

Renfrew Road Conservation Area

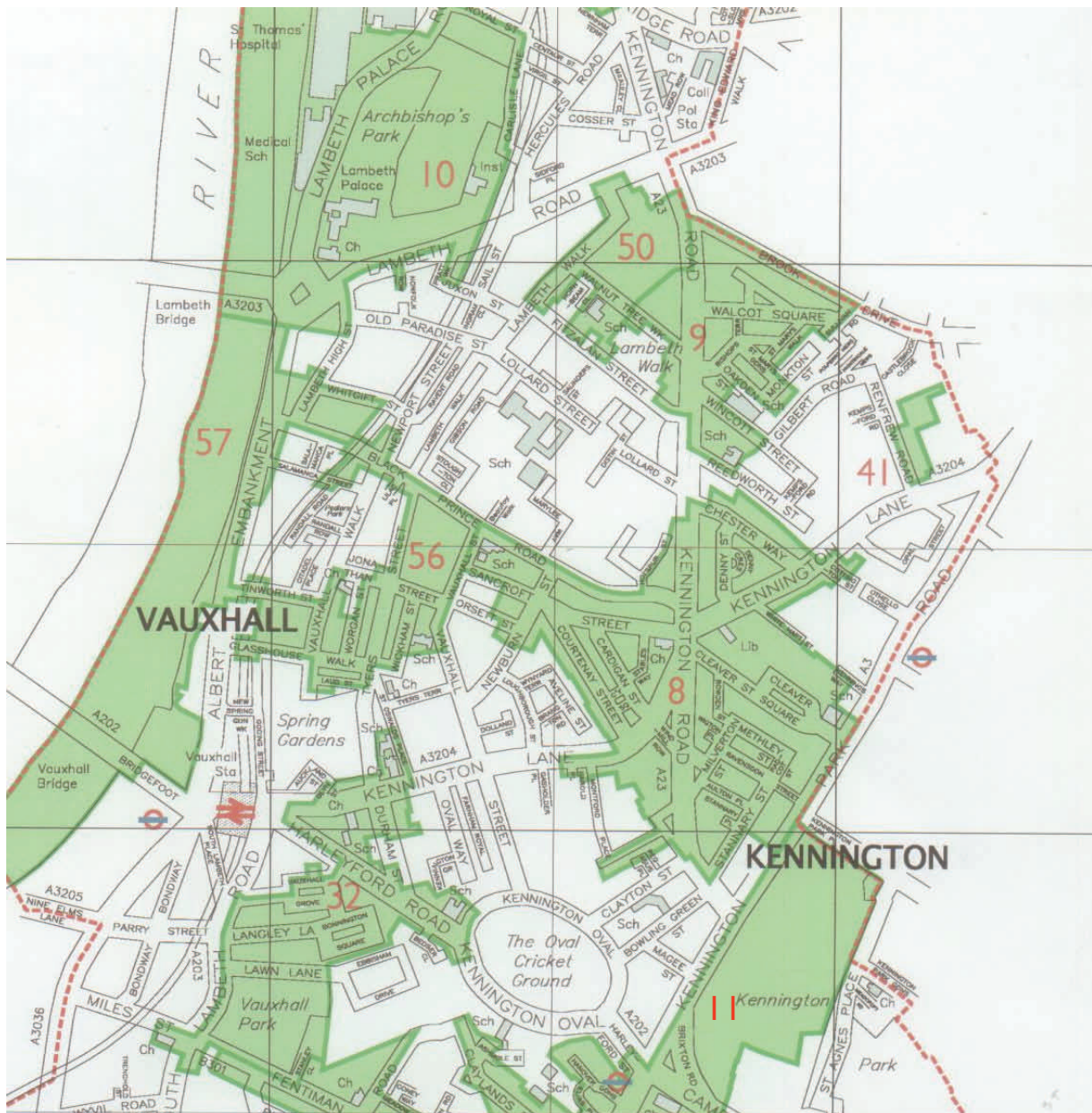
Conservation Area Statement



November 2007


Lambeth

Conservation Area Context Map



This map shows the Renfrew Road Conservation Area (CA 41) in its wider context which includes the following neighbouring conservation areas: -

- | | |
|-------|-------------------|
| CA 8 | Kennington |
| CA 9 | Walcot |
| CA 10 | Lambeth Palace |
| CA 11 | St Mark's |
| CA 12 | Vauxhall |
| CA 56 | Vauxhall Gardens |
| CA 57 | Albert Embankment |

Conservation Area Map



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INTRODUCTION

The Renfrew Road Conservation Area was first designated in 1985 in recognition that it is a unique assemblage of 19th Century civic and institutional buildings. Each of these has its own strong form based on its function and use and this variety is also reflected the architectural styles.

