutter to historic roof forms and detracts from the simple historic roofscape of the conservation area.
- 2.45 All of the 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. Roof terraces are not a feature of the conservation area.
- 2.46 Historic 'mansard' roof extensions are not characteristic of the conservation area; neither are modern roof extensions. The most noticeable roof extension can be seen at No. 96 Larkhall Lane where an additional storey has been added in glass. Long views up and down Larkhall Lane show that it is at odds with the historic character of the wider conservation area. Its wider impact has therefore must be considered as negative.

Rainwater goods, pipes and equipment

- 2.47 Originally the rainwater gutters and down pipes were in cast iron and many original examples still survive. Some properties have parapet gutters and no down pipes in the façade giving a neat and uncluttered appearance. Unfortunately some down pipes have been replaced in plastic which looks crude and flimsy. In some places new down pipes have long diagonal runs in prominent locations - this adds unwelcome clutter to the building.
- 2.48 In some instances boiler flues, extractor vents, satellite dishes and other plant has been installed on prominent elevations, roofs and chimneys. Such installations cause unacceptable visual intrusion and have harmed the character and appearance of the area.

Rear returns and extensions

- 2.49 The earliest houses were originally flat backed when built but many now have assorted rear extensions and returns. From the mid 19th Century rear returns are common. A great many of the properties have been altered and extended to the rear. This means that unaltered examples are something of a rarity. Information on the common historic forms of rear returns in Lambeth can be found in the council's 'Residential Alterations and Extensions' Supplementary Planning Guidance document.

Basements

- 2.50 Basements are not a common feature of the area. Where they do exist they tend to be a semi-basement (partly above ground) with a narrow passage to front and rear. Basement areas are typically not enclosed by railings; this gives a clean, uncluttered appearance. Full basements with deep light wells and large basement areas enclosed by railings are not characteristic of the conservation area.

Boundary Treatments

- 2.51 Railings, walls and timber fences enclose the front gardens to varying effect; many are modern and inappropriate in their height, treatment and detailing. Historically the vast majority of houses would have had carefully considered front railings or brick boundary walls or a combination of both. These would run across the entire frontage of the house, semi-detached houses or short terraces and only at the end boundaries of the group would they terminate in a brick pier. They were around 1.1 m in height with solid bars finished in cast iron finials and fitted neatly into a discrete stone plinth. Heavier stays at intervals along the railings would have provided elegant support and tend to have grander finials. The garden gates were designed as a seamless continuation of the railings. Unfortunately few examples survived the Second World War salvage efforts but in some places the stone plinths and piers can be seen.
- 2.52 Elsewhere, historic brick boundaries have survived due in part to their robust nature and construction. The earliest examples are constructed of rendered brick and consist of c1.5m high piers at either end with a heavy overhanging stone coping with a low dwarf wall carrying railings or a section of wall between. In places low brick walls survive between properties delineating property boundaries and often continue on from a pier. A notable survivor are the gate piers serving the former school buildings on Priory Grove and Lansdowne Way.



Discordant modern boundary treatments are a particular problem within the area.

- 2.53 Back yards and rear gardens, where they bound the roads are typically enclosed by plain yellow stock brick walls with understated painted timber doors or gates; the brickwork typically matching the main building.

Refuse Stores and Associated Structures

- 2.54 Most dustbins stand in the front garden which gives an untidy appearance adding visual clutter; some bins are stored out of sight down the side or to the rear of the houses which is a much more satisfactory solution. There are few visible refuse stores in front gardens.

Shopfronts & Signage

- 2.55 Shopfronts and pub frontages are primarily found on Lansdowne Way although there are examples on Larkhall Lane. They are all important as they reflect the historic role of the local shop and public house. The most notable examples are:
- A Priory Arms P.H., Lansdowne Way Lane - traditional joinery detailing with fine stucco mouldings (the main doors are unfortunately blocked). Good hand painted signage.
 - B Former Larkhall Tavern, Larkhall Lane - traditional joinery detailing with fine stucco mouldings.
 - C The Cabin, 139 Lansdowne Way retains good quality joinery and traditional shop front detailing in spite of its poor condition.
 - D 93 Priory Grove (former pub) has undergone a relatively sensitive conversion to a residential use whilst retaining the majority of its brick and stucco detailing together with its historic windows.



Good traditional signage on the Priory Arms Public House.

- 2.56 Commercial signage is restricted to the pubs and the two retail premises and takes the form of traditional fascia signs painted directly onto the fascia with limited external illumination. Each pub has a traditional hanging sign which is externally illuminated.
- 2.57 Traditionally the forecourts in front of shops and pubs tend not to have enclosures. The Priory Arms has its forecourt enclosed by a modern low wall; this is a rather incongruous feature in terms of the street scene.

Advertisement Hoardings

- 2.58 Advertisement hoardings are not a feature within this conservation area.

