

# Lansdowne Gardens Conservation Area

## Conservation Area Statement



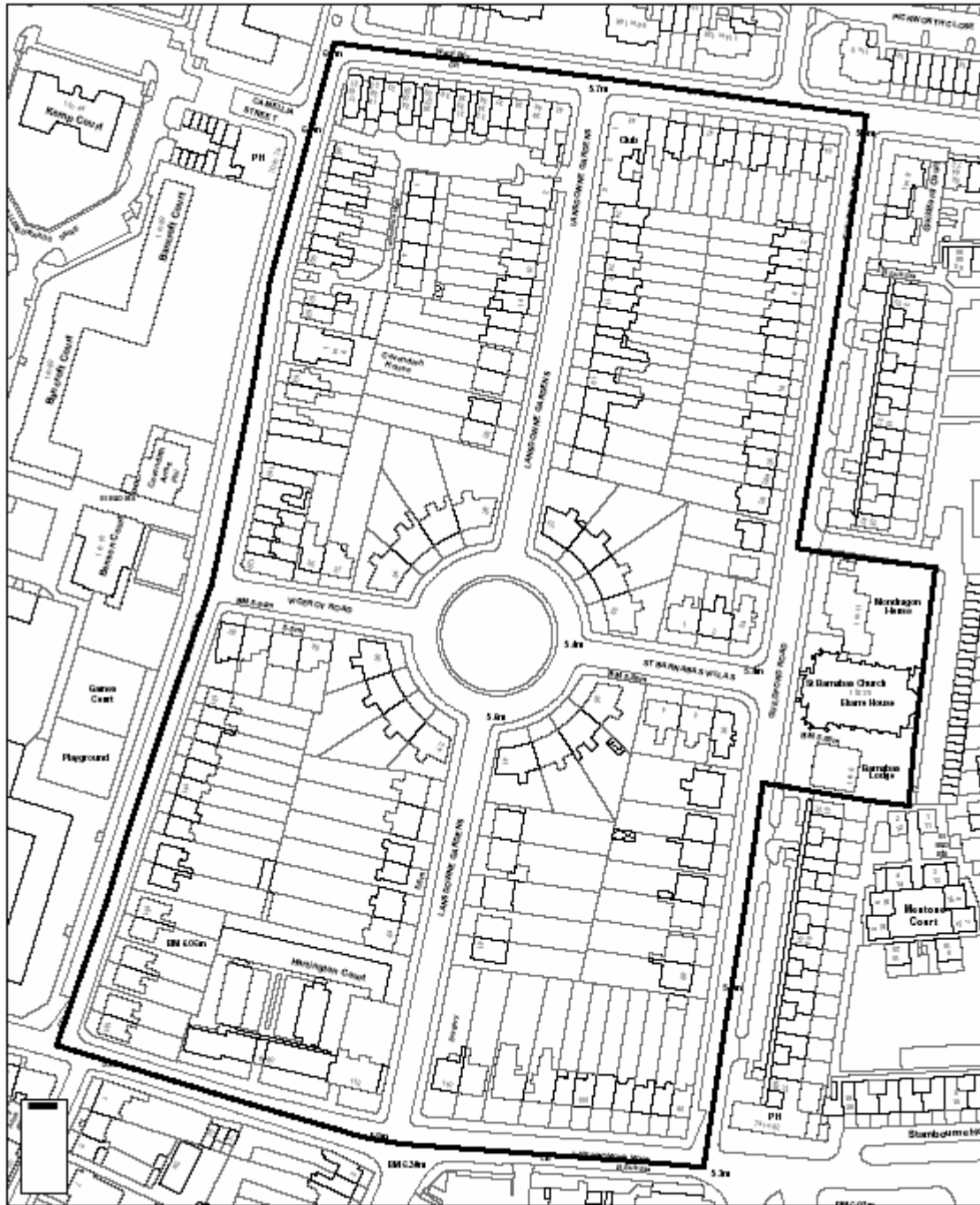
April 2009

## **Lansdowne Gardens Conservation Area Statement**

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## CONSERVATION AREA BOUNDARY MAP



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## **INTRODUCTION**

The Lansdowne Gardens Conservation Area is one of a number of important little-altered 19<sup>th</sup> Century residential developments in Lambeth. It was first designated as a conservation area in June 1968 and subsequently extended in 1981. As such it is one of the longest established conservation areas in Lambeth. The conservation area was designated in order to secure the preservation or enhancement of its character and appearance.

