

Herne Hill Conservation Area

Conservation Area Statement



March 2012

Herne Hill Conservation Area Statement 2012

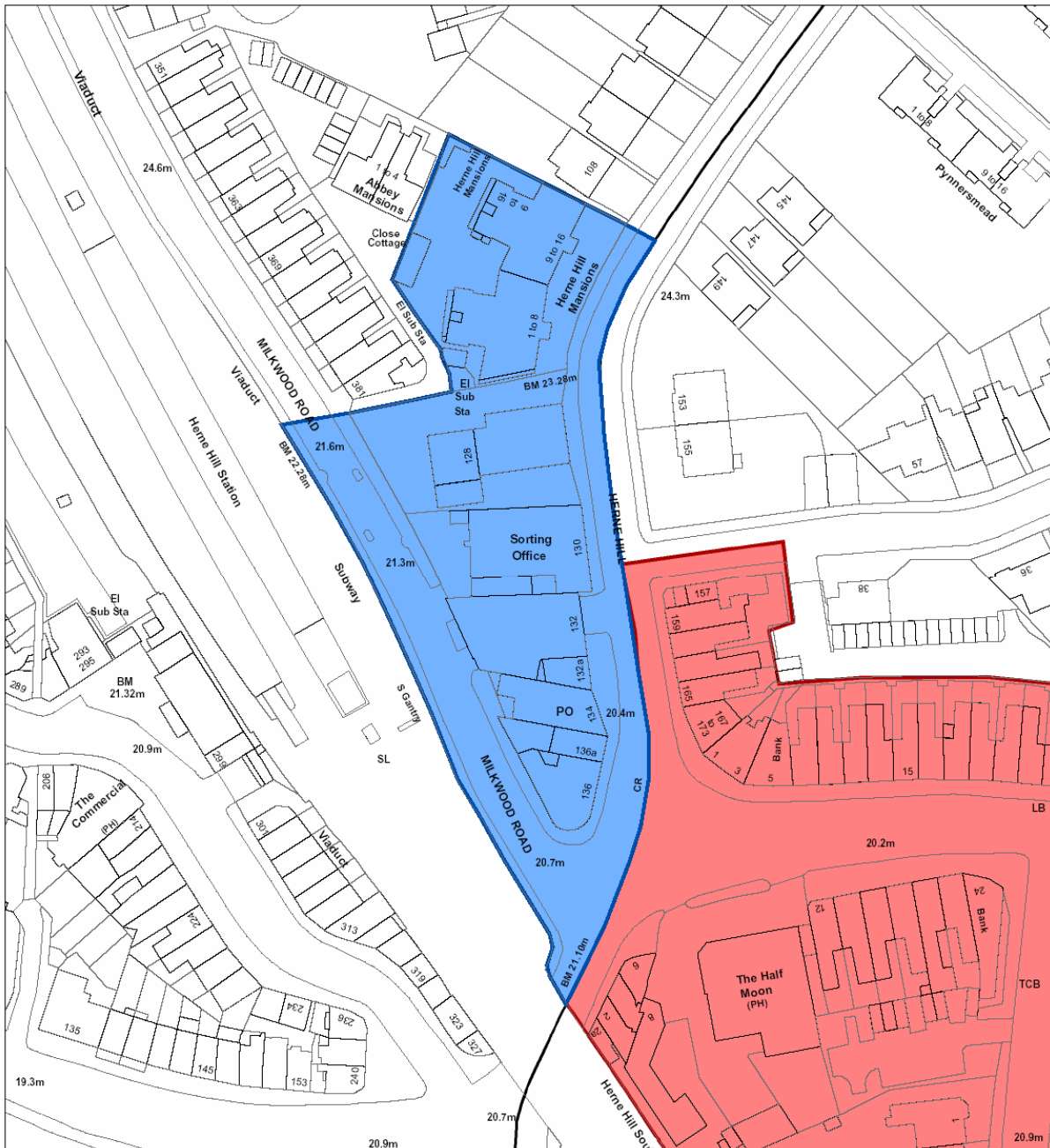


General views of the conservation area.

CONTENTS

	PAGE
CONSERVATION AREA CONTEXT MAP	4
INTRODUCTION	5
1. PLANNING FRAMEWORK	6
2. CHARACTER APPRAISAL	7
Historic Interest	7
Spatial Analysis	8
Streets and Open Spaces	9
Activity and Uses	9
Building Materials and Details	10
Boundary Treatments	12
Gardens and Trees	12
Refuse Storage	12
Shopfronts and Signage	13
Views	13
Listed Buildings	13
Building Contribution	14
Archaeology	16
Capacity for Change	16
Appraisal Conclusion	16
3. GUIDANCE	17
Alterations to Existing Properties	17
Shopfronts and Signage	19
Changes of use	19
Plant and Equipment	19
New Development	20
Boundary treatments	20
Gardens and Trees	20
Sustainability	20
4. MANAGEMENT PROPOSALS	22
Conservation Area Boundary Review	22
Planning Controls	22
Enhancement Opportunities	22
Signage and Advertisements	22
Highways and Street works	22
Trees	23
Listed Buildings	23
Management Conclusion	23
5. CONTACTS	24
6. SOURCES	25
7. GLOSSARY	26
APPENDIX 1 Design advice for site at 128 Herne Hill	30

CONSERVATION AREA CONTEXT



Herne Hill Conservation Area (LB Lambeth)



Stradella Conservation Area (LB Southwark)



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INTRODUCTION

The Herne Hill Conservation area is a relatively small designation on the eastern boundary of the borough. It comprises part of the west side of Herne Hill at its junction with Milkwood Road. The area was designated a conservation area in 2007.

