

South Bank Conservation Area

Conservation Area Statement



September 2007


Lambeth

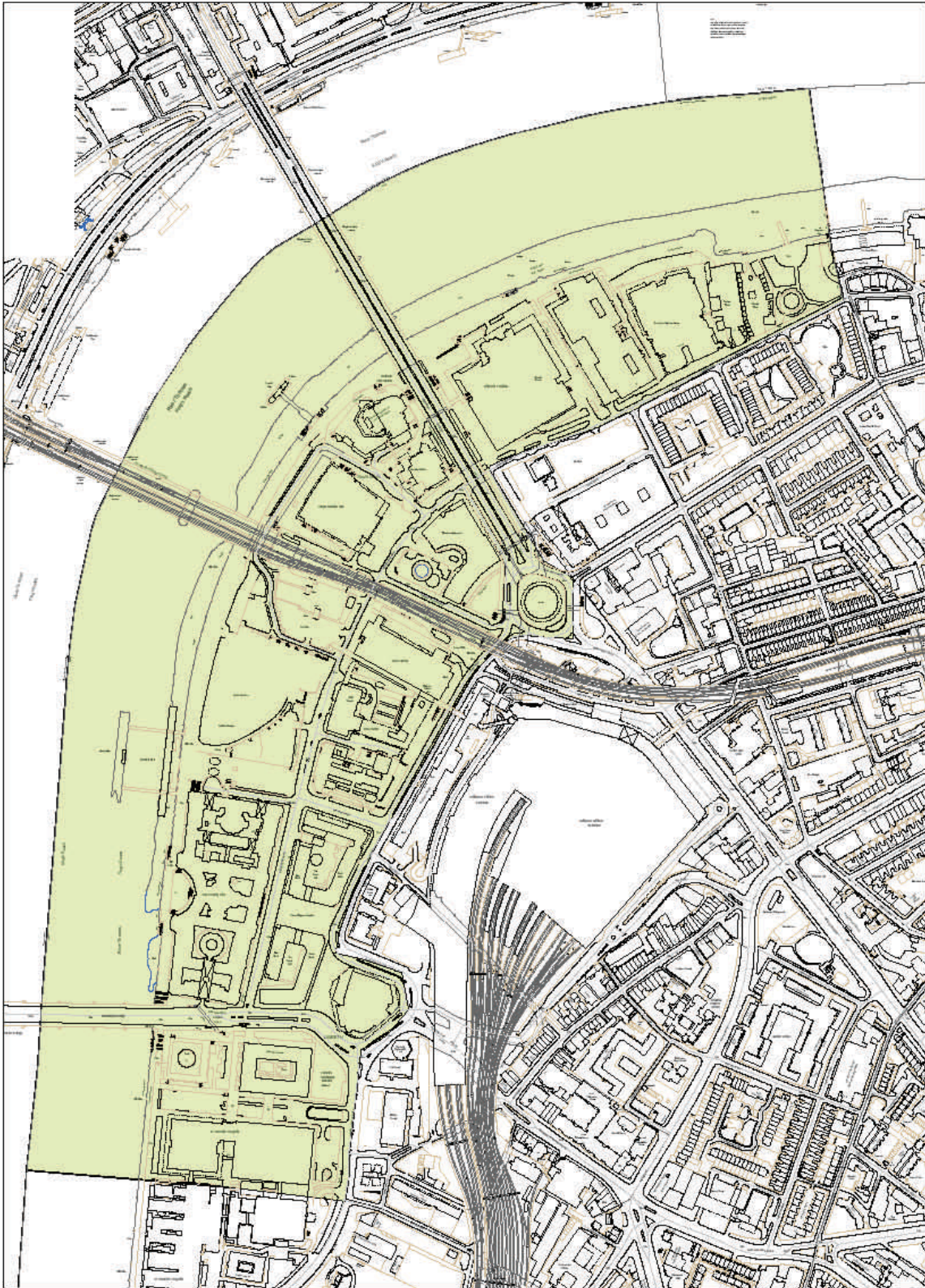
Conservation Area Context Map



This map shows the South Bank Conservation Area (CA 38) 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 | Roupell Street Conservation Area |
| CA 34 | Waterloo Conservation Area |
| CA 40 | Lower Marsh Conservation Area |
| CA 50 | Lambeth Walk & China Walk Conservation Area |
| CA 51 | Mitre Road & Ufford Street Conservation Area |

Conservation Area Boundary Map



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INTRODUCTION

The South Bank Conservation Area was first designated in 1982 and extended in 1993. It encompasses Lambeth's Thames bank to the immediate W and N of Waterloo Station. The boundary extends along the middle of the Thames from Bernie Spain Gardens in the NE to the post-war parts of St Thomas' Hospital (the northernmost blocks) in the S where it adjoins the Lambeth Palace Conservation Area. The E and SE boundaries run along the W side of York Road, Lambeth Bridge Road and Upper Ground between Waterloo Road and Bargehouse Street; it includes the Westminster Bridge Road and Waterloo Road roundabouts. At the Waterloo Road roundabout the conservation area adjoins the Waterloo Conservation Area.

The designation report for the original Conservation Area states the rationale for designation:

In the case of South Bank, the area does not display the usual characteristics of areas chosen for Conservation Area status, nearly all of the buildings are new. However most of them are of national and some are of international importance. The spaces around the buildings particularly the riverside walk, are of great amenity value. They provide access to the river; an important pedestrian route; an area that can be read in conjunction with the arts complex; and attractive views of central London. The area is also an important element in the character and appearance of the river. As such, it is important that care is taken to ensure sensitive changes to existing buildings and spaces and that new development is of appropriate quality to the status and appearance of the area.

Town Planning Committee Report, 27th July 1982

This Conservation Area Statement has been prepared by the London Borough of Lambeth to assist with the management and enhancement of the conservation area; building upon initial work undertaken by Alan Baxter Associates which was part funded by the Council and the Mayor of London.

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 six 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 FRAMEWORK

Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (*the Act*) requires all local authorities to identify ‘*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve and 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’ (1995) 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.

Planning Policy Statement No. 1—‘Delivering Sustainable Development’ (2005) seeks good design which improves the quality and character of its area.

The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London (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) (August 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 for particular areas. Attention is drawn to section 5.16 which relates to the Waterloo area (Policies 79 – 84).

This Conservation Area Statement, containing an appraisal, guidance notes and management proposals, will provide a sound basis for the Council’s future development plan policies and development control decisions. The Mayor, together with a client group of key stakeholders including Lambeth Council, has prepared non-statutory supplementary planning guidance to the London Plan known as the Waterloo Development Framework (January 2006). This overarching development framework for the wider Waterloo area is due for finalisation in 2007 as the Waterloo Opportunity Area Planning Framework.

The Council will be following this up by commissioning a development capacity study as part of the evidence base for the preparation of an Area Action Plan and as a Supplementary Planning Document (SPD).

2. CONSERVATION AREA APPRAISAL

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

Guidance on Conservation Area Appraisals, English Heritage, (2005).
Guidance of the Management of Conservation Areas, English Heritage, (2005).
Planning Policy Guidance 15: Planning and the Historic Environment, DoE (1994)

2.1 Historic development

This section sets out the chronologically development of the area.

2.1.1 Early history

Before the 18th Century the Lambeth bank of the Thames was predominantly marshland below the level of high tide. There is evidence of Neolithic habitation, and the river was the focus of Roman and Anglo Saxon activity with markets and possibly harbours along the riverbank. This has had little impact on the current urban form.

The first road to be built in the Conservation Area was Narrow Wall (now Upper Ground/ Belvedere Road) which was a medieval embankment (first recorded in 1443) built to contain floods and provide a causeway over the marsh.

2.1.2 Industrial development

Industrial development began here in the 17th Century and by 1740 the south bank was lined with timber wharves and yards occupying large plots in front of the Narrow Wall. The area was beyond the control of the Corporation and Guilds of the City of London and as such became a prosperous industrial and commercial area.

To the S of Narrow Wall and away from the river, the land was open fields, orchards or gardens. Arable fields and market gardens provided fresh produce for London. Cuper's Garden, a pleasure garden for city people, occupied a site where Waterloo Road and roundabout are now between 1691 and 1759.