The conservation area is bounded to the North by Thorne Road, to the East by Guildford Road, to the South by Lansdowne Way, and to the West by Hartington Road. The map opposite shows the conservation area boundary.

The conservation area is characterised by 19<sup>th</sup> Century middle class villas in mature gardens. They can be detached, semi-detached or set in small terraces and generally have neo-Classical or Italianate detailing. A formal 'circus' with axial streets adds greatly to the character of the area; so too do the presence of a church, numerous mature trees and reinstated traditional railings.

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

The Council circulated a draft of this document in September 2007 so that local residents, property owners, businesses and other interested parties could comment on its content. Comments received were used to inform this final version which was agreed by the Divisional Director of Planning on 24 April 2009.

This Conservation Area Statement will be 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 within or adjoining the conservation area that may have an impact. 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 CONTEXT

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

Conservation area designation brings with it additional planning controls, control over demolition and the protection of trees along with some additional planning controls. Section 72 of the Act places a duty on the Council and other decision makers to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character of 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 when formulating policy or making planning decisions.

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). All planning decision have to be made in accordance with the London Plan and the adopted UDP except where material considerations indicate otherwise. Lambeth's UDP contains general policies relating to all aspect of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies. However, there are no sites within the conservation areas that are individually identified within the UDP.

### 1.1 Planning Control

Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof alterations, certain types of cladding and satellite dishes in some locations. Trees are also protected.

### 1.2 Additional Planning Controls– Article 4 Direction

Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwellinghouses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the Council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995.

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The Council put in place such a direction on 15 July 1977 and it was confirmed by the Secretary of State on 4 August 1977. As well as the normal planning controls, planning permission is also required for:

The enlargement, improvement or other alteration of a dwellinghouse.

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

The following properties are covered by the Direction: -

<u>Name</u>	<u>Number</u>	<u>Road</u>
	4-54 (even)	Lansdowne Gardens
	9-51 (odd)	Lansdowne Gardens
	34-50 (even)	Guildford Road
	131-161 (odd)	Hartington Road
	1-4 (consecutive)	St. Barnabas Villas
	50-56 (even)	Viceroy Road
	35 & 37	Viceroy Road
	90-112 (even)	Lansdowne Way

It should be noted that flats and commercial premises have no permitted development rights and that most works that would materially change the building require planning permission. This can include replacement windows and doors etc.



## 2. CHARACTER APPRAISAL

This section identifies the features that give the Lansdowne Gardens Conservation Area its special character and appearance. The appraisal has been undertaken in accordance with the following guidance: -

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

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

‘Planning Policy Guidance No.15: Planning and the Historic Environment’, DoE (1994)

### 2.1 Location & Context

The conservation area is situated between Wandsworth Road and South Lambeth Road in Stockwell. The wider area has a varied built character of 19<sup>th</sup> Century residential streets and mid-late 20<sup>th</sup> Century redevelopment. The properties lining the boundary of the conservation area act as barriers to the mixed development beyond.

### 2.2 Historic Development

#### 2.2.1 Early History

Before the 18th Century Lambeth was predominantly marshland below the level of high tide. Archaeological evidence from excavations in the vicinity indicates that there was some undated prehistoric activity in the area taking the form of land boundary ditches; indicating human occupation and exploitation of the landscape. However there is little other evidence of human occupation until the post-medieval period.

The land now occupied by the conservation area lay between the medieval settlement at South Lambeth and the industrial/commercial development at Faux Hall (Vauxhall) to the North and Clapham to the South. The land formed part of the Manor of Vauxhall one of the 10 ancient manors of Lambeth. From the medieval period onwards the site appears to have been undeveloped arable/pasture land lying between South Lambeth Road to the East and Wandsworth Road to the West. South Lambeth Road, Lansdowne Way and Wandsworth Road appear to have existed from at least the late 17<sup>th</sup> Century and are the earliest physical remnants of human activity visible within the conservation area and the immediate locality.

#### 2.2.2 19<sup>th</sup> Century

Residential development only began in the 19<sup>th</sup> century following the construction of Vauxhall Bridge across the Thames and the laying out of estate roads to facilitate the construction of speculative housing.

