

Clapham Road Conservation Area

Conservation Area Statement

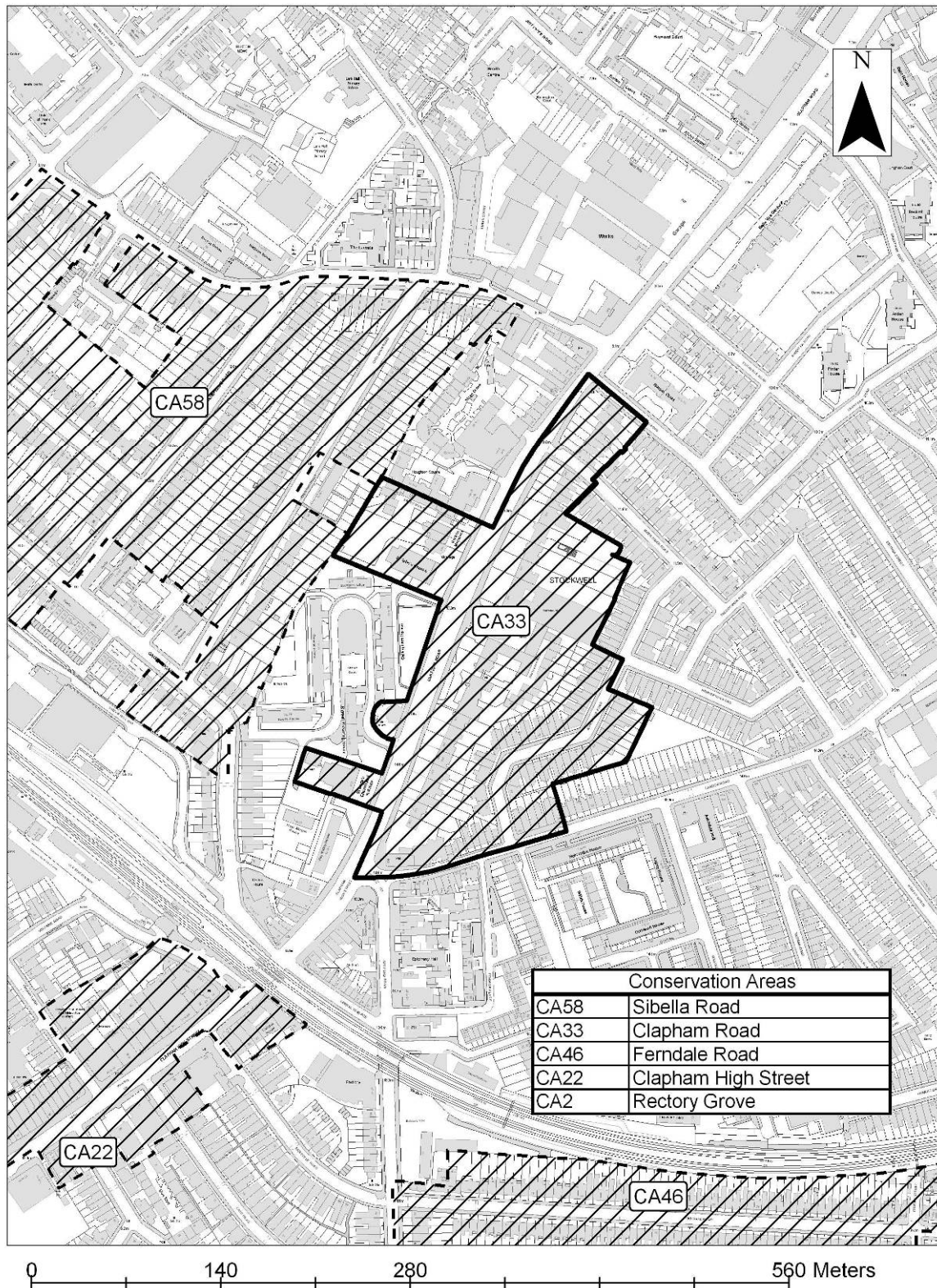


March 2012

CONTENTS

		PAGE
	MAPS	4
	INTRODUCTION	6
1.	PLANNING POLICY CONTEXT	7
2.	CHARACTER APPRAISAL	8
	Purpose of this Appraisal	8
	Historic Development	8
	Spatial Analysis	11
	Streetscape and Public Realm	16
	Private Realm and Boundary Treatments	16
	Activity and Uses	16
	Building Materials and Details	17
	Shopfronts and Advertisements	19
	Listed Buildings	19
	Building Contribution	20
	Views	20
	Scheduled Monuments	21
	Capacity for Change	21
	Appraisal Conclusion	21
3.	GUIDANCE	22
	Alterations to Existing Properties	22
	Advertisement and Signs	24
	New Uses	24
	Plant and Equipment	24
	New Development	24
	Boundary Treatments	25
	Gardens and Trees	26
	Sustainability	26
4.	MANAGEMENT PROPOSALS	27
	Boundary Review	27
	Planning Controls	27
	Archaeology	27
	Signage and Advertisements	27
	Highways and Street Works	27
	Enhancement Opportunities	28
	Trees	28
	Listed Buildings	29
	Management Conclusion	29
5.	SOURCES	30
6.	CONTACTS	31
7.	GLOSSARY	33
	APPENDIX 1 Statutory listed buildings	37
	APPENDIX 2 Locally listed buildings	38
	APPENDIX 3 Positive contribution	39

CONSERVATION AREA CONTEXT



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LB Lambeth 100019338 2011.

INTRODUCTION

The Clapham Road Conservation Area was designated in September 1981 and encompasses housing dating from the late Georgian period on Clapham Road and Edwardian properties of Atherfold Road. The conservation area boundary has remained unchanged since designation.