2.1.3 18th and 19th centuries

Westminster Bridge (1750) was the first new crossing over the Thames to be built in London for 500 years. It was built to help alleviate the strain on the adjacent Stangate ferry. The present bridge was constructed on the same site in 1862. Although it led to the construction of Westminster Bridge Road it did not have a major impact on what is now the conservation area. It wasn't until the development of Blackfriars Bridge in 1769, and more significantly Waterloo Bridge (designed by John Rennie, built 1811-17), that roads and streets began to be developed on a large scale. In 1810 an Act of Parliament permitted the construction of Waterloo Road, which combined with Westminster Bridge Road to establish the principal present day roads. Eleanor Coade's famous artificial stone works flourished here in the 18th and 19th Centuries along with numerous other industries.

The Albert Embankment was built in 1866-9 as a part of Bazalgette's sewerage system. City effluent was diverted to flow along new sewers. Thirty-seven acres were reclaimed during the construction of the embankment which also served to shore up the riverbank and improve flood defences. It also facilitated the construction of St Thomas' Hospital (1871) which was built on reclaimed land.

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Waterloo Station (just outside the Conservation Area), was built in 1848 by London and South Western Railway (LSWR) as their London terminus. In 1859 the Charing Cross Railway Act authorised the construction of Hungerford Bridge (1864), carrying the railway line to Charing Cross. It re-used piers from a suspension bridge for pedestrians (1841-5) by Isambard Kingdom Brunel.

The railways encouraged further industrial development. In 1872 there were builders' yards, timber yards, mills, a brewery, printers, an iron foundry and a lead works. The Lion Brewery stood on the site of the Royal Festival Hall its pediment topped by the great Coade stone lion which stands today at County Hall. The lead works had two distinctive shot towers which were landmarks until their demolition in 1962.

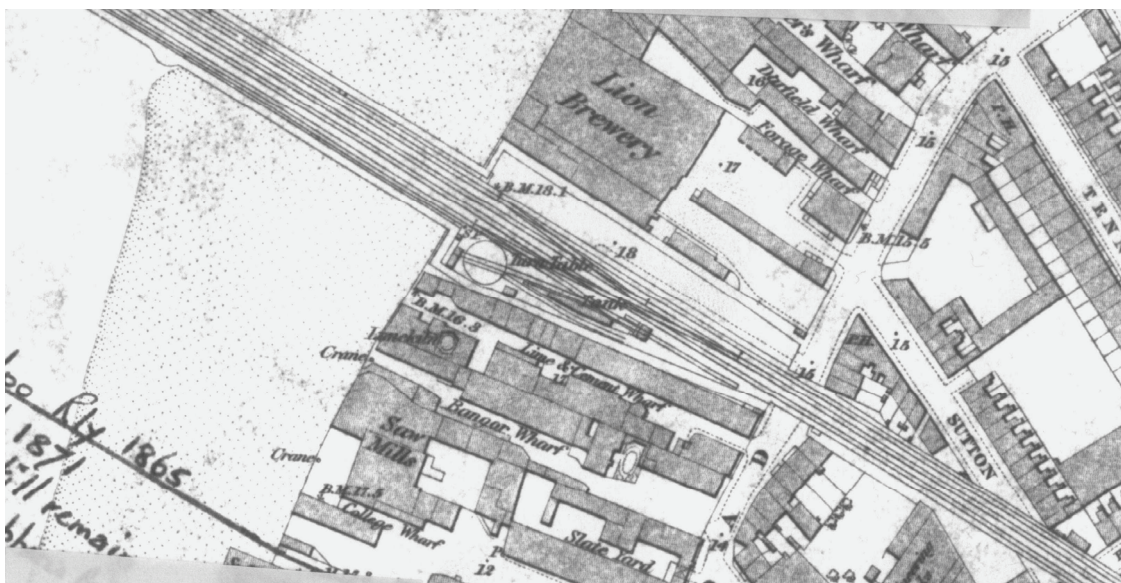
The population grew rapidly in the 19th Century attracted to the area by the local factories and yards. Streets of modest terraces housed the workers, including Edward Street, Vine Street, Sutton Street, Tennison Street and Howley Place, all now gone, either in the Second World War or by the expansion of Waterloo Station.

2.1.4 Early 20th Century

The urban form of the area remained substantially unchanged for the first half of the 20th Century with the exception of two major changes; the construction of County Hall and the reconstruction of Waterloo Bridge.

County Hall, the first public building on the South Bank, was built to house the London County Council (LCC). It is said to have selected the site across the river from the Houses of Parliament as a symbolic gesture of independence from central government. Construction began in 1911 but the main block was only fully completed in 1933 with its complex expanded further on the plots to the rear between the 1930s and 1970s. County Hall changed the course of the whole area's development and led to proposals in the late 1930s to extend its riverside walk as far as Waterloo Bridge; however the outbreak of war prevented progress on this matter.

The current Waterloo Bridge was built to replace the first Waterloo Bridge of 1811. It was designed by Giles Gilbert Scott and erected 1937-42. At the same time Waterloo Bridge approach roads were realigned to create the Waterloo Road roundabout (the Bullring).



Extract from the 1872 OS showing the Hungerford bridge and Lion Brewery.

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2.1.5 War damage and reconstruction

Waterloo Station and nearby factories were prime targets for enemy action during the Second World War and bombing destroyed many warehouses, factories and houses. The County of London Plan, produced during the war, (Forshaw, J. H and Abercrombie, P 1943) presented a framework for the regeneration of the south bank and allocated land use zones for the area, with commercial and government offices on the E of Waterloo Bridge and theatre on the W.

"It is one of the great anomalies of the capital that while the river, from Westminster eastwards, is lined on the north side with magnificent building and possesses a spacious and attractive embankment road, the corresponding south bank, excepting St Thomas' Hospital and the County Hall, should present a depressing, semi derelict appearance, lacking any sense of that dignity and order appropriate to its location at the centre of London and fronting onto the great waterway."

"[South Bank]...might well include a great cultural centre, embracing, amongst other features, a modern theatre, a large concert hall and the headquarters of various organisations."

County of London Plan (1943)

After the war the South Bank was regenerated by the LCC as a cultural and commercial centre; starting with the Festival of Britain followed by an area-wide masterplan.

2.1.6 The Festival of Britain

In 1951, the South Bank hosted the Festival of Britain, a celebration of reconstruction and national identity after the struggle and deprivation of the war and its aftermath. The Festival also marked the centenary of the Great Exhibition in the Crystal Palace at Hyde Park.

The whole swathe of the riverbank between Waterloo Bridge and the County Hall was cleared for the Festival. An embankment and river walk were created along with Festival Pier (which still survives). The area was transformed with a variety of structures and entertainments by the leading British architects and designers of the day. The centrepiece of the Festival, and its only permanent building, was the Royal Festival Hall (RFH) erected 1949-51.

The Festival acted as a stimulus for the redevelopment of the area and in 1953 the LCC approved a masterplan for the permanent development of the Festival site. The area was christened the 'South Bank' and parts of the plan were implemented over the next 25 years. The redevelopment subsequently included the following:

Cultural Buildings

National Film Theatre (NFT), 1956-8

Queen Elizabeth Hall complex (Inc Hayward Gallery & Purcell Rooms), 1963-8

Royal National Theatre (RNT), 1976

Administrative / Office Buildings

County Hall N & E and S & W blocks, 1937-63

Shell Centre, 1953-63

IBM Building, 1979-83

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Public Spaces

The Queen's Walk, 1949-1983 (photograph below left)
Festival Square, 1951
Theatre Square, 1976
Jubilee Gardens, 1977

2.1.7 Recent history

The Greater London Council (GLC) replaced the LCC at County Hall in 1965 and it was subsequently abolished in 1986. The County Hall complex, at that time stretching from the Queen's Walk back to York Road, was eventually converted to a variety of commercial, leisure and residential uses. The elements of South Bank for which the GLC had responsibility – Jubilee Gardens, Queen's Walk (photograph below left), Royal Festival Hall, Queen Elizabeth Hall Complex, were passed to a not-for-profit management board the South Bank Board.

By the early 1990s, whilst it retained much of its status, parts of the area had become run down. However, in recent years the numerous stakeholders have begun to work together to regenerate the area.

Major new developments such as the IMAX Cinema and London Eye (photograph below right) have built on the established identity of the area to reinforce its role as a world class cultural quarter and tourist destination. The South Bank, along with the other major attractions along the river bank to the E accommodates around 15,000,000 visitors a year.

2.2 City Context

The South Bank Conservation Area should be considered in the context of the wider cityscape. It is a very important part of, and a positive contributor to, the character of the Thames in central London and is highly visible across the river from the N, from the river and from the E and S. Information on important views is provided in section 2.23.

