

# Waterloo Conservation Area

## Conservation Area Statement



October 2007

  
Lambeth

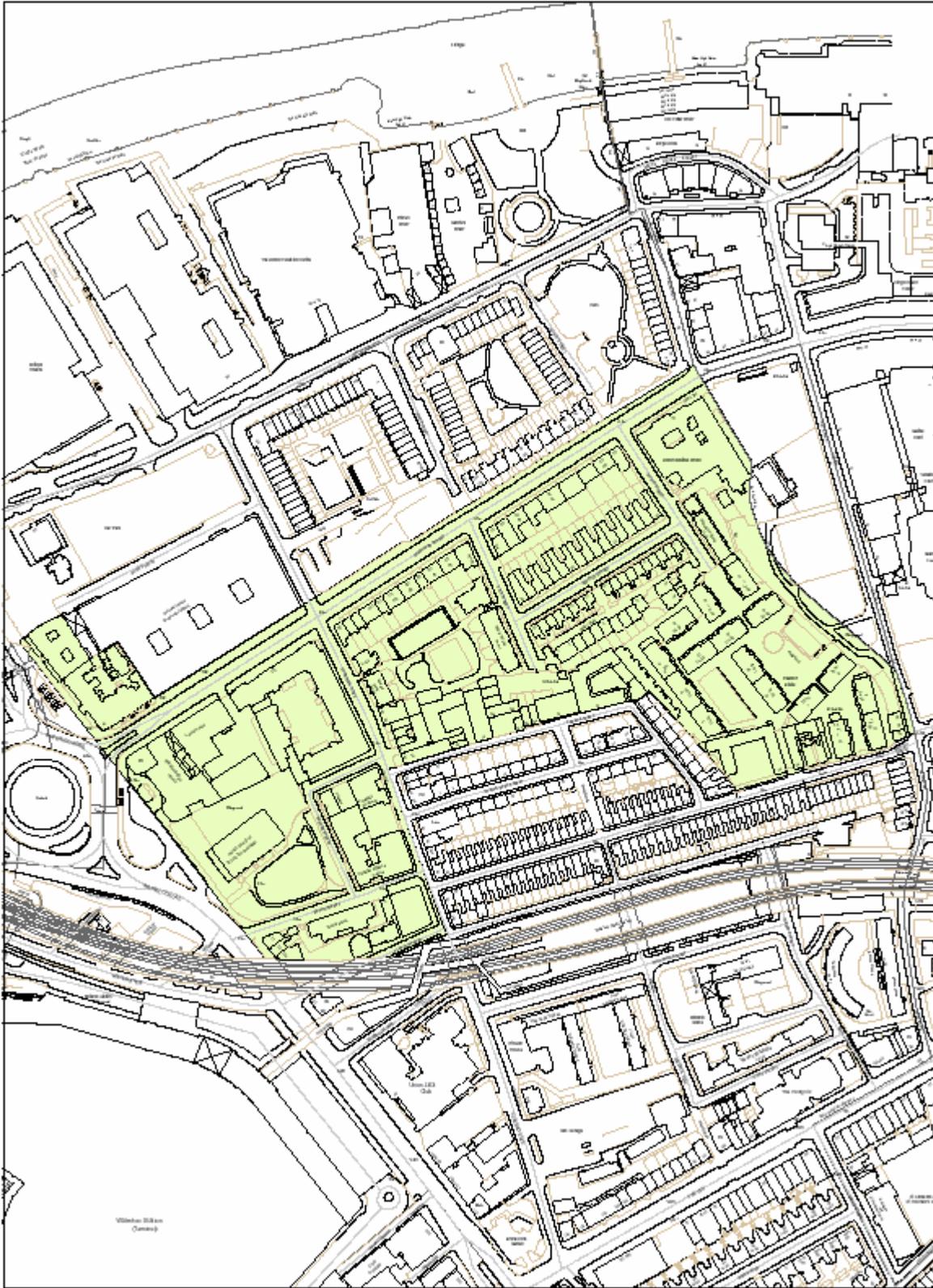
## Conservation Area Context Map



This map shows the Waterloo Conservation Area (CA 34) in its wider context which includes the following neighbouring conservation areas: -

- CA 09 Walcot Conservation Area (part only)
- CA 10 Lambeth Palace Conservation Area
- CA 21 Roupeil Street Conservation Area
- CA 38 South Bank Conservation Area
- CA 40 Lower Marsh Conservation Area
- CA 50 Lambeth Walk & China Walk Conservation Area
- CA 51 Mitre Road & Ufford Street Conservation Area

## Waterloo Conservation Area Statement 2007



The maps in this document are based upon Ordnance Survey material with 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 civic proceedings. LB Lambeth 100019338 2007.

## Waterloo Conservation Area Statement 2007

	<b>Page</b>
<b>MAPS</b>	<b>2</b>
<b>INTRODUCTION</b>	<b>6</b>
<b>1 PLANNING FRAMEWORK</b>	<b>7</b>
<b>2 CONSERVATION AREA APPRAISAL</b>	<b>8</b>
2.2 Historic Development	8
2.3 Spatial Analysis	11
2.4 Public Realm	18
2.5 Activity and Uses	18
2.6 Building Materials and Details	19
2.7 Shopfronts	21
2.8 Premises Signage and Advertisements	21
2.9 Refuse Stores and Associated Structures	21
2.10 Listed Buildings	21
2.11 Buildings that make a Positive Contribution	23
2.12 Buildings that make a Neutral Contribution	24
2.13 Buildings that make a Negative Contribution	24
2.14 Spaces making a Positive Contribution	25
2.15 Trees and Gardens	25
2.16 Boundary Treatments	26
2.17 Important Views	26
2.18 Capacity for Change	27
2.19 Sustainability	27
2.20 Appraisal Conclusion	28
<b>3. GUIDANCE</b>	<b>29</b>
3.1 Alterations to Existing Property	29
3.2 Shopfronts	31
3.3 Advertisements and Signs	31
3.4 Security Shutters and Blinds	32
3.5 New Uses	32
3.6 Plant and Other Equipment	32
3.7 Satellite Dishes	33

## Waterloo Conservation Area Statement 2007

3.8	Extensions	33
3.9	New Buildings	33
3.10	Boundary Treatments	33
3.11	Trees	33
<b>4.</b>	<b>MANAGEMENT PROPOSALS</b>	<b>35</b>
4.1	Conservation Area Boundary Review	35
4.2	Planning Controls	35
4.3	Monitoring Change	35
4.4	Signage and Advertisements	35
4.5	Highways and Street Works	36
4.6	Trees	36
4.7	Enhancement Opportunities	36
4.8	Proposed Listed Buildings	37
4.9	Management Conclusion	37
<b>5.</b>	<b>CONTACTS</b>	<b>38</b>
<b>6.</b>	<b>SOURCES</b>	<b>40</b>

## INTRODUCTION

The Waterloo Conservation Area was first designated in 1980. It is one of a number of interesting historic places in the north most part of the London Borough of Lambeth, containing mostly 19<sup>th</sup> and early 20<sup>th</sup> Century urban development. As a conservation area it is deemed worthy of efforts to preserve or enhance its special character and appearance.

The conservation area lies to the North of Waterloo East station. It is bounded to the North by Stamford Street, to the East by the Borough boundary, to the South by Alaska St, Theed Street and Roupell Street and to the West by Waterloo Road. The conservation area does not include Roupell Street or Whittlesey Street which are designated separately as Roupell Street Conservation area. The two Conservation areas meet at Theed Street Roupell Road. The character context of the wider area is varied reflecting the evolution of the wider area.

