

Lower Marsh Conservation Area

Conservation Area Statement



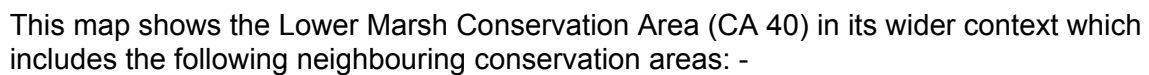
October 2007

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INTRODUCTION

Lower Marsh Conservation Area has, at its heart, one of the most historic routes within Lambeth. It was designated as a conservation area in 1984 in order that its architectural and historic interest could be preserved or enhanced and its status as a shopping centre strengthened and enhanced.

Lower Marsh runs adjacent to the South East side of Waterloo Station. At its South West end, the conservation area includes Westminster Bridge Road to its junction with Baylis Road and at its North East end, parts of Baylis Road and Waterloo Road.

The area is a varied mix of mostly 19th and 20th Century commercial buildings—shops, offices, premises, workshops and pubs. Generally the earlier buildings occupy narrow historic plots whilst many of the later buildings spread over a number of these plots. The strong building line gives a great sense of unity and enclosure to the whole whilst the street market brings colour and activity to the street scene.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area. It contains an Appraisal of the features that contribute to the character and appearance of the area, Guidance on how best this character and appearance can be preserved or enhanced and Management Proposals for the future.

In preparing this Conservation Area Statement 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 1st March a public exhibition was held from 2pm—8pm at the Waterloo Action Centre, 14 Baylis Road, fliers were circulated in the market that morning and conservation officers were on hand all day to answer questions.

A total of seven 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 Conservation Area Statement 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 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 pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.

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. 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. Lower Marsh is defined in the Unitary Development Plan as a district centre. One Major Development Opportunity (MDO), Waterloo Station, adjoins the conservation area. It is identified for redevelopment which will increase platform, concourse and tube capacity with potential air-rights development above and development in the arches below.

This Conservation Area Statement is a material consideration when the Council determines planning proposals.

2. CHARACTER APPRAISAL

This section identifies what features give the Lower Marsh Conservation Area its special character and appearance. It has been undertaken in accordance to the following guidance:

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

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

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

2.1 Geology

The general flatness of the area reflects its origins as marshland, between the settlements of Southwark and Lambeth. The underlying geology is London clay, although Lower Marsh itself occupies a slightly raised ridge of river gravel. This is evident on Westminster Bridge Road where the ridge necessitates a stepped kerb.

2.2 Archaeology

A history of continuous settlement since the Middle Ages would suggest that there is a likelihood of archaeological remains of earlier buildings in the foundations of existing structures. The buildings within the conservation area, especially those on Lower Marsh, have been redeveloped over the centuries in a piecemeal manner which gives the area much of its unique character. However, today much the character is that of a commercial street with street market – the vast majority of its buildings and premises appearing to date from the 19th and early—mid 20th Centuries.

2.3 Historic Development

Early History

Until the middle ages, the Capital developed as the Cities of London and Westminster on the North side of the Thames. The City of London was served from the South by a Roman ford, which facilitated the settlement of Southwark on the South bank. Lambeth Palace was built on the South bank opposite Westminster and between Southwark and Lambeth the low waterlogged land in the bend of the river was known as Lambeth Marsh.

Lambeth Marsh is mentioned in the Lay Subsidy returns of 1332. The area lay partly in the Manors of Lambeth and Kennington and it was referred to in John Norden’s survey of Kennington Manor in 1615. However, the name of the area became more specifically applied to a small settlement that grew up on a gravel rise slightly above the level of the marshes.

18th Century

John Roque’s survey of 1741 shows a line of houses called Lambeth Marsh and the name persists on Morgan’s map of 1782 and into the 19th Century. Westminster Bridge became the second crossing of the Thames in 1750. Westminster Bridge Road cut through the settlement dividing it into Upper Marsh and Lower Marsh, and from 1760, Marshgate, the new tollgate stood at the junction with Lower Marsh. The connection to the city via Southwark was improved with The Cut, which was first shown on Cory’s plan of 1787.

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Accessible, but outside the jurisdiction of the City, the wider area became one of recreation and entertainment, the spirit of which survives today in the Old Vic and the South Bank. In the late 18th century, however, the marshes were drained and the whole area began to be developed from the 1780s. In part this was speculative residential building, but largely it was to provide artisan housing and the huge amount of service industry that was needed to supply the rapidly expanding city.

19th Century

The Manor of Lambeth Enclosure Map shows the position in 1816: There are tight terraces around Westminster Bridge Road and Lower Marsh, with timber and stone yards along the river. Between these are factories, distilleries and spaces awaiting development. Many of the buildings along Lower Marsh were re-fronted or redeveloped during this period.

In 1838 London Bridge Railway Station opened, and the first four platforms of Waterloo followed in 1848. Carried at high level on viaducts, the railway effectively severed Lower Marsh from the riverside area and removed hundreds of houses and small streets.

The First Edition Ordnance Survey map of 1875 shows how densely developed the area had become with few, if any, private gardens. Lambeth Square, Lambeth Swimming Baths, and All Saints Church, all since demolished, are the principal buildings at that time.

20th Century

The enlargement of Waterloo Station began in 1900 and resulted in the Necropolis Station being moved to 121 Westminster Bridge Road and the demolition of All Saints Church. Between 1911-22 the station enlargement led to the destruction of numerous small streets on the North West side of Lower Marsh and introduced Spur Road, the approach road that comes off the North side of the Lower Marsh. See 1914 OS map on next page. In the 1930s the Crown and Cushion public house and the Red Lion public house were rebuilt and other buildings at nos. 22, 97, 112 and 134 Lower Marsh were constructed.

To the South East of Lower Marsh, the dense street pattern was replaced by post-war reconstruction, which included large blocks of public housing and the Johanna Primary School. The effect of this development, and that of the station, is that most of the side



The 1875 Ordnance Survey map.

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streets off Lower Marsh are now vestigial 'stumps'; the gaps they provide in the street scene acting as a reminder of the former historic grain.

During the second world war a number of buildings along Lower Marsh were lost to enemy action including 1-9, 2-10, 114-118 and 137-139. Bomb damage to many of the other properties resulted in unsympathetic repair.

Baylis Road was formed in the late 1940s as a realignment of Oakley Street. In the 1950s no. 22 Lower Marsh was home to a succession of prominent artists including Craigie Aitchinson, Anthony Eyton and Tom Epsley. Many evocative paintings of Lower Marsh survive from this period. Post-war developments replaced bomb damaged buildings and redevelopment in the 1970s and 1980s, coupled with a decline in the economic fortunes of the retail centre spurred conservation area designation in 1984. At that time many of the buildings were in very poor repair and the area was shabby and unkempt. A number of Council led enhancement schemes, drawing in partnership funding, have, coupled with increased private investment in property, addressed the dereliction and improved the public realm.