The proximity of the South Bank to the Westminster World Heritage Site means that major developments within or adjoining the conservation area could affect its setting.



The Queen's Walk.



The London Eye.

2.3 Archaeology

Much of the conservation area lies within an Archaeological Priority Area due to the likelihood of significant archaeological remains surviving below ground level. The Thames foreshore has been recognised as having great archaeological potential due to the presence of waterlogged deposits surviving from all periods and the possibility of recovering and interpreting archaeo-environmental data contained within the sediments.

2.4 Spatial form

The spatial character of the Conservation Area is varied. The public realm plays an exceptional role not only in providing unique street and pedestrian environment but also a setting of listed buildings and a context for numerous important views.

2.4.1 Queen's Walk

The Queen's Walk, also known as Riverside Walk, is the spine of the conservation area and presents a very long linear pedestrian boulevard, which has dictated the siting and form of most of the significant post-war buildings. It is a city wide pedestrian route / public space of national importance. For much of its length it is lined by an avenue of mature London Planes which mirror the trees on the N bank of the Thames. Impressive 'Sturgeon' lamp standards mark much of the route. Queen's Walk varies in width and character along its route, its junctions with the numerous bridges acting as nodes of activity along its length. The rivers edge is equally varied with occasional piers, steps and viewing areas adding interest along the route.

When walking from the S the route can be broken into a number of sections –

From the S boundary up to Westminster Bridge

This section of the Queen's Walk affords the best view of the Houses of Parliament and is a pleasant and relatively quiet section of the route. A good, well-detailed Portland stone wall with tree screen behind forms the boundary with St Thomas' Hospital and is terminated by an impressive iron gate in a Portland stone surround. The path is York stone paved and the riverside is enclosed by fine dressed granite walling carrying historic cast iron 'Sturgeon' lamps. Travelling N the first node of activity is Westminster Bridge where steps rise up to the bridge, affording views into the hospital roof garden (Landscape Architects: York, Rosenberg, Mardall) with its striking fountain sculpture by Naum Gabo. Also at this point a subway provides level access below the bridge; here the London Eye, County Hall and the Coade Lion are prominent landmarks.

Westminster Bridge to London Eye

This is a particularly narrow and busy section of the walk; County Hall towers up on the E and the London Eye looms immediately ahead to the N. Here, kiosks, stalls, sculpture and huge banner signs add interest but the over-all character is of excessive clutter (photograph next page left) and cramped bustle. The pier supporting the London Eye adds interest to the riverside at this point and there are good views of the Houses of Parliament, over Westminster Bridge. There are no trees along this section of Queen's Walk and it is paved with ordinary concrete paving slabs.

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London Eye to Hungerford Bridge

Passing beneath the London Eye's giant structure Jubilee Gardens allows open views across to Shell Centre with its prominent tower (photograph below right), to the adjoining post-war development beyond and to the flank elevation of County Hall. The character here is open and the walk widens – becoming broad enough to accommodate the avenue of London Planes under which crowds gather together to watch performance artists. The footway here is paved with post-war concrete paving slabs. For description of Jubilee Gardens see 2.20.

Beyond Jubilee Gardens the Hungerford car park is set lower and screened by shrubs. The riverside along here is enclosed by good post-war railings with hard-wood handrails (see the commemorative plaque attached to them) which continue further to the N.

Unfortunately the timber handrails are now rotten. Hungerford Bridge and the S Jubilee Footbridge terminate the open character with a low span across the pedestrian walkway. Here steps rise up to the footbridge and a ramp rises to the deck access beyond. The 'engineering' of the bridges give interesting industrial character at this point.

Hungerford Bridge to Waterloo Bridge

The streetscape outside the Royal Festival Hall is varied and interesting having recently been remodelled. This is the first large building on the riverside walk that provides shops and cafes opening out into the public realm. Steps rise to the Jubilee footbridge and up to the terrace/deck linking the Royal Festival Hall and Queen Elizabeth Hall Complex at first floor level.

Public sculpture and large 'feature' masts/ lamp columns reflect similar structures from the Festival of Britain and add interest. The undercroft of the Queen Elizabeth Hall complex is regularly used by skateboarders and BMX bikers who attract crowds of onlookers and generate graffiti.

The terrace here is served by an unsightly modern metal staircase from the Queen's Walk. Festival Pier adds interest to the riverside. Ahead is Waterloo Bridge its first



Clutter at County Hall.



Shell Centre tower.

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graceful arch spanning the riverside walk. Beneath its span a street café serves the NFT entrance and bookstalls make use of the space which has a sculptural beauty of its own. The area in front of the NFT is shared with vehicles and as a result concrete bollards of assorted age and condition clutter the cobbled forecourt.

Waterloo Bridge to London Television Centre

The Royal National Theatre is partially set back to create a pleasant public space 'Theatre Square' and both it and IBM building, both by Lasdun, have a similar finish colour and recessing tiered character giving unity to the built form at this location.

A flight of steps from its first terrace level project out into the Queen's Walk (this was originally its principal pedestrian access) to engage with passers-by and a large circular stone sculpture 'Arena' (John Maine 1983-88) sits in the centre of the walk – something of a barrier to pedestrian flow (photograph below). The theatre service area with its parked vehicles, refuse compound and air conditioning units detracts at this point.

The walk narrows at the N end of the IBM building creating a 'pinch point' and then opens up again in front of the London Television Centre which is largely screened by trees. Here the walk terminates ahead and turns inland slightly around the former Nelson's wharf. This open character allows a panoramic view from Bernie Spain Gardens, the Oxo Tower Complex, and the buildings beyond (all outside the conservation area); and out across the river.

An observation platform which projects out over the river allows good views of St Paul's Cathedral. Outside the IBM building the handrail (which began at Jubilee Gardens) changes colour from blue posts and white rails to all black. This final phase of the Queen's Walk was only completed in the late 1980s. The surface paving changes from concrete paving slabs to bound gravel and pink granite sets which were laid in 2000.



'Arena' acts a barrier on the Queen's Walk.

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Gabriel's Wharf and Bernie Spain Gardens

The character here is very different from the rest of the conservation area. The cafes and shops at Gabriel's Wharf are curiously ad-hoc and on a much smaller scale than anything else in the locality (photograph below left). Whilst their uses add vibrancy to the area the complex of semi-permanent kiosk structures is of no architectural interest. Bernie Spain Gardens are well landscaped and have pleasant trees, some sculpture and quiet areas (photograph below right). These components were originally part of the adjoining Old Barge House Alley Conservation Area belonging to the London Borough of Southwark until boundary changes transferred them to Lambeth. The riverside is enclosed at this point by modern metal railings of different character than the post-war railings to the S and there are no Sturgeon lamp standards.

2.5 Streetscape

The important public buildings along the South Bank focus attention to the riverside but there is much more to the area. Descriptions of the streets within the conservation area are provided below in alphabetical order-

Belvedere Road runs parallel to the river, serving the front entrance of County Hall and Jubilee Gardens and joining with Upper Ground. Its S end has a narrow enclosed character by virtue of the former County Hall complex and its neighbours; well detailed post-modern blocks with Neo-classical detailing frame Forum Magnum Square. At this end security barriers and planters block the road and cause visual intrusion. At the entrance to County Hall the roadway is paved with timber setts and terrazzo; a feature worthy of retention. The Portland stone exterior and stripped classical style of the Shell Centre creates a unified architectural composition which also complements County Hall. The footpaths have conventional concrete paving slabs. Jubilee Gardens is directly across the road from the Shell Centre. The road is crossed here by both a high level footbridge from the Shell Centre to Hungerford car park and the Hungerford Bridge railway viaduct. The footbridge once continued as a high level deck access to the Hayward Gallery but now terminates in an unsightly flight of stairs (left photograph next page left). The character is more intimate



Gabriel's Wharf.



Bernie Spain Gardens.

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behind the Royal Festival Hall with restaurants and cafés around the edge of Festival Square and it is enhanced by the landscaped garden to the Whitehouse Apartments (formerly the Shell Centre Downstream Building). The junction with Concert Hall Approach allows a good view of The Hayward Gallery complex.

Chicheley Street links York Road with Belvedere Road and has a wide character with Shell Centre to the N and an impressive Portland stone clad post-war block to the S which once served County Hall.

