

Mitre Rd and Ufford St Conservation Area

Conservation Area Statement



November 2007


Lambeth

Mitre Road and Ufford Street Conservation Area

Conservation Area Context Map



Mitre Road and Ufford Street Conservation Area



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INTRODUCTION

The Mitre Road and Ufford Street Conservation Area was designated on 30th June 1998 and is one of a number of attractive examples of early 20th century philanthropic housing developments within the London Borough of Lambeth.

The Conservation Area encompasses a small residential area in the northern part of Lambeth south of The Cut and adjoining the London Borough of Southwark. The boundary includes all the properties along Mitre Road, 1-29 (consecutively) and 56-59 Ufford Street along with 1-7 Webber Street and London City Mission located on Webber Street.

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

These streets form a compact estate laid out and still owned by the Church Commissioners, in the mid 1900s. During the Eighteenth Century this site was occupied by a garden and was part of the Lambeth Manor called Chalcroft meadow. The site was built over by Samuel Short, a carpenter whose name is still commemorated by Short Street at the end of Mitre Road which forms the borough boundary with Southwark. By 1900 these properties were in need of rebuilding and the Ecclesiastical Commissioners who by this time owned the land decided to redevelop the area between Mitre Road, Ufford Street, Webber Street and Short Street. During the next few years this small estate was laid out and has changed little to this day, even down to the details such as the universal survival of the original painted timber sash windows and doors and street railings - a credit to the careful management of the Church Commissioners. This has meant that the often-damaging fashions and architectural whims of the later Twentieth Century have not spoiled this group of attractive Edwardian housing.

Environmental Services Committee Report, 30th June 1998.

This Conservation Area Statement has been prepared by the London Borough of Lambeth to assist with the management and enhancement of the conservation area. During preparation the Council sought the input of local residents, property owners, businesses and other interested parties. A public consultation was undertaken from 19th February until 18th March 2007. During that time fliers were circulated to all addresses within the conservation area and copies of the draft circulated to local residents; 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, Baylis Road and conservation officers were on hand to answer questions.

Consultation responses have been given careful consideration and, where appropriate, amendments have been made. The amendments were formally agreed when this document was approved under Delegated Authority by Les Brown, Division Director, Planning Service on 3 August 2007.

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

1. PLANNING FRAMEWORK

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

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

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

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

In Lambeth the 'Development Plan' comprises the London Plan and the Council's Unitary Development Plan (UDP)/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. APPRAISAL OF CHARACTER AND APPEARANCE

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

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

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

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

2.1 Origins & Historic Development

2.1.1 Early History – 19th Century

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

There is little direct evidence of the use of the area prior to the 18th century although it is possible that there was a Lazar House (Leper Hospital) located on this site in the medieval period.

Even during the expansion of London during the 18th century this area remained largely undeveloped and persisted as open land with a series of gardens/open spaces. The site is first mentioned in the post-medieval period when William Hagley issued a Halfpenny token at “*ye Restoration in St George’s Fields*” during the reign of Charles II. By 1731 it was known as Spring Gardens and by 1755 as Restoration Gardens.

William Curtis (1746-99) a renowned early botanist took a small plot to grow plants in Bermondsey off Willow Walk in the mid 18th century. It rapidly became apparent that this plot was not considered to be suitable and he moved to a site on part of the present conservation area. It was here that the London Botanic Gardens were opened in 1779 and by the time he left in 1789 it contained 6000 plant species all labelled using the Linnean system, of which he was the first systematic user in the country. He left the site due to concerns over its future and viability following rumours of the New Cut being built which would block the drainage ditches vital to the success of the garden.

Following the departure of Curtis the site became a garden of the Manor of Lambeth and was known as Chalcroft meadow. In the late 18th or early 19th century Samuel Short, a carpenter acquired permission to build here and laid out New Street, Mitre Street and Queen Street. The development appears to have taken the form of typical 19th century terraces.

2.1.2 Twentieth Century

By 1900 these terraced properties were in need of rebuilding and the Ecclesiastical Commissioners, who by this time owned the land, decided to redevelop the area between Mitre Road, Ufford Street, Webber Street and Short Street following the original street pattern laid out by Samuel Short. During the next few years this small estate of mixed housing (1905-15) and recreation ground (1907) was built and has changed very little since then. The map opposite shows the area in 1916.