Herne Hill forms the boundary between the boroughs of Lambeth and Southwark. Properties on the West side lie in Lambeth and those on the East side are in Southwark. Most of the adjoining properties on the Southwark side of the Herne Hill are located within Southwark's Stradella Conservation Area.

Only by understanding what gives a conservation area its special architectural or historic interest can we ensure that the character and appearance of the area is preserved or enhanced. This Conservation Area Statement is prepared by the London Borough of Lambeth to assist with the management of the Herne Hill Conservation Area. It identifies the features that give the area its special character and appearance, provides best-practice advice and contains management proposals.

A public consultation on the draft of this document was undertaken so that local residents and other interested parties could comment on its content. The consultation ran from 26 October 2009 to 23 November 2009 and included a consultation event and public meeting held on 5th November at 198 Railton Road. The council is grateful to those who took the time to respond. All comments received have been given careful consideration and have informed the content of this final version which was agreed by the Divisional Director of Planning, Regeneration and Enterprise on 26 March 2012.

This Conservation Area Statement is a material consideration when the Council determines planning proposals for the area. It should be used to manage change in a positive manner and 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.

Lambeth Planning Division
March 2012

1. PLANNING FRAMEWORK

- 1.1 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.
- 1.2 Conservation Area designation brings with it additional planning controls over alterations to properties, 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.
- 1.3 Planning Policy Statement 5 – 'Planning for the Historic Environment' (2010) 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.
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London. 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.
- 1.5 Lambeth's adopted Unitary Development Plan (Saved Policies, 2010) contains policies relating to all aspects of planning in the Borough including urban form, conservation and design as well as site specific policies. No sites in the conservation area are specifically identified in the UDP.

Planning Control

- 1.6 As all the properties within the conservation area are either commercial premises or flats most external alterations will require planning permission. When considering planning proposals the council is obliged to pay special regard to the preservation or enhancement of the character and appearance of the conservation area.

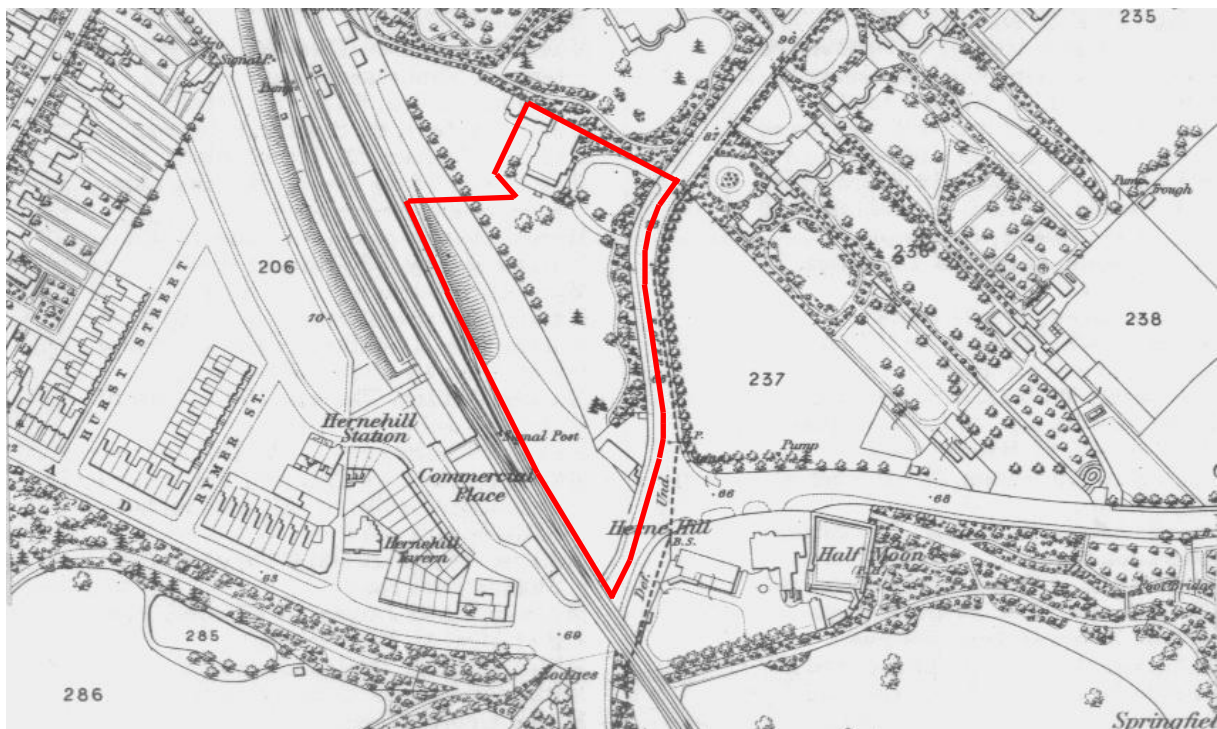
2. CHARACTER APPRAISAL

- 2.1 The Conservation Area Appraisal is undertaken by the local planning authority to define the character and appearance of a conservation area. The appraisal will provide a sound basis for the council's future development plan policies and development control decisions. The appraisal also informs the Management Proposals in Part 4 of this document.
- 2.2 This Appraisal has been undertaken in accordance to the following guidance:

Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, (2011)
Planning Policy Statement 5: Planning for the Historic Environment, (2010).