Concert Hall Approach links Waterloo Road to Belvedere Road, this street has the Whitehouse Apartments, with its private open space, to the N and the Hungerford Bridge viaduct to the S. It links to Festival Square and steps leading up to the terrace/ deck which links to the Jubilee Bridges. In recent years exhibition and restaurant uses housed in the viaduct arches have introduced welcome new activity. This route provides a very good view of the Hayward Gallery complex.

Sutton Walk is a passage below the railway viaduct which links Waterloo Station with Concert Hall Approach. It has been enhanced by an art installation and a restaurant is housed in a viaduct arch. It provides a good view SE to the monumental Victory Arch serving as the main pedestrian entrance to Waterloo Station (photograph below right).

Upper Ground is, at its S end, no more than a service route to the Royal National Theatre and the ITV buildings although some new uses have added activity. The presence of both buildings is particularly impressive here. At its N end the character becomes traditional adjoining Gabriel's Wharf and opposite (outside the Conservation Area), are red brick houses, part of the IROKO Coin Street development. The road finish is bound gravel. Numerous bollards, cycle stores and refuse enclosures add unwelcome clutter. The car park, aka 'Doon Street site', (just behind the Royal National Theatre) detracts from the setting of conservation area and presents a hostile frontage. The ITV tower is reasonably attractive but the lower buildings are of little architectural interest and the entrance forecourt is almost cluttered with waiting vehicles and delivery lorries. At the N end no. 58 Upper Ground is a Tudor style building stone to g/f and half-timbered above which adds



Stairs at Belvedere Road.



The Victory Arch.

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welcome human scale and traditional detail but has an ugly exposed gable end.

York Road is an urban corridor with four lanes of traffic, including bus lanes and wide pavements. The boundary of the conservation area runs down the middle of the road. Large-scale commercial 1960s buildings line its N and S sides. The development is similar in scale to the low parts of the Shell Centre and County Hall blocks giving a sense of enclosure to the street. At the S end, facing Forum Magnum Square, is the former Lying-in Hospital (architect H Harrison) a three storey late Georgian building and its good Neo-Georgian neighbour (architect E Turner Powell) both of which provide an attractive termination of the view E out of Forum Magnum Square.

Waterloo Road Bullring is a large roundabout with the landmark IMAX Cinema in its centre (photograph below left). The roundabout is fronted by a number of historic buildings within the adjoining Waterloo Conservation Area which contribute to its setting. The subway system beneath the road linking the South Bank to Waterloo Station via the IMAX cinema is a hostile environment for pedestrians being dim and confined it is unlikely to be used by infrequent visitors to the area or tourists.

Westminster Bridge Road is wide and carries high volumes of traffic. It severs the conservation area; although the Queen's Walk does pass beneath. To N side is County Hall and to S side St Thomas' Hospital is a single use and relatively inhospitable block. To its E end is the 'Island site' roundabout which, until recently, contained a monolithic concrete building which once served County Hall. The redevelopment of this site is underway (photograph below right). On the boundary between Westminster Bridge Road and St Thomas' Hospital there is a Victorian subway (now shut off) enclosed by good decorative Victorian railings.

2.6 Permeability

A highly permeable system of pedestrian routes was an important aspect of the South Bank masterplan, which originally envisaged the terraces at the Festival Hall, Queen Elizabeth Hall complex and Royal National Theatre allowing intercommunication between buildings



IMAX Cinema.



The Island site.

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right across the area. The buildings were designed to accommodate this system although it was never fully completed and subsequently some parts have been removed and altered. Similar high level walkways can be seen linking the Shell Centre to Waterloo Station.

This mix of ground and high level routes through complex building forms along with a high level terrace network adds a great depth and interest to the urban grain and is one of the most defining features of the conservation area.

However, unless a user is very familiar with the area, this two-tier system often seems complicated and confused due to its illegible nature and an absence of defined 'way finding' routes. These have justifiably led to criticism from users that some areas are not welcoming and perceived as dangerous.

2.7 Public Realm

From its inception the Queen's Walk and wider South Bank was envisaged as a high quality environment where pedestrians would be segregated from vehicular traffic. The Queen's Walk and surviving high level terraces provide a spacious and carefully considered pedestrian environment. Huge volumes of visitors put a great deal of pressure on public areas around Queen's Walk, especially the lawn areas of Jubilee Gardens (photograph below left) which receives some 2.5 million visitors each year. The side streets beyond are generally quieter and served by busy main roads. Of particular note is the wide range of public art that enlivens the riverside environs.

2.8 Access

Progress has been made in recent years to improve access by the construction of the Jubilee Bridges and the introduction of ramps and lifts to address level changes elsewhere. Amongst other things there are, in places, uneven cobbled surfaces which remain 'wheelchair unfriendly' and many locations where access could still be improved.



Wear at Jubilee Gardens.



Sturgeon lamp standard.

2.9 Street Furniture

Street furniture throughout the area is varied. Over many years different products have been used by the various property holders and this has had a discordant effect due to a lack of consistency. In some places there is a great deal of clutter which harms the quality of the streetscape. Features of particular note include -

Sturgeon lamp standards

Historic cast iron lamp standards along the embankment emblazoned with ornate, entwined sturgeons (previous page right photograph)

1970s Fingerposts

Colour coded plastic and steel finger posts signs from the 1970s remain in some locations. They add colour and interest.

Concrete Billboard

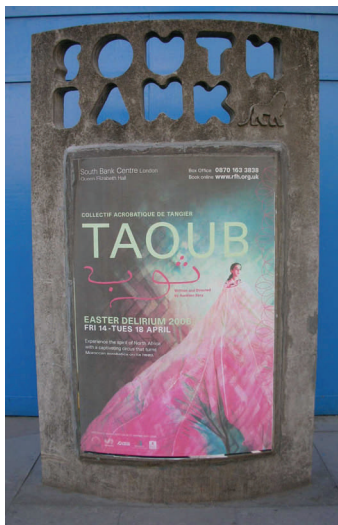
One of these simple free standing billboards survives on Queen's Walk in front of the Royal National Theatre. It is pierced with 'SOUTH BANK' and carries the lion motif in relief. One can be seen (photograph below left).

Jubilee Walkway

A circular walking route through London connecting all of the key tourist attractions. It was opened in 1977 to mark the Queen's Silver Jubilee and following upgrading was re-launched to commemorate her Golden Jubilee in 2002. The route is marked by stainless steel plaques set into the pavement and there is also a commemorative 'totem' standing on the Queen's Walk at Jubilee Gardens (photograph below right). There are panoramic panels illustrating views out across the Thames in a number of locations along the riverside.

Lights/ Flagpoles at Royal Festival Hall

Striking mast-like structures these features were inspired by similar structures here during the Festival of Britain.



Concrete Billboard.



Silver Jubilee Totem.

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Bespoke Street Furniture

Bollards, bins and fingerposts, erected in 1998 by the South Bank Employers Group. These have a smart contemporary stainless steel finish and were installed along Upper Ground and the Riverside Walk between the NFT and the OXO Tower. Many of the bollards from this range have sustained damage from vehicles and now detract from the area, especially along Upper Ground.

2.10 Public Art

There is an established tradition of displaying permanent artworks and commemorative features of interest at South Bank. Most examples can be found on the Queen's Walk but others stand on building forecourts and terraces; often overlooked are the historic sculptures within the grounds of St Thomas' Hospital. Some of these features are of national importance whilst others of more local interest. They make a positive contribution to the character of the conservation area, enforcing the cultural importance of the South Bank and adding features of interest to the townscape. A full list can be viewed at <http://www.southbanklondon.com/walkthisway/SculptureStroll.html>

2.11 Activity and uses

The area that makes up the South Bank Conservation Area is a popular leisure and culture destination for Londoners and tourists alike offering a wide a range of daytime and night-time activities including theatre and film, art galleries, food, performance art, and amusements. It is also an important route for walkers, joggers and cyclists and for pedestrians crossing the river on the Jubilee Bridges.

Outdoor activities also bring the public realm to life. These include the Thames Festival, summer concerts at Theatre Square, the book stall in front of the National Film Theatre, the occasional fair along the South Bank and the skaters and BMX bikers beneath the Hayward Gallery.



Permanent public art works are a feature of the South Bank.

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Night-time activities tend to relate to performances at the Royal Festival Hall, the Royal National Theatre, the NFT or the Queen Elizabeth Hall complex - the highest concentration of state subsidised performance arts in London. Light installation on the Hayward Gallery Complex and lighting on the Royal National Theatre fly-towers enliven the area at night.