Lansdowne Circus (the central garden at the intersection of Lansdowne Gardens, Viceroy Road and St Barnabas Villas) was laid out in 1843 and the houses erected between 1843 - 1850, mostly by John Snell on land owned by James Humphreys. Humphreys was an architect and it is believed that he may have prepared the designs for the houses. The houses are smart and fashionable for the time, with modest front gardens enclosed by fine railings providing a dignified setting to the frontages, and generous private rear gardens.

The facades of this first phase of development tend to have Neo-classical detailing derived from ancient Greece – columned porches, pilasters, moulded cornices, architraves and vertical sliding sash windows with margin lights.



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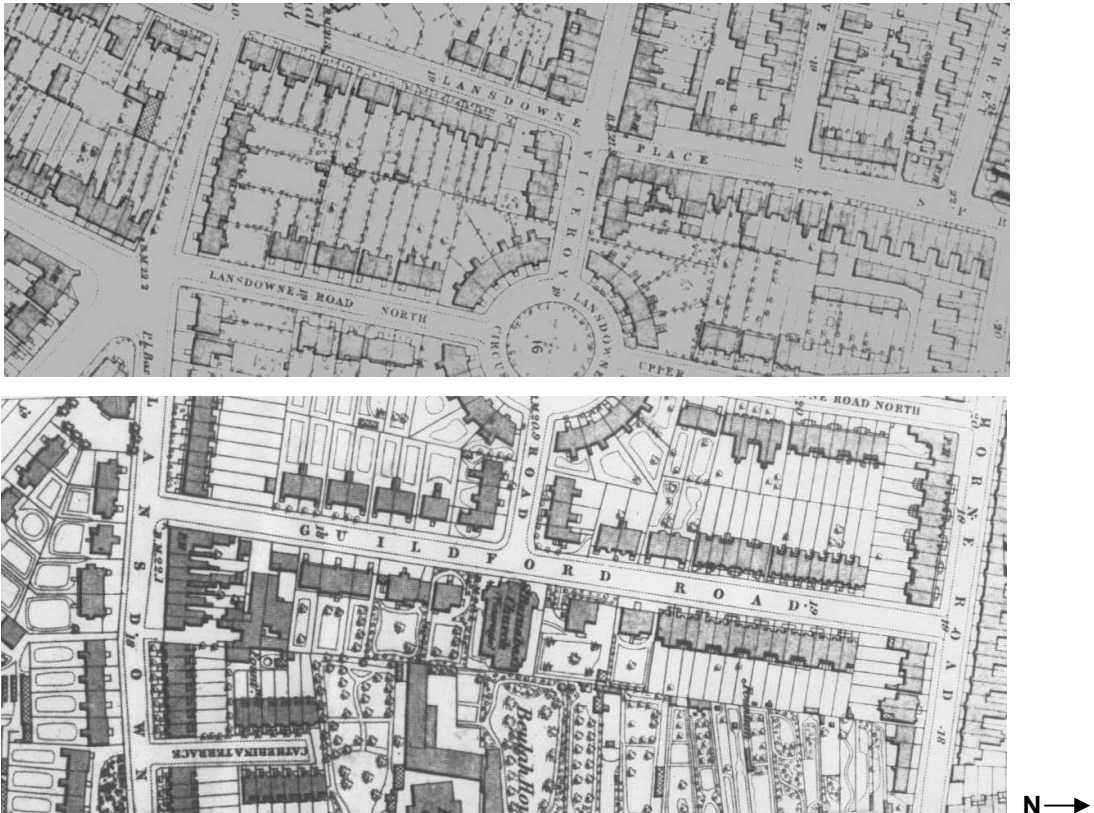
Whilst the estate was being developed, a site was conveyed to the Church Building Commissioners for the erection of the church in Guildford Road. The foundation stone for the church of St Barnabas was laid in 1848 and the completed building was consecrated in 1850. The Vicarage was built in the 1860s-70s but is in sympathy with the architecture of the church. Residential development continued in a piecemeal fashion until the whole area was developed by the 1870s. As illustrated by the map below. This latter development is mostly in terraces with Italianate detailing consistent with the fashion of the time.

### 2.2.3 20<sup>th</sup> Century

The first major change occurred in the 1930s with the construction of Hartington Court, a flatted development which replaced 3 of the 4 'Lansdowne Villas' of which no. 112 Lansdowne Way is the sole survivor.