All the properties were comprehensively refurbished to a high standard within the last

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decade. The estate represents an important local example of the major change in estate planning theory and architectural trends, which gathered momentum in the early 1900s. With a move away from the more densely developed artisan flats - exemplified by the continuous three storey terraces of Mitre Road, to the lower density garden suburb style cottages on Ufford Street. These two parallel streets are therefore an interesting example of the revolution in town planning and social housing advocated by Edwardian reformers such as Raymond Unwin who was developing Letchworth Garden City at the same time.

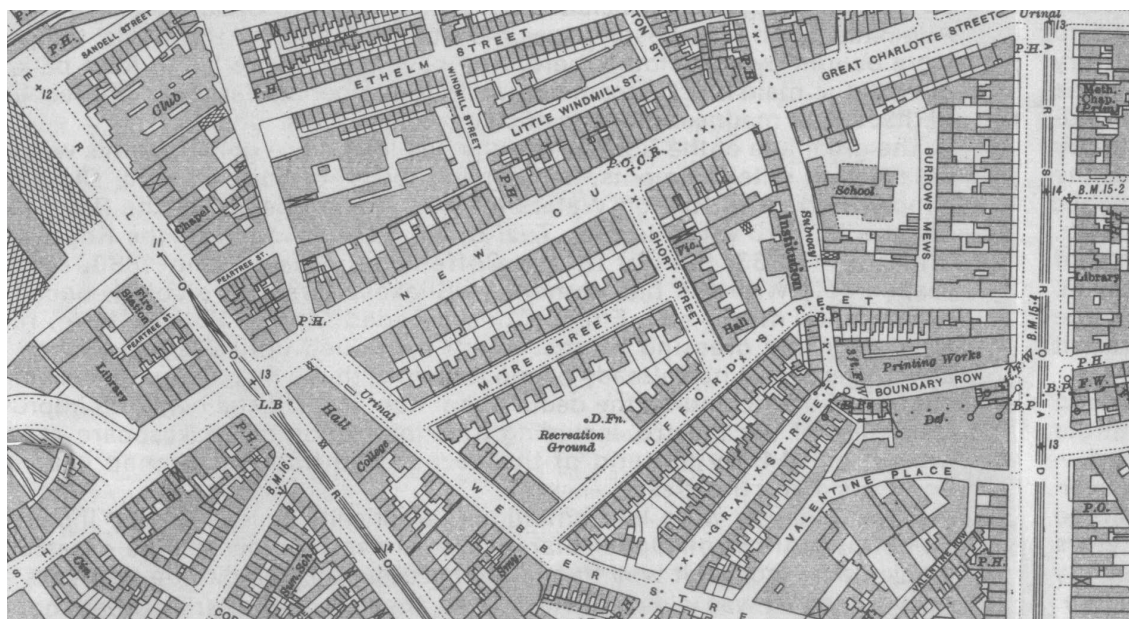
2.2 Spatial Analysis

2.2.1 General

As the area was laid out over a short period it has resulted in a regular well-defined layout in terms of the building and street arrangement. All the buildings share a strong common front building line providing a well-defined street frontage with large open rear spaces provided to all residential buildings (either communal or private spaces). Whilst not always visible from the public realm these are important to the character of the conservation area. The one open space at the centre of the conservation area, Ufford Street Recreation Ground, provides an important area of soft landscaping and “green relief” from the surrounding urban context and has strongly defined edges to all sides courtesy of the surrounding buildings and iron railings.

2.2.2 Mitre Road

Mitre Road was laid out by the Ecclesiastical Commissioners c1905. It is a dignified tree lined avenue of three storey apartment buildings of stock brick with white painted lintels over the double-hung four over four paned timber sash windows. The steeply pitched clay tiled roofs have a traditional eaves construction and are surmounted by prominent chimney-stacks of stock brick with red-brick copings. Each property has a substantial rendered porch on tapering brackets set between two storey square bay windows. The frontages are set back from the pavement behind simple metal railings. The vista to the south is closed by the arched red-brick bays of the side elevation of the Old Vic Theatre.



OS map extract from 1916.