The majority of the buildings within the South Bank Conservation Area were intended as public, cultural, or commercial single use buildings. The use of the principal buildings fronting the river generally has not changed since their erection with the exception of County Hall, now a being cultural venue and residential conversion of other County Hall buildings and the Whitehouse Apartments (former Shell Centre buildings). At ground floor a number of buildings provide café, bar and restaurant uses which enhance the visitor experience and add vibrancy to the riverside walk and other pedestrian routes.

The podium site of the Shell Centre, an underused semi-public space, has an extant planning consent for redevelopment.

2.12 Spaces

Aside from the Queen's Walk itself, there are a numerous spaces within the conservation area. These are presented from S to N: -

St Thomas' Hospital Grounds are of little interest generally although where there is soft landscaping it contributes to the setting of the buildings and the wider street scene. The site contains a pleasant garden with central Torsion fountain (now unfortunately decommissioned and its basin decked over) and perimeter planting. A row of low-level trees screen the garden from Westminster Bridge and provide welcome mature planting. Its slightly sunken relationship with Westminster Bridge and enclosure on 2 sides by buildings makes it a secure and legible public space. It is best appreciated from Westminster Bridge and the access steps leading S onto the Queen's Walk. Its open site allows views of County Hall from the Riverside Walk when approaching from the S and opens up views from County Hall/ Westminster Bridge Road to the Houses of Parliament. The site generally is perceived as semi-private and the garden is not really used by the public.

Forum Magnum Square is located to the rear of County Hall between Belvedere Road and York Road. It affords good views of 83 York Road (former Lying in Hospital), a listed building just outside the conservation area and a good view of the rear elevation of County Hall. The square is open and quiet – possibly due to the nature of the space and its distance from the riverside activity.

Shell Centre Spaces The development is a multi-levelled space mostly paved but the Podium has some lawns, built to serve, and integrated with, the Shell Centre buildings. Of particular note is the sculpture entitled 'Motor Cyclist' c.1957 by Siegfried Theroux situated in the courtyard of the Shell Centre upstream. Planning permission has been granted for a building on the podium site fronting onto Chicheley Street.

Jubilee Gardens is a large open area between County Hall and Hungerford Bridge. It is soft landscaped with open grassed areas and some trees and allows views to N, E and W. It suffers from heavy pedestrian activity. The low-lying Hungerford Car Park acts as a buffer between the gardens and the Hungerford viaduct and is designated as Metropolitan Open Land. Schemes for the enhancement of Jubilee Gardens are being considered.

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Festival Square serves the rear of the Royal Festival Hall. It is a hard paved piazza fronting onto Belvedere Road/ Upper Ground. It is on the main pedestrian route between Waterloo Station- South Bank- Golden Jubilee Bridges. A café uses the piazza.

Theatre Square is the name given to the forecourt of the Royal National Theatre which now serves as a piazza. It is a pleasant, informal area overlooked by the tiered terraces of the theatre building on two sides and Waterloo Bridge on another. It is often used for performances, events and activities. This space and the other spaces in front of the Royal National Theatre contribute greatly to the spatial setting of the listed building.

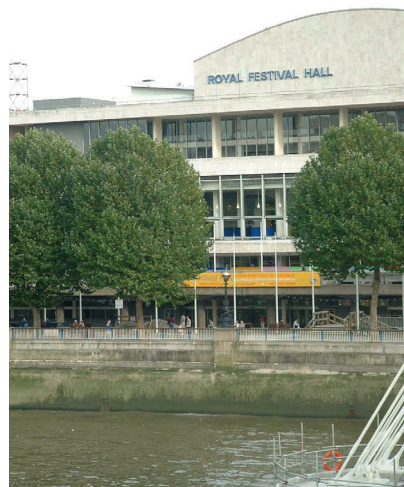
Royal National Theatre Yard/ Parking Area is located beside the Queen's Walk /IBM building and is open on two sides. Parked vehicles, storage areas and plant equipment such as air conditioning units are on full public display giving an untidy appearance in a very prominent location.

Bernie Spain Gardens is a substantial green space which provides important views E into Southwark and N across the river.

2.13 Built Form

The South Bank has a concentration of significant buildings - large cultural and administrative structures strung along the River Thames and unified by the Queen's Walk and other public spaces. These are supplemented by lesser buildings providing a suitable context and backdrop. The resulting massing means the area is highly legible from across the Thames and thus makes a city-wide contribution.

Most buildings, with the exception of County Hall, are post war, monumental in scale yet relatively low in height, they typically have a linear character and are set within individual plots each being easily distinguishable from its neighbour. The typical building height is between 8-10 storeys although the Shell Centre Tower and the ITV tower are much taller. Other tall building outside the conservation area are visible over a wide area.



The Royal Festival Hall is a grade I listed building.

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2.14 Listed Buildings

Seventeen buildings or structures within the South Bank Conservation Area are included in the statutory list of buildings of special architectural interest. This means that they are protected by the Planning (Listed Buildings & Conservation Area) Act 1990 and that consent is required for their alteration or demolition. The grade I or II* listed buildings are as follows:-

Royal Festival Hall, South Bank (Grade I)

Built (1949-51) to designs by Robert Mathew and Leslie Martin. The LCC's contribution to the Festival of Britain, it was the first major British public building in the contemporary style and is of great architectural and historic importance. It is a symbol of post war reconstruction and the only surviving building from the Festival of Britain South Bank site. Monumental, with the principal façade and main entrance toward the river. In reinforced concrete, faced in a mixture of Derbyshire limestone and Derbyshire fossil stone, blue-grey mosaic, glazing and some areas of cream tiling. The most distinctive features are the curved green copper roof of the auditorium, and the curving river frontage, with its double tier windows and high-level terrace above. (photographs on previous page)

Statue of Robert Clayton, St Thomas' Hospital Grounds (Grade I)

Carved by Grinling Gibbons dating from 1714.

Stone statue of Edward VI, St Thomas' Hospital Grounds (Grade II*)

Carved by Nathaniel Hanwell and Thomas Cartwright in 1682.

Bronze statue of Edward VI, St Thomas' Hospital Grounds (Grade II*)

By Peter Scheemakers, 1736.

Royal National Theatre, South Bank (Grade II*)

Built 1969-76 to designs by Sir Denys Lasdun. Impressive linear, tiered structure constructed in reinforced concrete and housing three theatres as well as exhibition spaces and restaurants. Banded concrete balustrades contrast with similar bands of glazing. Symmetry is consciously avoided with two different sized flytowers and the



The Royal National Theatre (left) and County Hall (right) are grade II*.

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square entrance turrets producing a dramatic varied skyline. The river façade combines three levels of terraces which link the two main theatre foyers and provide impressive river views (now obscured by the canopies of the mature trees on Queen's Walk).

Waterloo Bridge, Waterloo Road (Grade II*)

Shallow twin arches of reinforced concrete faced in Portland stone, spread over the river in five spans with staircases at either end to the embankments. The four empty plinths, and a simple iron handrail runs along either side. Built 1937-44 by Rendel, Palmer and Tritton with Sir Giles Gilbert Scott. Incorporates in-built explosion chambers (for easy demolition in case of invasion during WWII).

County Hall, Belvedere Road (Grade II*)

Imposing public building in the Edwardian Baroque style. The first monumental building to be built on the South Bank, it was initially built to the designs of Ralph Knott and E.C. Collins 1911-33. Home of the LCC, boldly facing Palace of Westminster on opposite side of the river. Built over six storeys with a rusticated ground floor, piano nobile, and 2 storeys of dormers. The main façade (on the riverfront), is symmetrical, with a giant concave colonnade as the central motif. Cupola and chimneys provide excellent definition to the roofscape when viewed from across the river. (Right photograph previous page)

Westminster Bridge, Westminster Bridge Road (Grade II*)

A Victorian replacement of an earlier bridge, designed by Thomas Page and built in 1862. It spans the Thames between County Hall and the Houses of Parliament and forms part of the immediate setting of these along with the Victoria Embankment and the Albert Embankment.

South Bank Lion, Westminster Bridge Road (Grade II*)

Coade Stone lion, formerly from the Lion Brewery, modelled by W F Woodington and dating from 1837.