The conservation area lies in the Northern part of the London Borough of Lambeth, close to its Eastern Boundary with Southwark Council. Renfrew Road runs roughly North North West from Kennington Lane. The conservation area takes in the E side of Renfrew Road, from the rear of the buildings that face Kennington Lane, and up to, and including, the former Court Tavern PH. The staggered boundary then steps back to take in the entrance to the former Lambeth Hospital site, stepping North and East to include the Hospital's main building and further to its water tower.

During a public consultation which ran from 19 February to 18 March 2007 the Council circulated fliers promoting the draft document to all addresses in the conservation area. A 'conservation clinic' was held at the Jamyang Centre, Renfrew Road on 28 February where residents could meet a conservation officer to discuss the draft. Copies of the draft were also delivered to local addresses, made available on the Council's web pages and at the Durning Library on Kennington Lane.

All comments received were given careful consideration and, where appropriate, amendments have been made. The amendments were agreed by the Les Brown, Divisional Director or Lambeth Planning, in 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 adjoining the conservation area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

1. PLANNING POLICY CONTEXT

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

2 CHARACTER APPRAISAL

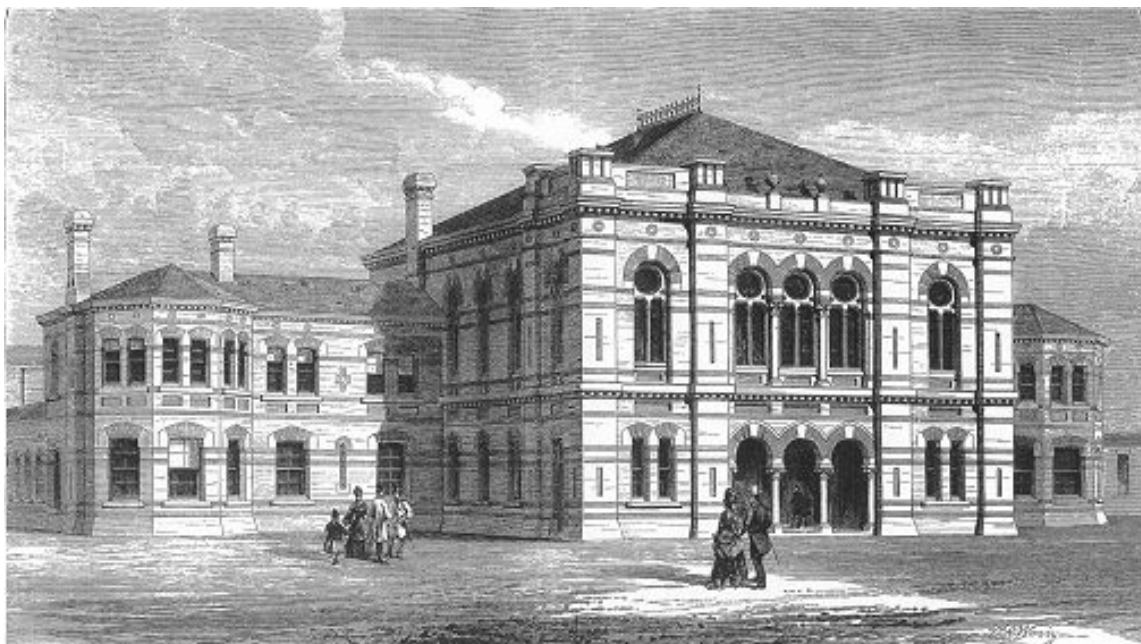
This section identifies the features that give Renfrew Road its special character and appearance. It has been undertaken in accordance with 'Guidance on Conservation Area Appraisals', English Heritage, (2006) and established good practice.

2.1 Historic Development

Kennington Lane is a principal West - East Mediaeval route, once a country lane connecting the Manor of Kennington and the small village of Newington (Elephant and Castle); however, the conservation area is purely Victorian in date, as the land here was only developed in the 19th Century.

In the mid to late 18th Century the urban expansion of London pushed new development into the formerly underused marsh and agricultural land South of the river and by the early 19th Century, Kennington Lane was built up with ribbon development of handsome Georgian terraces.