This draft Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area. It provides advice and guidance, both to the owners and occupiers of buildings and to the Council, about the way in which the area should best be managed to preserve and enhance its special character. It contains an Appraisal of the features that contribute to the area's character and appearance, Guidance notes and Management Proposals that are deemed of particular importance.

During preparation the Council sought the input of local residents, property owners, businesses and other interested parties. A public consultation was undertaken from 19th February until 18th March 2007. During that time fliers were circulated to all addresses within the conservation area and copies of the draft circulated to local groups; copies were also available for public inspection at Waterloo Library, 114 Lower Marsh. On 27th February a public exhibition was held from 2pm—8pm at the Christian Alliance Centre, Secker Street and conservation officers were on hand all day to answer questions.

A total of five detailed responses were received during the consultation. These have been given careful consideration and, where appropriate, amendments have been made. The amendments were formally agreed when this document was approved under Delegated Authority by Les Brown, Division Director, Planning Service on 3 August 2007.

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

## 1. PLANNING POLICY CONTEXT

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

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

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

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

In Lambeth the 'Development Plan' comprises the London Plan and the Council's Unitary Development Plan (UDP, 2007)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP / LDF except where material considerations indicate otherwise.

Lambeth's UDP contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies.

MDO 129 of the UDP, London Nautical School, 61 Stamford Street, seeks to retain the listed portico in any future redevelopment scheme. The portico stands just outside the conservation area boundary.

## 2. CONSERVATION AREA APPRAISAL

### 2.1 Purpose and structure of a Conservation Area Appraisal

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

Guidance on Conservation Area Appraisals, English Heritage, (2006).

Guidance of the Management of Conservation Areas, English Heritage, (2006).

Planning Policy Guidance 15: Planning and the Historic Environment, DoE (1994)

### 2.2 Historic Development

#### 2.2.1 Early History

Before the 18th Century Lambeth was predominantly marshland below the level of high tide. There is evidence of occupation around the area from the prehistoric period supported by the discovery of Bronze Age and Iron Age wooden trackways across the marsh found at Waterloo Road. To reclaim the riverfront areas in the medieval period an embankment, Narrow Wall (now Upper Ground), was built parallel to the river to contain floods and provide a causeway along the edge of the marsh with another embankment the Broadwall running perpendicular to provide a causeway from the south to the river.

From the 16<sup>th</sup> Century the area that is now occupied by the conservation area was part of Prince's Meadow, a detached portion of the demesne land of the manor of Kennington. The land to the north of Narrow Wall, along the riverfront was outside of Prince's Meadow, was in use by the 17<sup>th</sup> century for timber yards and wharves as well as osier beds. Industrial building did not appear within Prince's Meadows until the 18<sup>th</sup> Century.

The development of Prince's Meadows was largely concentrated along the south of Narrow Wall and along Broadwall, a consequence of the spread of development from the riverfront and the need for large plots for industrial buildings within proximity to the water's edge. Roque's map of 1740 shows buildings along Broadwall and it is likely that these were also for industrial purposes. Middleton's Survey of 1785 stated that there were 70 dwelling houses in Prince's Meadows recorded warehouses, dye houses, storehouses, accounting houses, brew houses, saw houses, cranes, wharves and yards as well as gardens, fields, ponds and canals covering a total of 29 acres. On a later map of 1815 Horwood shows a tan yard as far south as Roupell Street, (then known as Curtis's Row).

Minor roads connected areas in the south to the river, and are evident on maps from the 18<sup>th</sup> century. Cornwall Road is also shown and by 1815 had been extended to provide access to Neptune Place a riverfront timber yard. Exton Street is captioned 'Church Street' on many 19th Century maps.

In the most part Prince's Meadow, despite industrial development on its edges, remained largely undeveloped until the 19<sup>th</sup> Century and was characterised by open fields, orchards, gardens and tenter grounds. Cuper's Garden, a pleasure garden for city people between 1691 and 1759 created by Boydel Cuper, was close to where the Old Vic stands today. It is also possible that the London Botanic Garden was sited between Cornwall Road, Broadwall and Curtis's Halfpenny Hatch (now Roupell Street), which was selected on account of the situation being low, renders it peculiarly favourable to the growth of aquatic and bog plants (William Curtis, founder). As well as pleasure grounds and gardens the Prince's Meadows areas was well suited for use as tenter grounds for the production and drying of cloth due to the availability of fresh water.

## Waterloo Conservation Area Statement 2007

### 2.2.2 19<sup>th</sup> Century

Waterloo Bridge, completed in 1817 and opened on the second anniversary of the Battle of Waterloo, was sited close to Cuper's stairs, where ferry passengers once ascended into the gardens. Waterloo Road was then built to connect the new bridge with St George's Circus; the proposed route can be seen on Horwood's 1815 map. The bridge and its approach roads influenced the pattern of street and roads in its surrounding area and acted as a catalyst for 19<sup>th</sup> Century development such as St John's Church (photograph below left) and its neighbours at 77- 79 Waterloo Road (photograph below right).

In anticipation of Waterloo Bridge being built, in 1810 an Act of Parliament allowed the Prince Regent to grant leases of Prince's Meadow for 99 years, for the purpose of building a "town" which was to be called "Prince's Town". Stamford Street (then Upper Stamford Street) was extended from Broadwall to join Waterloo Road. Duchy Street (then Duke Street) and Coin Street (Princes Street) were built to join Commercial Road (then Upper Ground) with the new stretch of Stamford Street and beyond. Aquinas Street (then Thomas Street) was built to connect Duchy Street and Coin Street south of Stamford Street. Lastly, Alaska Street was built joining Waterloo Road and Cornwall Road. The buildings on the estate of John Field, including 77-79 Waterloo Road, were designed by L N Cottingham; who lived locally.

Stamford Street, Waterloo Road and Aquinas Street were lined with residential terraces but new public buildings were built too. These included the Royal Hospital for Children and Women (1816 and rebuilt 1905) the first building on Waterloo Road, a school for the education of poor Irish children established in 1820 on Stamford Street (later becoming the London Nautical School) and the Church of St John The Evangelist, Waterloo Road (1823-4). The Lambeth Estate was developed between 1820 and 1840 by John Palmer Roupell, a gold refiner - Theed Street, Whittlesey Street and Roupell Street and parts of Waterloo Road date from this period of development.

In 1848 Waterloo Railway Station was built on the West side of Waterloo Road as a terminus station for the South Western Railway. This was followed by extension of the South Eastern Railway from London Bridge over the river to Charing Cross, completed in 1864 with the construction of the new Hungerford Bridge and the Charing Cross viaduct. In 1869 Waterloo Junction Station (now Waterloo East Station) was built on a site just south of



St John The Evangelist Church (1823-4)



77—79 Waterloo Road

## Waterloo Conservation Area Statement 2007

Brad Street connecting Waterloo Station with the South Eastern Railway. The introduction of these massive pieces of infrastructure altered the overall physical character of the wider Waterloo area. The map below shows the area in 1873.