The Conservation Area is immediate north of central Clapham and takes a linear form along Clapham Road which is a main road linking Clapham to northern Lambeth. The Sibella Road Conservation Area (CA 58) lies immediately to the west.

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

When this document was in draft form it was subject to public consultation so that local residents and other interested parties could comment on its content. The consultation ran from 26 October to 23 November 2009; it included a drop-in session / public meeting in the Fenwick Hall, Willington Road on 3 November 2009. The Council is grateful to all those who took the time to make representations. 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 POLICY CONTEXT

- 1.1 Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 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. It is also the duty from time to time to review this and determine whether any further parts should be designated as conservation areas.
- 1.2 Within a conservation area there are statutory controls over demolition and works to trees and greater controls over changes to properties. Section 72 of the Act places a duty on the council and other decision makers 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 relating to the role of the planning system in relation to the protection of the historic environment and provides guidance for all users of the built environment on the operation of the planning system. The guidance must be taken into account when local planning authorities prepare their development plans and it may also be a material consideration in the application and appeals process.
- 1.4 Conservation is not about stopping all change; it is about making sure that any future change preserves or enhances the character or appearance of the conservation area. To achieve this the council uses its planning powers to manage change in a careful and sensitive manner.
- 1.5 In Greater London the "Development Plan" comprises the London Plan and the Local Planning Authority's Unitary Development Plan/Core Strategy. It means that all development control decisions have to be made in accordance with the London Plan and Lambeth's adopted UDP / Core Strategy except where material considerations indicate otherwise.
- 1.6 The Regional Spatial Strategy for Lambeth is the London Plan: A Spatial Development Strategy for Greater London adopted in July 2011. This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.
- 1.7 The current local plan for the London Borough of Lambeth is the Lambeth Unitary Development Plan (Saved Policies, 2010). Policies relating to urban form, conservation and design can be found within this document. In addition, policies with regard to new development and change within the conservation area and its setting are provided in this document.
- 1.8 Clapham Road is designated as an Archaeological Priority Area (APA A3. Roman Road, London to Chichester) in recognition of the archaeological potential along its route.

2 CHARACTER APPRAISAL

Purpose of this Conservation Area Appraisal

- 2.1 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 the Management Proposals in Part 4 of this document. This appraisal of the Clapham Road Conservation Area has been undertaken in accordance to the following guidance:

Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)

Planning Policy Statement 5: Planning for the Historic Environment, (2010)

Historic development

This section sets out the development of the area chronologically:

Early history

- 2.2 Given the location of Clapham Road between the historic settlements of Stockwell and Clapham it is necessary to provide a little of the early history of both areas. Stockwell was one of the first hamlets to be established in this part of Lambeth. The name came from the woodlands or *stocks* and from the presence of natural *wells* and springs due to its location at the edge of a low lying plain where a spring line was formed.
- 2.3 Land surrounding this hamlet was mostly agricultural in the early medieval period, some distance from any trade routes and located in a protected pocket between two Roman roads. Protection was afforded by this relative isolation since, after the collapse of the Roman Empire, any major routes might have allowed easy access for marauding bands.
- 2.4 Documentary evidence shows that Stockwell village (which is north-west of the Clapham Road Conservation Area) grew in the medieval period due to favourable presence of these natural springs and woods that served the surrounding farmlands. Man-made wells were also sunk to take advantage of its good quality water and the area enjoyed some prosperity. Formal significance was gained when a charter granted manorial status to the area; Stockwell Manor was built during the 13th century (and demolished in 1756).
- 2.5 Turning to Clapham the settlement name originates from the 9th century AD, although no buildings earlier than the late seventeenth century survive. The old village was based around Rectory Grove, Old Town and North Street, running down to the common. The settlement was very small and rural through the mediaeval period, with only 18 tax paying inhabitants registered in 1332.
- 2.6 The high street leading onto Clapham Road is itself is an historic route and forms part of the Roman Road of Stane Street, from London Bridge to Chichester.

18th and 19th centuries

- 2.7 The eighteenth century saw the growth of both Stockwell and Clapham due to improvements in the communication and transport links to London. Both of the settle-

Clapham Road Conservation Area Statement 2012

ments became rural retreats for the wealthy merchant classes who desired the benefits of the countryside with the convenience of easy access to central London.

- 2.8 Rocque's map of 1745 shows that the area surrounding Clapham Road was primarily rural with Clapham Road then called London Road which leads from Southwark to Clapham and then southwards towards Balham and Tooting. The only feature of note is the Clapham Workhouse which is located at the junction of London Road and Back Lane.
- 2.9 The area of land which the conservation area is located formed part of the Manor of Stockwell which was broken up and passed onto various individuals until in the early 18th century it passed into the ownership of the Duke of Bedford. Most of the Georgian houses appear to have been built under an agreement made between the Duke of Bedford and Archer Wilson, a Fulham builder on December 31 1791. The majority of the houses appear to have been built by Wilson (although 391-393 were not built until after his death) and were then let by the Duke of Bedford to Wilson's nominees. These would have included Wilson's financial backers who in some cases actually lived in the houses that their finances paid for. The houses built under this arrangement are listed below.
- 2.10 Nos. 391 & 393 are a terrace of 4 houses which were erected by William Novell a builder of Clapham and were let to him by Wilson's nominees in 1825. The Church of St John the Evangelist was erected in 1842 in a neo-Grecian classical style and is a local landmark. It is the daughter church of Holy Trinity, Clapham Common which at the time maintained the evangelical tradition of the Clapham Sect. This is cited as the reason for the Neo-Classical style of the building.
- 2.11 The area saw gradual development during the early-mid Victorian period with the erection of a public house at the junction of Clapham Road, Bedford Road and Landor