2.4 Spatial Form

The roads within the conservation area are listed in alphabetical order below –

2.4.1 Baylis Road

Only the North and South ends of Baylis Road are included in the conservation area. The North end of the street is a continuation of Lower Marsh. Of particular note are the former library and K2 telephone kiosk at its North end.

2.4.2 Coral Street

Coral Street ran down the flank of 48 Lower Marsh where the parking area is now. Historic Interest.

2.4.3 Frazier Street

Side Street between 26 and 27 Lower Marsh; it links Lower Marsh to Baylis Road. Only its junction with Lower Marsh is within the conservation area. Historic interest.



The 1914 Ordnance Survey map.

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2.4.4 Granby Place

Now nothing more than an alleyway accessed through the archway at 121 Lower Marsh. It has a very evocative 19th Century character and contains public conveniences and three attractive cast iron bollards. See photograph below left.

2.4.5 Grindal Street

This street survives only as a dead-end between 21 and 22 Lower Marsh. Historic interest.

2.4.6 Holmes Terrace

This former street runs down the North side of 150 Waterloo Road. It is now an access way to a 1950's block, Holmes House, which does not contribute to the special character of the area.

2.4.7 Johanna Street

This is now a truncated dead-end between 33 and 35 Lower Marsh. Historic interest.

2.4.8 Lancelot Street

A side street running beneath Waterloo Station between 109 and 110 Lower Marsh. Only the junction with Lower Marsh is within the conservation area. Provides an interesting view of Waterloo's imposing train shed. See photograph below right. Historic interest.

2.4.9 Leake Street

Running beneath Waterloo Station this street links York Road with Lower Marsh between nos 124 and 125. Only the junction with Lower Marsh is within the conservation area. Historic Interest.

2.4.10 Lambeth Square

This survives only as a dead-end between nos 13 and 14 Lower Marsh. Historic Interest.

2.4.11 Lower Marsh

This principal historic thoroughfare within the conservation area winds slightly along its route with side streets off to both sides giving it a pleasant townscape effect. It has a narrow and enclosed character with the exception of where it meets Baylis Road to the north-east where wider views are open out to the East. The whole street is within the conserva-



Granby Place.



Lancelot Street.

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tion area. The 19th and early 20th Century buildings, with their narrow frontages, butterfly roofs and chimneys contribute greatly to the rhythm of the street and the fine urban grain. See photograph below. Good landmark buildings (slightly taller or grander/ more ornate than their neighbours) give additional interest whilst in other places unsympathetic, often the later 20th Century buildings, fail to reflect the historic character.

2.4.12 Pear Place

Pear Place is now just gated access between 150 and 152 Waterloo Road. Historically known as Peartree Street. Historic interest.

2.4.13 Spur Road

Spur Road is effectively a vehicular ramp from Lower Marsh/ Baylis Road up to the high level of Waterloo Station. Where it backs onto Lower Marsh there are a number of good red brick early 20th Century industrial / commercial premises which contribute to the character of the area.

2.4.14 Tanswell Street

This is the remnant of side street between 41 and 43 Lower Marsh. Historic interest.

2.4.15 Waterloo Road

This main road terminates the Conservation Area to its North end. Only the buildings on its West side between the corner of Baylis Road and Holmes Terrace are within the conservation area. Of particular note is the former Fire Station, 150 Waterloo Road.

2.4.16 Westminster Bridge Road

The area between the railway viaduct to the West side and the junction with Kennington Road is included within the conservation area. It has a variety of building heights and forms with substantial modern (post Second World War) infill. Opposite the junction with Lower Marsh a small, slightly run down area of old yards, railway arches and stock brick walls is a remnant of the industrial heritage of the 19th Century. At the other end, on the junction with Hercules Road and just outside the conservation area, is a prominent gap-site.



View North up Lower Marsh.

2.5 Public Realm

Generally the streets have a conventional road surface with pavements on both sides. All the properties front the pavement in the traditional manner and typically have small yards to the rear.

The whole of Lower Marsh was subject to a comprehensive re-paving scheme in the 1990s using York stone paving, which has weathered well although there is some evidence of vehicular damage in places. Traditional cast iron bollards, new litter bins, and new traditional street lighting were also installed, which have proved durable. Some traditional granite setts remain, some of which may be historic, most notably in the side streets (e.g. Launcelot Street and Tamswell Street) and outside Westminster Bridge House. See photograph below right.

The generous foot way at 2-14 Baylis Road acts as the principal public space; it is also landscaped and provides the only street trees in the conservation area. This wider area is cluttered with street furniture (photograph below left) and is dominated by taxis coming and going from Spur Road. Opposite is a parking area containing refuse bins.

The side streets, especially Granby Place are evocative of the densely developed historic streets that Lower Marsh once served.

2.6 Private Realm

The conservation area boundary has been tightly drawn to contain the buildings along Lower Marsh and some backland gardens and yards. There is also a gap site between nos. 136 and 140 which is used as a storage yard for market stalls; this currently has an unsightly appearance – being enclosed by temporary mesh fencing which allows views inside.



Street clutter, Baylis Road



Tradi-

2.7 Activity and Uses

Waterloo Road and Westminster Bridge Road, which form the extremities of Lower Marsh, are more busy with traffic than Lower Marsh. All three roads have shops, pubs/ restaurants and offices.

Lower Marsh's most characteristic use is the historic street market which creates a lively ambience; the stalls are the traditional type standing in pitches that overlap the road and footpath; this gives a bustling and intimate street character. See photograph below left. It also has an assortment of small mostly independent shops offering a range of day to day and specialist goods and services. There are also offices and community facilities such as a library and health centre. Residential uses are mostly located above these shops; only 1 Launcelot Street and 22 Lower marsh are entirely residential.

2.8 Building Materials and Details

Two, three and four storey buildings provide an interesting undulation in the built form. Most of the 19th and early 20th Century buildings are built from yellow or red stock brick in the conventional manner although often the brickwork has been painted or in other cases stucco rendered. Traditional sash windows with deep cills and segmental heads are common, typically the wall head is terminated by a stone or brick coped parapet that conceals the roof structure. Generally, the building facades have a shopfront which sometimes incorporate a door to the upper floors which have conventional windows to each floor. There is variety within this basic framework reflecting building age, status and use. Some corner buildings respond well to their site by using chamfered corners, curves and even modest towers. See photograph below right.

At the rear some properties are much older than their façade would suggest but more typically the properties have extensions and returns or varying quality. Rear elevations and rear yards, especially those seen from Waterloo Station, contribute to the character of the area.



A market pitch.



An ornate response to a corner.

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2.8.1 Walls

Most of the bricks within the conservation area are Imperial and are bonded in a conventional manner. Flush lime pointing gives the brickwork visual prominence but unfortunately many buildings have been weather-struck pointed in cement to poor effect. Many of the 19th Century buildings have exposed yellow stock brick facades, in some cases embellished with red brick banding and other decorative motifs. Red brick is used in some of the later 19th Century and early 20th Century buildings. On close inspection some terracotta and tile detailing adds great visual interest to some of the later 19th Century buildings (see photograph below left). In some cases the buildings were originally stuccoed in lime mortar which is lined out to resemble ashlar stone. These buildings sometimes have further moulded window architraves and cornices. A number of buildings have had their brick elevations painted or rendered.