Historic Interest

- 2.3 It is said that Herne Hill was heavily wooded until much of the woodland was cleared in the mid 17th Century. The wider area was rural until the 18th Century when London began to expand south and many of the villages gradually became developed as suburban districts. In the late 18th Century the construction of smart 'gentry' houses were the first phase of this suburbanisation.
- 2.4 Herne Hill Railway Station (grade II listed), built by the London, Chatham and Dover Railway, opened in 1862, was initially the end of the line from London until the railway was extended in the following years. The railway brought suburban development of varying status, with the area developing in a piecemeal fashion over the following fifty years. The majority of the housing to the West of the railway line was terraced and lower middle class whilst the development to the East tends to be later, of higher status with detached and semi detached housing in more generous gardens.



1870 OS Map

Herne Hill Conservation Area Statement 2012

- 2.5 The 1870 OS Map shows a cluster of new commercial development around the front of the railway station captioned 'Commercial Place' which opened only 8 years previously; along with an adjoining inn named the 'Herne Hill Tavern'. The junction of Herne Hill and Half Moon Lane remains undeveloped at this time and has only one building – the old Half Moon Public House.
- 2.6 By 1893 little had changed although a small 'Sorting Office' is shown standing on what is now the post office site. This single storey building with a gabled façade in decorative brickwork can be seen in old photographs. The immediate area appears to have developed rapidly in the 1890s and 1910s. For example the old Half Moon Hotel was replaced by the current grade II* listed building in 1896, Herne Hill Fire Station was erected in 1906 and the postal sorting office building opened in 1917. The majority of the adjoining properties appear to be of a similar date.
- 2.7 By the early 20th Century Herne Hill had become a bustling suburban centre. The fabric of this central area has changed little since that time, although the area is quieter due to changes in retail patterns and the closure of services; the filling station and postal sorting office have closed in recent years.

Spatial Analysis

- 2.8 The conservation area is centred around the busy junction of Herne Hill, Half Moon Lane and Milkwood Road. The road junction is spacious given the sweeping building line to Half Moon Lane.

Herne Hill

- 2.9 Herne Hill rises from the South and is wide and tree lined, characterised by mostly red brick commercial premises at its lower end and a large mansion block (Herne Hill Mansions) further up hill. The commercial properties open onto the pavement, whilst



The former Herne Hill Fire Station dates from 1906.

Herne Hill Conservation Area Statement 2012

the mansion block has a mature front garden, with trees and shrubs and low brick boundary wall; a characteristic repeated further up Herne Hill. The opposite side of the road (in Southwark) has a similar character— commercial to its lower end and residential to its upper part.

Milkwood Road

- 2.10 Milkwood Road is narrow—following the line of, and enclosed by the railway viaduct which has retail units in its arches. It is very much a side street with the backs of Herne Hill premises being the dominant feature. The rear elevations are generally as well treated and carefully detailed as the facades and some have modern single and double storey extensions of varying materials and styles. The conservation area boundary terminates at the driveway which runs alongside 381 Milkwood Road to access Abbey Mansions and Close Cottage, a single storey red and yellow brick building with pediment gables which lies within the conservation area boundary.

Streets and Open Spaces

- 2.11 The public realm is relatively conventional—streets, forecourts and roads. No historic surfaces / street furniture survive. There are discordant elements. For example, the forecourt of the former fire station is of a significant depth and is cluttered by a trolley dock, telephone boxes and bins. A bus shelter is located outside of the former sorting office and impedes the pedestrian flow on this narrow section of footway. The former petrol filling station site stands vacant and has suffered from graffiti and fly-tipping.

Activity and Uses

- 2.12 The vast majority of buildings have commercial premises on the ground floor and often have storage or residential accommodation on their upper floors. The only exception is Herne Hill Mansions which are wholly residential. Most commercial premises to



Milkwood Road from its junction with Herne Hill

Herne Hill road have delivery access from Milkwood Road.

Building Materials, and Details

2.13 The buildings within and adjoining the conservation area are constructed in red / yellow stock brick and tile / slate reflecting their c1900 date. The only exception is No.134 Herne Hill which is constructed of modern engineering bricks, limestone facing slabs and stained timber. It was awarded planning permission prior to the designation of the conservation area. The buildings are of predominantly four storey with decorative brick and terracotta facades with white painted double hung sliding timber sash windows.

Walls

2.14 Brickwork is the most characteristic walling material with red brick predominating. Yellow stock brick is also used in places. Terracotta and decorative brick can be found mostly on Herne Hill. Generally the brickwork is carefully executed to a high standard. The rubbed decorative brick features on the former fire station are of particular note. Stone and terracotta dressings, door cases or cills, also adorn the buildings.

Windows

2.15 Traditional double-hung vertical sliding sash windows are the predominant window type; these are all finished in white paint with single glazing held in place by putty in the traditional manner with the exception of the ground floor of No.136 Herne Hill which has been painted. The glazing patterns vary but generally have small panes in the Neo-Georgian manner. There are also examples of tripartite windows. There is significant survival of the original windows and ironmongery, with only a relatively small number of windows having been altered. Stone cills of robust appearance and in one piece are most common. Thin concrete or reconstituted stone cills are not a feature of the area.



Brick and terracotta ornamentation is characteristic of the area.

Principal Doors

- 2.16 Generally premises have shopfronts at ground floor but some have entrance doors to ground floor units or serving the entrance to the upper floor accommodation. Ornate terracotta or dressed stone door cases are characteristic. Original doors are typically timber and panelled to a design which is in keeping with the host building. In some instances inappropriate modern doors have been installed to poor effect.

Roofs

- 2.17 The roofscape of the conservation area is rich with historic detailing. Traditional hipped, pitched and mansard types can be found - in natural Welsh slate or plain clay tile. Dormers containing sash windows can be seen at No. 136 Herne Hill but are otherwise not common. The former Fire Station has an attractive rear gable feature. Rooflights are not a feature of the area and are not found on front or rear roof pitches.