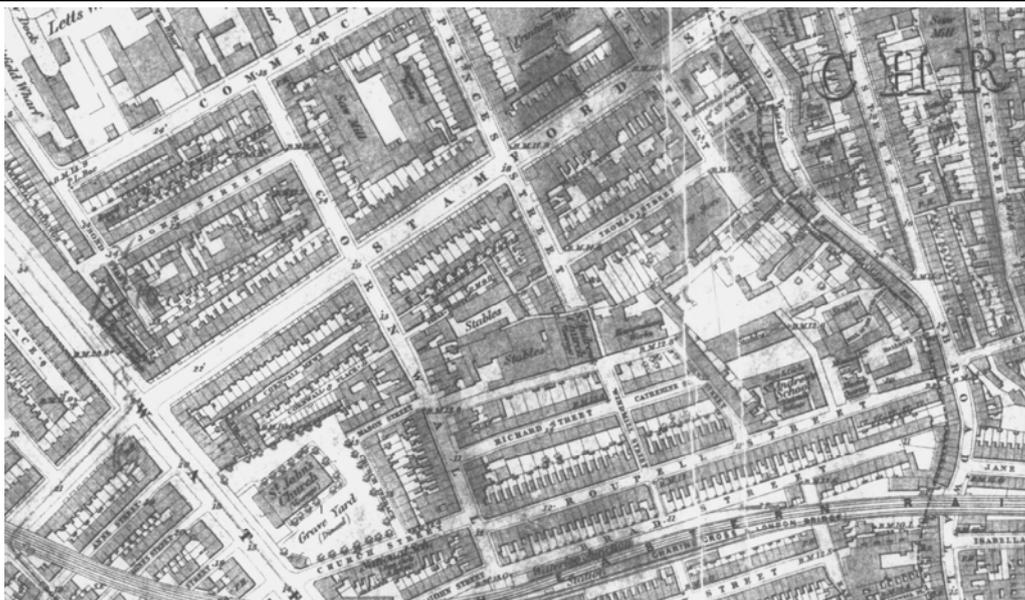
Industries included printing works became established locally. These were followed in 1914 W.H. Smith & Son established a printing works at 127 Stamford Street replacing some of the existing terraces and in 1921 London County Council set up a printing school within the Nautical School buildings on Stamford Street. By the late 19<sup>th</sup> century other industries included a Wheel and Tyre Works and various yards along Broadwall.

As in other working class districts of London, philanthropic and educational institutions were becoming established during the mid to late 19<sup>th</sup> Century adding. The Stamford Street Estate (1875) by the Peabody Trust is a very good local example. See left photograph opposite page. Residential development brought with it a need for schools - including St Andrew's School on Roupell Street in 1868, a national school on Exton Street and a Catholic School (St Patrick's) on Cornwall Road.

In 1877 St John's Churchyard was cleared of its monuments and converted into a small public park. It had become full in the 1850s and was deemed a 'disgrace to the metropolis and parish' by the 1870s. The clearance work was financially supported by the Kyrle Society which had been founded by sisters Octavia and Miranda Hill to provide open space for public enjoyment within and near London. It is said that Octavia Hill was personally involved in the project and financed the mosaic inscription on the South elevation of the church that reads '*All may have if they dare try a glorious life or grave*'. An old churchyard Watch House on the corner of Exton Street and Waterloo Road was demolished in the 1940s.

### 2.2.3 Twentieth Century

The Royal Waterloo Hospital, Waterloo Road, was erected 1903-05. See photograph below left. Only two terraces of Stamford Street survive today as much of the street has been incrementally developed with industries and commercial properties in the first part of the twentieth century. Some of these buildings were subsequently replaced by the Coin Street Community Builders developments, others still survive. The streets that today form the



1873 OS Map

## Waterloo Conservation Area Statement 2007

Waterloo Conservation Area escaped significant bomb damage during World War II and the area has retained much of its historic fabric unlike the wider Waterloo district. However, blocks C & D of the Peabody Trust's Stamford Street Estate were demolished in the 1970s to create much needed open space.

### 2.2.4 Recent History

There have been few new developments in the conservation area since its designation in 1980. Most changes from this period have involved changes in use of existing buildings. The former Royal Waterloo Hospital (see photograph below right), the James Clerk Maxwell and Cornwall House for example are now occupied by King's College London. The former industrial / warehouse buildings lining Theed Street have been converted for office and residential use, and some of the Stamford Street terrace houses have been converted for office use.

### 2.2.5 Conclusion

The streets covered by Waterloo Conservation Area developed over a period of 100 years and this period is reflected in its character; a mixture of architectural styles and land uses, comprising of groups of 19<sup>th</sup> and 20<sup>th</sup> century residential, commercial/ institutional and industrial buildings and structures.

## 2.3 Spatial Analysis

The 19<sup>th</sup> and early 20<sup>th</sup> century residential developments are typically terraced with the exception of the Peabody Estate (see photograph below right) in the south east corner which has large blocks occupying a site that covers a quarter of the conservation area. Substantial commercial or institutional properties are clustered on Waterloo Road /Stamford Street area whilst the industrial / warehouse buildings are found on the north side of Theed Street with railway structures, viaducts and bridges, beyond to the South of the area.

All of the residential and commercial properties, with the exception of the Stamford Street Estate blocks, front streets and roads with private yards and inner courtyards situated at the backs. The Stamford Street Estate is essentially a gated community and is entirely private, here blocks front courtyards and other internal spaces. The only public amenity space



The Peabody Estate (1875)



Former Royal Waterloo Hospital (1903)

## Waterloo Conservation Area Statement 2007

within the conservation area is the churchyard of St John's which serves as a pocket park, enclosed by a brick wall and trees. It provides a secluded green space on the edge of the conservation area. The streets are listed here alphabetically.

### 2.3.1 Alaska Street

Only the East end of Alaska Street lies within the conservation area. It has an industrial character, being dominated by the railway viaduct crossing overhead at an oblique angle. The London Underground tube shaft buildings enclosing its North side are contemporary with strong sculptural forms and an understated industrial aesthetic. See photograph below. The view East from Alaska Street is an attractive one- it is terminated by 22a Cornwall Street, a small 19<sup>th</sup> Century commercial building and the picturesque roofscape of Roupell Street beyond.

### 2.3.2 Aquinas Street

This street runs parallel to Stamford Street linking Coin Street and Duchy Street. It has a very pleasing regimented character created by unified terraces of unaltered houses on either side and the common use of red brick and plain clay tile. The buildings on the North side (nos 22-38) are three storeys, each with full height canted bay, terracotta detailing and timber sash windows. Nos 1-18 (1911) on the South side are two storey and Neo-Georgian in two terraces linked by a decorative archway. Original railings, doors and sash windows give a consistent appearance whilst occasional pediments create rhythm and variety. The archway serving Miller Walk contains good iron gates in a modern interpretation of the Art Nouveau style. There is good enclosure at either end of the street- the view West is terminated by Henry House on Coin Street and the view East is terminated by Climsland House on Duchy Street with its impressive doorcase, dignified facade and dormered roof.

### 2.3.3 Coin Street

Running South off Stamford Street, Coin Street is a cul de sac providing access to Aquinas Street and Miller Walk; it has a quiet character as it lacks through traffic. Its South end is terminated by the rear of 12 Theed Street, a modern building in an understated style reflecting the forms and details of adjoining 19<sup>th</sup>C industrial / warehouse buildings. The understated flank elevations of buildings fronting adjoining streets provide most of the other frontages to Coin Street and the trees and other planting in their rear gardens provides



London Underground tube shaft buildings, Alaska Street

## Waterloo Conservation Area Statement 2007

welcome greenery. Henry House is a large and imposing red brick building with brick and tile archways at ground floor strong vertical emphases above. It is only on close inspection that its modern replacement windows disappoint.

### 2.3.4 Cornwall Road

Cornwall Road runs North-South from Upper Ground to The Cut. However, only the part from the South side of Stamford Street to the North side of Waterloo East Station lies within the conservation area. Nos. 22a-32 adjoin this conservation area, and contribute to it, but are actually part of the Roupell Street Conservation Area. Cornwall Road is long and narrow, the views South (and out of the conservation area) are terminated by the railway viaduct and high level footbridges of Waterloo East Station which create a excellent piece of townscape and provide drama and interest. See photograph below.