Property Address	Date (first occupied or appears in rate books)	Lessee
357 Clapham Rd	1792	Not known
359 & 361 Clapham Rd	1794	Robert Robson
355 Clapham Rd	1806	Not known
363 Clapham Rd	1802	Not known
369 Clapham Rd	1815	John Poynder
371-373 Clapham Rd	1802	John Burrup
375-377 Clapham Rd	1804	John Burrup
379 Clapham Rd	1803	William Mitchell
381 Clapham Rd	1803	William Mitchell
383 Clapham Rd	1806	Thomas Rippon
385 Clapham Rd	1806	Thomas Rippon

Road along with the construction of the British Orphan Asylum on the current site of Carlton Mansions. During this period Clapham Road was known as Clapham Rise and Landor Road was a privately maintained road known as Stockwell Private Road. There are remnants of the semi-rural atmosphere present when the Georgian houses were constructed in the large front gardens along Clapham Road and in the green oasis around St John the Evangelist. The late Victorian period saw the beginnings of the denser suburban development of this part of London with the construction of terraces along Landor Road and the formerly rural land of the surrounding area. It also saw the loss of a small number of Georgian houses with the construction of the impressive Queen Anne style terraces to either side of the junction with Mayflower Road.

20th Century

- 2.12 The early 20th century saw the final infilling of the previously open land to the rear of Clapham Road with Edwardian terraces the most notable of which is Atherfold Road with its smartly detailed terraced houses. This coincides with the arrival of the Tube at Stockwell in 1890 and at Clapham in 1900 allowing easy & cheap public transport for the masses to and from central London.
- 2.13 After this Edwardian phase of building, which essentially completed the development of the area. St Bede's Church was erected in the 1920s and the deep tube shelter built in the 1940s—one of only eight. There was no major alteration until rebuilding in the surrounding area following bomb damage during the Second World War. There was also an urban renewal programme in the immediate post war years which cleared most of the historic development from the opposite side of the road. This has unfortunately compromised the setting of the conservation area although a number of pre-war buildings, including St Bede's Church, survive. The conservation area buildings slipped into decline during the post-war years within the last decade reinvestment and conversions have brought improvements. However, much remains to be done.



The attractive red brick houses of Atherfold Road date from the Edwardian period.

Spatial Analysis

Spatial Analysis

- 2.14 The conservation area takes the form of two distinct character sub-groups: the linear form of Clapham Road with its late Georgian and limited late Victorian housing and the sinuous form of Atherfold Road with its attractive Edwardian terraced housing.
- 2.15 The eastern side of Clapham Road is typified by large late Georgian villas which whilst taking a variety of forms and sizes are generally either semi-detached villas or part of a small terrace. They share a common front building and property line which creates an easily identifiable interface between the public and private realm. The houses are set within spacious plots with large front and rear gardens. A small late Victorian terrace in the Queen Anne style is located at the northern end of the conservation area and is built of red brick and of a more decorative architectural treatment than the Georgian properties. The western side of Clapham Road contains St John's Church & Vicarage and Carlton Mansions which form their own sub-group but follow the general pattern of large buildings set in a spacious plot set well back from the pavement edge.
- 2.16 Atherfold Road takes the form of attractive and well detailed terraces which share a uniform boundary and front property line. They are built at a much higher density and have a tighter urban grain. The street is notable for the pleasant sense of enclosure and the continuous street frontage that the terraces provide by the clever adherence to the street pattern. The presence of mature street trees helps to soften the hard urban character of the area.

The roads are described below in alphabetical order: -

Atherfold Road

- 2.17 This road represents the last phase of major development within the conservation



Spacious front gardens are an important feature of the Clapham Road frontage.

area and is a collection of fine Edwardian houses constructed of soft red bricks combined with sandstone dressings to good effect. They are two storeys in height with steeply pitched slate roofs. The houses form part of a continuous terrace but are cleverly expressed as symmetrical pairs with a 2 1/2 storey front return to each of pair which are surmounted by a narrow gable with stone finial. Between these there are stone dressed porches with balconies above which are accessed via timber casement doors. The porches contain good decorative dado height wall tiling. The symmetrical composition of the properties and the uniformity in details, materials, original fenestration and vertical form create a pleasing rhythm to the streetscape. The simple and generally uncluttered forms of the roofs are interrupted by the repeated pattern of chimneys and upstands between properties. This helps to reinforce the rhythmic quality and creates an interesting roofscape. The combination of the overall height of the buildings and the width of the street contribute to a pleasing sense of enclosure.

- 2.18 The buildings are set within very small plots when compared to the rest of the conservation area with only a small front yard and a larger but still relatively small rear garden. The original black and white tiled front paths and areas survive at many properties and these are attractive elements of the Edwardian development which contribute to the character of the street. The front boundaries are identical modern red brick walls which whilst of modest architectural interest do provide a unified boundary treatment and a clear delineation between the public and private realms.
- 2.19 The sinuous pattern of the street draws the eye round a series of deflected views which the uninterrupted pattern of terraces follow and reinforce. In this way the buildings define the street in the traditional manner and provide a continuous level of passive overlooking to the public realm. The presence of street trees along the entire length of the street provides attractive soft landscaping which complements and softens the character of the built environment.