Listed Buildings

Statutory Listed Buildings

- 2.59 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 whole building as well as any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building.
- 2.60 The following buildings are statutorily listed:

Name/Number	Road	Grade	Date Listed
91	Lansdowne Way	II	27.08.1976
101	Lansdowne Way	II	27.08.1976
76 & 78	Larkhall Lane	II	27.08.1976
5	Priory Grove	II	11.06.1990
7	Priory Grove	II	17.07.2003

Locally Listed Buildings

- 2.61 Local listing brings with it no additional planning controls but is a material consideration when planning applications are being considered. The following buildings are on the local list: -

Address	Date listed
6 & 8	Larkhall Lane 22.03.2010
10	Larkhall Lane 22.03.2010
12	Larkhall Lane 22.03.2010
88 – 94	Larkhall Lane 22.03.2010
87	Lansdowne Way 22.03.2010
103	Lansdowne Way 22.03.2010
105 & 107	Lansdowne Way 22.03.2010
109 - 117	Lansdowne Way 22.03.2010
119 – 121	Lansdowne Way 22.03.2010
1 – 41 School Flats	Priory Grove (former board school) 22.03.2010
8	Priory Grove (school keeper's house) 22.03.2010

A plan showing these buildings can be found in Appendix 3.

Buildings Contribution

- 2.62 For the purposes of this assessment the buildings have been categorised according to their contribution to the character and appearance of the conservation area under: positive and neutral. Buildings that make a positive contribution are worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. The demolition of buildings that make a positive contribution will be resisted. Buildings making a positive contribution area identified in Appendix 1 and those making a neutral contribution in Appendix 2. If any omissions have occurred in this assessment the council will judge such buildings on their merits against the established criteria.

Views

- 2.63 There are no designated local or strategic views within or affecting the conservation area. The area is relatively low scale with 2-3 storey buildings; accordingly the key views are up and down the streets and include views of the historic roofscape. Views of the rears of the properties are often gained from public vantage points and provide an important perspective of the buildings.
- 2.64 Properties within the adjoining Lansdowne Gardens Conservation Area provide a pleasant back drop to the conservation area and, being contemporary with the area, provide continuity to the streetscene.

Public Realm

- 2.65 The original granite kerbs survive. No York stone paving slabs survive on the pavements. Whilst a mix of materials is used for street surfaces they form a broadly unobtrusive streetscape being understated and complimentary to the general character and appearance of the conservation area. However, areas of poor repairs disrupt this effect to some extent. Unfortunately the traffic-calming scheme that have been introduced to the each end of Larkhall Lane interrupts the historic street pattern and original layout of the estate whilst adding visual clutter to the streetscape.

Gardens & Trees

- 2.66 The majority houses have small front gardens and larger rear gardens. Garden paths, basement areas and forecourts to the earlier properties would originally have been paved in York stone but are mostly now in concrete although remnants survive such as those at 119 Lansdowne Way. In some places late Victorian geometric tile paths survive and are an important element of the historical evolution of the conservation area.
- 2.67 Trees provide a very important visual amenity within the conservation area. There are individual trees located within the front and rear gardens, which are, valued by residents, often provide important habitats for city wild life and provide a welcome soft landscaped setting to the conservation area. Important groups of trees include:
- A The recreation ground provides much needed green relief within the heart of the conservation area.
 - B Trees on Larkhall Park and adjoining Priory Grove provide a pleasant sense of enclosure and setting to the conservation area.
 - C The street trees to the eastern side of Larkhall Lane, whilst outside the conservation area, provide a pleasant setting and help screen the modern develop

ment behind.

- D The small group of mature London Plane trees on Lansdowne Way w provide a pleasant band of soft landscaping within the conservation area.

Activity and Uses

- 2.68 The predominantly residential nature of the conservation area means that there is generally a low level of daytime and evening activity. The majority of the traffic is directed along the periphery roads, leaving the central area relatively quiet and peaceful.
- 2.69 All of the buildings within the conservation area are in a residential or complementary use and as a result there are no particularly discordant uses within the area. Some of the former educational institutions, commercial properties and larger houses have been converted into flats. Most conversions have been successfully achieved without harming the integrity of the building or its setting. However, in some cases, an excess of prominent meter boxes or wheelie bins in front gardens gives an adverse impact.

Negative & Neutral Factors

- 2.70 In general the buildings within the conservation area and the spaces between them make a positive contribution to the character and appearance of the conservation area and are well maintained. However, some neutral and negative factors are worthy of attention –
 - A The gap site between 94 & 96 Larkhall Lane interrupts the rhythm and grain of the streetscene and is unsightly.
 - B Priory Court is poorly lit and unwelcoming.
 - C The low wall enclosing the front forecourt to the Priory Arms pub adds visual clutter to the streetscene.
 - D The uncoordinated approach to boundary treatments throughout the conservation area detracts from the buildings and harms its wider character.