2.8.2 Windows

The majority of contributory buildings have traditional double hung timber sash windows with single glazing held in place by putty. The glazing patterns vary - some are 1/1 paned, others 2/2 paned and others have 6/6 paned sashes. Windows have relatively slender timber frames and stone cills; in some properties stucco mouldings and architraves add interest (see opposite page bottom right). Single glazed casement windows can be seen at 170 Westminster Bridge Road and on 14 Baylis Road. Slender metal-framed windows can also be seen in some places.

Unfortunately there has been quite a bit of window replacement, especially on Lower Marsh. Heavy timber, metal and PVCu frames with crude detailing and modern features such as trickle vents have failed to replicate the traditional details of the historic windows and have harmed the character and appearance of the properties.

2.8.3 Doors

The doors vary greatly dependant on the premises they serve. Most shop doors are part-glazed and those to upper floors are solid. Very few historic doors now survive on the humbler buildings. Grander buildings typically have a grander treatment – for example the pair of panelled timber storm doors serving 14 Baylis Road. Like replacement windows, many replacement doors have been of inappropriate materials or design and thus have eroded the historic character of the area.



Ornate terracotta detailing.



Stucco architraves.

2.8.4 Shopfronts

The vast majority of properties in the conservation area have shopfronts incorporating a shop window, shop entrance and signage for the premises. See photograph below. Originally all of the 19th Century retail premises would have had traditional timber shopfronts, the later examples probably with recessed entrances and all with painted timber signs and hanging signs. Unfortunately no intact historic shopfronts now survive from the 19th Century although fragments on premises, such as the pilaster consoles and cornice at no. 88 Lower Marsh, have informed reinstatement.

Some shopfronts do survive from the early 20th Century – notably ‘What the Butler Wore’, 131 Lower Marsh which has a 1930s shopfront with tiled stall-riser, chrome frame, recessed entrance and an awning fitted flush into the fascia; and ‘Secondhand Books’, 20 Lower Marsh which has a terrazzo shopfront and fascia, a recessed door and a timber awning box over that acts as a cornice. The careful construction and understated detailing of these older shopfronts contributes much to the character and appearance of the area.

A great many of the shopfronts are, unfortunately, modern examples dating from the 1960s – 1980s (see photograph opposite); many of which are of inferior quality. These are often in aluminium with externally mounted security shutters and garish plastic signs which cause great visual harm to the appearance of the area. However in recent decades more appropriate shopfronts, often inspired by historic examples, have been installed to good effect. The earlier examples of these lack some of the finesse of the truly historic shopfronts but, overall, the reintroduction of timber pilasters and stall risers, recessed doorways and understated signage under painted timber cornices has made a great enhancement. A reasonably good example can be seen at no 86 Lower Marsh.

2.8.5 Pub Fronts

There are a number of public houses in the conservation area. These premises are typically purpose built and often display architectural embellishments at ground floor and above that make them particularly important contributors to the conservation area. Examples can be seen at –

Ruby Lounge, 34 Lower Marsh: - Queen Anne style with granite frontage and corner door.



The majority of the modern shopfronts are of inferior quality.

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The Camel, 121 Lower Marsh: - Tall ground floor with tiles, pilasters, and good understated joinery.

Old Fire Station, 150 Waterloo Road: - Former Fire Station in grand Neo-Georgian style.

Horse, 122 Westminster Bridge Road: - Frontage of Doric Columns

Crown & Cushion, 135 Westminster Bridge Road: - Neo-Georgian building with Neo-classical ground floor.

2.8.6 Signage

Signage is typically limited to the ground floor fascia of shop premises. The vast majority of signs are modern and obtrusive in terms of their materials, design and size (see photograph below left); totally inappropriate in an historic area. There are some interesting historic examples such as the high level signage at The Horse, Westminster Bridge Road. The pawn shop hanging sign at 111 Lower Marsh with its good wrought iron bracket and three brass balls is of particular note (see photograph below right); so too are the urns attached to the façade of no 127 at first floor level. The rear elevation of 27 Lower Marsh has 'Lower Marsh Market' emblazoned in contrasting brickwork to very good effect.

2.8.7 Advertisements

No. 48 Lower Marsh has a prominent mural but it is decorative rather than a hoarding and contributes to the vibrant character of the street scene. Hoardings are, generally, not a feature of the area although the railway viaduct on Westminster Bridge Road has one that conceals the iron bridge structure and an adjoining rear of 172 Westminster Bridge Road also has one. Both of these cause significant harm to the character and appearance of the conservation area.

2.8.8 Roofs

The roofscape is greatly varied. Many of the early-mid 19th Century roofs are pitched natural slated 'London' roofs concealed behind parapets. The parapet creates a strong feature to the street scene; the best examples can be found at 29-33 Lower Marsh, 42-48 Lower Marsh and 127-133 Lower Marsh. This roof type is important locally and worthy of reten-



Inappropriate modern signage.



A attractive traditional sign.

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tion. More conventional pitched and hipped roofs can also be found, again in slate but some of the red brick buildings from the late 19th Century have plain tiled roofs of interest. Later buildings employ all kinds of other roof types to varying success. Mansards have been used successfully to provide attic accommodation in some instances whilst modern roof-top structures have generally failed to preserve or enhance the historic character of the area.

Most historic properties have shared chimneystacks in stock brick, which can be appreciated in some oblique views within the conservation area due to the narrowness of the street. They add welcome interest to the roofscape.

The combined historic and altered roofscape of Lower Marsh (see photograph below) and Westminster Bridge Road can be best appreciated from any train leaving platforms 2 or 3 at Waterloo Station. The train track is elevated above the roofline allowing an excellent view of the roofs and chimneys, which have a very picturesque effect.

2.9 Refuse and Associated Structures

Rubbish from properties tends to be stored in rear yards etc and only brought onto the street for collection. Market Stalls are removed daily from their pitches and stored away.

2.10 Satellite Dishes, Communications equipment and other Plant

Equipment of all types and ages proliferates on the rooftops and rear elevations within the conservation area and sometimes can be found on front elevations. These features, whilst often necessary, cause visual blight which harms the character and appearance of the area. These elements can be most easily appreciated when viewed from trains entering and leaving Waterloo Station or from the Spur Road. Some carefully considered examples do exist – for example the telecommunications equipment on the rear roof of the Red Lion pub is well screened behind panels painted to resemble brickwork.

2.11 Listed Buildings

2.11.1 Statutory List

Inclusion on the statutory list means that the building is protected by law. This protection extends to the whole building including the interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948.