Clapham Road

- 2.20 Clapham Road is an important remnant of the early nineteenth-century expansion of the settlements within south London. The road is lined on the east side of the conser-



Unity of architectural detailing is an essential feature of the character of Atherfold Road.

vation area with large semi-detached villas or terraces set back on a common building line behind large front gardens. There is a common classically-inspired Georgian architectural language to most of the buildings, although at the northern end there is a Queen Anne style terrace. The buildings are brick, London stock brick for the majority and red brick for the Queen Anne style terrace. A few of the front elevations have been rendered. There is some variety of facade treatment while adhering to classically-inspired forms and maintaining a consistent height. The buildings share some or all of these characteristics and features: flat gauged brick window heads, bow windows, stringcourse, eaves cornice details, raised parapets well detailed porches supported by classically derived columns & pilasters. The rear elevations are often carefully considered some featuring—semicircular bay windows, balconettes and fine joinery.

- 2.21 The historic boundary treatment is a stock brick wall. Some old walls between properties are about 2m in height ; one survives at No 359 Clapham Road. However, other historic boundaries comprise a stock brick retaining / dwarf wall surmounted by a stone coping. They may originally have been topped by a railing or stone balustrade. Some of the Queen Anne style houses have rendered walls with a bottle balustrade although an impressive redbrick entrance pier survives at No. 353 which is more likely to be the original treatment. Generally there are numerous discordant modern treatments—rendered walls, modern railings etc, and in places no boundary at all; this is a significant detrimental feature of the conservation area. The gardens collectively are still characterised by soft landscaping and large trees. Unfortunately some are neglected or covered by excessive hard standings. The poor appearance of front boundaries and front gardens is a major problem within the conservation area.
- 2.22 The sense of grandeur along this road is reinforced by the buildings within the conservation area on the west side. Again, these are set back from the road behind boundary treatments with soft landscaping and trees creating a spaciousness and adding to the character of the area. Church of St John the Evangelist is in grey brick with stone dressings and stone hexastyle (six columned) Ionic portico and pediment facing the street. The church is a local landmark and both the flanks and the front elevation are



Damaged and discordant boundary treatments harm the appearance to Clapham Road.

highly visible from a number of directions which aid in the legibility of the street. It is set in its own grounds with a grass verged path to one side leading to a small green park behind. There are historic street lamps along the path. There is a feeling of tranquillity along this green stretch as the noise of the traffic diminishes.

- 2.23 To one side of the church is the former Vicarage and then Carlton Mansions an exuberant French Renaissance style inspired mansion block. Originally double the length, part of the site of Carlton Mansions has been redeveloped with the recent Savoy Mews, the northern boundary of the conservation area on the west side. This adheres to the building line and height of Carlton Mansions from the street.
- 2.24 The former St Bede's Church and Institute for the Deaf is set within its own grounds and set back from the road. It is of brown brick with some free Gothic detail. The architectural quality of the building, its contribution to the streetscene and its conformity with the established character formed by buildings set back from the road behind generous frontages in their own plots. The deep shelter structure is of historic interest.
- 2.25 A residential terrace has recently been built at the rear of 369 Clapham Road. There is a large warehouse style building at the rear of 365 Clapham Road.
- 2.26 The late 19th century development at the northern extreme of the conservation area are imposing red brick Queen Anne terraces which whilst differing radically in the façade treatment do relate to the scale and bulk of the nearby Georgian development. They are particularly good examples of their type with very high quality brickwork detailing. Corner turrets and good door cases add interest.
- 2.27 The Neo-Georgian 'Clapham North' pub on the corner of Clapham Road and Landor



The imposing Queen Ann terraces on Clapham Road

Clapham Road Conservation Area Statement 2012

Road is a landmark which marks the entrance into the two roads, especially if arriving from Clapham North London Underground Station.

Landor Road

- 2.28 The majority of the buildings date from the mid to late nineteenth century and are in a variety of forms. From the junction with Clapham Road the first building is an apartment block which has been inserted successfully into the streetscape and retained a historic front boundary wall with an original painted sign - probably dating from the late Victorian/ Edwardian period which adds visual interest. Then there is a typical three storey Victorian terrace with pitched roof which adjoins a pair of more modest early Victorian two storey houses. These buildings share a common building front building line with the building set back from the pavement behind a small front garden.
- 2.29 The ornate row of shops on the east side of the entrance to Atherfold Road are stylistically part of the Atherfold Road development. The buildings therefore represent part of the historic development of the area.
- 2.30 These shops with flats above were provided on the remaining land on Landor Road. They exhibit the same richness of detailing in the brickwork and decorative features and the shopfronts largely retain their console brackets, pink granite pilasters and grey granite plinths, stall risers, fascias and other details. They are a strong coherent group.

Streetscape & Public Realm

- 2.31 The streetscape within the conservation area is marked by its heterogeneous character with no-one overall scheme in evidence.



The shops on Landor Road.

Atherfold Road

- 2.32 This location has the most homogenous public realm with concrete paving and granite kerbs creating an understated but generally uniform streetscape. The presence of street lamps and other furniture is kept to a minimum and overall the public realm does not appear overly cluttered.

Clapham Road

- 2.33 This is a typical busy urban road with associated road signage, speed cameras and other street furniture. The constant, heavy traffic which uses the road detracts from the character and appearance of the conservation area, although the road's origin as noted above is as a main route south. However, the width of the street and the presence of mature trees goes some way to mitigate this impact. There is prominent signage associated mainly with the garage and car sales uses, and this is discordant and detracts from the character of the area.

Landor Road

- 2.34 The public realm of this road is fairly simple and clutter free with street lamps being the most visible items. The presence of a large, yellow grit container at the junction with Atherfold Road is unfortunate as it detracts from views into the road. The paving materials are a mix of concrete slabs and tarmac with granite kerbs - there is no degree of homogeneity in the choice of paving materials used.

Private Realm and Boundary Treatments

Atherfold Road

- 2.35 There is a consistent boundary treatment of red brick wall on the back edge of the pavement enclosing a small front yard. The black and white tiled finish to the path and front area survives at many of the properties as do a few coal hole covers.