Other than the removal of the historic railings to aid the war effort, the core of the conservation area appears to have suffered relatively little permanent damage during World War Two. Some buildings were lost along Guildford Road, the Northern end of Lansdowne Gardens and possibly at the corner of Lansdowne Gardens/ Thorne Road. These sites were all subsequently redeveloped and no vacant plots remain within the conservation area.

As attempts to find a responsible legal owner had previously failed, Lambeth Council took control of the Lansdowne Gardens garden / circus using compulsory purchase powers in 1951. Following the designation of the conservation area in 1968 the only major change came in the 1970s/80s when the area between 83-99 Hartington Road, the corner site at the junction of Hartington Road, Thorne Road and 35-42 Thorne Road were subject to a Compulsory Purchase Order. This resulted in their demolition and the erection of a contemporary scheme of terraced houses with small industrial units to the rear.



These 1870 OS Map extracts shows the area completely developed by this time.

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A programme of authentic front railing reinstatements in the late 1970s and early 1980s proved reasonably successful. St Barnabas Church was converted to flats and its name changed to Ekkaro House.

### 2.3 Spatial Form

The streets are described below in alphabetical order: -

#### 2.3.1 Guildford Road

This East perimeter street follows the typical pattern of the majority of the conservation area with a mixture of semi detached and detached villas, and a grand terrace. The S part of the road is characterised by understated but well detailed villas, which share a definite rhythm and unity of design. No 38 is worthy of particular mention as it is one of the grandest buildings within the conservation area with an impressive Corinthian porch and a fish scale slate roof giving it particular presence. The church projects beyond the building line, asserting itself in the street scene and the view of its spire from the South is noteworthy.

The North end of the road is dominated by a run of large terraced houses, which share common heights, detailing, materials and finishes. Parts appear to have been rebuilt following war damage - generally this has been done successfully. However, nos. 30 & 32 are a modern infill which do not respect the architectural idiom of the estate nor the predominant spatial characteristics.

Only Barnabas Lodge, Ekkaro House (former St Barnabas Church) and Mondragon House on the East side of Guildford Road are included within the conservation area but the mature trees that line the street make a positive contribution and help to screen the uninspiring late modern development beyond.

The former St Barnabas church and former vicarage are of particular townscape and heritage merit as a landmark group. They are an integral part of the estate and the church being built in the Early English style. Mondragon House (former vicarage) is in a rich



Ekkaro House (former St Barnabas Church) is a landmark.

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neo-Jacobean style that compliments the more dominant church. Barnabas Lodge is a modern development located to the South of St Barnabas church; it takes the form of a pastiche Victorian Villa and is generally successful in utilising detailing from its wider historic context.

### **2.3.2 Hartington Road**

This forms the Western perimeter of the conservation area; the buildings on its West side are not in the designation. The South section from Viceroy Road down to Lansdowne Way is characterised semi-detached villas and a relatively short terrace of houses. Again despite the variations in building form unity is provided via the harmonious use of a limited palette of materials, detailing, fenestration patterns and proportions. The buildings are set back from the street with small front gardens with a common building line; vehicle hardstandings and poor boundaries have somewhat eroded the special quality. In spite of this the presence of significant stretches of reinstated traditional iron railings and stock brick dividing walls between gardens unify the streetscape.

North from the junction with Viceroy Road to Thorne Road the character is more fragmented with a variety in the form and spatial layout of the buildings. There are semi-detached houses, detached houses and some short terraces. The majority of the properties immediately to the N of Viceroy Road once had shopfronts, which have, in the late 20<sup>th</sup> Century, been infilled with varying degrees of success.

### **2.3.3 Lanscombe Walk**

This was a small historic service yard area at the rear of terraced properties between Lansdowne Gardens, Hartington Road and Thorne Road. It is currently a small car park and pedestrianised space with a small row of single storey, unobtrusive bungalows. It is underused, surrounded by rear boundaries with minimal passive overlooking but contains an attractive Silver Maple tree.



The northern part of Lansdowne Gardens is mostly terraced.

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### 2.3.4 Lansdowne Gardens

This is the principal road within the conservation area, running on a North-South alignment through the central circus. It has three parts: -

The predominantly terraced development at the North end,  
the central circus; and  
the semi-detached villas at the South end.