The following buildings within or adjoining (*) the conservation area are statutory listed-

Name	Number	Road	Grade
K2 telephone Kiosk	14	Baylis Road (see photograph opposite)	II
Former Fire Station	150	Waterloo Road	II
Westminster Bridge House	121	Westminster Bridge Road (see photograph opposite)	II
Christ Church Tower*		Westminster Bridge Road	II

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2.11.2 Local List

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

2.12 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 former Fire Station on Waterloo Road or much more humble Victorian commercial premises.

Buildings that make a positive contribution are deemed worthy of sympathetic retention although some may require restoration or refurbishment. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are shown below in street order: –

Baylis Road

10, 12 and 14 (group value)
K2 telephone kiosk

Lower Marsh

11-12 (group value)
17-21 (group value)
27-34 (group value)
35-41 (Inter Church House)
44-48 (group value)
78-92 (group value)
Building behind 88-92 (industrial block)
100—101 (group value)
Building behind 102-107 (at station high level)
109-111 (group value)



K2 kiosk, 14 Baylis Road



121 Westminster Bridge Road

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119-124 (group value)
127-137 (group value)

Waterloo Road

150 (former fire station)

Westminster Bridge Road

89-95
121-123 (group value)
122 (The Horse PH)
135-141
156-162
170
172 (Red Lion PH)

Brief Descriptions of the above buildings can be found in Appendix 1.

2.13 Buildings and Spaces Making a Negative Contribution

Buildings that make a negative contribution have a form or treatment of detailing that is at odds with the traditional character of the conservation area. These are buildings that the Council would seek to have sympathetically enhanced (through re-fronting etc) or replaced with more sympathetic examples. Buildings and structures deemed to make a negative contribution are shown below in street order:-

Baylis Road

2-8

Lower Marsh

1-10
13-16
22
42-43
Market gap site at 137-139 (see photograph below)
91-94



Gap site at 137—139 Lower Marsh currently used for storing market stalls.

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98-108
114-117
Yard at 137-139
140-142

Pear Place	Holmes House (1950s block behind fire station)
Waterloo Road	152-156
Westminster Bridge Road	97-119 (see photograph below left) 164-168

2.14 Building Condition

Generally the buildings are in fair condition but a noticeable number of properties appear neglected and run-down giving the conservation area a shabby and down-at-heal appearance which may harm its ability to attract shoppers and visitors. Poor quality or unsympathetic building alterations, especially shopfronts and signage, contribute to this run-down character. A neglected and shabby shopfront can be seen below right.

2.15 Boundary treatments

There are few enclosed site boundaries in the conservation area. Brick walls typically enclose rear yards.

2.16 Views

The conservation area itself is relatively domestic scale; building heights are typically 2-4 storeys on Lower Marsh and rise a few storeys higher elsewhere. Whilst there are no major landmarks within the conservation area the views up the side streets from Lower Marsh



97-99 Westminster Bridge Road



Neglect is a problem.

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(such as NW up Lancelot Street) are dramatically terminated by the huge mass of Waterloo Station.

Focal points are confined to the junctions at either end of Lower Marsh where pedestrian and vehicular activity is at its busiest. The narrow, linear nature of Lower marsh severely limits its views out this provides much of its intimate character. It is only in other locations within the conservation area that larger buildings beyond become visible -

From further along Baylis Road, nos 2-14 Baylis Road are visually overwhelmed by the dark brick tower blocks located outside the Conservation Area on Waterloo Road. This uncomfortable relationship is regrettable and reinforces the unique historic scale of the conservation area when compared to its wider context within the modern city. See photograph below left.

View from outside nos. 2-14 Baylis Road to the Old Vic Theatre, Waterloo Road.
The view East down Westminster Bridge Road is terminated by the tower of Christ Church which is outside the conservation area. See photograph below left .

The view North up Westminster Bridge Road is terminated by the low mass of the railway viaduct and above the London Eye is seen silhouetted against an otherwise unbroken sky.

View West from Leake Street to the raised viaducts of Waterloo Station, with the London Eye and the Shell Building beyond.

View West along Lancelot Street to the glass roofs of Waterloo Station.

View West from Spur Road to the glass roofs of Waterloo Station.

View Northwards from Lower Marsh to the Swiss Re building in the City.

View of rear of properties on Baylis Road and Lower Marsh from Spur Road.

Particularly important views into and across the conservation area can be obtained from



Tall buildings overwhelm Baylis Road



The tower of Christ Church.

Lower Marsh Conservation Area Statement 2007

trains leaving Waterloo Station on platforms 2 & 3. This high level, moving vantage point gives panoramic views into the rear of 100-143 Lower Marsh and views over the roofs of these properties and their counterparts at 1-34. Here the complex roofscape of traditional roof forms or chimneys is quite striking and evocative of the Victorian period.

2.17 The Street Market

The Lower Marsh Street Market is long established with market pitches lining the pavement/roadway (see photograph below right) ; it adds vibrancy and interest to the street scene and is a great local asset worthy of retention / encouragement. The market is served an open storage yard for traders' stalls and other equipment at 137-139 Lower Marsh. This area, enclosed by a mesh fence, is somewhat untidy in appearance.

2.18 Negative and Neutral Factors

The most noticeable neutral and negative features of the Lower Marsh Conservation Area are:

- Incongruous modern developments that are often out of scale with the early 19th century grain and fail to respect the building heights or small scale detailing of the historic buildings.
- Poorly designed and executed modern shopfronts and garish, obtrusive signage.
- Poor condition of some upper floor properties. See below left.
- Poor quality alterations to premises including the installation of inappropriate replacement windows and removal of historic features.
- The accumulation of plant and other equipment, often redundant. See below right.



Neglected upper floors.



Inappropriate external plant.

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- Inappropriate solid security shutters giving an ‘under siege’ appearance when premises are closed.
- Cluttered, taxi dominated junction where Spur Road meets Baylis Road / Lower Marsh.

2.19 Capacity for Change

The character and appearance of the area has suffered in the post war period. Designation aims to retain the best parts of the historic environment and to ensure that new development preserves or enhances the character or appearance of the conservation area. The following sites present opportunities for new buildings—

137-139 Lower Marsh – the market stall storage could be incorporated into the ground floor of a new building on this prominent gap site.

79-87 Westminster Bridge Road – prominent corner gap site (outside CA).

Furthermore, the buildings that currently do not make a positive contribution could be sympathetically enhanced or replaced (see guidance section).

2.20 Appraisal Conclusion

The Conservation Area has a strong historic character : -

- Subtle serpentine street layout to Lower Marsh / surviving historic side streets,
- High quality paving and public realm,
- Historic street market,
- Some pre 19th Century buildings,
- Numerous, relatively plain, early—mid 19th Century buildings,
- Ornate / later buildings adding punctuation / interest,
- Varied built form of 2—4 storey development with punctuation,
- Narrow building plots,
- Picturesque roofscape,
- Loss of architectural details / especially shopfronts,
- Neglected buildings,
- Poor modern shopfronts with external solid roller shutters; and
- Poor quality signage.

3. GUIDANCE

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 as this is the only way that the special historic character and appearance of the area can be preserved. 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.