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2.2.3 Ufford Street

The western side of Ufford Street has more of the three storey apartment buildings -a continuation from Mitre Road. However, it has a very different overall character due to the vernacular cottage-style designs and low scale of terraces on the east side and also the recreation ground which transferred by to Lambeth Council in 1907 and has remained its responsibility since. It forms an important central focus for the estate, creating an attractive green interlude in what is a densely built up inner area of the Borough.

The two storey houses are of stock brick with red brick dressings with the two end properties of each terrace of six having a pebble-dashed gable surmounted by a decorative clay finial. See photograph below. The six over six paned sash windows have painted black sashes and white box frame and cills to good effect. The mono-pitch tiled porches over the front doors add to the rural style. The tiled roofs are divided by substantial parapet up-stands, which act to visually separate each of the dwellings. The houses are set back from the pavement behind simple painted railings and are further enhanced by particularly well tendered window boxes and planters in the small front garden areas.

2.2.4 Webber Street

The same design of flats as Mitre Road continues around the corner fronting a short section of Webber Street. Immediately to the east of these buildings stands the former London City Mission (now the Waterloo Christian Centre), an attractive mission hall of stock brick with red-brick and stone dressings which also dates to the turn of the century. It is set back from the street frontage behind spiked railings with stone steps leading up to the former main entrance on the Ufford Street elevation. The properties on the opposite side of Webber Street lie outside of the conservation area but do impact upon it. The Grade II* listed Old Vic presents to the street an imposing elevation with arched red-brick bays. The rear elevation of Wellington House (an 1980s redevelopment behind a Grade II listed 1920s façade of the former David Greig Head Office) presents an understated mirrored elevation to the street. See photograph opposite.



Terraced housing on Ufford Street

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2.3 Public Realm

The original granite kerbs are retained and although a mix of materials are used for street surfaces they form a broadly harmonious streetscape. The street surfaces and finishes are understated and complimentary to the general character and appearance of the conservation area. The hand painted street name signs to Ufford Street are worthy of note.

2.4 Activity and uses

The prevailing character of the area is that of a quiet residential neighbourhood markedly different from that of the immediate surrounding environment. What activity there is beyond the normal residential use is generated by the limited through traffic (vehicular and pedestrian) particularly that serving the Old Vic.

2.5 Building Materials

The vast majority of buildings within or adjoining the conservation area are constructed of traditional materials:-

2.5.1 Walls

Red and yellow brickwork predominates with yellow stock bricks forming the majority of the building envelope with subtle red-brick dressings used for detailing. Stone dressings are only used once within the conservation area - on the more elaborate former London City Mission with the other properties utilising understated red-brick or painted brick dressings. There some use of pebbledash - confined to the gables on the Ufford Street terraces. Pointing appears understated and traditional, recessed and natural coloured, allowing the facing brickwork to be appreciated. This simple palette of well executed materials helps to create a dignified and homogenous appearance.



Wellington House has a mirrored rear elevation.

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2.5.2 Windows

Traditional style double-hung vertical sliding sash windows are the predominant window type; these are all finished in paint. The apartment blocks have white painted 4 over 4 paned sashes (see photograph below) and the terraced properties having 6 over 6 paned black painted sashes in white frames.

All of the residential properties within the conservation area have had their original windows replaced with timber double glazed units which have replicated the historic. Unfortunately the former London City Mission has had all its original windows replaced with modern uPVC replacements which, whilst respecting the historic window openings, fail to adequately replicate traditional detailing and proportions.

2.5.3 Doors

There are two main types of door in the conservation area, those for the apartment blocks and those to the terraced houses – each being unified by a careful attention to detail and good quality construction. The doors to the apartment blocks take the form of a black painted, half-panelled timber door with 12 glazed panes to upper portion (see photograph below). Framing the door are matching sidelights of 3 panes and a smaller top pane. The doors to the terraced houses are panelled in black painted timber - their unity of appearance contributing to the group value of the terrace.

2.5.4 Railings

Understated modern metal railings separate the property frontages from the street throughout the conservation area - simple detailing and a black paint finish are important. There are a few limited examples of historic railings surviving within the conservation area - outside the former London City Mission and along the Ufford Street boundary to the recreation ground. The vertical bars are normally sunk into their stone plinths or directly into the ground and set in lead. The substantial iron bars have simple pointed finial details, the posts to the recreation ground gates to have large finials to mark the entrance.