During the middle part of the C19th, intensification of land use took place, and Renfrew Road and the surrounding streets were laid out in a grid and developed with terraced housing. On Renfrew Road the Court Tavern public house terminated one of these terraces. The greater numbers of residents in turn required increased public services and to this end a number of civic buildings were built on or around Renfrew Road, a large police station, the court-house with prison cells (1869), the fire station (1868), a work-house (1870) and later an infirmary. The fire station was subsequently extended in the 1896, the infirmary became Lambeth Hospital in the 1920s and the police station (outside the conservation area) was replaced by Gilmour Section House. The main block of the work house can be seen below and the original plan of the complex is on the opposite page.



Lambeth Workhouse when it was first completed.

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Wartime bombing and post-war slum clearance saw the area to the East and South of the current conservation area cleared in the 1960s and redeveloped as the Cotton Gardens Estate. Of the terraced properties on Renfrew Road only the Court Tavern remains.

None of the buildings now perform their original function. The court house is now in a community use, the fire station has been converted into apartments, the Court Tavern is vacant and the hospital site has a number of small scale occupants – including some residential and healthcare uses and a museum.

2.2 Spatial Form

The conservation area's character is derived from Victorian buildings fronting onto Renfrew Road, and in the Lambeth Hospital site which is behind the buildings on E side of Renfrew Road and accessed via Dugard Way. The streets are described in more detail below:-

Dugard Way

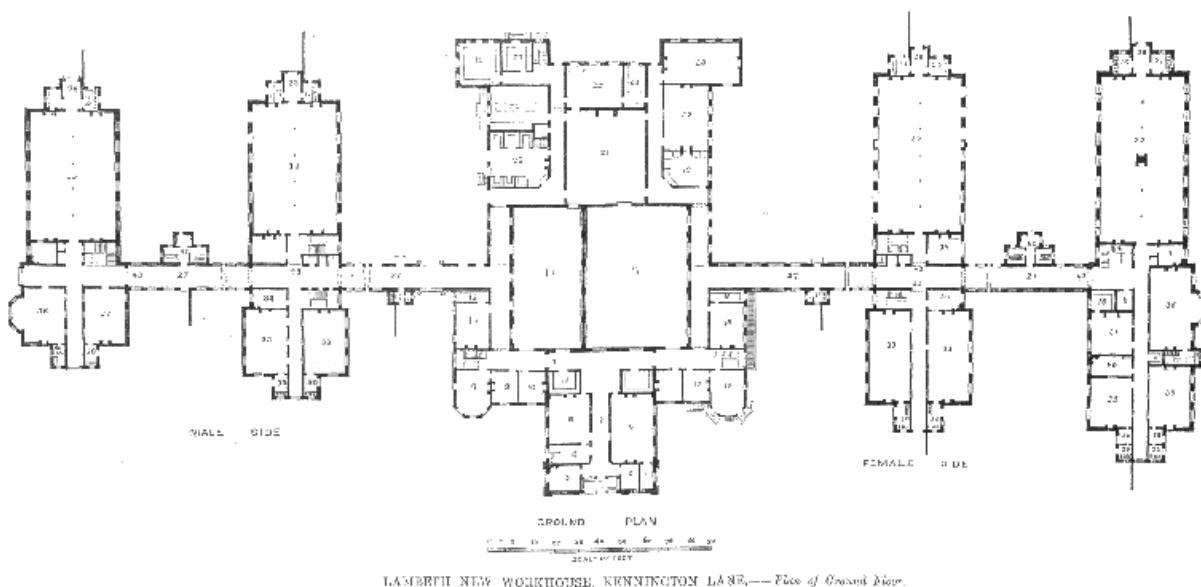
This is a short street forming the main access into the former hospital site. To one side it is enclosed by the former Court Tavern and to the other side stands the former Court House.

Renfrew Road

Although relatively wide, Renfrew Road is a quiet subsidiary to the larger and busier Kennington Lane which it joins. The entrance to the former hospital site has a similar relationship, being down a quiet side street and tucked away behind the frontage buildings.

2.3 Public Realm

The signage, surface treatments and layout detailing of the public realm is poor and does not make a positive contribution to the streetscape. Footways are paved in concrete paving slabs, many of which are broken or patched repaired in in-situ concrete. The kerbs are granite and road is tarmac.



Plan of Lambeth Workhouse when it was first completed.

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2.4 Private Realm

Most of the buildings have private yards rear, important reminders of their historic functions. The hospital site is semi-private and much has been demolished for redevelopment.