The buildings vary between red and yellow stock brick – the adjoining buildings within the Roupell Street Conservation Area with their traditional stop fronts and fine details contribute a great deal at the South end along with the good Neo-Georgian rear elevation of the Christian Alliance Centre that fronts Secker Street. St Patrick's RC Church & School (1897) are an attractive group that terminate the view West from Theed Street, and The White Hart Public House and houses adjoining are also of note. At the North end of Cornwall Road nearing the junction with Stamford Street the buildings are much taller and larger reflecting the grander scale of Stamford Street itself. Nos 39-40 on the East side at this end are, at present derelict – the only buildings in poor condition within the entire conservation area. Opposite, on the West side is the flank of 127 Stamford Street the former WHS print works with its rendered walls and larger areas of glazing reflecting early 20<sup>th</sup> Century industrial character. On the West side is Edward Henry House a large and imposing red brick building with brick and tile archways at ground floor strong vertical emphases above. It is only on close inspection that its modern replacement windows disappoint. Edward Henry House is the twin of Henry House on Coin Street, the two sharing a private communal garden.

### 2.3.5 Duchy Street

Running South off Stamford Street, Duchy Street is a cul de sac providing access to Aquinas Street, the Peabody Estate and Miller Walk. Most of its frontages are created by the understated flank elevations of buildings fronting other roads. However, Climsland



The view South down Cornwall Road is terminated by Waterloo East Station.

## Waterloo Conservation Area Statement 2007

House on the West side is of particular note – in red brick with neo-Georgian detailing of its façade is particularly good and of a similar scale to the Peabody Stamford Street Estate blocks (1875) which have been carefully sited to terminate the views South in an attractive manner.

### 2.3.6 Exton Street

Running West-East from Waterloo Road to Cornwall Road, Exton Street is an important gateway into the Conservation Area from the West. It has a pleasant character. The churchyard with its leaning historic walls, railings and shade trees encloses most of its North side. Its South side is dominated by The Old School, a very good Queen Anne style building which is highly visible from Waterloo Road, Waterloo East Station and beyond, and the adjoining Master's House (no 7) with its impressive banded detailing. The North side of the street, between Secker Street and Cornwall Road, is fronted by the impressive neo-Georgian Christian Alliance Centre with its Portland stone plinth and grand scale. The view East down Exton Street is well terminated by 23 Cornwall Street a two-storey building with a good elevation and impressive chimneystack (see photograph below). Further along, at the junction of Exton Street and Cornwall Road, the view opens up down Roupell Street showing the pleasing rhythms of its facades and roofscape.

### 2.3.7 Hatfields

At the very NE corner of Roupell Street there stands 66 Hatfields, a two storey corner shop building that curves around the corner and has an attractive semicircular pediment but which has suffered from an inappropriate shop front and poorly detailed replacement windows. Next door is 62-64 Hatfields a good Victorian warehouse of modest scale with its original loading bays and metal framed windows. The rest of Hatfields lies within London Borough of Southwark. However, part of the open space on its West side is within this conservation area. The space is landscaped and laid out informally with many large trees and permits views into the Peabody Estate, of the rear of Climsland House, Duchy Street and the rear of the London Nautical School. Whilst the trees, one of the two important groups in the conservation area, are magnificent, the parkland is shabby although and contains some unattractive areas of hardstanding and a partially derelict wall. The boundary of the Peabody Estate here has old brick walls and some of the original iron railings- features worthy of retention.



No. 23 Cornwall Road provides an excellent termination for the view down Secker Street.

## Waterloo Conservation Area Statement 2007

### 2.3.8 Miller Walk

A small linear development immediately behind the buildings on South side of Aquinas Street. Its buildings are modern, low and understated but its roofs are cluttered with roof lights and roof vents. Limited views can be obtained from Duchy Street and Coin Street.

### 2.3.9 Peabody Estate

A substantial development of 16 blocks laid in communal grounds. Each block is in yellow stock brick, five storeys in height with band rusticated ground floors, good Venetian Gothic doorcases and hipped roofs. The buildings are all well maintained and the grounds well kept. Whilst the original sash windows have been replaced with modern units of inferior quality the complex retains much of its important unified appearance marred only by the occasional satellite dish.

### 2.3.10 Roupell Street

Most of this street forms the core of the Roupell Street Conservation Area, the East flank of no. 73 marking the boundary. However, from this point the North side is included within this conservation area. It contains a row of Gothic Revival style buildings, no. 74 (1868), now the International Language Schools and no 75-76, St Andrew's House (1868) both in yellow stock brick with red brick and stone detailing. See photograph below. They have a unified appearance of gables and Gothic windows and can be viewed over the rooftops of Roupell Street from platform A of Waterloo East Station. Beyond, taller but complementary, are the Peabody Estate Blocks H & G enclosed by a plain modern railing. For corner shop building see Hatfields.

### 2.3.11 Secker Street

Linking Cornwall Road to Exton Street, Secker Street overlooks the churchyard which is enclosed by its historic brick walls and iron gates. The impressive Christian Alliance Centre on its East side can be viewed across the churchyard from Waterloo Road in a similar manner to The Old School on Exton Street and both are of group value. The Vicarage, a modest post-war house, overlooks the churchyard and stands on the corner where the street makes a turn East towards Cornwall Road. Along this section of the road to the North is the rear of 127 Stamford Street with its large industrial style windows and vertical emphasis and on the South side is the flank of St Patrick's School which has 'Girls and Infants' in ornate lettering incised in the lintel over its side door.



No. 74 Roupell Street (1868) is has yellow stock brick with red brick and stone dressings.

## Waterloo Conservation Area Statement 2007

### 2.3.12 Stamford Street

This road forms the North boundary of the conservation area between Waterloo Road at its SW end and Broad Wall at its NE end. It has a grand and formal scale dictated, no doubt, by the impressive Regency terraces (1829) on its South side. These buildings (63 to 123), in two grand blocks have a consistent parapet height, are of great importance to the street scene. Historic railings, original doorcases, windows and stucco detailing contribute fine grain detailing. Their understated rear elevations can be viewed from Coin Street, Cornwall Road and Duchy Street. The buildings were all remodelled to good effect in 1912 by J Coleridge. Unfortunately, the end terrace property on the West corner with Coin Street (32-34 Coin St), a relatively modern pastiche, is crudely detailed and unfortunately lacks the finesse of the originals.

At the extreme East end, 61 Stamford Street is the London Nautical School (1820) with an impressive, symmetrical, façade and later flanking additions (1908-9).

The West end of Stamford Street, from the corner with Cornwall Road to Waterloo Road has buildings of a similar height to the Regency terraces. However, here the street is canyon like because there is tall development on both sides of the road. The Cornwall House (Kings College Building) is particularly imposing, rising to six storeys and filling a substantial part of the North side of the road. It currently stands outside the conservation area but contributes greatly to its general character and appearance.

Opposite, on the South side is no 127, the former WHS Print Works (1915), with its impressive symmetrical façade incorporating monolithic Egyptian style features to its façade and railings. Next is Lesco House with its restrained Portland stone façade. The passage between these two buildings allows an uninterrupted view South, over the churchyard, to The Old School on Exton Street. The flanks of Schiller International University (former Hospital) and Waterloo Bridge House continue this massive scale of development right to the corner of Waterloo Road where the view is impressively terminated by the London IMAX cinema.