Archaeology

- 2.71 The conservation area is not considered to have any archaeological potential and there are no Scheduled Ancient Monuments within the boundary.

Capacity for Change

- 2.72 Given that the overwhelming majority of the buildings within the conservation area are deemed to make a positive contribution the only scope for development lies with the sensitive replacement of those buildings that have been deemed to make a negative contribution. The gaps in the urban fabric around it are now public open space and thus they present no development sites. The former Windmill Public House on Priory Grove presents an opportunity to extend the conservation area.

Appraisal Conclusion

- 2.73 The Larkhall Conservation Area, with its informal groupings of houses is one of the most characterful examples of early – mid 19th Century residential development within Lambeth. It is an important little-altered vestige of the form of development that characterised this part of Stockwell before post war clearance and subsequent re-development.

3 GUIDANCE

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

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. 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.

General guidance can also be found in the council's '*Residential Alterations and Extensions*' SPD (2008).

Wall Surfaces

- 3.3 Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the building. Ideally consideration should be given to the removal of paint finishes on brickwork.
- 3.4 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 old pointing should be cut out by hand as power tools can damage the brickwork. 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.

Stucco Render Detailing

- 3.5 This decorative work should be retained and repaired as it is an important feature of the conservation area. In order to return stucco to its original 'stone' appearance the council encourages the reintroduction of sandstone coloured paint finishes rather than white paint. (see opposite).
- 3.6 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 & Nicola Ashurst, English Heritage.

Joinery

- 3.7 Regular maintenance 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

- 3.8 Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. 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. Stick-on lead should be avoided, as it is not a characteristic of the conservation area.
- 3.9 Modern windows in metal, unpainted hardwood or uPVC window units should be avoided as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the integrity of buildings.
- 3.10 Most traditional windows are now painted white. Historically, on the early – mid 19th Century buildings, dark coloured paints would have been used preferred and their re-introduction is encouraged – the introduction of muted colour will enhance the historic buildings and harmonise better with the brickwork. White paint is deemed appropriate for the late 19th Century ‘Queen Anne and Arts & Crafts’ buildings.

Doors

- 3.11 Original external doors should be retained and repaired as they are important features. Accurate replica doors, reflecting the date, style & status of the building will be required in most instances. Doorcases, steps and handrails, where original should be retained. Accurate reinstatement should be sought where these features need to be



Render coloured to resemble stone and dark painted joinery is the traditional treatment.

replaced. New steps and paths should, ideally, be in sandstone or good quality re-constituted stone to authentic traditional designs. Handrails require careful consideration and should be based on traditional examples – vertical posts are normally slender and sunk into the step or retaining wall and the amount of ironwork is kept to a minimum to avoid visual intrusion.

Roofs

- 3.12 The removal of historic roof structures and their replacement with different designs should be avoided as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on 19th century buildings where the roofs and chimneys contribute especially well to the roofscape of the conservation area.
- 3.13 Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to re-use the original covering or a good match for it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Natural slate and plain clay tile roof pitches are important to the character of the area. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better option preferred.

Dormers

- 3.14 Dormer windows are not features which are visible from the public realm. Therefore new dormers of an appropriate design and scale may only be considered appropriate where they are also not visible from the public realm. The rear elevation of buildings is likely to present the only opportunity for dormers although there are instances where long views of the rear elevations are visible from the public and dormers would not be appropriate. Where appropriate, dormers should be designed to match the



Dormers, where appropriate, should be detailed in the traditional manner.

host building and be detailed in the traditional manner. The good examples of dormers in the conservation areas tend to be small and gracefully constructed with lead roof and cheeks; and containing sash windows. Large dormers, those with felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be avoided. Construction detailing for traditional dormers can be found in English Heritage's guidance note 'Dormer Windows' (EH 1991), a copy of which is held by the council's Conservation & Urban Design team.

Rooflights

- 3.15 Rooflights are not, generally, a historic feature of the area. They should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate the roof light should normally be small, of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. Large, modern or poorly located roof lights have the potential to cause great harm; the modern types often sit proud of the roof in an uncomfortable manner. Such rooflights will be resisted.

Chimneys

- 3.16 Historic chimneys are important elements in the roofscape and should be retained and reinstated wherever possible. Where unstable they should be dismantled and carefully rebuilt to the same design. Demolition of chimney stacks will not be supported.

Extensions

- 3.17 There is little scope for extensions other than on rear elevations. Front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and its setting.
- 3.18 Characterful/historic rear elevations and surviving group compositions should be retained. New rear extensions, where appropriate, should respect the form of the host building. Sympathetic materials will also be required. Extensions should not be so large as to dominate or compete with the host building in visual terms or harm the spatial character of the area by taking up too much rear garden space. Large flat roofs will be resisted, as they are not a feature of the area.
- 3.19 Further guidance can be found in the council's 'Residential Alterations and Extensions' Supplementary Planning Guidance document.