3.1.1 Walls

Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the host building. The careful removal of paint from brick surfaces will normally be encouraged. 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. Re-pointing mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. The pointing finish should be traditional flush or slightly recessed, not weather struck. Where only selective re-pointing is required the pointing should match existing.

Decorative stone and stucco features (see photographs below) should be retained and repaired; this normally requires specialist work. In many cases such detailing, if painted, should be in natural sandstone tones to give the appearance of stonework. Ornamental tiles and other forms of decoration should be retained and repaired.

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.



Stonework and stucco should be painted a sandstone colour to resemble natural stone.

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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 good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. On traditional buildings double glazed windows should accurately match the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Glazing beads should be triangular to reflect the traditional putty finish. 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. Where required good replacement metal windows are still available manufactured today. Stick-on lead is not a characteristic of the conservation area.

Modern window designs in metal, unpainted hardwood or PVCu window units should be avoided on historic buildings 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. See photograph below. Windows on new buildings should reflect the character of the area.

3.1.4 Doors

Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building should be considered when replacement is required. This will secure an enhancement to the property and wider area.

3.15 Roofs

The removal of historic roof structures and their replacement with different designs should be avoided where the roofs contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on 19th Century (and earlier) buildings within the conservation area. Groups worthy of retention include 29-33 Lower Marsh, 42-48 Lower Marsh and 127-133 Lower Marsh.



Unsympathetic window replacements have eroded the character of the conservation area.

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Where a roof addition is deemed acceptable the new structure should be subservient in scale and sympathetic in form and detail to the host building and its neighbours.

Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to re-use the original covering or a good match for it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Natural slate and plain clay tile roof pitches are important to the character of the area. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better option preferred.

3.1.6 Dormers

Dormer windows are not generally a feature of the area. However, in places where conventional pitched or mansard roofs have been added to buildings some dormers have been introduced; to varying degrees of success.

Dormers, where appropriate, should be carefully designed and detailed to match the host building and be detailed and scaled in the traditional manner (see photograph below). Traditional dormers are small, with slender construction in timber and lead and containing side hung casements or sliding sashes. 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 will be damaging and are not considered appropriate.

3.1.7 Rooflights

These 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. On Victorian frontage buildings they should be small and in line with existing openings; large, modern or poorly located roof lights have the potential to cause great harm. On the later commercial buildings larger roof lights may be appropriate but still require careful consideration.



These traditional dormers are small, with slender construction in timber and lead containing sliding sash windows.

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3.1.8 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 the street scene. New rear extensions should respect the forms and design of the host building; especially the evolved character exhibited in many locations. A slavish pastiche of the host building need not be necessary but contemporary design solutions will still be required to respect the rhythms and essence of the conservation area. Extensions should not be so large as to dominate or compete with the host building in visual terms. Large areas of flat roof will be resisted as they are not a contributory feature of the area.

Roof extensions are particularly sensitive as the roofscape of the conservation area is one of its most evocative character features. Loss or inappropriate alteration of historic pitched, hipped or London roofs should be avoided and chimney stacks should be retained. Roof extensions must respect the host building and be good neighbours generally. Boxy or alien features will not be deemed appropriate.

3.2 New Buildings

The Council will resist the loss of buildings that make a positive contribution to the character or appearance of the conservation area. Care should be taken to ensure that the new buildings in and adjoining the conservation area preserve or enhance the character or appearance of the area; irrespective of their architectural style. Tall buildings in these instances are unlikely to be appropriate if they dominate or over shadow the conservation area. Sympathetic building forms and materials will normally be expected to respect the character or appearance of the conservation area with regard:-

Massing/ Building Line

Buildings tend to have their largest part fronting the street with lesser returns etc. to the rear. Contributory buildings are hard up to the pavement and not set back.

Footprint

Narrow building plots contribute to the rhythm of the streetscape.

Form

Most buildings have a clearly defined shopfront at ground floor. Upper floors typically have regularly placed windows with a vertical emphasis. Well defined roof.

Detailing

The buildings have fine detailing, modelling and decorative elements (shopfronts, window glazing bars, decorative mouldings, brick details etc) which give them a depth of interest.

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

3.3 Shopfronts

The vast majority of shopfronts are modern and inappropriately detailed; as a result they detract from the area. However, historic or sympathetic shop fronts, where found, should be retained unaltered. Where replacement shopfronts are deemed acceptable, they should

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be carefully designed to respect the host building and should to reintroduce the essence of traditional shopfronts:-

3.3.1 Design

Shopfronts should contain display windows on a stall riser and be framed with pilasters carrying a fascia for signage. The key is well detailed joinery and an integrated design approach. On late 19th and early 20th Century buildings consideration should be given to the provision of a recessed entrance door to give the façade depth and modelling ; such a detail can also assist with providing ramped DDA access. Poorly designed shopfronts which fail to respond to their host building and wider context are not deemed acceptable.

3.3.2 Entrances

Shopfronts with flat frontages can look bland and uninteresting. Recessed entrances prevent people stepping directly out onto the street and give shopfronts welcome depth; they can be gated in the traditional manner to improve security. Recesses can also accommodate ramps for wheelchair access. Shop doors should be part glazed. The space above the door can incorporate an inward opening transom light to allow for natural ventilation. Paving should be exterior grade and non-slip at least 10mm in thickness to avoid cracking.

3.3.3 Stallrisers and pilasters

The stallriser is the wall that supports the shop window. Pilasters are the ‘pillars’ that frame each end of traditional shopfronts. The stallriser should be robustly detailed and constructed to withstand rain and damp; so too should the base of the pilasters (see photograph below left). For this reason MDF and plywood should be avoided. Traditionally constructed panelling in good quality timber, polished stone, brickwork or quality render finishes are more robust (see photograph below right). Pilasters should be robustly detailed; planted timber mouldings should be avoided as they tend, over time, to drop off.

3.3.4 Shop Window and Door Frames

Off-the-peg aluminium frames and doors of standard boxy appearance should be avoided. Timber frames should be slender with a moulded / rounded profile; they should not have the standard square or ‘domestic’ profiles. Window frames should have unobtrusive but effective shopfront cills; standard window cills will not be appropriate.



MDF stallrisers rot with the damp.



Robust traditional timber panelling.

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3.3.5 Shop Fascias

The fascia is the sign board above the shopfront. In most Victorian / early 20th Century premises, as those in the conservation area, the fascias are typically timber construction, tilted forward toward the street and protected by a well detailed cornice with a lead flashing. The ends are terminated by consoles on the pilasters (see photograph below left). Fascias should be reasonable narrow and subservient in relation to the size of the shop window.

When proposals incorporate new shopfronts it is essential that full details of the proposal are submitted at planning application stage. Drawings at 1:20 scale and details at 1:1 or 1:5 should be submitted along with vertical and horizontal sections though.

Given their importance the removal and infilling of shopfronts is not deemed acceptable even if the premises have to change use.