### 2.3.13 Theed Street

Theed Street runs East from Cornwall Road and then turns South to join Roupell Street. It has a very quiet side-street character created by garden walls and dark painted garage doors on the South side (with trees and planting peaking above them) and substantial,



Former Warehouse / industrial buildings give Theed Street its unique character.

## Waterloo Conservation Area Statement 2007

mostly 19<sup>th</sup>C, commercial and warehouse buildings (or new buildings inspired by them) on the North side. See photographs on opposite page. Everything on the South and East side is within the Roupell Street Conservation Area, including the two attractive iron bollards marking the corner with Windmill Walk.

### 2.3.14 Waterloo Road

Forming the West boundary of the Conservation Area from Doon Street in the North to the railway viaduct on the South. The buildings at the North end of Waterloo Road are all quite substantial.

North most, marking the start of Waterloo Bridge, is Franklin Wilkins Building Annex a six storeys Neo Georgian office block in Portland stone which has unfortunately lost its original timber sash windows to crude replicas in aluminium. Beside it, on the corner with Cornwall Road is London City College (no 51-55) which occupies the former Royal Waterloo Hospital for Children and Women (1903-5). This is an imposing building with ornate Renaissance form and Art Nouveau detailing. Unfortunately some of its original upper floor loggias have been in-filled in an unsympathetic manner. On the other side of the junction with Cornwall Street is Kings College's James Clerk Maxwell Building, in red brick with slender brick pilasters on its façade, has a crisp and rather angular appearance and a pleasant stepped roofline. It rises hard off the boundary wall with the churchyard and thus presenting a very substantial, and overwhelming, flank elevation to the church. The Church of St John the Evangelist (1823-4) is undoubtedly the architectural gem of the conservation area. Grecian in style with matching gate piers and railings it is a very dignified structure with a portico and tower and it stands in the conservation area's only public open space – the churchyard.

The remaining buildings fronting Waterloo Road are Alfred Place - nos 77-79a Waterloo Road which are both early 19<sup>th</sup> Century terraced properties by L N Cottingham. No. 77 Waterloo Road is four storeys in height with a curved corner to Exton Street. It carries a plaque on its façade incised 'Alfred Place'. Whilst its original form is intact it has a post-war shop front and discordant signage. These coupled with a large advertising hoarding and replacement windows on the upper floors give it a shabby and mismanaged appearance. See photographs below. The flank elevation fronting Exton Street has a good old-fashioned sign pointing the direction to St Patrick's Church on Cornwall Street and also accommodates secondary shop front (a sandwich bar) in the boundary wall. The rear



Nos 77—79a Waterloo Road

## Waterloo Conservation Area Statement 2007

elevation is visible from Exton Street and Secker Street. Next door, no 79 Waterloo Road is a much more modest three storey buildings again with modern shop and replacement windows. It is hard against the Railway viaduct, which makes a dramatic termination to the conservation area at this point.

### 2.4 Public Realm

General the street surfaces and finishes are understated and complementary to the general character and appearance of the conservation area. Two old cast iron bollards, traditional street lamps and K2 and K6 telephone kiosks on Stamford Street add to this character. However, modern concrete bollards along Exton Street and Stamford are the exception—detracting from the street scene. Photographs below shows the bollards on Theed Street marking the corner with Windmill Walk. Signage clutter is a general problem.

### 2.5 Activity and Uses

The street character of the conservation area noticeably changes from busy strategic roads along its west and north boundary; Waterloo Road and Stamford Street, to quiet, private residential streets such as Aquinas Street and Exton Street. Exton Street marks the transition from the heavily trafficked Waterloo Road to the more tranquil 19<sup>th</sup> century streets. Cornwall Road is a direct north south link which continues under the railway viaduct, this serves as a well used pedestrian route, an alternative to the busy Waterloo Road.

There is generally a low level of daytime and evening activity, in contrast with the wider district. Much of the activity in the conservation area is generated by through vehicular and pedestrian traffic along Stamford Street and Waterloo Road.

The former hospital and most of the adjoining commercial buildings on Waterloo Road / Stamford Street are now in educational use and the industrial buildings on the North side of Theed Street have been converted to mostly residential uses. As a result there are no noisy or discordant uses generally within the area.



Cast iron bollards mark the junction of Theed Street and Windmill Walk

## Waterloo Conservation Area Statement 2007

Small office, commercial, retail and restaurant uses exist within the conservation area, enhancing its character and providing much needed local services.

### 2.6 Building Materials & Details

This section looks at the individual elements that contribute to form the character and appearance of the buildings within the conservation area. The vast majority of buildings within or adjoining the conservation area are constructed of traditional materials.

#### 2.6.1 Walls

Red and yellow brickwork predominates but only in a small number of cases are they found together. See photograph below of 33-38 Cornwall Road. A very small number of the grander buildings have detailing in other materials – the Regency terraces have stucco detailing, some buildings have Portland stone details and a few have terracotta and faience (Doulton tiling). Some of the very large 20<sup>th</sup> Century commercial buildings to Stamford Street are rendered and painted. Pointing, irrespective of building age or material, appears understated and traditional, recessed and natural coloured, allowing the building material to be appreciated.

#### 2.6.2 Windows

Traditional timber window types are most common – sliding sashes mostly but some casement windows. These all have detailing that reflects the era of their construction – early examples have very slender Georgian glazing bars and no horns, later examples do not. Painted timber finishes are normal. Some of the commercial and industrial buildings have slender metal-framed windows of note, particularly those on Theed Street.

Only a handful of buildings have modern windows and the majority of these are replacements of the timber or metal-framed originals. Most of these modern types lack the fine detailing of the originals and often have a crude, blank appearance.



A small number of building have a mixture of yellow and red brickwork

## Waterloo Conservation Area Statement 2007

### 2.6.3 Doors

These tend to be carefully considered and decorative irrespective of the building date or style. The ornately detailed panelled doors of the Regency terraces have many subtle variations. See photograph below left. The blocks of flats, such as the Peabody Estate blocks or Climsland House, tend to focus their ornamentation to the entrance for greatest effect. St John's Church has particularly ornate examples.

### 2.6.4 Railings

There are a number of good examples of surviving historic ironwork. Irrespective of its date or style it tends mostly to be black painted railings and gates – not exceeding 1.5m in height and supported by well-detailed stays. The vertical bars are normally sunk into their stone plinths and set in lead. The bars are substantial wrought or cast iron and the finials reflect the style of the host building. Good historic examples include those on the terraced houses of Stamford Street, those to the churchyard (see photograph below right), and those serving St Andrew's House, Roupell Street. Some good, relatively modern gates can be seen within the arch on the South side of Aquinas Street. Whilst some good examples survive along the East flank of the Peabody Estate its railings to the North and South boundaries are of a modern type in steel with excessively slender bars and hollow section posts which fail to match the robust traditional detailing of the historic details.

Some buildings appear to have lost their railings, for example the 22 – 38 Aquinas Street which currently have a bland raised concrete forecourt.

### 2.6.5 Roofs

The varied and interesting townscape provides numerous views of building roofs, often from unexpected locations. Similarly the high level platforms of Waterloo East station provide an ideal vantage to survey the roofscape. Natural slate and plain clay tile are the predominant materials. Some of the larger buildings exhibit traditional dormers but they are uncommon. The vast majority of the buildings have chimneystacks that add interest and rhythm. The Old School, Exton Street, has a cupola. Very few buildings have inappropriate modern roof top features such as visible plant, pop-up vents, roof lights. However, 22a Cornwall Street (within the Roupell Street Conservation Area) has a particularly obtrusive kitchen extractor on its roof.