The grade II listed buildings are: -

- Albert Embankment river wall and lamp standards.
- River wall and lamp standards at County Hall.
- Fountain in Shell Centre courtyard.
- Two K6 telephone kiosks on Belvedere Road at County Hall
- St Thomas' Hospital boundary wall to Albert Embankment.
- Fountain in forecourt of Shell Centre, Belvedere Road

Full list descriptions of all the statutorily listed buildings are available on the Council's website—www.lambeth.gov.uk

2.15 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 were on it.

2.16 Buildings making a Positive Contribution

All the statutory listed buildings in the conservation area (see 2.15 above) are deemed to make a positive contribution to its character and appearance. In addition to the listed buildings there are eight unlisted buildings or structures which have been identified as also making a positive contribution. These buildings are:-

Queen Elizabeth Hall/ Purcell Rooms/ Hayward Gallery Complex

Built 1963-8 to designs by N W Engleback and E J Blyth. One building complex designed to appear as a series of components broken up into separate but related constituents. Wrapped in tiered terraces and executed in exposed concrete, the buildings have strong horizontal lines with pre-cast and *in situ* concrete panels with exposed board-marked faces being the primary materials. The 'deconstructive' design is a response to the difference in levels between the river and Waterloo Bridge and reflects a desire not to compete with the large mass of both the Royal Festival Hall and the then only proposed Royal National Theatre. Part of the realisation of the 1953 South Bank masterplan and an important component of the South Bank Centre. Members of the architectural team later gained international reputations with Archigram. The complex is associated with Britain's radical and influential architecture of the 1960s. The concrete is unfortunately dirty and some elements, such as staircases, have been painted to poor effect. (Photograph below left)

Surviving piers from Brunel's Hungerford Bridge, South Bank

Surviving brick piers on S bank of Thames from Isambard Kingdom Brunel's 1845 suspension footbridge. Represents surviving fragments of the industrial history of the area by one of the most prominent 19th Century British engineers.

London Eye, South Bank

Giant observational wheel with observation pods constructed to celebrate the new millennium and to represent the passage of time. Built 2000, Marks Barfield Architects. Major tourist attraction from which to observe the London riverfront and skyline. Highly visible 21st Century city landmark.



Hayward Gallery Complex makes an important contribution.

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Golden Jubilee Bridge, South Bank

Two new suspended pedestrian walkways either side of Hungerford railway bridge connecting the South Bank with Embankment underground station and Charing Cross Station as part of a strategy to improve links between London's South Bank and the West End. By Lifshutz Davidson Architects, 2002. The night-time lighting scheme by Speirs and Major creates an iridescent effect. (Right photograph below).

IBM building, South Bank

Asymmetrical building with five floors, four internal courtyards and broad terraces; built 1979-83 to design by Sir Denys Lasdun. The design derives from that of Lasdun's adjoining Royal National Theatre and has parallels with his European Investment Bank building in Luxembourg. Set back from the Queen's Walk adjacent to the Royal National Theatre. It shares scale and similar horizontal planes with its neighbour the Royal National Theatre, also by Lasdun, giving the two important group value. Landscaping particularly important with successful mediation of public and private realm without need for conventional boundary treatments.

Shell Centre, Belvedere Road

Built (1957 –1962) as the headquarters for the Shell Oil Company it was designed by Sir Howard Robertson and R. Maynard Smith as part of the commercial office development set out in the 1953 masterplan. Well detailed post-war office complex with Upstream and Downstream parts executed in finely dressed Portland stone (photograph below left). The latter is now the Whitehouse Apartments building. The Upstream part incorporates a Monolithic 28-storey tower clad in Portland stone which stands in contrast to its lower neighbours and acts as a 20th Century landmark.

N & E Block and S & W Blocks of County Hall, Belvedere Rd/ York Rd

Built 1937-1963, to design of FR Hiorns. Foundation stone laid in 1937 but not completed until after World War II. Modernist influence is evident in simpler design and reduced moulding and ornamentation in comparison to County Hall itself. It has an important relationship with the main block of County Hall and has a good street frontage to York Road, Belvedere Road and provides excellent enclosure to Forum Magnum Square.



The Shell Centre and the Golden Jubilee Bridges contribute positively.

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Neo-classical buildings facing County Hall, Belvedere Road

A recent development of Neo-classical character, well detailed with shops contained within an arcade at ground floor.

58 Upper Ground

Neo Tudor building which adds interest and detail to an otherwise plain part of Upper Ground. One of the few survivors from before the South Bank development. (photographs below).

IMAX , Waterloo Bullring

Giant glass drum on Waterloo roundabout houses the IMAX 3D cinema. Built 1999 to designs by Brian Avery & Associates, it has a strong physical presence at Waterloo roundabout and is the most recent major new leisure building on the South Bank. It takes advantage of space created by existing underpasses and does much to address their otherwise unpleasant character.

Subway, Westminster Bridge Road

Steps and good Victorian railings leading down from Westminster Bridge Road on boundary with St Thomas' Hospital.

This is not a definitive list. Other features such as art works, commemorative plaques etc., too numerous to list here, may also be deemed to contribute to the special character and appearance of the area.

2.17 Buildings that make a Neutral Contribution

These buildings or structures, whilst they cause no harm to the character or appearance of the area, are not considered to contribute to its character: -

NFT, South Bank

Glazed walls on a hi-tech metal structure facing onto the roadway between NFT and Royal National Theatre.



No 58 Upper Ground makes a positive contribution.

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ITV Building, Upper Ground

Crisply detailed tower with bland lower buildings; clad in white mosaic tiles. (photograph below left)

St Thomas' Hospital, Westminster Bridge Road

A group of substantial white tiled blocks (photograph below right) by Yorke Rosenberg & Mardall erected 1969-76 on the site of Victorian hospital buildings destroyed in the war. It should be noted that the historic part of the hospital site lies in the Lambeth Palace Conservation Area.

2.18 Buildings that make a Negative Contribution

The following buildings within the conservation area are deemed to make a negative contribution: -

Building to rear of 58 Upper Ground

Warehouse building fronting Queen's Walk at Gabriel's Wharf. White painted brick work, large windows, utilitarian appearance.

2.19 Spaces that make a Positive Contribution

The character of the South Bank is as much about the quality of spaces as it is about the quality of architecture. The spaces of particular note are

Bernie Spain Gardens

Laid out in the 1980s, this informal area of lawns and seating linking Queen's Walk to Stamford Street.

County Hall, Member's Courtyard

The only stone faced courtyard in the County Hall complex, it is accessed from Westminster Bridge Road, through a covered way with a circular opening in the



ITV tower and St Thomas' Hospital make a neutral contribution.

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vault.

Festival Square

A hard landscaped piazza immediately to the rear of Royal Festival Hall.

Jubilee Gardens

Substantial green space between Queen's Walk and Belvedere Road; landscape architects Casson & Condon. Now unfortunately rather shabby.

Queen's Walk

A linear boulevard lined with mature London Plains. (Photograph below)

Theatre Square

This space fronts the Queen's Walk and is enclosed on two sides by the Royal National Theatre and on another by Waterloo Bridge.

Whitehouse Apartments' Garden (former Shell Centre Downstream Building).

Private garden on corner of Belvedere Road and Sutton Walk.

2.20 Spaces that make a Neutral Contribution

The most noticeable neutral spaces within the Conservation Area include:

Belvedere Road (general streetscape)

Dominated by traffic to the London Eye and Shell Centre and is worthy of general enhancement. The staircase from the high level Shell Centre footbridge to pavement level have an incomplete appearance which requires a sensitive design solution.

Public areas around NFT, Royal National Theatre and IBM.

Shared surface spaces mostly providing service access and cluttered with numerous mismatched bollards and other furniture. Little activity other than as through routes. (photograph below).



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Undercroft of Queen Elizabeth Hall/ Purcell Rooms / Hayward Gallery
Architecturally important but often harsh, alienating and illegible.

Chicheley Street public space/ Shell Centre podium site
An underused and sterile area fronting York Road, Belvedere Road and Chicheley Street.

Forum Magnum Square
Windswept and lacking any focal point/ central activity.

Gabriel's Wharf
Fails to meet its potential and has a tired appearance. Its redevelopment could reflect its transitional location in scale from its large South Bank neighbours to the adjoining Bernie Spain Gardens.

2.21 Spaces that make a Negative Contribution

Spaces that make a negative contribution are:-

Hungerford Car Park
Underutilised hard landscape designated as Metropolitan Open Land.

Waterloo Road and roundabout
A confusing, traffic dominated environment alienating to pedestrians - the current underpasses are unwelcoming, confusing and perceived to be dangerous.