2.5 Activity and Uses

Although there are residential and community uses the conservation area is currently rather under-used as the former Court Tavern and much of the former hospital are vacant / undeveloped. The latter could accommodate increased activity, and would benefit from sensitive infill development to bring new life. Whilst some car and pedestrian use is present, the conservation area does not currently feel 'alive', and encouraging a range of uses and new people into the area would benefit the vibrancy and vitality, as well as securing the building's futures.

2.6 Listed Buildings

2.6.1 Statutory Listed Buildings

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

The following buildings in the Renfrew Road Conservation Area are statutory listed-

No. 46 Renfrew Road (Former Fire-station). See photographs below.	Grade II
Jam Yang Buddhist Centre, Renfrew Road (Former Court-House)	Grade II
K2 Telephone Kiosk, outside Jam Yang Centre, Renfrew Road	Grade II



The former Fire Station, Renfrew Road is grade II listed.

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2.6.2 Locally Listed Buildings

The Council maintains a list of buildings of local architectural or historic interest – the 'local list'. At the time of survey there were no locally listed buildings within the Renfrew Road Conservation Area.

2.7 Buildings that make a Positive Contribution

Whilst the buildings in the conservation area vary in height, their common age and materials have a unifying effect. The buildings that make a positive contribution are described individually below: -

2.7.1 42 Renfrew Road (former Court Tavern Public House)

This is a prominent three storey property that turns the corner of Dugard Way with a canted detail topped by good stucco decoration. It is an unlisted building that makes a positive contribution to the character of the conservation area. It dates from the development of the street in the 1860s/ 1870s and is built of stock brick with red and blue brick detailing to the lintels, string course and cornice. At the time of survey the pub windows were boarded, but the upper floor windows above are timber sliding sashes. The attractive pub front dates from the 20th Century of brown glazed tiles from ground up to fascia level. There is a small forecourt with a free-standing timber post that carried the pub sign. The right flank and boundary to rear wall yard have a consistent character and are clearly visible from Dugard Way and the hospital estate. The pub took its name from the courthouse opposite.

2.7.2 Jam Yang Buddhist Centre, Renfrew Road (former Courthouse)

This building frames the other side of Dugard Way. It was built in 1869 in a Tudor Gothic Style to designs by Thomas Charles Sorby (1836-1924.). It is of red brick with stone dress-



The former Courthouse, Renfrew Road is grade II listed.

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ings, the Tudor doors have nail-head detailing and foliated spandrels over and a crest decorates the façade. The roof is of slate with swept (sprocketed) eaves and a parapet with castellated and pierced detail. The windows are timber sashes set within transoms and mullions. The Northern elevation (to Dugard Way) was extended circa 1930 to include an additional storey, which is generally sympathetic and has Georgian style metal windows. The building is reputed to be the earliest surviving example of a Criminal Magistrates Court in London. See photographs below.

2.7.3 K2 Telephone Kiosk, outside Jam Yang Centre, Renfrew Road

Located outside the former Courthouse yard on Renfrew Road, this K2 type red kiosk dates from a 1927 design by Giles Gilbert Scott. Red kiosks of this type are now an established design 'icon' and this one makes a positive contribution to the street scene of the conservation area. See photograph below left.

2.7.4 46 Renfrew Road (former Fire Station)

This is in two parts, each with differing architectural styles and detailing. The left part was built first in 1868, for the Metropolitan Fire Brigade to designs of Edward Cresy. It has a slightly Venetian Gothic treatment and a solid appearance. It is three storeys, in yellow stock brick with red brick and stone banding and dressing, and a moulded brick cornice. The windows to the ground floor are set in arcaded surrounds with keystones and gauged brickwork. The first floor windows are round-arched timber sashes set in slightly pointed brick surrounds. The second floor windows are smaller timber sashes with small panes to the top sash and gauged brick heads. There is one additional circular window, at first floor right, characteristic of the fire station style of the period. The flank walls are plainer but have similar window patterns. The pitched roof is slated. This building is said to be a rare survival of its period and type.

The right part of the complex was erected in 1896 to a design by Robert Pearsall. See photograph below right. It is much more decorated and exuberant than the other building and is



K2 telephone Kiosk



Former Fire Station.