A typical doorway on Mitre Road

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2.5.5 Roofs

All the buildings have plain clay tiled roofs which serves to reinforce the homogenous character of the conservation area. The uniform roofs create a pleasing homogenous townscape with simple silhouettes of uncluttered steeply pitched roofs. Dormers and rooflights are not a feature of the conservation area and are not found on either the front or rear elevations.

2.6 Shopfronts and Advertisements

There are no shop fronts or advertisements within the conservation area due to its primarily residential character.

2.7 Refuse Stores and Associated Structures

These structures are generally inconspicuous, with apartment refuse being stored in rear refuse enclosures.

2.8 Listed Buildings

2.8.1 Statutory Listed Buildings

Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed building Consent is required for any works that might affect the special interest of the listed building.

There are no statutory listed buildings within the Mitre Road and Ufford Street Conservation Area although the following adjoin the boundary:-

Royal National Theatre Studio, 83-101 The Cut	Grade II
Old Vic Theatre, Waterloo Road	Grade II*

2.8.2 Locally Listed Buildings

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

2.9 Buildings that make a Positive Contribution

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

Mitre Road

1-8 (consecutive)
49-114 (consecutive)

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Webber Street

3-7 (consecutive)
Former London City Mission (see photograph below)

Ufford Street

1-29 (consecutive)
56-59 (consecutive)

2.10 Buildings that make a Neutral Contribution area

No buildings within the conservation area make a neutral contribution. However, two adjoining buildings have a neutral impact on its setting. These are:-

Ufford Street

No. 30 is a 1980s building in red brick with a gable to the street. It occupies an important corner site but is of little architectural interest.

Waterloo Road

The rear elevation of Wellington House, with its imposing brick and mirror treatment is not a particularly good response to the finer detailing of the conservation area.

2.11 Buildings that make a Negative Contribution

No buildings are deemed to make a negative contribution.



The London City Mission Building

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2.12 Spaces that make a Positive Contribution

The only public amenity space within the conservation area is the recreation ground adjacent to the London City Mission, which serves as a pocket park, enclosed by brick walls, trees and iron railings.

It provides an attractive and secluded green space within the heart of the conservation area and is an asset to the wider community. See photograph below. The chain link fences to the rear and flank boundaries of the Ufford Street Recreation Ground are utilitarian in their appearance and detract from this otherwise welcoming open space.

2.13 Gardens & Trees

There is extremely limited private space to the front of the properties. However private gardens and communal gardens provide much needed soft landscape setting.

Trees provide a very important visual amenity within the conservation area. There are a few individual trees generally located within rear gardens, which are of value to the character of the conservation area. There are two also important groups of trees – the first group is the avenue of London Plane trees along Mitre Road and the second is in the open space the Ufford Street Recreation Ground. These are both very important groups worthy of retention, management and replanting where necessary. Trees also provide important habitats for wildlife.

2.14 Boundary Treatments

The overwhelming majority of the boundary treatments to the conservation area take the form of simple painted metal railings, which define the relationship between the public and



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private realms. See photograph below. Additionally there are examples of yellow stock brick walls to the rear of properties and to the flanks of gardens, with the most visible examples of these fronting Short Street and Webber Street. Historic traditional iron railings and other boundary treatments add much to the character to the frontages of properties and to the street scene generally.

2.15 Views

There are no designated strategic views that affect this conservation area. The conservation area itself is relatively low scale, building heights range from 2-3 storeys. Accordingly the important views are confined to domestic scale with the main views of note being the terminating views at the end of streets - the most important of these being:-

1. The Old Vic to the southern end of Mitre Road.
2. The closing termination of the southern view along Short Street by the properties in Ufford Street.

Despite the proximity of tall buildings and areas of intense development the estate remains relatively enclosed and self-contained with only very limited views out.

2.16 Capacity for Change

There are no development opportunity sites within the conservation area. Given the uniformity of the front elevations of all the residential buildings within the conservation area there is little scope for alterations as most would very probably compromise the important homogeneity. There may be scope for modest extensions or alterations to the rear elevations. The replacement of the chain link boundary fencing to the recreation ground would be a welcome enhancement.



Understated metal railings are a feature of the area.