Clapham Road

- 2.36 Although historic remnants remain in places the boundary treatments generally are either modern and discordant or old and in poor condition. This results in a degraded street frontage.
- 2.37 Front gardens with soft landscaping and trees is an important part of the character of Clapham Road. Unfortunately in places hard standing is excessive and overly dominant to the detriment to the site and the wider conservation area.

Landor Road

- 2.38 Only a small section of Landor Road is within the conservation area. The existing part of the conservation is characterised by back of pavement edge boundary walls enclosing small front areas.

Activity & Uses

- 2.39 The conservation area has an overriding residential character to it with the majority of the development being a mix of flats or houses. There are instances of commercial and community uses within the conservation area primarily located along Clapham Road. Whilst these commercial uses bring additional vitality to the streetscape they also introduce discordant elements such as the prominent commercial advertisements and signage. The car sales plot just before the corner of Landor Road on the east side of Clapham Road is a gap which breaks the otherwise consistent building line of the road and fills the frontage with parked cars rather than soft landscaping and trees.

Building Materials & Details

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

Walls

- 2.41 Brickwork is the most characteristic walling material with London yellow stock bricks being the predominant material along Clapham Road and red bricks for the later development in Atherfold Road and the northern extent of Clapham Road. Despite the dominance of this building material there is a subtle mix of colours within the bricks which the patina of age has mellowed and softened. Some of the elevations on Clapham Road have been over-cleaned leading to an uncharacteristic bright yellow colour. A variety of pointing methods are present within the conservation area ranging from inappropriate modern struck pointing which detracts from the well executed brickwork to more appropriate slightly recessed and flush finishes which are natural coloured, allowing the facing brickwork to be appreciated.
- 2.42 Stucco render has a limited presence within the conservation area and is only present along Clapham and Landor Roads. It is generally subservient to the yellow stock brickwork. Well executed brickwork is the predominant building material and contributes to the character and appearance of the conservation area. Historically stucco was used to create architectural detailing as a cheaper alternative to stone—it was tinted to look like stone too. Today most examples are painted white which is not historically correct. Unfortunately some brick buildings have been rendered in modern cement; this prevents an appreciation of the brickwork construction and can be visually disruptive to the appearance of terraces. Similar visual harm is caused by painting brickwork.

Windows

- 2.43 Traditional double-hung vertically sliding painted wood sash windows are the predominant window type. The glazing pattern varies within the conservation area depending on the particular design of the house and its age. There are examples of the following: multi-paned sashes, plate glass sashes and semi circular sashes. The windows are appropriate to the style of the house in which they are built conforming to the strict order to style of the architectural era.
- 2.44 There are a few places within the conservation area where modern windows have been installed in traditional buildings. These are typically metal or uPVC frames with double glazing which fails to replicate adequately traditional construction details and delicate glazing bars of traditional single glazed windows. As a result they look crude and ungainly and harm the integrity of the buildings and the character of the area.

Doors

- 2.45 There is a limited variety of front doors; generally they are either 4 or 6 panelled, sometimes with upper panels replaced by glass. Regardless of the age or style of the property the doors tend to be carefully considered and decorative. The majority of the doorways to the Georgian properties have glass fan lights (semicircular) which are either plain, simply segmented or more elegantly segmented using metal or timber glazing bars.
- 2.46 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 tend to be very plain and simply detailed in the traditional manner.

- 2.47 The properties on Atherfold Road have panelled doors with a tripartite stained glass inset at the top of the doors. The porch walls are tiled and so too are the porch floors and paths.

Basement Areas

- 2.48 The grand houses on Clapham Road often have semi-basement areas enclosed by decorative railings. Where originals survive they tend to be in decorative panels with matching gates to the basement steps. Railings with vertical bars and finials are not characteristic for basement areas within this conservation area. York stone paving is the common historical treatment of basement areas and examples survive across the conservation area.

Plant and Equipment

- 2.49 Prominently located satellite dishes, meter boxes, pipes and cables are problematic within the conservation area. Their siting and location on front elevations has been particularly damaging.

Roofs

- 2.50 The roofscape of the conservation area is typical varied reflecting the relevant roofing methods from when the houses were built. Early houses on Clapham Road tend to have M section roofs concealed by parapets. Mid 19th Century houses often have London roofs or hipped roofs. The Queen Anne and French Empire style buildings have mansards and features. The houses on Atherfold Road have pitched roofs. Natural Welsh slate is the predominant material although there are roofs with later replacement modern materials, which are generally a poor match.
- 2.51 Traditional dormers are only present within the properties with mansard roofs. These are modest structures constructed in the traditional manner using timber and dressed



Basement areas are typically enclosed by decorative panel railings.

lead cheeks. Dormers are not present on buildings with any other roof forms and therefore have no presence in either Atherfold or Landor Road.

- 2.52 Rooflights are not a traditional feature of the conservation area and as a result they have a very limited presence within the conservation area and are only prominently visible from the public realm at nos. 335-337 Clapham Road. There is an assortment of building services and other equipment at roof level visible from the public realm.
- 2.53 All of the nineteenth and early twentieth century residential buildings have substantial 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. There are limited instances of chimney stacks to the early nineteenth century being rendered - this would have originally been implemented in stucco render.

Extensions and Returns

- 2.54 The earlier houses, especially those with basements, tend to be flat to front and rear. However, some have bow window features. The semi-detached houses were often extended to the side, typically in a subservient manner. Rear returns or extensions on these properties are not characteristic. The mid-late 19th Century terraced houses typically have purpose built rear returns in the conventional manner. These uniform elements repeat the rhythms of the terrace and add much interest to the rear elevations.