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in the Neo-Jacobean / Queen Anne style. It is of 4 storeys with attics and terminates in a pedimented gable facing Renfrew Road. Walls are red brick with heavily banded decoration and keystones in brick and stone. The gable has attractive decorative iron straps. The ground floor engine house originally had two large arched doorways which have been sensitively infilled with a new entrance and casement windows. Above, timber sashes are 6/2 paned. All of the windows have red brick aprons beneath. The gable has shell and decorative inset panels and a Diocletian window with swags. Clay-tiled roof with terracotta ridge tiles and tall brick chimneystacks. It is surmounted by a tall, impressive tower - the former hose hoist and watchtower; which rises from a square base to an octagonal central section with volutes, and then steps to a round top section. To the right, a small former long-ladder store is another characterful building, although its former engine entrance has been infilled with brickwork and windows.

The fire station has been converted to residential use. During the conversion a high level conservatory has been added to the rear right at high level. This is regrettable as its incongruous form can be glimpsed from the junction of Kennington Lane.

2.7.5 The Former Lambeth Workhouse/ Lambeth Hospital Site

The first part of this complex of building was erected in 1870-71 on behalf of the Lambeth Board of Guardians as a workhouse for the destitute. It originally received men and women separately and further segregated its inmates by age groups and character types. This process is reflected in the built form, for example the separate 'men's' and 'women's' reception buildings still flank the entrance gateway.

The 1871 O.S. Map is captioned 'Lambeth Workhouse' and shows six linked buildings. A central block (now called the Master's house,) with two flanking wings to the South and two blocks to the North, making the main block perfectly symmetrical. Unfortunately only the central part survives today. See photographs below.



The Central Block of the former Lambeth Workhouse.

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Beyond the main symmetrical composition, and further to the North the complex continued to an additional building fronting Brook Street (now Brook Drive). In 1877 the Brook street building was demolished, and the site redeveloped as the Lambeth Infirmary but still linked into the workhouse. The 1914 O.S. Map shows the symmetry of the building has been eroded by a great many incremental additions.

The entire site came under the control of the L.C.C. in the 1930's and significant demolition and rebuilding was undertaken when it became a hospital. The site now features buildings of varying periods. The master's house, water tower and gateways / entrance buildings are the only elements of the site that presently fall within the conservation area, however, for the purpose of clarity, buildings occupying the wider site are included herein: -

2.7.6 Workhouse Entrance Gates and boundary wall

Pair of stout gate piers terminating Dugard Way. In stock brick copped with decorative red bricks. The piers frame the vehicle entrance and a pedestrian gateway is formed to the right in the space between the right pier and the right entrance lodge. Both piers have been rebuilt. Boundary wall is in stock brick and relatively plain. It encloses almost the entire former workhouse/ hospital site. See photograph below.

2.7.7 Workhouse Porters' Lodges and Reception building

These frame the entrance gates from Dugard Way. Symmetrical single storey lodges flanking the entrance gates with two storey buildings beyond to North (left) and South (right). The buildings are built along and against the boundary wall of the site. Each lodge presents a canted corner to the street containing a doorway (North Lodge) or window opening (South Lodge). Stock brick walls with polychrome detailing in red brick and decorative eaves cornice. Venetian Gothic heads to the openings. Timber panelled doors and sash windows. Hipped slate roofs with impressive brick chimneys. The plainer two storey 'reception' buildings have hipped slate roof and similar brickwork. See photograph on page opposite.



The entrance gates and gate lodges to Dugard Way.

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2.7.8 Workhouse Main Building

Imposing main building forming the centre piece of the original complex, the most architecturally impressive survivor from the original complex, dating from 1871. Flamboyant Venetian Gothic in style with walls of stock brick elaborated with good quality red brick banding, stone and terracotta dressings.

Two storey façade is monumental due to the double height of the first floor. Three bays, central one widest and containing main entrance recessed within an arcade of three arches on slender colonettes. Pair of part glazed doors and sash windows within. The Ground floor windows are neo-gothic in form with timber sashes rising to pointed arches under red brick arches with keystones. The first floor windows are similar but taller, and have round windows above. Dentilled brick banding forms a stringcourse at first floor level, and the pattern is repeated in the cornice, which is surmounted by a plain brick and stone balustrade to the front. There are decorative nail-head panels in red brick beneath the windows. Flank elevations of similar quality. Interior has many original features including a large hall with hammer beam roof at first floor.

Its left flank is abutted by the original Master's House which is of a more domestic scale, rising to only two storeys and with plain timber sashes and canted bay window. The roofs are of natural slate with lead dressings. From its left flank is a link structure in stock brick under a slate roof. It carries a corridor on its ground and first floors. First floor corridor is open to the elements with good wrought iron balustrade and iron posts carrying the roof.