Historic panelled door on Stamford Street



Traditional spearhead finial to Secker Street

## 2.7 Shopfronts

The fine timber shopfronts to nos 22 and 23 Cornwall Street, although just outside the conservation area, contribute greatly to its character and appearance, as does the original frontage to the White Hart pub. Unfortunately the modern shopfronts at 77 and 79 Waterloo Road not only harm those buildings but also the appearance of the wider area. The shopfronts at 63 and 123 Stamford Street also contribute positively although the solid shutters of the former do not.

## 2.8 Premises Signage and Advertisements

Some traditional signage is of particular note and worthy of retention –

- ‘Girls and Infants’ entrance sign, St Patrick’s School (Secker Street elevation).
- Various hospital signage on façade of London City College, 51-55 Waterloo Road.
- ‘St Patrick’s Catholic Church, Cornwall Road’ flank elevation of 77 Waterloo Road.

There is only one conventional advertising hoarding within the conservation – attached to the curved corner of 77 Waterloo Road. This visually obtrusive and ugly example illustrates clearly why such hoards are inappropriate for the conservation area.

## 2.9 Refuse Stores and Associated Structures

These structures are generally conspicuous by their absence, most properties storing their refuse out of sight or, where no such storage is available, outside the front door. The latter is not ideal but necessary where there is no alternative.

## 2.10 Listed Buildings

### 2.10.1 Statutory Listed Buildings

Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lay 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. It is a criminal offence to undertake works to a listed building without consent. The following buildings in the Waterloo Conservation Area are statutory listed-

Name	Number	Road	Grade
	1-18	Aquinas street (including linking arch)	II
St Andrews House		Roupell Street	II
Front railings to		St Andrews House, Roupell Street	II
Former Primary School	74	Roupell Street	II
London Nautical School	61	Stamford Street	II
	63	Stamford Street	II

### Waterloo Conservation Area Statement 2007

Name	Number	Road	Grade
Two posts in front of	63	Stamford Street	II
	65-87	Stamford Street	II
	89	Stamford Street	II
	91	Stamford Street	II
	95-123	Stamford Street	II
K2 telephone kiosk		Stamford Street	II
K6 telephone kiosk		Stamford Street	II
Church of St John the Evangelist		Waterloo Road	II*
Forecourt walls			II
Walls to S and E of churchyard			II
Tomb			II
Sharpe family tomb			II
Edwards family tomb			II
Peache family tomb			II
Former Waterloo Hospital		Waterloo Road	II

#### 2.10.2 Locally Listed Buildings

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



## Waterloo Conservation Area Statement 2007

### 2.11 Buildings that make a Positive Contribution

The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are grand 'landmarks' such as the Church of St John the Evangelist or more humble terraced houses. Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are shown below in street order. Those outside this conservation area are accompanied by \* –

Alaska Street	Modern brick buildings on North side/ corner of Cornwall Road Railway Viaduct*
Aquinas Street	1-18 (See photograph opposite) 22-38
Coin Street	Henry House
Cornwall Road	Nos 22a-32 (consecutive)* Nos 34-40 (consecutive) Edward Henry House St Patrick's Church & School South end – railway viaduct and high level station walkways
Duchy Street	Climsland House
Exton Street	The Old School No. 7 churchyard walls Old lamp standards
Peabody Estate	All blocks of Stamford Street Estate
Roupell Street	International Languages School (no 74) St Andrew's House (no 75 & 76) No. 73*
Secker Street	Christian Alliance Centre The Vicarage (no.1) Churchyard walls, gates and railings
Stamford Street	London Nautical School (no. 61) Nos 63-91 Nos 95-123 No 127 (former W H Smith's Print Works) Lesco House Cornwall House (Kings College Building)* K2 telephone kiosk (North side) K6 telephone kiosk (North side)

## Waterloo Conservation Area Statement 2007

Theed Street	No. 10 & 12 Nos 12 a-e Nos 13, 14 and 15 Boundary walls to 1-37 Whittlesey Street* Cast iron bollards on corner of Windmill Walk
Waterloo Road	Franklin Wilkins Building Annex City of London College (nos 51-55) Waterloo Bridge House Church of St John the Evangelist Tombs and headstones, St John the Evangelist Churchyard Front railings, gates and piers to St John the Evangelist Churchyard War memorial, St John the Evangelist Churchyard Nos 77, 79 and 79a (Alfred Place) Railway viaduct adjacent to 79a (outside conservation area) London IMAX Cinema (outside the conservation area)

### 2.12 Buildings that make a Neutral Contribution

No buildings are deemed to make a neutral contribution to the character or appearance of the conservation area.

### 2.13 Buildings that make a Negative Contribution

No buildings are deemed to make a negative contribution to the character or appearance of the conservation area.



Nos 12 d-e Theed Street make a positive contribution to the character of the area.

## 2.14 Spaces making a Positive Contribution

St John's churchyard is of great historical interest and the only open space within the conservation area. Its contribution to the character and appearance of the conservation area is great even though elements of it are in poor condition.

The churchyard was cleared of its monuments in the 1870s and its historic walls to the North, South and East are lined with the old headstones, many of which are severely eroded. The boundary walls to Exton Street and Secker Street are important elements but suffer from damage and neglect – many of the iron finials that crest the copings are missing, the wall to Exton Street leans and elements of the ironwork gates are missing.

The small forecourt, just within the fine iron front gates has an impressive War Memorial depicting the crucifixion and then steps rise to the entrance portico of the church. The NW side of the churchyard has a group of re-located historic tombs, mostly listed, set within a stone paved court along with re-located headstones. This little area has a hard and unwelcoming character, not helped by the imposing flank of the James Clerk Maxwell Building and an absence of soft landscaping. See photograph below. The North side of the churchyard has a pleasant parterre garden and an area of hard landscaping. The more substantial South part is laid out in a lawn with a path and boundary tree and shrub planting providing an impressive view of the South side of the church and out to Exton Street, Secker Street and Waterloo Road.

## 2.15 Trees and Gardens

Private open space in the form of private gardens or communal gardens is very limited within the conservation area and it is thus a scarce resource which should be retained, not just for the well being of residents but also for the character of the conservation area. Important examples can be found within the Peabody Estate and between Henry House and Edward Henry House.

Trees provide a very important visual amenity within the conservation. There are a few individual trees generally located within rear gardens, which are valued by residents and



Where the monuments stand in the churchyard is hard and unwelcoming.

## Waterloo Conservation Area Statement 2007

often provide important habitats for city wild life. There are two also important groups of trees – the first group is within and around St John’s Churchyard and the second is on the open space at Hatfield. These are both very important groups worthy of retention, management and replanting where necessary.

### 2.16 Boundary Treatments

There are numerous examples of fine old railings within the conservation area varying in form and detailing depending on their age and the status of the building they serve. Historic cast and wrought iron railings and other boundary treatments add much to the character to the frontages of properties and to the street scene generally.

Examples can be seen around the Stamford Street (see photograph below) and other historic properties such as St Andrews House, the London Nautical School and the former Royal Waterloo Hospital. The gates and railings surmounting the churchyard wall of the church of St John are also of particular note. The railings around the front of the W.H. Smith building with their Egyptian lotus leaf motif bring an art deco flavour to the area. Old ironwork is a rarity generally and should be retained as it adds fine detail and interest to the street scene.

Elsewhere, enclosing yards and rear gardens, plain brick walls with understated painted timber doors or gates are common; the brickwork typically matching the host building or other adjoining structures.