3.4 Signs and Advertisements

Whilst businesses must be allowed to advertise their goods and services effectively, new signage must improve upon the very poor quality which is at present standard. New designs and materials should respect the host building and be an enhancement to the wider conservation area. In order to establish a new 'rule of thumb' upon which new proposals can be based the Council offers the following guidance:-

3.4.1 Location

The traditional location for signage for shops is on the fascia over the shopfront. Other premises tend to have small signs at their entrance. Signage in other locations should generally be avoided in order to minimise harm to the appearance of the area.

3.4.2 Materials / Content

Traditional shop signs typically were painted or applied (3D) letters directly onto the painted timber fascia; this practice should be reintroduced as it allows the sign writer to be creative in their use of fonts and colour—an art form that is worthy of reintroduction (see photograph below right).



Original consoles, fascias and cornice.



Painted timber signage is appropriate.

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Boxed-out fascias, plastic (or similar effect) materials or folded metal will rarely be acceptable. Information on shop fascias should be limited to the name on the premises, a logo and the property number. Excessive information and logos can cause inappropriate visual clutter and should be avoided. Other premises typically had small painted boards or inscribed metal plates by their entrance.

Corporate signage requires particular attention, off-the-peg solutions are deemed inappropriate. Large national and multinational chains should amend their standard corporate signs to respect the area; a more measured and respectful approach is shown below.

3.4.3 Projecting Signs

Projecting box signs in moulded plastic are typically bulky and obtrusive and internally illuminated; as such they have no place in historic areas. Projecting signs, located at shop fascia level and mounted on a well designed bracket will be acceptable. These should generally not be larger than 600mm x 600mm in area x 5mm thick and should be of robust construction. Well designed, creative solutions are encouraged. Off-the-peg corporate solutions may not be deemed appropriate if they are not in sympathy to the character of the area. Hanging brackets should be well designed and neatly executed with discrete fixings.

3.4.4 Illuminated Signage

Illuminated advertising should be avoided on residential buildings or other sensitive locations. Where acceptable in principal the source of illumination should be external and limited only to the name or logo of the premises rather than to the full fascia. The Council will encourage the incorporation of light fittings into new shop cornices to remove their visual impact. If this is not possible 'halo' illuminated letters (solid letters lit from behind) or a discrete neon sign on a traditional timber fascia may be acceptable.

External light fittings should be small, low key and their number kept to a minimum to avoid visual clutter. Swan-neck lamps should be avoided as they often get damaged and can provide perches for pigeons. Large or dominant light fittings will not be deemed appropriate. Cables should be concealed internally.



Corporate signage will be expected to respond sympathetically to its context.

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Internally illuminated box signs and those in plastic and metal will be resisted. The Council may support individually illuminated letters on shop fascias where the design is appropriate as this negates the need for external light fittings. These should be limited to the premises name and no wiring should show.

Applications for illuminated signage should include clear details of the means of illumination, its location and fixing along with the route or cables. Well designed, creative solutions are encouraged. Off-the-peg corporate solutions may not be deemed appropriate if they are not in sympathy to the character of the area.

3.5 Security

If the goods on display may attract interest from thieves when the premises are closed they should be removed from the window, covered or a blind should be drawn behind the window (see photograph below left). High-performance glass and internal, open lattice shutters can increase security and provide a visual deterrent. Retro-fitted roller shutters on the exterior of premises will be resisted as they are not traditional features and add clutter to the host building thus harming the appearance of the conservation area.

The Council will encourage the incorporation of roller shutter boxes into new shopfronts. These should be concealed completely behind the shop fascia and guided down in recesses within the pilasters. See photograph below right. Such a solution will only be acceptable if designed to a very high quality and containing open lattice shutters. Full details must be submitted at planning stage.

3.6 Awnings and Canopies

Traditional, retractable shop blinds contained in timber boxes and restrained on iron braces are deemed appropriate in the conservation area (see photographs opposite); care should be taken with design and detailing – plastic housings / boxes are not deemed appropriate. Fixed plastic ‘Dutch’ canopies are not a feature of the area and should be avoided; being



This blind masks the display at night.



Roller shutters concealed by the fascia disappear from view when not in use.

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permanently exposed to the elements, can become very shabby and their form is not that traditionally associated with historic English shops.

3.7 New Uses

Many of the retail and commercial premises are occupied by small independent traders; and this contributes to the character of the conservation area. Loss of these retail uses should be resisted as they contribute to the varied character of the area. All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents.

3.8 Plant and Equipment

The location and appearance of plant, extractors and other equipment such as satellite dishes on properties, whether they are residential or commercial should be carefully considered and located to the rear or in other visually unobtrusive locations. Painting and effective screening (GRP shrouds painted to resemble brickwork, timber boxes with louvered sides etc) will normally be required to reduce impact.

3.9 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.



Traditional awnings in timber housings are the neatest solution.

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3.9.1 Reduce Consumption

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

- If the boiler is more than 10 years old replace it with a new more efficient condensing boiler and better thermostat controls.
- Use energy efficient light bulbs.
- Specialist companies can draft proof existing windows and internal secondary glazing can reduce heat loss, noise and condensation without the need to replace original windows. Close internal shutters at night or use heavy, thermally lined curtains in winter to reduce heat loss.
- Insulate hot water cylinders, hot and cold pipes, the roof, cavity walls and floors.
- During building works retain and re-use building materials such as timber, brick etc.
- Recycle waste materials.

3.9.2 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, turbines and other external works should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.9.1.

4. MANAGEMENT PROPOSALS

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

4.1 Boundary Review

The existing boundary has been closely examined as part of the appraisal process. The following options were considered:-

4.1.1 Extension

Extension of conservation area to include parts of Kennington Road, Hercules Road and Cosser Street was not deemed worthy of further consideration as the built form is fragmented and the character much different to that of Lower Marsh.

4.1.2 De-Designation

De-designation of Westminster Bridge Road was considered but, whilst some of the buildings are modern and of little interest, there is an immediate physical relationship with Lower Marsh and some buildings, especially on the SW side of Westminster Bridge Road, continue the rhythms and scale of Lower Marsh and terminate views out from the corner of Lower Marsh.

There are no recommendations for changes to the conservation area boundary.

4.2 Planning Controls

Most external alterations to commercial premises and flats require planning permission. Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.

For advice on the need for planning or other approvals please consult the Council's web page or to write to the Planning Division explaining your proposal in detail.

4.3 Monitoring and Enforcement

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

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

4.4 Signage and Advertisements

At present some advertisements and signs within the area can be displayed without the need consent. The Council believes that this absence of control has resulted in the very

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poor signage which blights the conservation area today. It is proposed to consider designating the Lower Marsh Conservation Area as an Area of Special Control (Advertisements) under the Town and Country Planning (Control of Advertisements) Regulations 1992. When this matter is given formal consideration it will be subject to consultation with local residents and businesses.

Advertisements that cause harm to the character or appearance of the area will be 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 and Street works

'Streets for All, A Guide to the management of London's Streets' by English Heritage and Government Office for London provides detailed good practice guidance on street works in historic places.