Chimneys

- 2.18 Many of the buildings have retained their chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the host building and have traditional copings and terracotta pots.

Extensions

- 2.19 Front and side extensions are not a feature of Herne Hill, rear extensions face on to Milkwood Road, and are of one or two storeys, subservient to the host building and in sympathetic materials. Roof extensions are not a feature of the area.

Rainwater Goods

- 2.20 Many of the properties have lost their cast iron rainwater goods, and have been replaced with an assortment of upvc detailing and harm the attractiveness of the buildings. Most properties have parapet gutters and no down pipes on the façade giving a neat and uncluttered appearance.



Carefully considered door cases are characteristic of the area.

Equipment and services

- 2.21 Satellite dishes are common and blight the buildings cluttering the Herne Hill facades and there is a significant amount of wiring on the properties which is inappropriately located and poorly attached. Boiler flues are not a feature of the Herne Hill façades and tend to be located on the rear or side elevations. Meter boxes are not a noticeable feature on the properties.

Boundary Treatments

- 2.22 The commercial premises open directly onto the street. At the rear, yards tend to be enclosed by brick walls. Herne Hill Mansions has a brick dwarf wall which matches the façade; originally it had ornate iron railings. This wall was damaged at the time of survey. Encaustic tiles with York Stone threshold stones form path ways to the Herne Hill Mansions.

Gardens and Trees

- 2.23 Trees in the public realm and those in the gardens contribute to the character of the conservation area. A tree has been planted on the pavement outside No. 134 Herne Hill, mature trees and shrubs can be found in both front and rear gardens of the residential Herne Hill Mansions and are deemed to make a positive contribution.

Refuse Storage

- 2.24 Bins (domestic wheelie bins and commercial Euro bins) left standing on the footway cause visual blight and obstruct pedestrian flow. This is an issue both on Milkwood Road and Herne Hill.



The dwarf wall at Herne Hill Mansions is in need of repair.

Shopfronts and Signage

- 2.25 The former bank at 136 Herne Hill (on corner with Milkwood Road) retains its original frontage treatment. The new building at 136a Herne Hill has a simple modern shopfront. The Sainsbury's building (former fire station, no. 132) retains its original ground floor frontage and lettering with new windows and doors in the original openings.

Views

- 2.26 Elevated views from up Herne Hill looking south provide an appreciation of the roof-scape and building frontages. The view up Herne Hill from the South is terminated by the imposing façade of Herne Hill Mansions. The view down Half Moon Lane is a particularly attractive one with the mature trees lining the road. Similarly the leafy view from the bottom of Herne Hill into Brockwell Park is of note. Views from the elevated railway viaduct and platforms provide an appreciation of the architectural integrity of the upper floors of the buildings fronting Herne Hill.

Listed Buildings

Statutory Listed Buildings

- 2.27 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.
- 2.28 There are no listed buildings within the area although both Herne Hill Station, Railton Road (grade II) and the Half Moon Public House, Half Moon Lane (grade II) are both



Although modern in treatment Sainsbury's retains much of its historic Fire Station frontage.

visible from it and greatly contribute to the setting of the conservation area.

Locally Listed Buildings

2.29 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. The following buildings are locally listed:

- No. 130 Herne Hill—former fire station.
- No. 132 Herne Hill—former postal sorting office.

Buildings Contribution

2.30 For the purposes of this assessment buildings have been categorised according to their contribution to the character and appearance of the conservation area. Buildings that make a positive contribution are considered worthy of retention although some may require restoration or refurbishment. Their demolition or unsympathetic alteration will be resisted.

2.31 Buildings and structures deemed to make a positive contribution are shown below in street order.

Nos. 1-16 Herne Hill Mansions, Herne Hill

A A pair of imposing mansion blocks built in 1898-1900 in red brick and terracotta detailing to their Queen Anne style facades. These buildings are particularly important as they successfully terminate the view North up Herne Hill.

Close Cottage, (rear of Herne Hill Mansions)



The Half Moon Pub contributes to the setting of the conservation area.

Herne Hill Conservation Area Statement 2012

- B Single storey stock brick building with red brick and terracotta dressing, with a pedimented gabled slate roof and a central porch.

No. 130 Herne Hill

- C Two storey former postal sorting office in a red brick Neo-Georgian style with a white painted dentilled cornice and exposed box sash windows. A Victorian wall box is located adjacent to the stone pedimented doorcase inscribed 'Postmens' Office'. The ground floor has a single storey return with a flat roof, the main block has a hipped natural slate roof and slender chimneys. To the rear is a single storey stock brick shed of little interest, however, the front block has group value with no. 132 and is an important contributor to the street scene.

No. 132 Herne Hill (1906)

- D This former fire station is a symmetrical 4 storey red brick building in the Queen Anne style. White dentilled cornice, parapet and plain clay tiled roof. Projecting end bays of façade have decorative cut architraves and niche to 2nd floor. Red brick chimneys. Rear is in informal arts and crafts style with deck access off a quirky Dutch gabled tower feature. Exposed box timber sliding sash windows throughout. Window guards to façade. The fire station doors have been lost, but the ground floor frontage is mostly intact with band rusticated piers, a frieze inscribed LCC Fire Station Herne Hill, and an entrance to the upper floors. Shopfronts fill the engine entrance doors.

136 & 136a Herne Hill (1898)

- E The former London County & Westminster Bank is an imposing late 19th Century building with a triangular plan and a curved corner at the street junction. It is constructed of stock brick with red brick and terracotta dressings. The ground floor corner entrance, terracotta consoles and pilasters survive. A slated mansard roof with decorative gables, good dormers and decorative lead work. Windows are mostly 6/2 sashes or variations on that theme.