2.22 Important Trees

Trees contribute much to the amenity and character of the South Bank. The London Plains lining the Queen's Walk are of high amenity value (photograph below left) and are protected



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by Tree Preservation Order no. 170. Forming an integral part of the area's character; they act as a unifying element along Queen's Walk from Jubilee Gardens to the IBM building. They are also important in many views and mirror planting on the N bank of the Thames. Other trees of value can be found in gardens of St Thomas' Hospital (right photograph previous page).

2.23 Views

The London View Management Framework, Mayor of London (July 2007) identifies two linear views, and seven river prospects which relate directly to the South Bank Conservation Area reflecting its riverside location and concentration of important buildings. These views can be across, out of and into the conservation area. They are: -

No.	Type	Viewing location
8	Linear View	Westminster Pier to St Paul's Cathedral
9	Linear View	Kings Henry's Mound, Richmond to St Paul's Cathedral
15	River Prospect	Waterloo Bridge
16	River Prospect	South Bank
17	River Prospect	Golden Jubilee Footbridges
18	River Prospect	Westminster Bridge
20	River Prospect	Victoria Embankment between Waterloo Bridge and Westminster Bridge
21	River Prospect	Jubilee Gardens and Thames side at County Hall
22	River Prospect	Albert Embankment to Palace of Westminster

There also numerous attractive views of landmarks from within the conservation area which add much to the interest of the area.

2.24 Signs and Advertisements

Whilst there cultural and business activity within the conservation area there is a conspicuous absence of visual harm or clutter caused by poorly considered signage and advertisements with the exception of the County Hall fronting Queen's Walk which suffers in this respect. In most instances signs and advertisements are well designed, carefully considered and restrained in appearance for example on Pizza Express on Belvedere Road and the London Eye Kiosks at Jubilee Gardens.

2.25 Setting of the Conservation Area

Numerous buildings adjoining the conservation area contribute to its setting. The setting of the area includes all buildings and plots along the S side of York Road including the General-Lying in Hospital and Elizabeth House, Waterloo Station and the S side of Upper Ground, it extends up to and beyond Blackfriars Bridge and to the N bank of the river.

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There are a number of potential redevelopment sites on the edge of the Conservation Area. These include: -

Site at Doon Street
Waterloo Station and Eurostar Terminal, Waterloo Road
Elizabeth House, York Road

It should be noted that the wider area, including the conservation area, is designated an 'opportunity area' in the London Plan and is subject to the Waterloo Development Framework.

2.26 Appraisal Conclusion

A group of nationally and locally important buildings along the Thames side, the South Bank Conservation Area is very much London's cultural and leisure heart. It has a vibrant atmosphere and a varied but high quality architectural character – unified by a quality public realm enhanced with public art. It is an architectural showcase for the post-war period, promoting the public over the private; progressive, modern and innovative. The conservation area is generally in good condition with no major threats to its character or appearance identified in this appraisal.

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 existing properties and on proposed new development within the conservation area.

Conservation is not about stopping change; it is about making sure that future change preserves or enhances the character and appearance of the conservation area.

3.1 Alterations to Existing Properties

Details and materials characteristic of the host building and immediate area should be respected during any alterations. It is only in this way that the special character and appearance of the area can be retained. Similarly, if an historic feature is beyond repair it is essential to replicate it accurately in the new work.

3.2. Walls surfaces

Existing contributory surfaces should not be rendered, painted or clad as such changes will normally harm the integrity of the building. Repairs should be undertaken with caution using matching materials and appropriate techniques.

3.3 Joinery

Regular inspection and repainting prolongs the life of exterior joinery. 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 will be preferred.

3.4 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered where double glazing would be inappropriate.

3.5 Doors

Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building will normally be most appropriate.

3.6 Roofs

The removal of original roof structures and their replacement with different designs should be avoided as roofs contribute to the character of a building, its group value and the wider character of the area. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better option preferred.

3.7 Dormers

Dormer windows are found on the County Hall blocks but generally not a feature of the conservation area. Where appropriate, they should be designed to match the host building and be carefully detailed in an appropriate manner.

3.8 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 flush finished type with a slender frame.

3.9 Chimneys

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

3.10 Shopfronts

Throughout the conservation area, historic shop fronts or those that make a positive contribution should be retained unaltered. Where new shops are proposed or where replacement shopfronts are deemed acceptable, they should be well designed and of high quality materials respecting the character of the host building. See photograph below left.

3.11 Advertisements & Signs

Well designed signs that complement the host building are encouraged (see photographs below). Internally illuminated box signs should be avoided as they can look bulky and Obtrusive. Good quality and well detailed halo signage and neon will be deemed



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acceptable in the right circumstances. External light fittings for illumination should be small, low key and kept to a minimum to avoid visual clutter and cables should run internally; otherwise they will be resisted.

3.12 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 established features of the area, add clutter to the street scene, and have a deadening effect when shut. 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 traditionally associated with historic shops. The use of retractable shop awnings housed in discrete boxes is preferable.

3.13 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents or building users. If sub-division of premises into flats is proposed details such as refuse storage, bike storage and meter boxes need to be addressed in a manner that will not compromise the integrity of the host building. Conversions may not be deemed acceptable unless these matters are adequately addressed.

3.14 Plant and Other Equipment

The location and appearance of plant, extractors and other equipment such as satellite dishes on properties should be carefully considered. Installations that will be visually obtrusive should be avoided. It should be noted that some locations, whilst not visible from the street, may be visible from the South Bank terraces, bridges or from trains passing on the Hungerford Bridge. Effective screening and other methods should be considered to reduce any adverse visual impact.

3.15 Extensions

Extensions should respect the forms and design of the host building along with its materials and construction details. In some instances replication of architectural forms and details will be acceptable whilst in others a contrasting contemporary approach may be more appropriate. Extensions should not be so large as to dominate or compete with the host building in visual terms.

3.16 Vacant Sites

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 or its setting. Particular care must be taken with tall buildings.

3.17 Demolition

The demolition and redevelopment of features that do not make a positive contribution to the character or appearance of the conservation area is welcome. There is a presumption in favour of retaining buildings and features that make a positive contribution to the area.

3.18 New Buildings / Spaces

New buildings, where appropriate, should be of high architectural quality, preserve or enhance the established character and appearance of the conservation area, and respect the setting of listed buildings. The SBEG streetscape design guidance for the area should be consulted when streetscape enhancement is proposed.

3.19 Boundary treatments

The Council will resist the loss of boundary treatments that contribute to the special character of the area. New boundary enclosures should be in harmony with the host building and immediate locality.

If new ironwork is proposed the Council will expect it to be of a height and design appropriate to the host building and executed to the highest standard – hollow section bars or posts, crude welded detailing etc. will be resisted. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts.

3.20 Trees

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

3.21 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 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.

3.21.1 Reduce Consumption

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

Install new efficient condensing boilers. Use energy efficient light bulbs. Specialist companies can draft proof existing windows and internal secondary glazing can reduce heat

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loss, noise and condensation without the need to replace original windows. Insulate pipes, your hot water cylinder, the roof, cavity walls and floors.

3.21.2 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 3.21.1.

4. MANAGEMENT PROPOSALS

The Appraisal section of this document has identified those features that contribute to the special character and appearance of the conservation area. This section aims to build upon that appraisal and identify management proposals specifically for the area to ensure that the special character is preserved or enhanced.

4.1 Conservation Area boundary review

The existing boundary has been closely examined as part of the appraisal process. Consideration was given to the inclusion of the former Lying In hospital on York Road within the conservation area; however this building is grade II listed and thus its future contribution to the character of the area is already secure. No changes to the boundary are therefore proposed.

4.2 Monitoring and Enforcement

The council will continue to monitor change within the conservation area and regularly update its photographic records for monitoring purposes. Breaches of planning control will be investigated as and when they become known to the Council and enforcement action pursued where expedient.

4.3 Highways 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 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.

4.5 Streetscape Quality & Treatment

A consistently high quality and well-connected network of pedestrian routes is essential within the conservation area. It should be noted that the Queen's Walk, contrary to common belief, is not in Council ownership but the responsibility of the land owner's who's property it passes over.

The South Bank Employers Group has prepared a streetscape design guide for the wider Waterloo Area which covers South Bank. This sets out a range of schemes, from

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contemporary to historic, for different character areas detailing treatments to street furniture, paving, crossings and road edges. Such unified approach is desirable for the conservation area although care must be taken to ensure that products used are robust, easily maintained and provide an safe and accessible environment for all users.