Shopfronts and Advertisements

- 2.55 There is only one traditional shopfront within the conservation area (Clapham North Pub, Clapham Road) and a number of shops adjoin the boundary at Landor Road. This reflects the primarily residential nature of the conservation area.
- 2.56 The advertisements on Clapham Road for the car servicing and sales premises which are positioned on the back edge of the pavement are too prominent, are an incongruous visual element within the streetscape and are harmful to the character of the conservation area.
- 2.57 Where shopfronts do occur they reflect the nature of the host business, the car servicing properties have especially poor shop fronts which are essentially large vehicle openings with roller shutters for security. Those on Landor Road are better detailed and there are some good surviving details. The frontage to the Clapham North public house is a well executed shopfront in a pared down Neo-Georgian idiom with robust brick pilasters, panelled timber stall riser and well detailed timber fascia.

Listed Buildings

Statutory Listed Buildings

- 2.58 Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which, were erected before 1 July 1948. Listed Building Consent is required for any works which would affect its character as a building of special architectural or historic interest. A schedule of the listed buildings within the conservation area is contained within Appendix 1.

Buildings of Local Architectural or Historic Interest (Locally Listed Buildings)

- 2.59 The council has a UDP policy regarding a list of buildings and structures of local architectural or historic interest which it seeks to retain. Buildings on the local list are identified in Appendix 2.

Building Contribution

- 2.60 Buildings that make a positive contribution are worthy of retention although they may require restoration or refurbishment. There is a presumption in favour of their retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are identified in Appendix 3.
- 2.61 No buildings or sites are considered to make a negative contribution. The following buildings are deemed to make a neutral contribution:

No 365 Clapham Road—20thC commercial premises.

Car sales lot and its associated structures adjacent to 409 Clapham Road

No. 1 Landor Road—late 20thC apartment block.

Views

- 2.62 The conservation area itself is relatively low scale, building heights ranging from two storeys in Atherfold Road to a general height of about four storeys over a semi-basement in Clapham Road. Accordingly the important views are confined to domestic scale with the main views of note being:



No. 365 Clapham Road is considered to make a neutral contribution.

Clapham Road Conservation Area Statement 2012

The front and flanks of St, John's Church when viewed south and north along Clapham Road.

The spire of the Roman Catholic Church of St Mary on Clapham Park Road when viewed south along Clapham Road

Scheduled monuments

- 2.63 There are no Scheduled Monuments within the Conservation Area boundary.

Capacity for Change

- 2.64 There are no designated development opportunity sites within the conservation area. The conservation area's character is derived from the early 19th century and late 19th/early 20th century buildings, their historical evolution and relationship to the evolution of Clapham and Stockwell. The site adjacent to 409 Clapham Road might be a development site although but this has a current and apparently viable use. Given that the overwhelming majority of the buildings within the conservation area make a positive contribution there is little scope for new development. The shop properties on Landor road present an opportunity for the extension of the conservation area.

Appraisal Conclusion

- 2.65 The Clapham Road Conservation Area is an excellent example of the historical development of this part of the Borough from its origins in the late Georgian suburban expansion through to the later 19th & early 20th Century development spurred on by improvements in transportation links. The conservation area can be split into distinct character areas: Clapham Road, Atherfold Road & Landor Road of which the former are of most significance. Generally the buildings make a positive contribution. The greatest threat to the character and appearance of the area is the discordant treatment of the front boundaries to Clapham Road and the over dominance of hard standings on front gardens.

3. GUIDANCE

- 3.1 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.

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. 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.

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. 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 cutting-out should be done by hand as otherwise the brickwork can be badly damaged by machinery. 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 repairs should be in the appropriate material and the same profile / finish. When redecorating stucco consideration should be given to using cream and buff coloured paint tones in order to replicate the appearance of natural stone.

Joinery

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

Windows

- 3.5 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 acceptable exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double-glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided.
- 3.6 Modern window designs in metal, unpainted hardwood or uPVC window units should be avoided as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the attractiveness of buildings.

Doors

- 3.7 Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building should be sought. Porches should be kept in good repair. Should new handrails be required these should be carefully detailed in delicate painted ironwork to reflect the established character of the area.

Roofs

- 3.8 The alteration of historic roof structures 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 the ornate mid-late 19th Century buildings. Chimneys should be retained and kept in good repair.
- 3.9 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

- 3.10 In the limited number of cases where these might be deemed appropriate they should be placed at the rear to avoid disturbance to the appearance of the building. Small traditional forms are considered most appropriate. 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 avoided.



Ornate roof treatments are particularly important and should not be altered.

Roof lights

- 3.11 These are not a prominent 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 of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. On Victorian front-age buildings they should be small and in line with existing openings; large, modern or poorly located roof lights have the potential to cause great harm.

Extensions

- 3.12 Front and side extensions will be resisted in order to preserve the integrity of the host building, the spaces between buildings and the character or appearance of the conservation area. Where considered appropriate new rear extensions should respect the forms and design of the host building along with its materials and construction details. They should not 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.
- 3.13 Roof extensions are unlikely to be acceptable, as the 19th Century 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.

Advertisement & Signs

- 3.14 The conservation area does not have a commercial character. Whilst businesses must be allowed to advertise their goods and services effectively, new signage must improve upon the very poor quality which is at present standard. New designs and materials should respect the host building and be an enhancement to the wider conservation area.
- 3.15 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 are not a feature and should be avoided.

New Uses

- 3.16 All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. The loss of residential uses should be resisted in order to ensure that the strong residential character is retained.

Plant and Equipment

- 3.17 The location and appearance of meter boxes, gas pipes, plant, extractors 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.