The former postal sorting office at no. 130 Herne Hill makes a positive contribution.

Herne Hill Conservation Area Statement 2012

- 2.32 This assessment covers properties within the London Borough of Lambeth. However, all of the buildings across the road in Southwark are considered to contribute positively to the setting of this conservation area.

Neutral Contribution

- 2.33 The following properties are considered to have a neutral impact:

Petrol filling station site at no. 128 Herne Hill

A Sympathetic redevelopment provides an opportunity to enhancement the character and appearance of the conservation area.

No. 134 Herne Hill

B Four / five storey building of contemporary materials of modern engineering bricks, limestone facing slabs and stained timber.

Archaeology

- 2.34 The conservation area is not considered to have any archaeological potential and there are no Scheduled Ancient Monuments within the boundary.

Capacity for Change

- 2.35 There is limited scope for change within the conservation area as the majority of buildings are deemed to make a positive contribution, with the exception of the vacant site at No. 128 Herne Hill which presents a great opportunity for sympathetic redevelopment.
- 2.36 There are many small improvements to properties such as the restoration of lost detailing which also provide enhancement opportunities along with improvement to the streetscape and in the general standard of shopfront treatments which would benefit the area.

Appraisal Conclusion

- 2.37 The West side of Herne Hill has a number of well detailed and attractive commercial buildings from the late 19th and early 20th Centuries which, as a group, contribute to the character and appearance of the area and to the adjoining Stradella Road Conservation Area. The area has retained much of its original and fine detailing although careless services will continue to have an negative affect on the area the introduction of inappropriate window and door detail will continue to erode the character of the area.

3 GUIDANCE

- 3.1 This section provides practical guidance on works to properties within the conservation area and is offered in addition to the Lambeth's adopted Supplementary Planning Guidance Documents :-

Alterations to Existing Properties

- 3.2 Details and characteristics 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 might require building control approval and listed building consent as well as planning permission.

Wall Surfaces

- 3.3 Brickwork should not be cleaned, rendered, painted or clad as such changes will normally harm the integrity of the building or the surrounding area. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same material, colour and texture will be required for most of the older properties.
- 3.4 Original mortar and pointing should be retained wherever possible, where re-pointing is required mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. Mortar analysis may be required to establish the correct lime mix, artificial colorants to match existing weathered lime joint should not be used. The use of mechanical tools to remove pointing is harmful to the building and should be avoided, and hand tooled methods should be used. The pointing finish should be traditional flush or slightly recessed, not weather struck. Re-pointing should be limited to where the existing pointing has weathered and should match existing.

Joinery

- 3.5 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.

Windows

- 3.6 Changes to the size of window should be avoided. 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.
- 3.7 Double-glazing should be avoided, they rarely replicate the original window detail, with the glazing bars and meeting rails profiles being deeper to accommodate the heavier glass panes. 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.
- 3.8 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.
-

- 3.9 Original crown glass where it survives should be retained, in the case of repairs the glass should be carefully removed whilst the repair works are undertaken and then reused.

Doors

- 3.10 Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building will be required to match closely those on similar adjoining buildings.

Roofs

- 3.11 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.
- 3.12 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 is preferred, it has a durability and finish which artificial slates cannot match. Artificial tiles or concrete slates should not be used, they create a uniform finish and often lose their colour. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations are preferred.
- 3.13 Chimneys are a significant architectural feature, and add much interest to the roofscape, buildings would look incomplete without them. They still retain an important ventilation function regardless if the fire is in use or not. They should be kept in good order with pots retained in place.



New windows should replicate original examples closely.

Dormers

- 3.14 Dormer windows are limited to No. 136 Herne Hill. Additional front dormers should be avoided as they will look incongruous. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be resisted. A guidance document on the construction of traditional dormers is available from English Heritage.

Roof lights

- 3.15 There are no examples of front rooflights in the conservation area and are not traditional architectural features of the area. Rooflights 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; they should be small and in line with existing openings.

Extensions

- 3.16 Front and side extensions should be avoided in order to preserve the integrity of the host building, the group value and the character or 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. Existing extensions that pre-date the conservation area designation should not be used as justification for further unsympathetic alterations.
- 3.17 Roof extensions are unlikely to be acceptable, as the roofscape and chimney details of the conservation area are its most evocative character features. The loss or inappropriate alteration of historic roofs and the loss of chimney stacks would cause demonstrable harm to the character and appearance of the conservation area.

Shop fronts and Signage

- 3.18 Historic or sympathetic shopfronts should be retained unaltered. Where replacement shopfronts are deemed acceptable, they should be high quality. Timber frames will normally be most appropriate with well detailed traditional elements such as:- stall risers, pilasters, part-glazed doors and slender timber fascias. The council's SPD 'Shopfronts and Signage' should be consulted for more detail.

Change of Use

- 3.19 All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. Similarly they should not adversely affect the character or appearance of the conservation area.

Plant and Equipment

- 3.20 The location and appearance of satellite dishes, meter boxes, soil pipes, lights, security alarms and other equipment such kitchen extractors as should be carefully considered. Installations that will be visually obtrusive should be avoided. Wall mounted meter boxes in particular on the front facades are inappropriate and cause demonstrable harm to the conservation area, they should be located to the rear of the building and be of in ground design to avoid unnecessary clutter to the buildings.

New Development

- 3.21 The council will resist the loss of all buildings that make a positive contribution. Should other sites within the conservation area become available care should be taken to ensure that the new building preserves or enhances the character or appearance of the conservation area. Sympathetic building forms and materials are expected in conservation areas.