### 2.17 Important Views

The Royal Waterloo Hospital and the Church of St John’s and All Saints are identified in the London Borough of Lambeth’s UDP (adopted 1998) as being focuses of local views. The conservation area itself is relatively low scale, building heights range from 2-6 storeys. There are no major landmarks within the conservation area and focal points are confined to



Traditional railings on Stamford Street

## Waterloo Conservation Area Statement 2007

its edge. There are tall buildings in close proximity which form part of the wider Waterloo and London skyline; these buildings include the London Eye, the Shell Tower, Kings Reach Tower, the Union Jack club towers and the Elisabeth House tower building.

### 2.18 Capacity for Change

The London Nautical School is the only development opportunity site within the conservation area (London Borough of Lambeth 2004: MDO 129 London Nautical School, 61 Stamford Street). Otherwise there is limited space for substantial new development within the conservation area.

Some elements within the conservation area are worthy of attention –

- The boundary walls and rear gates to St John’s Churchyard require repair and restoration.
- The area around the tombs in the churchyard is bleak and uninviting, providing a poor setting for these listed structures.
- The advertisement hoarding at 77 Waterloo Road is a considerable blight on amenity.
- The derelict building at 39-40 Cornwall Road requires immediate attention. See photograph below.

### 2.19 Sustainability

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



Nos 39-40 Cornwall Road are in poor condition and require immediate attention.

## **Waterloo Conservation Area Statement 2007**

providing a replacement, no matter how environmentally friendly it might be. It is therefore advisable to re-use materials during building works, buy reclaimed recycled materials and recycle site waste.

### **2.19.1 Reduce Consumption**

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

### **2.19.2 Renewable Energy**

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.

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. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 2.19.1.

## **2.20 Appraisal Conclusion**

The Waterloo Conservation Area has a varied but traditional character reflecting its development over the past two centuries. Generally the buildings are little altered and in good condition although some would benefit from restoration and reinstatement of lost details. The only open space, St John's Churchyard, is shabby and requires work.

### 3 GUIDANCE

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

#### 3.1 Alterations to Existing Properties

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

##### 3.1.1 Wall Surfaces

Brickwork is a feature of the area (see photograph below). Previously plain brickwork should not be rendered; cleaned, painted or clad as such changes will normally harm the integrity of the host building and its group value. 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. Soot washing can darken the surface of new work to lessen its impact. Re-pointing mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate; however, on soot blackened brickwork the mortar should be tinted dark to blend in. Hard cement mortars should be avoided as they can trap moisture, which in turn can damage the brickwork. 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. Vents and other features should be avoided on important elevations where air bricks are required they should be the size of a single brick and in cast iron or clay; their number should be kept to a minimum to avoid visual intrusion.



Brickwork is a feature of the conservation area.

## Waterloo Conservation Area Statement 2007

### 3.1.2 Joinery

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

### 3.1.3 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in reasonable condition they should be repaired and retained (see photograph below left). 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. Good replacement metal windows are still available manufactured today. Stick-on lead should be avoided as it is not a characteristic of the Waterloo Conservation Area.

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.

### 3.1.4 Doors

Original external doors should be retained and repaired (see photograph below right). Accurate replica doors, reflecting the date and style of the building will be required.

### 3.1.5 Roofs

The removal of original roof structures and their replacement with different designs should be avoided as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area. Small-scale roof repairs can often be



Traditional joinery, such as windows and doors, should be maintained.

## Waterloo Conservation Area Statement 2007

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.

### 3.1.6 Dormers

These, where appropriate, are often best placed at the rear as they are generally not a feature of the prominent roof slopes within conservation area. Where appropriate, they should be designed to match the host building and be detailed in the traditional manner. See below right. 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.

### 3.1.7 Rooflights

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

### 3.1.8 Chimneys

Chimneys give the roofscape of the conservation area a great deal of interest and charm. Care should be taken to ensure that unused chimneys are vented, leaning chimneys are monitored and rebuilt if required and that replacement pots are a good match to existing ones.

## **3.2 Shopfronts**

Throughout the conservation area, historic or sympathetic shop fronts should be retained unaltered. Where replacement shopfronts are acceptable, they should reflect the high quality and detailing of the established contributory shopfronts in the area. Timber frames will normally be most appropriate, with recessed entrance doors along with good quality traditional detailing 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 have to change use.

## **3.3 Advertisements & Signs**

Businesses must be able to advertise their goods and services effectively. New and replacement signage should be designed in a way that minimises any adverse impact: they should be as small as possible and should not be displayed at first floor level or above, especially on exposed flank walls. Traditional forms of signage (painted boards or brass plates) are prominent within the area and will continue to be most appropriate. See photographs in following page. Modern forms such as plastic or aluminium should be avoided. Ideally projecting signs on small traditional buildings should not exceed 600mm x 600mm x 5mm and should be of the hanging type on a well designed bracket. Advertisements, which, in the Council's opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary.

## Waterloo Conservation Area Statement 2007

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

### 3.4 Security Shutters and Blinds

Retail units should make use of their shop windows for display. If the goods on display are expensive and may attract unwelcome interest they should be covered at night or concealed by an internal blind. Roller shutters on the exterior of premises are inappropriate as they are not traditional features and add clutter to the street scene. High-performance glass or internal, open lattice, shutters can increase security without harming the appearance of premises. Permanently open 'Dutch canopies' on shopfronts should also be avoided as they are not a feature of the area. These canopies, being permanently exposed to the elements, can look very shabby and their form is not that traditionally associated with historic shops. The use of traditional, retractable shop blinds contained in timber boxes and restrained on iron braces is preferable.

### 3.5 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. Loss of commercial units should be avoided as they contribute to the varied character of the area. Similarly, in order to ensure that the strong residential character is retained, the loss of residential uses should be avoided.

### 3.7 Plant and Other Equipment

The location and appearance of plant, extractors, vents, burglar alarms etc. and other equipment (and their cable routes) must be carefully considered. Front elevations or other locations where the equipment would be visually obtrusive should be avoided. Effective



Painted or applied logos or letters can enhance a traditional fascia.

## **Waterloo Conservation Area Statement 2007**

screening (GRP panels finished to resemble brickwork, louvered timber boxes etc.) and other methods to reduce impact such as painting of equipment should be a priority irrespective of the location.

### **3.8 Satellite Dishes**

Locating satellite dishes on visible locations should be avoided; they are best placed low down on rear elevations or other places where they will not be readily seen. Roof valleys may provide a concealed location but access to the equipment should be considered – damage can be caused to roofs and loose cables can be problematic.

### **3.9 Extensions**

There is little scope for extensions other than on rear elevations. Front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and its spacious setting. New rear extensions should reflect the forms and design of the host building along with its materials and construction details. They should not be so large as to dominate or compete with the host building in visual terms. Flat roofs will be resisted as they are not a feature of the area.

### **3.10 New Buildings**

As there are currently no vacant sites in the conservation area there is little scope for new development. The demolition of buildings that make a positive contribution will be resisted. Should sites within or adjoining the conservation area become available care should be taken to ensure that the new buildings preserve or enhance the character or appearance of the area. 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 normally most appropriate in conservation areas. 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.

### **3.11 Boundary treatments**

The Council will resist the loss of fences, gates, railings and walls that contribute to the special character of the area. New boundary enclosures should be in harmony with neighbouring properties. If new ironwork is proposed the Council will expect it to be of a height and design appropriate to the host building and executed in the traditional manner – 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. Finials will be expected to match the style of the host building and the diameter of the bars that they terminate.