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2.17 Appraisal Conclusion

The Mitre Road and Ufford Street Conservation Area has a unified character representing its rapid development. All of the buildings are in very good condition and have a smart appearance which contributes greatly to the special character of the area.

3. GUIDANCE

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

3.1 Alterations to Existing Properties

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

3.1.1 Wall Surfaces

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 closely match existing. The photograph below shows inappropriate pointing to the left and appropriate pointing to the right

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.



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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. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided.

Modern window designs in metal, unpainted hardwood or uPVC window units should be avoided as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the attractiveness of buildings.

3.1.4 Doors

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

3.1.5 Roofs

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



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in unobtrusive locations provide a better option preferred.

3.1.6 Dormers

Dormer windows are not a feature of the area and should be avoided as they would harm the architectural unity of all the terraced properties whether the 3 storey terraces of Mitre Road, Webber Street and Ufford Street or the 2 storey terraces of Ufford Street.

3.1.7 Rooflights

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

3.1.8 Extensions

Front extensions and side extensions are likely to be resisted in order to preserve the integrity of the host building, the group value of the homogenous block and the appearance of the conservation area. New rear extensions should respect the forms and design of the host building along with its materials and construction details. They should not be so large as to dominate or compete with the host building in visual terms. Large flat roofs should be avoided as they are not a feature of the area.

3.2 Advertisements and Signs

As there are no business premises within the conservation area commercial signage would be contrary to the prevailing residential character of the conservation area. Traditional forms of signage (painted signs applied to brickwork or brass plaques) will be most appropriate where required. Modern forms such as plastic or aluminium are not a feature and should be avoided.

3.3 New Uses

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

3.4 Plant and Equipment

The location and appearance of plant, extractors and other equipment such as satellite dishes should be carefully considered. Installations that will be visually obtrusive should be avoided. Where necessary installations should include good quality screening or painting in muted colours to match the surface it is fixed to in order to reduce adverse visual impact.

3.5 New Development

There are no development sites within the conservation area. The Council will resist the loss of all buildings that make a positive contribution. Should sites within or adjoining the conservation area become available care should be taken to ensure that the new building preserves or enhances the character or appearance of the area. Tall buildings in these

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instances are unlikely to be appropriate if they dominate or over shadow the conservation area. Sympathetic building forms and materials are expected in conservation area locations.

Development in parcels of land created from rear gardens should be avoided as the gardens contribute to the character of the area, are an important amenity for residents and often provide wildlife habitats.

3.6 Boundary Treatments

The loss of fences, gates, railings and walls that contribute to the special character of the area should be avoided. New boundary enclosures should be in harmony with neighbouring properties. If new ironwork is proposed it should be of a height and design appropriate to the site and executed in the traditional manner. Hollow-section bars or posts, welded detailing and modern latches / hinges are not a feature of the area and should be avoided. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Finials should complement the style of the host building and the diameter of the bars that they terminate.

3.7 Gardens and Trees

Conservation area designation gives the Council special powers to protect trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. The works should not proceed until the Council has given its consent, or six weeks have expired. Where trees are already protected by a Tree Preservation Order, the Council's consent will still be required for works. The Council will seek the retention of all trees that contribute to the character and appearance of the area.

3.8 Sustainability

Conservation Area designation seeks to retain existing buildings and the design features that give them their character. All existing buildings have 'embodied energy' - the energy that was used to create them; keeping buildings in good repair is the best way to ensure that no energy is wasted. If a building is neglected and features have to be replaced embodied energy is lost when something is removed and dumped and more energy is used in providing a replacement, no matter how environmentally friendly it might be. It is therefore advisable to re-use materials during building works, buy reclaimed recycled materials and recycle site waste.

3.8.1 Reduce Consumption

Consumption can be greatly reduced in residential properties by undertaking 'passive' adaptations; the principles are also transferable to other premises: - If the boiler is more than 10 years old replace it with a new more efficient condensing boiler. Use energy efficient light bulbs. 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.

3.8.2 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

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installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.8.1.

4. MANAGEMENT PROPOSALS

This section identifies how the Council feels the area should be managed and has been prepared in line with national good practice guidance set out in '*Guidance on the Management of Conservation Areas*', 2006 by English Heritage.