Roof Extensions

- 3.20 As the roofscape of the conservation area is an important features roof extensions may not be appropriate if they would result in the loss or inappropriate alteration of historic roofs or chimneystacks or appear discordant.
- 3.21 Where roof extensions are deemed acceptable they must respect the host building and be good neighbours generally. Boxy or alien features will not be deemed appropriate. On traditional buildings a traditional mansard with carefully detailed dormers may be the most appropriate solution.

Basement Areas

- 3.22 The enclosure of existing semi-basement areas with boundary treatments should be avoided as they add visual intrusion. Where enclosure is required the advice of the council conservation officers should be sought. Similarly the enlargement of deepening of basement areas or the excavation of garden areas to basement levels is likely to be at odds with the character and appearance of the area.

New Buildings

3.23 The council will resist the loss of buildings that make a positive contribution to the character or appearance of the conservation area. Development in parcels of land created from rear gardens should be avoided as the gardens contribute to the character of the area, are an important amenity for residents and often provide wildlife habitats.

3.24 Tall buildings are unlikely to be appropriate as it would be incompatible with the predominantly low rise and domestic scale of the conservation area. Care should be taken to ensure that the new buildings in and adjoining the conservation area preserve or enhance its character or appearance.

3.25 Proposals and their accompanying Design and Access Statements should explain how the scheme responds to its historic context:-

Building Line & Forecourt

A Relatively narrow but deep building plots contribute to the rhythm of the streetscape. Buildings are set back on an established building line.

Massing

B Buildings tend to have their largest mass fronting the street with lesser returns to the rear.

Form

C Most of the contributory buildings have their principal entrance at ground floor or upon a raised upper ground floor. The roof is normally subservient to the façade.

Fenestration

D Windows have a vertical emphasis and are typically sliding sashes although there are examples of side hung casements. Window proportions are appropriate to the style of the buildings of the surrounding area.

Detailing

E The buildings generally have fine detailing, moulding and decorative elements in stucco or dressed brick which give them a depth of interest. Off the peg details or pre-cast stone are not adequate substitutes for fine detailing.

Landscaping

3.26 Enclosed front gardens generally have areas of hard landscaping with shrubs and tree planting to provide much needed green relief. Rear gardens tend to be larger, more private and enclosed.

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

Shopfronts & Signage

3.28 Historic or sympathetic shop fronts should be retained unaltered. Where replacements are deemed acceptable, they should reflect the high quality detailing of the established contributory shop fronts in the area. Timber frames will normally be most

appropriate, with recessed entrance doors along with well detailed traditional elements such as stall risers, pilasters, part-glazed doors and slender, timber fascias. Given the importance of these features the infilling of shopfronts should be avoided even if the premises are changing use.

- 3.29 Whilst businesses must be allowed to advertise their goods and services effectively, new signage and materials should respect the host building and be an enhancement to the wider conservation area. In the residential core of the conservation area commercial signage would not be appropriate, as it would be contrary to the established character of the conservation area. Traditional forms of signage (painted signs applied to brickwork or brass plaques) will be the most appropriate where required. Modern forms such as plastic or aluminium should be avoided.
- 3.30 Further advice on these matters can be found in the council's '*Shopfronts and Signage*' SPD (2008).

Advertisement Hoardings

- 3.31 These are not a feature of the conservation area and will be discouraged.

New Uses

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

Plant and Equipment

- 3.34 The location and appearance of plant, extractors, meter boxes, gas pipes and other equipment such as satellite dishes should be carefully considered. Installations that will be visually obtrusive should be avoided. Where necessary installations should include good quality screening or painting in muted colours to match the surface it is fixed to in order to reduce adverse visual impact. Meter boxes should be set into the ground in unobtrusive locations.
- 3.35 Rainwater pipes, soil and waste pipes etc. should be in cast iron, take the shortest possible route and be in discrete locations.

Boundary Treatments

Front Boundaries

- 3.36 The wide range of boundary treatments and the adverse impact that inappropriate modern boundaries have on the area has been identified as a problem. It is therefore

essential that all new boundaries respond carefully to their context. In uniform groups, terraces or pairs of houses the boundary treatments should be consistent.

- 3.37 Where historic boundaries remain these should be retained and should be used to inform authentic reinstatement. The loss of walls and railings, or any historic remnants i.e. plinths that contribute to the special character of the area should be avoided. The council is unlikely to approve the removal of any boundary enclosure unless a suitable scheme for its replacement has been agreed; open frontages will not be deemed acceptable.
- 3.38 Traditional railings are considered the most appropriate treatment for street frontages. The following basic dimensions are considered appropriate in most instances:

Plinth

- A Stone / reconstituted stone plinth 150mm x 150mm (chamfered top edges)

Vertical Bars

- B Solid 25mm diameter (square section) bar to a height of 1000mm from ground. Spaced at 150mm centres.

Horizontal rail

- C Solid 50mm x 10mm.