New Development

- 3.18 Should sites within or adjoining 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. Tall buildings in these instances are unlikely to be appropriate if they dominate or over shadow the conservation area. Sympathetic building forms and materials are expected in conservation areas.

- 3.19 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 wildlife habitats.

Boundary Treatments

- 3.20 The loss of gates, railings and walls that contribute to the special character of the area should be avoided. On Clapham Road, where discordant boundary treatments are considered to be discordant the following advice should be considered when designing new front boundaries:-

Early 19th Century houses

Plinth - stock brick wall with dressed stone coping. Total height 600mm.

Railings (sunk into plinth coping) - 1000mm x 24mm dia. solid bars at 150mm centres.

Horizontal rail (solid metal) 50mm x 10mm.

Railing finial - Early 19th Century spearhead finial.

Standards (sunk into plinth coping) - 1000mm x 30mm dia. Solid at regular intervals.

Standard finial - Early 19th Century urn finial.

Pedestrian Gates—detailed as railings and pivoting from ground and off standards.

Vehicle gates — detailed as railings and pivoting from ground and off brick piers.

Gate piers - stock brick with stone coping. Total height 1.8m x 480mm x 480mm.

Mid - Late 19th Century houses

Surviving examples should be used to inform restoration. Unity of the group or terrace is likely to be required.



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

- 3.21 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.

Gardens and Trees

- 3.22 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.

Sustainability

- 3.23 Conservation Area designation seeks to retain existing buildings and the design features that give them their character. All existing buildings have 'embodied energy' - the energy that was used to create them; keeping buildings in good repair is the best way to ensure that no energy is wasted. If a building is neglected and features have to be replaced embodied energy is lost when something is removed and dumped and more energy is used in providing a replacement, no matter how environmentally friendly it might be.

Reduce Consumption

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

Insulate the roof, cavity walls and floors to reduce heat loss.

Install an efficient condensing boiler and thermostat controls.

Use energy efficient appliances and light bulbs.

Lag the hot water cylinder and water pipes.

Upgrade existing windows through draught proofing and the installation of internal secondary glazing. This can reduce heat loss, noise and condensation without the need to replace original windows. Closing internal shutters at night and use heavy, thermally lined curtains in winter can also reduce heat loss.

Renewable Energy

- 3.25 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.
- 3.26 Roof top panels, turbines and other external works should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in paragraph 3.24.

4. MANAGEMENT PROPOSALS

4.1 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 Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)

Boundary Review

- 4.2 The conservation area boundary has been revised as part of the appraisal process in 2009-11 to include St Bede's Church and the Deep Shelter. The conservation area boundary will be reviewed from time to time; ideally when Conservation Area Statements are prepared or updated.

Planning Controls

- 4.3 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' and these 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' through the use of an Article 4 Direction in order to secure the effective management of the conservation area.
- 4.4 Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.
- 4.5 Breaches of planning control will be enforced where it is expedient to do so.

Archaeology

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

Signage and Advertisements

- 4.7 Existing advertisements, which in the council's opinion, detract from the character or appearance of the area will be resisted or made subject to discontinuance action where necessary. Illuminated advertising will be discouraged on residential buildings or other sensitive locations. The council will take action against unauthorised advertisements which adversely affect amenity or public safety.

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 stage.

Limit formal designs to formal spaces.

Provide for maintenance and invest in quality.

- 4.9 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.

Enhancement Opportunities

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

- A Accurately restore lost architectural details on all properties that have been unsympathetically altered.
- B Secure signage that is more sympathetic to the character and appearance of the area or remove it.
- C Secure the reinstatement of boundary treatments which are more appropriate to the age, style and character of individual properties.
- D Secure the improvement of the landscape treatment (both hard and soft landscaping) to frontages of properties where appropriate.
- E Replacement of No. 365 Clapham Road with a building that responds in a sympathetic manner to its listed neighbour at No. 363.
- F Reinstatement of bay windows on façade of No. 384 Clapham Road.

Trees

- 4.11 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.

Listed Buildings

Statutory List

- 4.12 English Heritage and Department for Culture, Media and Sport are responsible for the statutory list. Requests for listings should be sent to the Heritage Protection Section at English heritage. Their contact details can be found in the Section 6 of this document.

Local List

- 4.13 The buildings proposed for inclusion in the draft version of this document have been added to the local list in March 2010. See Appendix 2. No further additions to the local list are proposed. The Council will review the list from time to time.

Management Conclusion

- 4.14 The council is committed to preserving or enhancing the character or appearance of the Clapham Road Conservation Area through the use of its planning powers. The area has suffered from a lack of investment which has resulted in a slightly shabby appearance to much of the conservation area. The use of this document will aid in the pro-active management of the conservation area and will help to secure an appropriate balance between conservation and regeneration.

5. SOURCES

London Borough of Lambeth. (1981) *Clapham Road Conservation Area (No.33)*. Town Planning Committee, September 1998

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

Survey of London. (1956). Vol. Parish of St Mary Lambeth. Part II: Southern Area. London: London County Council.

The Buildings of Clapham, (2000), Clapham Society,

Historic Maps

Rocques Map of 1741 -46

Plan of the Parish of Clapham in the County of Surrey, 1849.

Ordnance Survey - 1869-1870 Edition

Ordnance Survey - 1893-1894 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

6. 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

LAMBETH BUILDING CONTROL

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

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

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

ENGLISH HERITAGE

The Government's advisor on the historic environment. It 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

GEORGIAN GROUP

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

6 Fitzroy Square
London
W1T 5DX

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

VICTORIAN SOCIETY

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

1 Priory Gardens
LONDON
W4 1TT

Telephone 020 8994 1019

Email admin@victoriansociety.org.uk

Web www.victoriansociety.org.uk

7. GLOSSARY

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

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

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

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

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

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

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

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

Capital The head or crowning feature of a column.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Frieze A decorative band running between the architrave and cornice.