Behind the link structure is a monumental water tower with corner buttresses and detailing similar to the main block; the metal tank is topped by a hipped slate roof. It is imposing even in its dereliction. The right flank of the main block has a block which is the mirror image of the Master's House. This building is known as the Master's Officer and to its right is another link building which has unfortunately lost its roof. These structures thus have a symmetrical composition.



The North lodge and two storey building beyond.

2.8 Buildings that make a Neutral and Negative Contribution

None of the buildings in the conservation area make a neutral contribution. The following buildings within the hospital site and closely adjoining the conservation area are deemed to have a negative contribution:-

2.8.1 Block G

This is an austere 1930s building of modernist design standing to the East of the former Courthouse. Three storeys under a pitched roof. Walls in grey/brown brick with decorative brickwork in places Moderne style metal framed windows.

2.8.2 1970s Building

To the rear of the site between the Master's House and Block G is a two storeys high steel framed structure with white cladding. It has an unattractive 1970's appearance.

2.8.3 Wooden Spoon House

To the South of the site this modern building, which stands to the East of the former Fire Station, is used by the hospital. The exterior has cladding panels with mosaic decoration and metal-framed windows.

2.8.4 Nursing Home

To the North of the Master's House is a modern nursing home building of no architectural or historic interest.

2.9 Refuse Storage and other Structures

Rubbish tends to be stored in rear yards and only brought out for collection. The absence from view of dustbins, cycle stores etc. gives the conservation area a reasonably tidy appearance.

2.10 Gardens and Trees

The conservation area has a very hard, urban appearance although the former Lambeth Hospital has some soft landscaping around the main building that might constitute a garden of sorts. Trees are not a strong element of its character. However, there are some specimens of note in the following locations:-

- North side of Former Court House
- Garden area in front of Master's House
- North West boundary of Former Hospital Site
- Adjacent to the former Court Tavern

2.11 Boundary Treatments

No. 42 Renfrew Road (former Court Tavern) has a good stock brick wall and gate piers to Dugard Way. The Jam Yang Centre (former courthouse) has had its historic forecourt rail-

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ings replaced with a poor chain link fence and the wall and gate piers to its yard (to right of the building on Renfrew Road frontage) have been rebuilt in a poor quality brick carrying crude timber gates. See photographs below. The hospital entrance gate piers appear slightly unfinished (lacking adequate copings) and carry modern metal gates of slightly crude appearance. Within the hospital site, there are some modern wooden fences, sections of old railings and modern security palings; none of which are in good condition/ worthy of retention.

2.12 Views

Views within the conservation area are dominated to the South, East and West by residential tower blocks which stand outside the conservation area. The view North along Renfrew Road terminates upon the impressive dome of the Imperial War Museum unfortunately this view is interrupted by Century House, a large post-war tower block, on Westminster Bridge Road. The views of the Hospital water tower and of the former fire station watchtower are also worthy of note.

2.13 Negative and Neutral Factors

The current dereliction of the Court Tavern and the former Hospital site is a negative factor so too is the poor boundary treatment to the Jamyang Centre.

Outside the conservation area boundary the replacement terraced housing on E side of Renfrew Road is of contrasting material, form and style, and strikes up a fragmented relationship with the historic buildings to the Southern end. This serves to disconnect the important Victorian civic buildings from their urban environment, and is the reason for the tight boundaries to the conservation area. Similarly, Gilmour Section House, an inter-war building on W side of Renfrew Road, has a form and character which does not contribute to the Victorian character of the conservation area.



Chainlink at Jamyang Centre



Timber gates at the Jamyang Centre

2.14 Capacity for Change

The following elements present capacity for change around the conservation area / hospital site: -

The redundant buildings (42 Renfrew Road and former Hospital Site) present an opportunity for sympathetic re-use / new build that will enhance the character and appearance and setting of the conservation area.

Public realm improvements (new paving and signage) could provide a significant visual enhancement to the street scheme within and adjoining the conservation area.

Reinstated railings, rebuilt brick piers and good quality gates to the frontage of the former Jam Yang Centre (former courthouse) would provide a welcome enhancement to this listed building and the wider conservation area.

2.15 Appraisal Conclusion

The Renfrew Road conservation area contains an impressive collection of historically important and architecturally interesting civic and institutional buildings dating from the mid-late 19th Century. However, it has a forlorn and neglected character due to the dereliction and vacancy of some buildings / sites and the surrounding unsympathetic built environment. Opportunities for sympathetic re-use and redevelopment abound.

3. GUIDANCE

This section provides good practice guidance on works to properties within the conservation area.