Standard

- D Solid 32mm diameter (square section) at regular intervals with back stay.

Gate

- E Traditional type - a continuation of the railings, pivoting from ground and aligned with front door.

Piers

- F Only at either end of a terrace or pair of houses. Stock brick 480mm x 480 mm x 1500mm with stone coping. They should not frame gates or separate proper ties in terraces.

- 3.39 Finial designs should reflect the date and status of the host building / group. The following finial designs are considered appropriate for each architectural period are:

Neo Classical

- A Finial - Lotus (155mm tall by x 110mm wide)
Standard Finial - Urn (220mm high x 90mm wide)

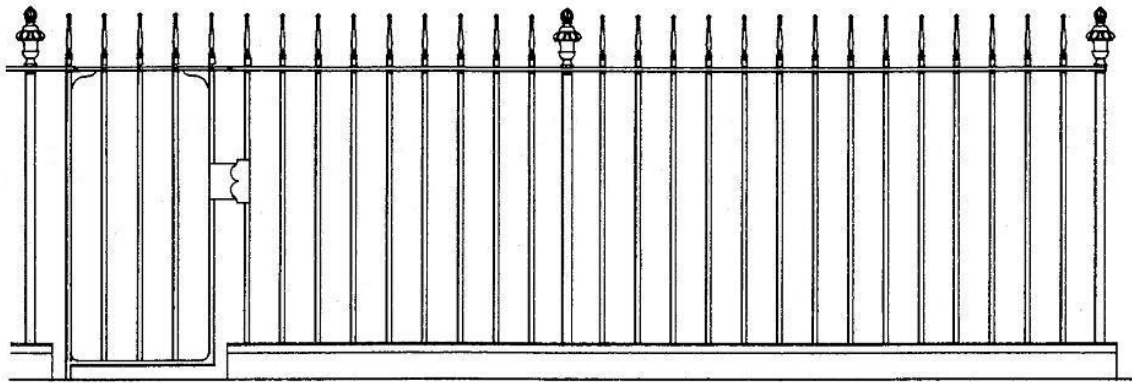
Italianate

- B Finial - Barbed Spear (210mm high x 90mm wide)
Standard Finial - Foliated Spike (250mm x 70mm wide)

Gothic Revival

- C Finial - Fleur De Lis (210mm high x 110mm wide)
Standard Finial - Foliated Spike (250mm x 70mm wide)

- 3.40 All construction detailing should be traditional and authentic. Hollow-section bars or posts, welded detailing and modern latches / hinges will be resisted. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Brick or rendered plinths should be avoided where possible.



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Traditional railings rise from a plinth and incorporate a gate that pivots from the ground. The 'standards' are the heavier vertical with the larger finial.



Neo—Classical detailing

Left—lotus finial

Right—Urn finial (for the standard)



Italianate detailing

Left—barbed spear

Right—Foliated spike (for the standard)



Gothic Revival detailing

Left—Fleur De Lis

Right—Foliated spike (for the standard)

NB—images not to scale.

Boundaries between front gardens

- 3.41 Front boundary railings were not used traditionally between front gardens. Instead more light weight 'estate' railings or simple railings without finials, were used. Simple estate rails are considered most appropriate between front gardens. Their top rails should ideally not exceed 1m in height.

Rear Boundaries

- 3.42 Stock brick walls (approximately 2m high) are the traditional method of delineating property boundaries at the rear. These are preferable to high railings, fences topped with barbed wire or decorative elements. Close boarded timber fences are also considered between rear gardens. They should be avoided elsewhere.

Trees & Gardens

- 3.43 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 will seek the retention of all trees that contribute to the character and appearance of the area.
- 3.44 Soft landscaping to gardens is very important to the character of the conservation area – its retention and reintroduction should be a priority. Bushy shrubs and hedges around the perimeter of front gardens are encouraged.
- 3.45 York stone should be considered for garden paving; gravel, unless bound into a tarmac surface, tends to drift and look untidy; brick paving and cobbles look fussy.



Simple 'estate railings' are the historic boundary treatment between front gardens.

Sustainability

- 3.46 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 they are removed and dumped and more energy is used in providing a replacement. It is therefore advisable to keep on top of repairs and, where necessary, re-use materials during building works, buy reclaimed recycled materials and recycle site waste.

Reduce Consumption

- 3.47 Consumption can be greatly reduced in residential properties by undertaking 'passive' adaptations; the principles are also transferable to other premises:
- A Insulate walls, roofs and attics.
 - B Install an efficient condensing boiler
 - C Insulate pipes and hot water cylinder
 - D Use energy efficient appliances and light bulbs.
 - E Draught proof windows and install internal secondary glazing – this can reduce heat loss, noise and condensation.
 - F Close internal shutters at night to reduce heat loss. Use heavy, thermally lined curtains in winter.