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

- Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials.
- Respect existing or established traditional materials and detailing.
- Review existing signing and consider scope for rationalization.
- Anticipate and minimize new signing requirements at the earliest design stage.
- Limit formal designs to formal spaces.
- Provide for maintenance and invest in quality.

4.6 Development Opportunities

The following opportunities exist to regenerate the area through the improvement / redevelopment of buildings and sites within and adjoining the conservation area:-

4.6.1 2-8 Baylis Road (corner site)

The site of these poor modern buildings could accommodate a new landmark development of a greater height. However, building height will require careful consideration – a structure noticeably higher than the former fire station or Old Vic Theatre on Waterloo Road could harm their settings and is likely to have a harmful effect on key views down Lower Marsh.

4.6.2 22 Lower Marsh

This stark corner building would benefit from re-fronting in a manner that enhances the character and appearance of the conservation area. Any replacement building should be of a sympathetic height to the neighbouring buildings in the terrace.

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4.6.3 42-43 Lower Marsh (corner site)

These fully glazed post-war premises (Henning & Chitty, 1957) would benefit from re-fronting in a manner that reintroduces the traditional relationship of window and wall that prevails in the conservation area. An increase in height is likely to harm the uniform character of the block and should be avoided.

4.6.4 98-108 Lower Marsh

These 2 storey post-war buildings are too low and regimented; their materials and details are inconsistent with the character of the area. A replacement building, possibly three and four storeys in height, reflecting individual plots and providing a more varied façade and roofline would be a welcome replacement.

4.6.5 114-117 Lower Marsh (public library)

A new library could be accommodated within a new building, up to four storeys in height. See photograph below.

4.6.6 137-139 Lower Marsh

In the short term the site could be enclosed by a good quality fence or wall with gates; these could form the framework for an art installation or piece of sculpture. In the medium to long term this vacant site could accommodate a three to four storey development to mediate between the varying heights of its immediate neighbours. Provision should be made for the retention of the market stall storage at ground floor level.

4.6.7 140-142 Lower Marsh

These undistinguished post-war buildings would benefit from re-fronting in a more sympathetic manner. An increase in height is unlikely to be deemed acceptable. See opposite.

4.6.8 Waterloo Station, Waterloo Road (adjoining the conservation area)

Any redevelopment of Waterloo Station should respect Lower Marsh's character and appearance. Care must be taken to ensure that any large buildings do not overwhelm Lower Marsh or harm the setting of listed buildings such as the former Fire Station of Old Vic Theatre on Waterloo Road.



The Waterloo Library site provides a redevelopment opportunity.

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Station redevelopment has the potential to be a great opportunity for Lower Marsh if the following can be addressed:-

- 1) Provision of legible and well integrated ground level pedestrian linkages between Lower Marsh and the redeveloped station. These should be carefully considered in order to ensure that Lower Marsh is able to attract station users. Any link through from Waterloo to Lower Marsh should respect the special interest of the wider conservation area.
- 2) Preserve and enhance the surviving historic streets on the station side of Lower Marsh and, wherever possible, integrate them into new routes.
- 3) Improve the pedestrian experience by enhancements to (or re-routing of) the taxi access on Spur Road / Baylis Road.
- 4) Make better provision for the storage of market stalls and associated equipment.

4.6.9 152-156 Waterloo Road

These single storey premises could be replaced with a new building to better reflect the existing pattern of development and provide an enhanced setting to the adjoining fire station.

4.6.10 79-87 Westminster Bridge Road (adjoins the conservation area)

As it is on a prominent corner site this gap site may be able to accommodate development that is slightly taller than its immediate neighbours but still respectful of the conservation area.

4.6.11 97-119 Westminster Bridge Road

These unsympathetic post-war buildings would benefit from re-fronting in a manner that more adequately reflects the character of the conservation area. Replacement buildings should be no taller than what is presently there.



Nos 140—142 Lower Marsh are worthy of enhancement.

4.6.12 164-168 Westminster Bridge Road

This currently all-glazed frontage would benefit from replacement with a façade of a design and detailing more in keeping with the character and appearance of the conservation area.

4.7 Enhancement Opportunities

The conservation area has a strong and very individual character but unfortunately it does require enhancement: -

- Poor shopfronts should be replaced with good quality, well-designed examples respecting the host building and wider area.
- Externally mounted external security shutter boxes (see below left) and solid / perforated roller shutters (see below right) should be replaced with more visually appropriate housings integrated within the shopfront. Open lattice shutters are deemed most appropriate.
- Inappropriate advertisements and signs should be replaced with more sympathetic solutions in traditional materials and techniques but not necessarily in traditional designs. Innovative and creative responses are encouraged.
- Regular maintenance of properties is required.
- Lost historic features should be accurately reinstated during refurbishment schemes.
- 137-139 Lower Marsh – the enclosure around this market traders' storage could be enhanced.
- 79-87 Westminster Bridge Road – prominent corner gap site (outside the conservation area) worthy of redevelopment.



External security shutter boxes should be removed.

4.8 Shops and Market

Small independent shops and a varied market with a wide offer of goods and services are essential to the character of Lower Marsh Conservation Area. It is important that any new development does not harm these uses and that new accommodation is adequate to meet the storage and ancillary needs of retail / commercial occupiers.

4.9 Listed Buildings

4.9.1 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.

4.9.2 Local List

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

14 Baylis Road

Attractive Former library in Jacobean Revival style. Red brick with stone dressings. Large rear wing. See photograph below left.

28 Lower Marsh

Unusually refined Victorian commercial premises with impressively large windows on the façade which suggest it might be an example of early steel frame construction.

34 Lower Marsh

Former Spanish Patriot public house. A 19th Century building with vigorous detailing of carved stone and brick banding. Original polished granite pub front. See photograph below right.

121 Lower Marsh

Imposing 4 storey Victorian premises with original pub front and very good detailing to the upper floors.



14 Baylis Road



34 Lower Marsh

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170 Westminster Bridge Road

Imposing landmark building (c1900) on corner with Lower Marsh. In Jacobean Revival style in red brick with stone detailing. Good roofline with gables, chimneys and domed corner tower. See photograph below left.

89-95 Westminster Bridge Road

Victorian shops, bank and premises at junction with Hercules Road. Erected in 1894 on a particularly grand and imposing scale. See photograph below right.

When the above proposal is formally considered by the Council the owner and any interested parties will be consulted.

4.10 Management Conclusion

The Council firmly believes that the market is a key element to the character of the area. New buildings must respect the character and appearance of the area. The public realm requires continued management complemented by much higher design standards for shop-fronts and signage than those previously deemed acceptable. Such management will go some way to addressing the shabby appearance of the conservation area and to ensure its enhancement and regeneration.