Boundary Treatments

- 3.22 The loss of gates, railings, walls and fencing that contribute to the special character of the area should be avoided. New boundary enclosures should be in harmony with neighbouring properties. If new timber fencing or ironwork is proposed it should be the same height and design appropriate to the site and executed in the traditional manner.
- 3.23 Gates should be a continuation of the railings and pivot from a rail sunk into the ground rather than hang off hinges. 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.

Gardens and Trees

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

Sustainability

- 3.25 Buildings have 'embodied energy' which is the energy that was used to create them. This energy is lost through demolition or alteration. Keeping a building in good repair through regular maintenance is one of the best ways to ensure that no embodied energy is wasted. Repairs and alterations should, where possible, re-use materials on site, use reclaimed or recycled materials and recycle site waste.

Reduce Consumption

- 3.26 Consumption can be greatly reduced in residential properties by undertaking 'passive' adaptations; the principles are also transferable to other premises. For example, 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. Use heavy, thermally lined curtains in winter. Insulate pipes, hot water cylinder, the roof, cavity walls and floors.

Renewable Energy

- 3.27 The generation of energy from renewable sources is another way to achieve greater sustainability. Ground source heat pumps require garden excavation that may affect

Herne Hill Conservation Area Statement 2012

tree roots. 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; visually prominent locations should be avoided. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above.

4. MANAGEMENT PROPOSALS

- 4.1 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 'Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, (2011)

Conservation Area Boundary

- 4.2 The council will review its conservation area boundaries from time to time.

Planning Controls

- 4.3 Most external alterations to commercial premises and flats require planning permission. Conservation Area Consent is required for most demolition within a conservation area. Both internal and external alterations to statutory listed buildings will require listed building consent.
- 4.4 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.
- 4.5 Breaches of planning control will be enforced where it is expedient to do so.

Enhancement Opportunities

- 4.6 The suitable redevelopment of the former petrol filling station site on Herne Hill presents the best enhancement opportunity within the conservation area. Design advice relating to any development on that site is provided in Appendix 1.

Signage and Advertisements

- 4.7 Existing advertisements, which in the council's Opinion, detract from the character or appearance 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 the amenity and public safety.

Highways and Street works

- 4.8 '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

Herne Hill Conservation Area Statement 2012

- Anticipate and minimize new signing requirements at the earliest design state
 - Limit formal designs to formal spaces;
 - Provide for maintenance and invest in quality.
- 4.9 *'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.

Trees

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

Listed Buildings

Statutory List

- 4.11 Requests for buildings to be added to the statutory list should be made directly to English Heritage.

Local List

- 4.12 The council will review its local list from time to time.

Management Conclusion

- 4.13 The council is committed to preserving or enhancing the character and appearance of the Conservation Area through the use of its planning powers.

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:

Lambeth Planning Regeneration and Enterprise Division
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 79261180
E-mail tpac@lambeth.gov.uk (planning advice)
E-mail planningconservation@lambeth.gov.uk (conservation advice)
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. It produces guidance on historic environment matters including sustainability and historic buildings.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

VICTORIAN SOCIETY

The champion for Victorian and Edwardian buildings in England and Wales.

1 Priory Gardens
LONDON
W4 1TT

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

6. SOURCES

'History of Herne Hill' from Herne Hill Society web page, 2009.

"Brixton and Norwood in Old Photographs", Dudman, J , 1995.

London Borough of Southwark – Stradella Conservation Area Appraisal.

7. GLOSSARY

Architrave The lowest of the three main parts of an entablature or the moulded frame surrounding a door or window

Arts and Crafts A movement from about 1880 to around 1910 inspired by William Morris to bring back the skill and creativity of the medieval craftsman and revive the simplicity and honesty in the way buildings and furnishings were made.

Bay A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

Bay Window A canted (angular), rectangular or curved projecting window.

Bolection A curved moulding covering the junction of a panel and its frame, and projecting from the face of both parts it covers.

Bottle Balustrade An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

Canopy A projection or hood over a door, window etc.

Canted Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

Capital The head or crowning feature of a column.

Cast Iron Molten iron is poured into a mould to mass-produce regular and uniform patterns. Particularly popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

Chimney Stack Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical/Classicism An architectural tradition founded on the principles of Greek and Roman architecture. Particularly influential on English architecture from the late C17 and to a greater or lesser extent ever since

Console An ornamental bracket with a curved profile and usually of greater height than projection.

Coping A cap or cover on top of a wall, flat, curved, or sloping to throw off water.

Cornice In classical architecture, this is the top projecting section of an entablature. The feature is commonly used at the top of buildings from the C18 onwards, to finish or crown the façade.

Cupola A small dome on a circular or polygonal base crowning a roof or turret.

Dentil A small repetitively used tooth-like block forming part of a cornice.

Dormer Window A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

Dressings Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

Eaves The under part of a sloping roof overhanging a wall.

Edwardian The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

Entablature The upper part of an order consisting of architrave, frieze, and cornice.

Faïence A type of fired-clay block often used to face buildings in the early C20.

Fanlight A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leaded-lights. See also 'transom light'.

Fascia Mostly used to describe the wide board over a shopfront carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

Finial A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

Fluting Shallow, concave, vertical grooves on the shaft of a column or pilaster.

Frieze A decorative band running between the architrave and cornice.

Gable The upper portion of a wall at the end of a pitched roof. Can have straight sides or be shaped or crowned with a pediment, known as a Dutch Gable.

Gauged Brick Soft brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

Grille A fretted metal screen, often in shopfronts, to allow for the flow of air.