Renewable Energy

- 3.48 The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a roof-top installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.
- 3.49 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 really only be considered once energy consumption has been addressed through the other measures listed above in paragraph 3.47.
- 3.50 For more information see 'Climate Change and Your Home' by English Heritage.

4 MANAGEMENT PROPOSALS

- 4.1 This section defines how the council feels the area should be managed and has been prepared in line with national good practice set out in 'Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, (2011).

Boundary Review

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

Planning Controls

- 4.3 For advice on the need for planning or other approvals please consult the council's web page or write to the Planning Division explaining your proposal in detail.
- 4.4 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 the sympathetic replacement of those elements that do not at present contribute to its character or appearance.
- 4.5 The Council will take enforcement action against unauthorised works where it is considered expedient.

Additional Planning Controls

- 4.6 Whilst most alterations to flats and other premises require planning permission some works to single dwelling houses within the conservation area do not require the Council's approval. Where it is considered that these uncontrolled alterations are harming the character or appearance of the area the council can remove these rights by using Article 4 Directions. The council proposes to use an Article 4 Direction to control the following:

Boundary treatments to the street frontages

- A The current discordant boundary treatments harm the character and appearance of the area.

Alterations to facades

- B Inappropriate window and door replacements have harmed the integrity of a number of buildings and thus the character and appearance of the conservation area has been compromised.

Signage and Advertisements

- 4.7 Existing advertisements, which in the council's opinions, detract from the character or appearance of the area, will be resisted and may be made subject to discontinuance action where necessary. Illuminated advertising will be discouraged on residential buildings or other sensitive locations.

Highways and Street Works

- 4.8 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.

- 4.9 '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.

Trees

- 4.10 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

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

Boundaries

- A Reinstatement of historically accurate railings to front boundaries where no such boundary or an inappropriate boundary treatment exists.

94 & 96 Larkhall Lane

- B Encourage a sensitive redevelopment of the building incorporating the remnants of the original shop unit pilasters.

Priory Arms Pub, Lansdowne Way

- C Forecourt – Encourage the removal of the insensitive low brick walls enclosing the forecourt.

- D Restoration

Removal of insensitive alterations and reinstatement of authentic windows, doors, stucco detailing etc. on those properties that have been unsympathetically altered.

Listed Buildings

Statutory List

- 4.12 English Heritage and the Department for Culture, Media and Sport are responsible for the statutory list. Proposals for the addition of buildings to the statutory list should be sent to the Heritage Protection team at English Heritage.

Local List

- 4.13 The council will review the local list from time to time.

Management Conclusion

- 4.14 The council is committed to preserving or enhancing the character and appearance of the conservation area through the use of its planning powers. However, these alone are not enough; the successful management of the Larkhall Conservation Area also rests with a wide variety of stakeholders: - property owners, building managers, local residents, and businesses. Everyone has a role to play.

5. CONTACTS

LAMBETH PLANNING

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

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

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

BUILDING CONTROL

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

Building Control
Phoenix House
10 Wandsworth Road
London, SW8 2LL

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

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	www.victoriansociety.org.uk

ENGLISH HERITAGE

The Government's advisor on the historic environment. It produces guidance on historic environment matters including sustainability and historic buildings.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

6. SOURCES

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Pevsner, N and Cherry, B 1983 The Buildings of England. London 2: South London

Survey of London. (1956). Vol. 26 St. Mary Lambeth: Part 2. London: London County Council.

Roque, 1746, Map of London

Parish of Lambeth: Ecclesiastical Districts, 1824

Plan of Parish of St Mary Lambeth, 1824

Ordnance Survey, 1874

Ordnance Survey, 1894-96

Map of the Metropolitan Borough of Lambeth showing the parliamentary divisions, wards and polling districts, 1918

Geological Survey of England & Wales, 1920

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

Street Map of Metropolitan Borough of Lambeth, 1957.

7. GLOSSARY

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

Arts and Crafts A movement from about 1880 to around 1910 inspired by William Morris to bring back the skill and creativity of the medieval craftsman and revive the simplicity and honesty in the way buildings and furnishings were made.

Bay A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

Bay Window A canted (angular), rectangular or curved projecting window.

Bolection A curved moulding covering the junction of a panel and its frame, and projecting from the face of both parts it covers.

Bottle Balustrade An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

Canopy A projection or hood over a door, window etc.

Canted Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

Capital The head or crowning feature of a column.

Cast Iron Molten iron is poured into a mould to mass-produce regular and uniform patterns. Particularly popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

Chimney Stack Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical/Classicism An architectural tradition founded on the principles of Greek and Roman architecture. Particularly influential on English architecture from the late C17 and to a greater or lesser extent ever since

Console An ornamental bracket with a curved profile and usually of greater height than projection.

Coping A cap or cover on top of a wall, flat, curved, or sloping to throw off water.

Cornice In classical architecture, this is the top projecting section of an entablature. The feature is commonly used at the top of buildings from the C18 onwards, to finish or crown the façade.