3.1 Alterations to Existing Properties

The re-use of vacant buildings (parts of the former Hospital and the former Court Tavern pub) will necessitate alterations to existing buildings. External alterations to buildings that make a positive contribution should be kept to a minimum. Details characteristic of the area should be retained and repaired wherever possible. It will be essential to replicate accurately traditional detailing in new work. Where detailing has been lost old photographs, prints and plans can inform accurate detailing.

3.1.1 Walls

Most of the buildings are built from yellow stock or red brick in the conventional manner; some have stone or stucco detailing. Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the host building. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. 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. Repairs to brick, terracotta, stone and glazed tiles may require specialists to ensure they are undertaken correctly.

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.



Unacceptable pointing

Good pointing

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3.1.3 Windows

Most buildings have traditional timber sash windows with slender glazing bars and a painted finish. Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Good replacement metal windows are still available manufactured today. Stick-on lead 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. 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, respecting 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 as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area.

Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to re-use the original covering or use a close match to it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations are preferred.

Roof extensions are particularly sensitive as the Victorian roofscape of the conservation area is one of its most evocative character features. The introduction of inappropriate forms or features will be resisted.

3.1.6 Dormers

Dormers are not a prominent feature of the conservation area and should be avoided on sensitive roofs. Where deemed appropriate they should be designed to match the host building and be detailed and scaled in the traditional manner. 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 to the appearance of the conservation area 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 appro-

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prate the roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar.

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. 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. Flat roofs will generally be resisted as they are not a contributory feature of the area.

3.2 New Buildings

There are no gaps sites or vacant plots within the conservation area, except where infill to the former hospital site could be accommodated. This site is an excellent opportunity for a redevelopment scheme that knits together the fragmented built environment and brings the site back into use. Care should be taken to ensure that any new buildings here preserve or enhance the character or appearance of the area and are of a scale, form and grain that complements the surviving workhouse structures. Blocks of similar height to the main workhouse building may be more appropriate than smaller development. Overly large buildings are unlikely to be appropriate if they dominate or over shadow the buildings or compromise the integrity of the tower which should retain something of its independent form. Materials and detailing should complement to the character of the conservation area irrespective of the architectural style.

The Council will resist the loss of buildings that make a positive contribution to the character or appearance of the conservation area.

3.3 Pub Front

The former Court Tavern is the only building within the conservation area that features an ornate shop-front, and this is currently boarded up. Any subsequent redevelopment should retain the joinery and openings and respect the traditional form of the pub frontage.

3.4 Advertisements and Signs

Most premises have discrete plaques identifying the property number or occupants' name. Commercial advertising (hoardings etc) and prominent signage is not a feature of the conservation area and therefore should be avoided. The pub's free-standing sign post is of historic interest and should be retained/ restored (even if the building is put to another use).

3.5 Illuminated Signage

Illuminated signage is not a feature of the area and as such will be discouraged on residential buildings or other sensitive locations. Where deemed acceptable in principal, normally serving a commercial building, the source of illumination should be external and limited only to the name or logo of the premises. Internally illuminated signage is not a feature of the

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conservation area. External light fittings for illumination should be small and low key and kept to a minimum to avoid visual clutter; otherwise they will be resisted.

3.6 New Uses

New uses are inevitable if the vacant buildings are to be effectively re-used. It is accepted the water tower presents a particular challenge in this respect. It is essential that the character and interest of the host building is respected by the new use and that no harmful changes are made. All proposals for new uses should be good neighbours and not cause disruption or nuisance to other users/ residents.

3.7 Plant and Other Equipment

At present there is a noticeable absence of plant and other equipment on prominent roofs/ elevations. The location and appearance of plant, extractors and other equipment such as satellite dishes on properties, whether they are residential or commercial should be limited to rear elevations. Installations that will be visually obtrusive should be avoided. Effective screening (GRP shrouds of timber louvers) and other methods (painting equipment in unobtrusive colours) will be expected in order to reduce any adverse visual impact.

3.8 Trees

Conservation area designation gives the Council special powers to protect important trees. Anyone proposing to do works to a tree on private land 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 amenity, character and appearance of the area.

3.9 Boundary Treatments and Gates

The Council will resist the loss of boundaries that contribute to the special character of the area. New boundary enclosures should be in harmony with the building they serve and respectful of the character of the conservation area. If new ironwork is proposed the Council will expect it to be of a height and design appropriate to the host building and executed in the traditional manner – hollow-section bars or posts, welded detailing and modern latches / hinges will be resisted. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Finials will be expected to match the style of the host building and the diameter of the bars that they terminate. Any new railings at the former courthouse should fit neatly into a new plinth as was the historical detail.