Hipped Roof A roof with sloped instead of vertical ends.

Horns The short downward projections on sides of sash windows, common in London from the mid C18, to strengthen the windows as the design evolved to include larger panes of glass and fewer glazing bars.

Incised Lettering Letters carved in to the face of a material - typically stonework.

Keystone The central stone of an arch, sometimes carved.

Leaded Lights Small panes of glass held in a framework of lead cames, typically found in Gothic Revival buildings and also popular in Edwardian domestic architecture.

Mansion Block A type of high-density housing used in the Victorian and Edwardian eras. Exteriors were often red brick with elaborate stone decoration.

Modillion A small bracket or console of which a series is used to support the upper part of a cornice.

Mullion A vertical post or upright dividing a window or other opening.

Neo Georgian A revival style of formal simplicity introduced around the mid 1890's to counter the Vernacular revival and became increasingly popular between the wars.

Niche A small recess in a wall.

Nosing(s) The projecting, usually rounded, edge of steps or stairs

Oriel Window A window projecting from the main wall of a building but that does not reach the ground and usually supported by corbels or brackets.

Parapet A low wall, typically at roof level where the party wall rises through the roof (party parapet wall) or in front of a roof to form box gutter.

Pediment A classical architectural element consisting of a triangular or curved section found above the entablature.

Pilaster A rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders, and often found forming part of a shopfront.

Queen Anne Refers to both the late C17/early C18 period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, and picturesque massing.

Quoins Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

Rubbed soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints.

Rustication Masonry cut in large blocks separated from each other by deep joints, often with heavily worked faces. The effect is often imitated using stucco renders.

Sash Window A window formed with vertically sliding glazed frames.

Soffit The exposed underside of any overhanging part of a building.

Stallriser A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour. See also 'Gault' brick.

Terracotta Fired but unglazed clay usually yellow or orange/red colour.

Terrace A row of attached houses designed as a unit.

Transom A fixed horizontal piece of timber or stone dividing the upper and lower parts of a window, or separating a window from the top of a door.

Transom Light A small rectangular window immediately above the transom of a door. See

also 'fanlight'.

Victorian The period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era. Architecturally the period is generally considered to become distinct from Regency design characteristics circa 1840.

Wrought Iron Predates the existence of cast iron and enjoyed a renaissance during the revival periods of the late C19. Wrought iron is not as brittle as cast iron and seldom breaks.

APPENDIX 1 DESIGN ADVICE FOR SITE AT 128 HERNE HILL

The purpose of this guidance is to ensure the best possible development for 128 Herne Hill, within the objectives and planning policies of Lambeth Council. The guidance encourages and endorses development of the highest architectural quality that optimises the potential of the site whilst respecting the character and appearance of the conservation area. It is not a comprehensive planning brief but is intended to be informal conservation area and urban design guidance only for anyone proposing to develop the site:

Site surroundings and characteristics

The site lies in the southern part of the Borough of Lambeth within Herne Hill ward. Herne Hill mainline train station is adjacent and provides links to Central London, Luton, Croydon and Wimbledon. Brixton underground station is within walking distance.

Herne Hill and Milkwood Road are predominately residential in character with properties set back from the street with front gardens. There is a shopping area around the junction of Herne Hill and Half Moon Lane. The site lies within the retail core which is designated within the Lambeth UDP as the Herne Hill district centre.

The site slopes upwards towards Herne Hill Mansions. The area is characterised by buildings between two and four storeys in height. The subject site is nestled between 1-16 Herne Hill Mansions, a pair of imposing Queen Anne style mansion blocks in red brick with fine detailing to the north (four storeys), and the former Neo-Georgian style Sorting Office at 130 Herne Hill (two storeys) to the south of the site.

The site lies in the Herne Hill Conservation Area (CA61) which adjoins London Borough of Southwark's Stradella Road Conservation Area. There are a number of buildings within the conservation area that make a positive contribution. Details of these buildings can be found in the main body of the Herne Hill Conservation Area Statement. There are no listed buildings within the conservation area but Herne Hill Railway Station, Railton Road (Grade II) and the Half Moon Public House, Half Moon Lane (Grade II) are visible from the conservation area.

Promoting design excellence

In the event that a future scheme will provide residential use or a mixed use scheme with residential use, one of the tools that will help ensure that the proposal meets the council's high quality design and sustainability ambitions is applying the 20 'Building for Life' criteria to assess the scheme. Building for Life is the national standard for well designed homes and neighbourhoods endorsed by the Commission for Architecture and the Built Environment (CABE) and the House Builder's Federation. Building for Life sets out 20 questions under four headings;

- Environment & Community
- Character
- Streets, Parking & Pedestrianisation
- Design & Construction.

Any applicant should demonstrate how the proposed scheme responds to the Building for Life criteria. The scheme will be formally assessed by a Building for Life assessor within Lambeth Planning's Conservation and Urban Design team at both pre-application and application stage.

Layout/Access

Irrespective of the proposed use on site, the layout of the scheme should be designed to address the street presenting active frontages to both Milkwood Road and Herne Hill.

The site layout should provide full access for the entire community including the disabled, the elderly, children, parents with children and ensure that emergency services have the ability to gain full access to the site

New development must take into consideration solar design, in terms of the proposed buildings' layout and orientation, in order to maximise solar gain and daylight. Consideration must also be given to designing adequate, integrally designed provision for the storage and recycling of waste.