4.6 Public Art

Public art has a very important role to play in the area. The Council will encourage the provision of new art as part of any redevelopment or public realm improvement scheme. New works should respect important buildings or other works of art and be carefully integrated to minimise visual clutter and allow uninterrupted pedestrian movement. Art as an 'after thought' should be avoided.

4.7 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.

4.8 Enhancement Opportunities

Proposals that would lead to the enhancement or redevelopment of buildings and sites that, make a neutral or negative contribution are encouraged. The following opportunities have been identified within the conservation area: -

Opportunity	Conservation Guidance	Specific UDP Policy
Hungerford Car Park, Belvedere Road	The enhancement / landscaping of this site should contribute to the activity and visual amenity of the wider area. Integration with Jubilee Gardens is of particular importance.	Policy 80
National Film Theatre Forecourt	Rationalisation of the hard landscaping outside the NFT on Queen's Walk would be an enhancement to the conservation area.	MDO 116
Queen Elizabeth Hall / Purcell Rooms / Hayward Gallery complex and undercroft—refurbishment and reuse.	Any proposals for this complex should improve the ground level service areas, integrate them with the wider public realm, secure safe, attractive and legible pedestrian environment, enhancing access to the arts quarter and the river, minimising the impact of service traffic and plant; whilst preserving the distinctive architectural character and form of the complex.	MDO 116
	Cont.	

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Opportunity	Conservation Guidance	Specific UDP Policy
Queen Elizabeth Hall / Purcell Rooms / Hayward Gallery complex and undercroft—refurbishment and reuse.	Consideration should be given to cleaning the exterior concrete finish of the building. The introduction of more activity on its terrace, especially to the rear overlooking Festival Square would add to the vibrant character of the conservation area.	N/a
Queen's Walk—repair of the timber handrails to the Festival of Britain railings between County Hall and Royal National Theatre	This would a practical and aesthetic enhancement to the appearance of the riverside walk.	N/a
Royal National Theatre, IBM HQ, and around Waterloo Bridge—enhancement of public and semi-public areas.	Any scheme for the improvement of the public realm around these buildings should provide an appropriate setting for the grade II* RNT building; be integrated with the public realm of the conservation area as a whole; ensure that the public routes are clear, safe and attractive and minimise the impact of service traffic and plant. The introduction of new physical boundaries should be carefully considered to ensure that they do not compromise the established open character of these areas.	MDO 116
South Bank Public Realm improvements	Improvements to the public realm should aim to achieve greater unity with existing surface treatments, reduce clutter. Enhancement of the security barriers serving County Hall on belvedere Road should be a priority.	MDO 116
St Thomas' Hospital—redevelopment of the modern blocks	Any proposals should have regard to the setting of the adjoining listed buildings— the Victorian hospital complex, County Hall and the Palace of Westminster and introduce built forms, materials, detailing and landscaping consistent with the character and appearance of the conservation area.	MDO 119

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Opportunity	Conservation Considerations	Specific UDP Policy
Westminster Bridge Road—improved access to riverside.	Proposals to address the adverse impact of traffic would be welcome. The subway access adjacent to St Thomas' Hospital could, with remodelling, provide much needed level access onto the Queen's Walk. The railings surrounding the subway should be retained.	MDO 116
Belvedere Road Footbridge Stairs are worthy of replacement; perhaps incorporating an observation deck.	Care should be taken to ensure any new scheme integrates the footbridge with Jubilee Gardens and is of high design standard.	N/a
Chicheley Street public space/ Shell Centre podium site	A scheme has been approved (2004) for the podium site which is no longer designated as public open space. Any future proposals should be of a height, scale and design that responds in sensitive manner to Jubilee Gardens, the neighbouring buildings and important views in and outside the conservation area.	MDO 115
Forum Magnum Square	Any new central feature or use should introduce activity and improve the appearance of this under-used space.	N/a
Gabriel's Wharf redevelopment	Proposals should preserve the diversity of uses and bustling pedestrian character whilst at the same time enhance the conservation area through its architectural contribution. Redevelopment should strengthen and enhance the relationship with its immediate context.	MDO 127
Waterloo Road and the 'Bullring' roundabout	The area of road and underpass around the Imax should be considered for major enhancement or restructuring to better improve the pedestrian experience and safety both real and perceived.	MDO 116

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The following opportunities have been identified adjoining the conservation area:-

Opportunity		Conservation Considerations	Specific UDP Policy
Doon Street Site redevelopment		Any new building should be high quality, well integrated public realm, have active frontages to Upper Ground and Waterloo Bridge, respect for the setting of the RNT and the adjoining Waterloo and Roupell Street Conservation areas.	MDO 125
Waterloo Station development	re-	Any scheme needs to show sensitivity to the character and appearance of the conservation area, and have regard to views from the N side of the Thames. The improvement of pedestrian permeability between South Bank and Waterloo Station should be an objective.	MDO 113
Redevelopment of post-war blocks along York Road		<p>Redevelopment here should be of the highest architectural and environmental quality, avoid the creation of a 'wall' of building and strengthen ground level pedestrian permeability between Waterloo Station and the conservation area.</p> <p>Development should preserve the character or appearance of the conservation area, especially the urban grain, the setting of its important buildings (especially County Hall silhouette as viewed from across the Thames) and views into and out of the area.</p> <p>A reduction in through traffic and improvements to the pedestrian environment would be welcome.</p>	MDO 114

4.9 Proposed Listed Buildings

Statutory List

English Heritage / DCMS have, for some time, been considering the listing of the Queen Elizabeth Hall/ Purcell Rooms / Hayward Gallery complex. No other buildings have been identified by the Council as being worthy, in its view, of inclusion on the list.

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Local List

The Council proposes to consider the following buildings on its local list: -

- i Queen Elizabeth Hall/ Purcell Rooms / Hayward Gallery Complex
Built 1963-8 by N W Engleback and E J Blyth. One complex formed of a series of building components wrapped in tiered terraces and executed in exposed concrete.
- ii IBM Building
Asymmetrical building with five floors, two internal courtyards and broad terraces; entrance is raised and on W side. Built 1979-83 by Denys Lasdun. Group value with Royal National Theatre. (Left photograph below).
- iii Concrete Billboard to Queen's Walk
Free standing curved concrete panel with 'SOUTH BANK' pierced through the concrete and a raised lion motif.
- iv Silver Jubilee Walk 'totem' on Queen's Walk at Jubilee Gardens
Stainless steel post carrying a 3D interpretation of the Silver Jubilee emblem.
- v N & E Block and S & W Block of County Hall, Belvedere Road / York Road.
Graceful inter-war blocks by F R Hiorns. Well considered detailing executed in stone. (Right photograph below)

Views on these proposals are welcome as part of the consultation on this document. When the proposals are formally considered building occupants will be consulted anew.



The IBM Building (above) and the County Hall blocks (above) are considered worthy of local listing.

4.10 MANAGEMENT CONCLUSION

The Council is committed to preserving or enhancing the character and appearance of the conservation area through the use of its planning powers. However, these alone will not be enough; the future of the South Bank very much rests with a wide variety of stakeholders: - property owners, building managers, local residents, and businesses. Everyone has a role to play in managing the South Bank especially if its status as a cultural and leisure asset to the city as a whole is to be maintained.

5. CONTACTS

LAMBETH PLANNING

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

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LAMBETH BUILDING CONTROL

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

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TWENTIETH CENTURY SOCIETY

An amenity society promoting the appreciation of British architecture and design post 1914.

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Web	www.c20society.org.uk

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CIVIC TRUST

A charity which encourages high standards of planning and architecture.

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Web www.civictrust.org.uk

SOUTH BANK EMPLOYER'S GROUP

An organisation dedicated to improving the South Bank.

Telephone 0207 202 6900
Email mail@southbanklondon.com
Web www.sbeg.co.uk

SOUTH BANK MARKETING GROUP

An organisation dedicated to promoting the South Bank.

E-mail mail@southbanklondon.com
Web www.southbanklondon.com

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হলে অনুগ্রহ করে ফোন করুন

Twi

Se woƿe saa nkaeboy yi wo kasa foforo
mu a fre

Yoruba

Tí ẹ ba ẹ̀ ̀m̀oràn yíí, ní èdè Òmíràn, ẹ̀jò,
ẹ̀ kàn wà l'ágogo

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