Cupola A small dome on a circular or polygonal base crowning a roof or turret.

Dentil A small repetitively used tooth-like block forming part of a cornice.

Dormer Window A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

Dressings Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

Eaves The under part of a sloping roof overhanging a wall.

Edwardian The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

Entablature The upper part of an order consisting of architrave, frieze, and cornice.

Faïence A type of fired-clay block often used to face buildings in the early C20.

Fanlight A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leaded-lights. See also 'transom light'.

Fascia Mostly used to describe the wide board over a shopfront carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

Finial A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

Fluting Shallow, concave, vertical grooves on the shaft of a column or pilaster.

Frieze A decorative band running between the architrave and cornice.

Gable The upper portion of a wall at the end of a pitched roof. Can have straight sides or be shaped or crowned with a pediment, known as a Dutch Gable.

Gauged Brick Soft brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

Grille A fretted metal screen, often in shopfronts, to allow for the flow of air.

Hipped Roof A roof with sloped instead of vertical ends.

Horns The short downward projections on sides of sash windows, common in London from the mid C18, to strengthen the windows as the design evolved to include larger panes of glass and fewer glazing bars.

Incised Lettering Letters carved in to the face of a material - typically stonework.

Keystone The central stone of an arch, sometimes carved.

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

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'.

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

Positive Contribution

Buildings considered to make a positive contribution are listed below. Buildings on the statutory list are automatically deemed to make a contribution and are therefore not included below. Those proposed for inclusion on the local list are marked (*):

Binfield Road

Former Angell Arms Public House. Rendered two storey former public house with corner porch.

Lansdowne Way

The Priory Arms Pub., No. 83- Three storey Italianate public house. Butterfly roof, stock brick, dentiled eaves cornice, 2/2 timber sash windows on upper floors, stuccoed window architraves.

No. 85- Continuation of No. 83, residential three storey with basement, butterfly roof, stock brick, dentiled eaves cornice, stuccoed ground floor, four panelled moulded front door. 6/6 panelled timber sashes on ground and first floor, decreasing to 3/3 on upper floor.

No. 87- Formerly Gillian Frazer Centre- Imposing three storey stock brick institutional building with pitched roof and red brick dressings. Unwelcoming boundary treatments to street elevation.

No. 93- Three storey much altered early-mid nineteenth century property, modern replacement windows and doors.

Nos. 95-99- Three storey terrace, stock brick with string course, 6/6 timber sash windows decreasing in size. Moulded architraves with console and circular detail, fanlight over door.

No. 101- Early-mid nineteenth century two storey stock brick with stucco frieze, cornice and blocking course. Grade II listed.

No. 103- Detached stock brick property with side entrance, symmetrical ordered form with stuccoed ground floor and 8/8 timber sash windows to street elevation.

Nos. 105-107 – Pair of originally symmetrical stock brick buildings with string course, semi circular windows set into deep reveals, parapet cornice. No. 107 has a four panelled moulded door with fanlight. (*)

Nos. 109-111- Pair of symmetrical stock brick buildings with semi circular windows with deep reveals. Similar form to Nos. 105-107 but additional stuccoed basement storey with steps leading to front door. Symmetry has been upset by roof addition at No.107. (*)

Nos. 113-115 pair of handed nineteenth century properties with parapet cornice, string course, stucco basement and architraves.

No. 117- Prominent three and a half storey painted building with shaped parapet and pedimented architraves to 6/6 timber sashes at ground and first floor.

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No. 119- Three and a half storey, stock brick with shaped parapet reflecting that at No. 117. Porch with Tuscan pilaster.

No. 121- Three and a half storey, stock brick, stepped parapet and string course.

No. 123- Three and a half storey stock brick with canted bay window at ground floor. Two bays. Semi circular scribed and keystone architrave window to 'infill' section of building. Corinthian pillar and dentiled cornice detail around windows and doors. Windows have unfortunately been replaced.

No. 125- -137 (Odds)- Ordered and unified terrace of three and a half storey mid-late nineteenth century, stock brick with red dressings, pitched slated roof, prominent chimney-stacks, keystone lintels and architraves.

No. 139- Stock brick with red dressings, two and a half storey with nineteenth century timber shopfront at ground floor.

Larkhall Lane

No. 2 - Two storey, two bays, stock brick with parapet cornice, modern roof extension, windows to flank elevation. Mid 19th Century.

No. 4- Modest and ordered early-mid 19th Century two storey, stock brick, 2/2 timber sashes to ground and first floor.

No. 6 & 8- Handed pair of two storey neo-classical properties, semi-circular timber sash at first floor, large central pediment, pedimented architraves; pilasters to doors. (*)

No. 10 - Two storey, shaped parapet, pedimented porch, white stucco architraves and string course. (*)

No. 12 - White stucco early-mid nineteenth century three-bay building of two storeys with neoclassical elements and pitched roof. Front garden retains good railings and boundary. (*)

No. 14-24 - Unified terrace of modest and extremely characterful two storey cottages. Stock brick (although three of the cottages have been rendered), hipped roof with parapet. Two over two pane timber sashes, although two of the cottages have had their windows replaced.