4.1 Boundary Review

The existing boundary has been closely examined as part of the appraisal process. There are no recommendations for changes to the boundary at this stage.

4.2 Planning Control

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 Mitre Road and Ufford Street Conservation Area in such a way that ensures that its special character or appearance is preserved or 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 for management purposes.

Where breaches of planning controls occur the Council will take enforcement action where it is expedient on planning grounds – which includes the preservation or enhancement of the character and appearance of the conservation area.

4.4 Signage and Advertisements

Advertisements, which, in the Council's opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary. 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.

Mitre Road and Ufford Street Conservation Area

4.5 Highways / Street Works

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

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

A Streetscape Design Guide has been prepared by South Bank Employers' Group (SBEG) for the wider South Bank and Waterloo area. Similarly 'Streets for All, A Guide to the management of London's Streets' by English Heritage and Government Office for London provides detailed good practice guidance.

4.6 Trees

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

4.7 Enhancement Opportunities

Proposals that would lead to the enhancement or redevelopment of buildings and sites that make a neutral or negative contribution to the conservation area or its setting are encouraged. The replacement of the chain link fence to the rear and flank boundaries of the Ufford Street Recreation Ground and its replacement with more visually appropriate railings would be a welcome enhancement.

4.8 Proposed Listed Buildings

4.8.1 Statutory List

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

4.8.2 Local List

The Council does not propose to add anything within the conservation area to the local list.

Mitre Road and Ufford Street Conservation Area

4.9 Management Conclusion

The Council is committed to preserving or enhancing the character and appearance of the Mitre Road and Ufford Street Conservation Area through the use of its planning powers. However, these alone are not enough; the successful management of the conservation area also rests with a wide variety of stakeholders: - property owners, building managers, local residents, and businesses. Everyone has a role to play.

5. CONTACTS

LAMBETH PLANNING

If you have a conservation area question require planning / listed building advice, the Council will be happy to advise. 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
London
EC1N 2ST

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

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

Mitre Road and Ufford Street Conservation Area

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

SOUTH BANK EMPLOYER'S GROUP (SBEG)

An organisation dedicated to improving the South Bank.

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

SOURCES

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www.communities.gov.uk/pub/311/

[PlanningPolicyGuidance15Planningandthehistoricenvironment_id1162311.pdf](#)

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[www.english-heritage.org.uk/upload/pdf/](http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf)

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Greater London Authority. (2004). *London Plan: A Spatial Development Strategy*. London: GLA.

HMSO. (1990). *Planning (Listed Buildings and Conservation Areas) Act, 1990*. Norwich: The Stationary Office.

London Borough of Lambeth. (1998) *Proposed Mitre Road & Ufford Street Conservation Area (CA No. 51)*. Environmental Services Committee 30 June 1998

London Borough of Lambeth. (2004). *Revised Deposit Draft UDP July/August 2004*. London: London Borough of Lambeth.

Survey of London. (1951). *Vol. 23 Lambeth: South Bank and Vauxhall*. London: London County Council.

Lambeth Archive, Images

Schedule of Statutory Listed Buildings in Lambeth

Historic Maps

Plan of the Parish of St. Mary Lambeth. 1824.

Parish of Lambeth divided into Ecclesiastical Districts. 1824.

Ordnance Survey - Waterloo and Lambeth Marsh (Alan Godfrey reproduction). 1872

Ordnance Survey - Waterloo & Southwark (Alan Godfrey reproduction). 1872

Ordnance Survey. 1879

Ordnance Survey - Waterloo & Southwark (Alan Godfrey reproduction). 1894

Ordnance Survey - Waterloo & Southwark (Alan Godfrey reproduction). 1916

Map of the Metropolitan Borough of Lambeth showing the Parliamentary divisions, wards and polling districts. 1935

Mitre Road and Ufford Street Conservation Area

Spanish

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

Portuguese

Se desejar esta informação noutro idioma
é favor telefonar para

French

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

Bengali

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

Twi

Se wope saa nkaeboy yi wo kasa foforo
mu a fre

Yoruba

Tí ẹ ba ẹ̀ ìmoràn yìí, ní èdè Òmíràn, ẹjọ́,
ẹ kàn wà l'ágogo

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

This document was prepared by

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Lambeth Planning

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