Most recently a petrol filling station occupied the site and provided, by virtue of the open nature of the forecourt, an informal pedestrian route from Milkwood Road on to Herne Hill. This was particularly useful for pedestrians wishing to travel between Herne Hill and Railton Road and those using Herne Hill Railway Station. Given the local benefits of this route its reinstatement where possible within any future scheme is encouraged. However, reinstatement should not be to the detriment of community safety, amenity of future occupiers of the site or to the design integrity of any proposed scheme. If a new route is proposed as part of a future scheme it should be direct, clearly visible, overlooked and well lit.

Building Scale

By Design (DETR, 2000) defines scale (height) as the size of a building in relation to its surroundings or the size of parts of a building or its details, particularly in relation to the size of a person. It also describes scale (mass) of the building as the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces. It is vital that future proposals take into account the existing prevailing building heights locally, paying particular attention to the scale, mass and height of adjacent buildings. This is to ensure that the proposed development relates well to its context and is not dominant or appearing out of place. It must also preserve or enhance the character or appearance of the conservation area.

Any proposal must successfully mediate between the two storey height of the former Sorting Office and the four storey height of Herne Hill Mansions and be able to integrate well with the lower scale buildings along Milkwood Road. In order for a scheme to mediate successfully between the neighbouring building scales, it is considered that a maximum height of four storeys to Herne Hill and three storeys to Milkwood Road is likely to be acceptable subject to other planning considerations.

Applicants should consider stepping up the proposal's height increasing to a maximum of four storeys towards Herne Hill Mansions. This is considered to be a likely effective way of mediating between the different scales of adjoining buildings and addressing the increase in ground levels.

Building Line

By Design (DETR, 2000) states that one of the objectives of Urban Design is 'to promote the continuity of street frontages'. New development should respect the prevailing historic building line of Herne Hill by following the existing terrace frontage (upper floors) at ground floor level rather than follow the ground floor building line of the former Sorting Office which is an anomaly and creates an unacceptable pinch-point in the footway.

Development along Milkwood Road must take its cue from prevailing building lines established by the adjoining terraced houses. New development should not extend beyond this building line so that it integrates well into the existing street scene.

Materials and detailing

This particular area of Herne Hill has seen little change in the last century and is characterised by red and yellow brickwork, timber windows and refined detailing. New development should take its design cues from adjoining buildings in the immediate conservation area so that the development integrates well into its context. Careful thought should be given to the architectural treatment so that there is harmony with the locality. New development must incorporate high quality durable materials that respect the colour, type, and texture of local materials in order to preserve and enhance the Conservation Area.

Whilst the council does not wish to dictate the style of new development, the fundamental design principle of future development should be that it responds sensitively to and preserves or enhances the conservation area.

Use

If mixed use development is proposed it should have active frontages to the street. Where proposals provide residential units the development must meet the internal layout standards outlined in Lambeth's Unitary Development Plan (Saved Policies, 2010) and the 'Housing Developments and Housing Conversions' Supplementary Planning Document (adopted July 2008). Where possible units should be dual aspect, provide adequate storage provision and ensure reasonable levels of sunlight and daylight for occupiers and existing adjacent properties.

Amenity space

In the case where new development offers residential use on site the development should provide amenity space for residential occupiers to meet the needs of the type of housing proposed. Amenity space standards and amounts are explained in greater detail within the 'Housing Developments and Housing Conversions' SPD.

Landscaping and Drainage

Landscaping should be considered at an early stage so that it is well integrated into the overall design of the development. New development should use durable, good quality materials and appropriate soft landscaping that respects and provides an appropriate backdrop for the proposed buildings. When considering landscape design the impact of water run off and the risk of flooding should be minimised by SUDS where possible and technically feasible.

Parking

The council aims to fulfil its sustainable development aspirations by reducing car dependency and supporting sustainable methods of transport such as cycling and car clubs. Cycling is an important way of reducing a person's reliance on private cars therefore secure cycle storage should be provided where appropriate. Cycling storage should be integral to the overall design and layout of the development being located in areas that are easily accessible and convenient. Details of maximum car and cycle parking standards are set out within Lambeth's development plan policies.

Where car parking is introduced as part of the development scheme, large wholly hard landscaped areas should be avoided. Car parking areas should have a balance between soft and landscaped areas in an attempt to reduce the visual dominance of parked cars which can in some instances blight new developments.

Designing out crime

Preventing and reducing crime remains one of the top concerns of Lambeth's residents and is one of seven long term objectives of Lambeth's Sustainable Community Strategy (2008). Creating safer environments is fundamental in achieving communities that prosper economically, socially and environmentally, by designing places that make people feel safe and secure. New development should meet Secured by Design Standards which will require early consultation with the council's local Architectural Liaison Officer. Details of the Secured by Design initiative can be found in Lambeth Council's 'Safer Built Environments' Supplementary Planning Document (adopted April 2008) which also provides design guidance and expands on designing out crime principles.

In creating safer developments future proposals will have to design clearly defined public and private spaces, with a layout that gives rise to the overlooking of publically accessible areas increasing natural surveillance. Appropriate lighting for entrances, private and semi-private areas should also be considered as part of future proposals.

Sustainable Design

New development is expected to propose a scheme that offers a reduced environmental impact. If residential is proposed as part of the scheme the development must be designed to incorporate sustainable measures into the design to achieve a minimum of Code for Sustainable Homes level 3. If a non residential use is proposed on the site then the scheme will be assessed using the BREEAM system of certification and should achieve BREEAM 'Excellent' and 'Very Good' as a minimum standard.

Development must also meet the London Plan and Lambeth's Unitary Development Plan requirements in terms of incorporating renewable energy in all major developments.

Spanish

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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 ẹ imoràn yíí, ní èdè Òmíràn, ẹjǫ,
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**.

Conservation & Urban Design Team

Lambeth Planning Division
March 2012