3.10 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

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

3.10.1 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. 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 close at night as to reduce heat loss. Using heavy, thermally lined curtains in winter. Insulate pipes, hot water cylinder, the roof, cavity walls and floors.

3.10.2 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. Ideally installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.10.1.

4. MANAGEMENT PROPOSALS

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

4.1 Boundary Review

The boundaries have been reconsidered to establish whether there is merit in including the entire Lambeth Hospital site as the current conservation area boundary at first appears complicated and illogical in relation to the wider hospital site.

The wider site contains an assortment of buildings from the 1930s onwards reflecting its hospital use. None, however, are of particular note or interest and for that reason no changes to the conservation area boundary are proposed. However, the wider hospital site still requires a strategic conservation led approach to its redevelopment if the character and appearance of the conservation area is to be preserved or enhanced.

4.2 Planning Controls

Most external alterations to commercial premises and flats require planning permission. Some works to single family dwellinghouses do not require planning permission; these are known as 'permitted development rights' and these are limited within a conservation area. Should alterations be made that harm the character or appearance of the area the Council will consider removing further 'permitted development rights' in order to secure the effective management of the conservation area.

Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.

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

4.3 Monitoring and Enforcement

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

The Council 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 character or appearance of the conservation area.

4.4 Signage and Advertisements

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

4.5 Highways and Street Works

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

- 1) 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.
- 2) Respect existing or established traditional materials and detailing.
- 3) Review existing signing and consider scope for rationalization.
- 4) Anticipate and minimize new signing requirements at the earliest design state.
- 5) Limit formal designs to formal spaces.
- 6) Provide for maintenance and invest in quality.

Similarly 'Streets for All, A Guide to the management of London's Streets' by English Heritage and Government Office for London provides detailed good practice guidance.

4.6 Trees

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

4.7 Enhancement Opportunities

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

- 1) Bring the former Court Tavern back into use ensuring any works required respect the building and preserve or enhance the conservation area.
- 2) Ensure that redevelopment of the hospital site is respectful to the character and setting of the conservation area and its layout and uses are well integrated within regeneration schemes for the wider area.
- 3) Improve boundary treatments to the former Courthouse and within the Hospital site.
- 4) Seek high quality public realm enhancements to the streetscape.
- 5) Reinstate / restore the free-standing pub sign at Court tavern.

4.8 Listed Buildings

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.

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Local List

The Council proposes to consider the following hospital / workhouse buildings for its local list: -

- 1) Gate piers to Dugard Way.
- 2) North and South Porters' lodges (single storey) and reception buildings (two storey) framing entrance gates off Renfrew Road.
- 3) Main building (known as Master's House) including wings and link structures.
- 4) Water tower.

4.9 Management Conclusion

The Conservation Area does require sensitive management if its character is to be enhanced. It is hoped that the reuse of the former Court Tavern and the redevelopment of the former Lambeth Hospital site will benefit the character and appearance of the area and contribute to the regeneration and enhancement of the wider area.

5. CONTACTS

LAMBETH PLANNING

If you require further information on planning, conservation areas or 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 79261180
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
London
EC1N 2ST

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

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall
1-6 Essex Street
London
WC2R 3HU

Telephone	020 7539 7900
E-mail	info@civictrust.org
Web	www.civictrust.org.uk

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THE VICTORIAN SOCIETY

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

1 Priory Gardens
Bedford Park
London
W4 1TT

Telephone 020 8994 1019
Email admin@victoriansociety.org.uk
Web www.victorian-society.org.uk

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDING (SPAB)

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

37 Spital Square
LONDON
E1 6DY

T: 020 7377 1644
F: 020 7247 5296
E: info@spab.org.uk

6. SOURCES

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

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Ordnance Survey Map, London Sheet 89, surveyed 1914

'The Buildings of England, London 2: South' Bridget Cherry and Nikolaus Pevsner
'Imperial Gazetteer', 1870-2

DCMS—Lambeth List of Buildings of Special Architectural or Historic Interest

The London Plan, Mayor of London, 2004
Unitary Development Plan, London Borough of Lambeth, 2007

Spanish

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

Portuguese

Se desejar esta informação noutra idioma
é favor telefonar para

French

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

Bengali

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

Twi

Se woƆe saa nkaeboy yi wo kasa foforo
mu a fre

Yoruba

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

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

This document was prepared by
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