170 Westminster Bridge Road



89-95 Westminster Bridge Road

5. CONTACTS

LAMBETH PLANNING

If you require more information on planning, conservation areas for listed buildings please consult the Council's web site. Alternatively please contact:

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

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

LAMBETH BUILDING CONTROL

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

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

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

ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square
138-142 Holborn
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Web www.english-heritage.org.uk

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

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APPENDIX 1

Buildings deemed to make a positive contribution

10, 12 & 14 Baylis Road (group value)

No 10 is a plain two storey building with a painted brick façade. No 12 is a tall gault brick building with good stucco detailing and some decorative tiles but poor modern shop front. No 14 is an impressive red brick former library in the Neo-Jacobean style with good stone dressings. It dates from 1892 and was designed by J. E. Trollope.

K2 kiosk, Baylis Road

A grade II listed telephone kiosk outside no 14 Baylis Road. A pleasing street scene feature.

11-12 Lower Marsh (group value)

Pair of three storey Victorian buildings with roof concealed behind parapet. Painted brickwork walls. Original shopfront elements survive. Some tripartite sash windows survive on upper floors.

17-21 Lower Marsh (group value)

No 17 has a Victorian front - three storeys high and three bays wide. Two over two paned timber sash windows have flat arches with keystones. Roof concealed behind moulded parapet cornice. To the rear, are very early Georgian backs – flush window boxes, steep mansard roofs, plum coloured bricks. Nos. 18-21 each is three storey with shop at g/f and two windows on each upper floor. Unfortunately the windows of nos. 18-20 are poor modern replacements. Nos. 19 and 20 retain attractive original shopfront features.

23-26 Lower Marsh (group value)

Each is three storey with painted front elevation and modern shopfronts but original built form survives along with original roofs (except no. 24 which has a very poor mansard). No. 26, on corner, retains its original Georgian glazed sash windows.

27-34 Lower Marsh (group value)

No. 27, on corner, is three storeys with mansard. Good stucco architraves and detailing to façade windows and parapet. Georgian sash windows. No. 28 – a narrow frontage in four storeys with large areas of glazing. Good stucco architraves and timber sash windows. Nos 29-33 are three storeys with modern shopfronts and two windows on each upper floor. No. 31 has arched first floor windows and good architraves containing sash windows. No 33 has good stucco architraves and cornice. No 34, formerly the 'Spanish Patriot' pub is an exuberant brick corner pub with corner turret feature and excellent banded detailing. It was erected in 1880s to designs by J. W. Brooker. Sash windows.

35-41 Lower Marsh (Inter Church House)

Four storey building with canted corners and stucco detailing of pilasters and cornice. Modern mansard and modern sash windows. It was erected by Edward Grove, a successful clothier, in the 1890s. Rear is highly visible from Baylis Road.

44-48 Lower Marsh (group value)

Three storey terrace with parapets. No 44 has Georgian style sash windows. Nos 45-48 have Victorian style sash windows. Nos 45 and 46 contained the 'Cosy Cinema' in the early decades of the 20th Century. Modern shopfronts.

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78-92 (group value)

An attractive stock brick group. Nos. 87 and 88 Lower Marsh are similar three storey buildings with attractive, fine quality red brick detailing including curved window arches, moulded and swagged cornice and string courses, and “aprons” beneath the first floor windows. Unusually, they tilt their facades to follow the street frontage and each have an attic mansard visible from the street.

Building behind 88-92 Lower Marsh (industrial block fronting Spur Road)

Low building in red brick with pitched roof. Includes the base of a former chimneystack.

Building behind 102-107 Lower Marsh (fronting Spur Road)

Low building in red brick with parapet, Victorian sashes and some good brick and stone detailing.

109 – 111 Lower Marsh (group value)

No. 109 three storeys in stock brick with Georgian sashes and parapet. Reproduction shopfront. No 110-111 – a late Victorian pair of 3 storey properties. Each property has paired timber sash windows beneath a painted lintel.

119-124 Lower Marsh (group value)

Nos 119-120 - pair of three storey buildings with pitched roof concealed behind a parapet and timber sash windows. No. 121 - public house (formerly known as The Artichoke, erected 1878 to designs by H.J. Newton), four storeys high, in stock brick with good pub front and four sash windows to each of the upper floors set in decorative openings and with a corbelled brick cornice. No 122, dating from the mid-19th century, three storeys tall and two bays wide with parapet; originally with margin paned sashes. Timber sash windows sit beneath swept brick arches, its front elevation has been painted and its roof structure is concealed behind a plain. Nos 123-124 pair of three storey terraces, re-built from first floor with traditional mansards.

127-137 Lower Marsh (group value)

Nos 127-128 are a three storey late Victorian pair. Stock brick with red brick banding. The original sash windows have been replaced with crude casements. No. 127 has urns attached to the façade at first floor. Dog toothed brick cornice. No 129 is similar in form but with more ornate tripartite windows. Nos 130-133 form a broadly similar grouping, each three storeys and two bays wide. Roofs are concealed behind a plain parapet with chimneys are visible from the street. All have a rendered and painted finish to their facades. Unsympathetic modern shopfronts and windows except for no 131 which has a good (1930s?) chrome framed shopfront with recessed entrance and tiled stallriser.

134-135 Lower Marsh

Inter-war building taking up but reflecting two historic plots. The shopfront sits within the same impressive framed feature and above the walls are brown brick with a decorative parapet. Unfortunately it has inappropriate replacement windows to upper floors.

150 Waterloo Road (former fire station)

Impressive Neo-Georgian fire station with good detailing and picturesque roofline.

89-95 Westminster Bridge Road

Impressive Neo-Classical style late Victorian block (1894) – four and half storeys high with good stucco detailing and fine dormers. No 91-93 retains its original shopfront in grand scale which forms important part of over all composition.

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121-123 Westminster Bridge Road (group value)

Very ornate terracotta and brick building rising four storeys on a dressed granite ground floor. Grade II listed.

122 Westminster Bridge Road (The Horse Pub)

Four storey Victorian building with irregular façade – first floor is an early 20th Century re-modelling and upper floors retain Victorian features.

135-141 Westminster Bridge Road

Nos 135 – three storey Neo-Georgian public house with sash windows and shutters. Nos 137-139 two varying 19th Century buildings with rendered walls. Unfortunately the original windows and shopfronts have been lost. Narrow 19th Century corner building in stock brick with good window detailing. A large hoarding that causes significant harm to the conservation area is fixed to its flank.

156-162 Westminster Bridge Road

New infill building.

170 Westminster Bridge Road

Large, five storey corner building. A former pub, it was erected in 1897 to designs by Treadwell and Martin. Built from red brick with stone dressings, it has canted bays, casement windows, and gables and chunky chimney stacks facing the street. The deep fascia above the ground floor frontage is a regrettable feature.

172 Westminster Bridge Road (Red Lion Pub)

Five storey high red brick pub with Moderne style detailing, on corner of Lower Marsh. It dates from 1934 and is by Petch and Fermaud. The rear elevation (facing the railway) has an unattractive high level hoarding.

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Notes

NOTES

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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, ẹjọ,
ẹ kàn wà l'ágogo

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This document was prepared by

Conservation & Urban Design

Lambeth Planning

October 2007