### **3.12 Trees**

Conservation area designation gives the Council special powers to protect important trees. Anyone proposing to do works to a tree must give written notice of their proposal to the

### **Waterloo Conservation Area Statement 2007**

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.

## 4. MANAGEMENT PROPOSALS

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

### 4.1 Boundary Review

The existing boundary has been closely examined as part of the appraisal process. The Council proposes to consider extending the conservation area boundary to include:-

Franklin Wilkins Building (Cornwall House), 150 Stamford Street / Cornwall Road

This massive former commercial building is six storeys high and has pilasters massive and other Neo-Classical detailing. It has an imposing positive impact on the character of the conservation area and is very similar in scale, age and detailing to the buildings on the opposite side of Stamford Street which stand within the conservation area.

When the above proposal is formally considered by the Council interest parties will be consulted again.

### 4.2 Planning Controls

Most external alterations to commercial premises and flats require planning permission. Some works to single family dwellinghouses do not require planning permission; these are known as 'permitted development rights' 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' in order to secure the effective management of the conservation area. Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent. For advice on the need for planning or other approvals please consult the Council's web page or to write to the Planning Division explaining your proposal in detail.

### 4.3 Monitoring Change

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

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

### 4.4 Signage and Advertisements

Advertisements, which detract from the character or appearance of the area, should be

## Waterloo Conservation Area Statement 2007

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 and public safety.

### 4.5 Highways / Street Works

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

- 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.

A Streetscape Design Guide has been prepared by the South Bank Employers' Group (SBEG) for the wider South Bank and Waterloo area. 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.

### 4.6 Trees

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

### 4.7 Enhancement Opportunities

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—

#### Coin Street

- 1) Replace the windows on Henry House, Coin Street.

#### Cornwall Road

- 2) Replace the windows on Edward Henry House, Cornwall Rd; and
- 3) Refurbish / replace the derelict building at 39-40 Cornwall Rd.

#### Doon Street

- 4) Any new building on this sensitive site adjoining the conservation area should have active frontages Waterloo Bridge / Waterloo Road, respect for the setting of the Franklin Wilkins Annex Building and the former Waterloo Hospital next door and have regard for the views from Somerset House Courtyard, St James's Park and Parliament Square.

## Waterloo Conservation Area Statement 2007

### Hatfields

5) Enhance the soft landscaped area at Hatfields.

### Peabody Estate

6) Prepare a scheme from the provision of satellite dishes on the Peabody Estate which does not cause visual harm.

### Waterloo Road

- 7) Replace the inappropriate windows on the Franklin Wilkins Building Annex.
- 8) Repair the boundary walls and rear gates of St John's Churchyard.
- 9) Enhance the area around the tombs in St John's churchyard.
- 10) Improve the appearance of the children's play area in St John's Churchyard.
- 11) Remove the advertisement hoarding at 77 Waterloo Rd.
- 12) Replace the modern shopfront and inappropriate windows at 77 Waterloo Rd.
- 13) Replace the modern shopfront and inappropriate windows at 79 Waterloo Rd.

## 4.8 Proposed Listed Buildings

### 4.8.1 Statutory List

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

### 4.8.2 Local List

Council policy seeks to retain buildings of local architectural or historic interest. The Council proposes to consider the following buildings on its local list: -

#### The Old School, Exton Street

Architecturally impressive former school building in the Queen Anne style. Constructed in red brick and stock brick with a plain clay tiled roof. Over looks St John's Churchyard and contributes to its setting and has group / townscape value with no. 7 Exton Street and the Christian Alliance Centre, Secker Street.

#### 7 Exton Street

Three and half storey house in Queen Anne style with banded brick and stone detailing and sash windows. It is in the same style / materials as The Old School and has group value with it and the Christian Alliance Centre, Secker Street.

#### Christian Alliance Centre, Secker Street

Imposing neo-Georgian style building in red brick with Portland stone to ground floor of façade. Over looks St John's Churchyard and contributes to its setting and has group value with The Old School and no.7 Exton Street.

When the above is formally considered by the Council her interest parties will be consulted.

## 4.9 Management Conclusion

The Council is committed to preserving or enhancing the character and appearance of the Waterloo Conservation area through the use of its planning powers. However, these alone are not enough; the successful management of the conservation area also rests with 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 planning advice please consult our web page which contains information on planning matters and allows searches by address through 'public access'.

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

Telephone 020 79261249  
E-mail [tpac@lambeth.gov.uk](mailto:tpac@lambeth.gov.uk)  
Web [www.lambeth.gov.uk](http://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](mailto:BuildingControl@lambeth.gov.uk)  
Web [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

### ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square  
138-142 Holborn  
London  
EC1N 2ST

Telephone 020 7973 3000  
Web [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall  
1-6 Essex Street  
London  
WC2R 3HU

Telephone 020 7539 7900  
E-mail [info@civictrust.org](mailto:info@civictrust.org)  
Web [www.civictrust.org.uk](http://www.civictrust.org.uk)

## Waterloo Conservation Area Statement 2007

### **THE VICTORIAN SOCIETY**

An amenity society promoting Victorian and Edwardian architecture. It produces guidance for repairs and restorations.

1 Priory Gardens  
Bedford Park  
London  
W4 1TT

Telephone      020 8994 1019  
Email            [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
Web              [www.victorian-society.org.uk](http://www.victorian-society.org.uk)

### **SOCIETY FOR THE PROTECTION OF ANCIENT BUILDING (SPAB)**

An amenity society promoting the sympathetic conservation of buildings of all ages. It produces technical guidance on repairs.

37 Spital Square  
LONDON  
E1 6DY

T: 020 7377 1644  
F: 020 7247 5296  
E: [info@spab.org.uk](mailto:info@spab.org.uk)

## 6. SOURCES

### Government

PPG 15: Planning and the Historic Environment DoE, 1994  
Guidance on Conservation Area Appraisals, English Heritage, 2006  
Guidance on the Management of Conservation Areas, English Heritage, 2006

### Lambeth

Schedule of Statutory Listed Buildings in Lambeth  
London Borough of Lambeth 1981 Waterloo Conservation Area (No. 34) Bishops Ward  
Town Planning Committee October 1981  
London Borough of Lambeth August 2007 Unitary Development Plan

### Books

Gibberd, G, 1992, On Lambeth Marsh Over Wallop  
Gower, G, 2003 Lambeth Unearthed. An Archaeological history of Lambeth London  
Forshaw, J.H & Abercrombie, P. 1944 County of London Plan 1943 London : Macmillan  
Myles, J 1996 L Cottingham, Architect of the Gothic Revival  
Myers, Sam Price 1949 London South of the River: Vision of England London  
Pevsner, N and Cherry, B 1983 The Buildings of England. London 2: South London  
Survey of London 1951 Vol 23 Lambeth: South Bank and Vauxhall London

### Historic Maps

Roque, 1746, Map of London  
Horwood, 1795, Map of London  
Horwood, 1815, Map of London  
Stanford, 1862, Map of London  
Ordnance Survey (Alan Godfrey reproduction), 1873  
Ordnance Survey (Alan Godfrey reproduction), 1914  
Ordnance Survey, 1934

**NOTES**

#### Spanish

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

#### Portuguese

Se desejar esta informação noutra idioma  
é favor telefonar para

#### French

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

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

#### Bengali

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

#### Twi

Se wope saa nkaeboy yi wo kasa foforo  
mu a fre

#### Yoruba

Tí ẹ ba fẹ ìmoràn yìí, ní èdè Òmíràn, ẹjẹ,  
ẹ kàn wà l'ágogo

This document was prepared by the  
Planning Division's  
Conservation & Urban Design Team  
October 2007