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

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

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

Hipped Roof A roof with sloped instead of vertical ends.

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

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

Keystone The central stone of an arch, sometimes carved.

Leaded Lights Small panes of glass held in a framework of lead cames, typically found in Gothic Revival buildings and also popular in Edwardian domestic architecture.

Mansion Block A type of high-density housing used in the Victorian and Edwardian eras. Exteriors were often red brick with elaborate stone decoration.

Modillion A small bracket or console of which a series is used to support the upper part of a cornice.

Mullion A vertical post or upright dividing a window or other opening.

Neo Georgian A revival style of formal simplicity introduced around the mid 1890's to counter the Vernacular revival and became increasingly popular between the wars.

Niche A small recess in a wall.

Nosing(s) The projecting, usually rounded, edge of steps or stairs

Oriel Window A window projecting from the main wall of a building but that does not reach the ground and usually supported by corbels or brackets.

Parapet A low wall, typically at roof level where the party wall rises through the roof (party parapet wall) or in front of a roof to form box gutter.

Pediment A classical architectural element consisting of a triangular or curved section found above the entablature.

Pilaster A rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders, and often found forming part of a shopfront.

Queen Anne Refers to both the late C17/early C18 period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, and picturesque massing.

Quoins Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

Rubbed soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints.

Rustication Masonry cut in large blocks separated from each other by deep joints, often with heavily worked faces. The effect is often imitated using stucco renders.

Sash Window A window formed with vertically sliding glazed frames.

Soffit The exposed underside of any overhanging part of a building.

Stallriser A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour. See also 'Gault' brick.

Terracotta Fired but unglazed clay usually yellow or orange/red colour.

Terrace A row of attached houses designed as a unit.

Transom A fixed horizontal piece of timber or stone dividing the upper and lower parts of a window, or separating a window from the top of a door.

Transom Light A small rectangular window immediately above the transom of a door. See also 'fanlight'.

Clapham Road Conservation Area Statement 2012

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 STATUORY LISTED BUILDINGS

Address	Construction Date	Grade	Date Listed
St. John the Evangelist Church, Clapham Road	1842	II	14 July 1955
355 Clapham Road	c1792	II	27 March 1981
359 Clapham Road	1794	II	27 March 1981
361 Clapham Road	1794	II	27 March 1981
363 Clapham Road	c1802	II	27 March 1981
369 Clapham Road	c1815	II	27 March 1981
371 – 373 Clapham Road	c1802	II	27 March 1981
375 – 377 Clapham Road	c1802	II	27 March 1981
379 and 381 Clapham Road	c1803 - 06	II	27 March 1981
383, 385 and 387 Clapham Road	c1803 - 06	II	27 March 1981
391-393 Clapham Road	c1810	II	27 March 1981

APPENDIX 2 LOCALLY LISTED BUILDINGS

Address	Date Listed
335 — 343 (odds) Clapham Road	23 March 2010
345 — 351 (odds) Clapham Road	23 March 2010
357 Clapham Road	23 March 2010
Former St Bede's Church, 412 Clapham Road	23 March 2010
Carlton Mansions, Clapham Road	23 March 2010
Street lamps to the side of St John the Evangelist	23 March 2010

Information on local listing, including a fully up-to-date version of the list, is available from the Council web site.

APPENDIX 3 POSITIVE CONTRIBUTION

The following buildings are considered to make a positive contribution to the character and appearance of the conservation area. Please note that statutory listed buildings are automatically considered to make a positive contribution and are therefore not repeated here; they can be found in Appendix 1.

Atherfold Road

North side

Nos. 22-72 (even) Early 20th C. High quality terraced housing in red brick. Fine detailing.

South side

Nos. 9-74 (odd) Early 20th C. High quality terraced housing in red brick. Fine detailing.

Clapham Road

South side (odds)

Nos. 331 - 333 1870s. Pair of three storey houses.
 Nos. 335 - 343 1883-6. Impressive Queen Anne terrace in very fine red brick.
 Nos. 345 - 353 1883-6. Impressive Queen Anne terrace in very fine red brick.
 No. 357 1792. One half of a pair with good mid 19th C alterations.
 No. 395 Late 19th C. Narrow red brick building—4 storeys.
 No. 397 c1825. Three storey symmetrical house with central porch. Once the home of botanist Nathaniel Bagshaw Ward (1791—1868).
 No. 409 Early 20th C. Pub in Neo-Georgian style.

North side (evens)

Carlton Mansions 1877. Attractive block in French Renaissance style; originally larger. Designed by H J Brashier
 No. 384 1878. Vicarage in red brick. Bay windows on façade unfortunately removed.
 Former St Bede's Church 1924. Gothic style church by Sir Edward Maufe.
 Lamp Columns St John's Churchyard.
 Deep Shelter Above ground structures to Second World War air raid shelter.

Landor Road

Nos 3 & 5 Early - Mid 19th C. Pair of two storey houses.
 Nos 7 - 15 Mid 19th C. Terrace of three storey house with canted bays.
 Nos 19 - 29 19th Century parade of shops with ornate upper floors.

Spanish

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

Portuguese

Se desejar esta informação noutro idioma
é favor telefonar para

French

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

Bengali

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

Twi

Se wope saa nkaeboy yi wo kasa foforo
mu a fre

Yoruba

Tí ẹ ba ẹ imoràn 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

Lambeth Planning Division's

Conservation & Urban Design Team

March 2012