St Francis RC Church – plain stock brick slate roofed church dating from 1902, with stone lintels, corbelled gable and large circular window.

Nos. 42-48 - Unified terrace of two and a half storey buildings with semi circular windows at upper ground floor. String course Some unfortunate window replacement and pebble-dashed render.

No. 50- Interesting narrow fronted property of two storeys with semi circular windows at ground floor for coherence with the adjoining terrace, however the building lines do not match up suggesting an infill.

No. 52-58 Terrace of two and a half storey stock brick with pedimented porch, shaped parapet and semi-circular windows at ground floor. There is an old sign below the parapet of No.52, has been painted over but appears to read "Milborrow Bricklayer".

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No. 60- Detached early-mid nineteenth century stock brick property with three modern windows on first floor, symmetrical chimney stacks and latterly added porch.

Nos. 62-68- Semi detached, stock brick with side entrances and four 2/2 timber sashes to street elevation. Centrally positioned chimney.

Nos. 70-72- Modern buildings dating from 1998 make fairly good attempt to replicate early-mid nineteenth century style in keeping with street.

Nos. 76-78 Early-mid 19th century pair. Grade II listed.

No. 80- Three storey symmetrical stock brick with three timber sashes to front elevation. Late 19th Century.

No. 82 – Mid-late nineteenth century stock brick with red dressings, three storey, dentiled cornice, hipped gable with finial detail.

Nos. 84-86 Three storey stock brick with string course and prominent central entrance door with semi circular fanlight. Brick arches around ground floor 6/6 timber sashes.

Nos. 88-94(even)- Unified terrace of two storey stock brick buildings with spiked finials punctuating flat roof. Moulded cornice with console detail, front bay window, swag detail on architraves.

Nos. 96 Binfield Arms P.H.- Former Public House, three storeys red brick, modern extension on rear. Good pub frontage retained at ground floor.

Priory Grove

No. 1- Two storey stock brick with ordered and symmetrical composition, prominent porch and pedimented architraves at ground floor. Historic shopfront 'The Cabin' in side of property boundary.

8- Caretakers cottage- Vernacular style in stock brick with red brick quoins and dressings. Steeply pitched roof and prominent chimney stacks.

Former Priory Primary and Secondary Schools- Three storey stock brick building with red brick and stone dressings, E. R. Robson architect opened 1886. (*)

Nos. 9-21- Terrace composed of symmetrical pairs of two and a half storey buildings with steps up to door, prominent chimneystacks and stuccoed architraves. One property as unfortunately had its windows replaced. 13 has been rebuilt (possibly as a result of bomb damage)- the steps and lower ground appear original. 21 has margin lights and pilasters around door.

Nos. 63-65 -pair of two storey buildings c. 1840 with stepped parapet, semi-circular windows at ground floor, string course under first floor windows.

Nos. 67- 71- Group of three mid-late nineteenth century Gothic revival buildings of stock brick with red dressings, steep hipped gable with finial, canted bay at ground floor and low lying stock brick boundary wall to front.

Nos. 73-75 -Pair of modest and charming Victorian dwellings, stock brick, canted bay win-

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dows at ground floor. Red brick dressings and decorative ridge tiles to 73. 75 has been painted.

No. 77-Unusual painted stock brick two storey property with four symmetrical timber sashes and prominent parapet. Directly abuts the street .

Nos. 79-81- Modest and charming two storey stock brick properties with small front gardens. Two storey with timber sliding sashes.

Nos. 83-85- Pair of painted two storey properties with two windows to each floor. Pediment above door with dentile detailing and ridge tiles. 85 has a side extension.

No. 87- Two storey stock brick property with rendered ground floor. Entrance has been modified to make a garage and entrance is now at side of front bay. Inappropriate ground floor window.

Nos. 89-91- Pair of two storey stock brick properties with stucco render at ground floor, architraves with console detail.

Priory Buildings- Red brick four storeys, stucco scribed at ground floor to resemble stone. Modern guards to windows.

APPENDIX 2 NEUTRAL CONTRIBUTION

Buildings that make a neutral contribution neither enhance nor detract from the conservation area. They are: -

No. 75 Lansdowne Way – modern premises.

No. 3 Priory Grove – much altered building with tiny windows and crude mansard.

Nos. 2a-6a (even) - Modern two storey yellow stock brick buildings blighted by satellite dishes.

Nos. 1—8 The Studios, Priory Grove — new residential development in former school grounds.

Nos 1—5 All Saints Close— large building of commercial appearance to rear of No. 91 Lansdowne Way.

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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 ẹ imoràn yìí, ní èdè Òmíràn, ẹjọ,
ẹ kàn wà l'ágogo

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

This document was prepared by the
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