The change between these three parts is subtle with a gradual transition from three storey terraces to 2 storey semi-detached villas. The North part of the street is characterised by grand terraced houses on both sides of the road, which are 3 storeys in height over a basement. The terrace on the East side is the grander (and probably later) of the two. The terrace on the West side is more understated but again is well detailed. The rest of the West side is characterised by 2 storey semi-detached villas over semi basements and are similar to those found in Guildford Road. Nos. 23 & 25 on the East side of the road are an unusual example of completely stuccoed properties, found nowhere else in the conservation area.

The central focus is naturally the circus, with the uniform terraces that surround the central green space creating a very attractive piece of townscape. Harmonious architectural rhythm is achieved by unified detailing of the houses. This helps to create a distinctive "*genius loci*" (sense of place).

Unfortunately, the circus is in a shabby state with utilitarian Post-war railings, obtrusive signage and austere landscaping. It is often used to exercise dogs; residents identify dog mess as a particular problem. It is Council owned and managed. However, it still provides an important central focus to the conservation area and the presence of a lawn and mature trees make it a valuable asset to the conservation area and the wider community.

The South end of the street is lined with dignified mid-Victorian semi-detached villas of a height which ranges between 2 storeys over a basement and 3 storeys over a basement.



The focal point of the conservation area is 'circus' on Lansdowne gardens.



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Whilst there are variations in design they share a common use of materials and architectural detailing. This composition together with a roughly common building line and front garden provision helps to create a harmonious streetscape and creates a pleasant approach to the central circus.

The majority of the buildings share a roughly homogenous building line with modest front gardens enclosed by railings with the occasional survival of stock brick walls on shared garden boundaries. Unfortunately some of these gardens have been converted into hard standings for parking, and in other cases no boundary treatment or modern inappropriate boundaries can be found.

#### **2.3.5 Lansdowne Way**

This forms the Southern perimeter of the conservation area and is characterised by early-mid Victorian detached and semi-detached villas and an imposing run of three storey terraces over a semi-basement. All of the buildings share a roughly contiguous building line and are set back from the street in modest front gardens. Despite the differences between the buildings there is an almost uniform building height which emphasises the differences in scale and proportions between the modestly detailed terraced properties and the more refined villas. The property frontage to nos. 90-102 is not particularly unified, especially at the East end where there is no coherent boundary front treatment in place, although the mature trees in the front gardens provide welcome greenery.

The street frontage to the West of the junction with Lansdowne Gardens adjoins the Larkhall Conservation Area to the South. The most disruptive element in the streetscene is Hartington Court, a four storey 1930s 'Moderne' style development of four painted brick apartment blocks. Its a bulk, form, massing, design and layout, significantly fail to relate to its context, creating an uninviting street elevation.



Lansdowne Way has an imposing terrace to its north side.

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### **2.3.6 St Barnabas Villas**

This axial road runs West-East from the circus to Guildford Road. Its North and South sides feature identical pairs of semi-detached two storey houses over semi-basements and with attic accommodation, which conjoin with their neighbours fronting Guildford Road. The identical detailing, scale, form and massing create a distinct rhythm. The view East out of the conservation area is terminated by the impressive West front of the former church of St Barnabas.

### **2.3.7 Thorne Road**

This forms the Northern perimeter of the conservation area and is dominated by a grand 3-storey terrace. Its West end is characterised by a late 20<sup>th</sup> Century two and three-storey housing development, which is alien in form and style but does, however, maintain the tight urban grain and materials of the conservation area. The junction with Lansdowne Gardens is important because the corner buildings frame the entrance in a formal manner. They are 3 storey mid Victorian commercial properties with shopfronts at ground floor and residential accommodation over. Historic detailing (in particular the original timber shopfronts and pub frontage) adds much to the street scene even where shops have been converted.

The remainder of the street takes the form of a three storey terrace over semi-basements with a subtle variation in architectural treatments. Whilst there are subtly different architectural treatments between nos. 45-50 and nos. 51-54 they are unified by common proportions, materials and detailing. The buildings are all set back from the street behind well-detailed reproduction Victorian style railings; which helps to define the private and public spaces in an appropriate and historically correct manner.

### **2.3.8 Viceroy Road**

This is a short road running West-East from Hartington Road to the circus. The North side contains two storey semi-detached villas in gault brick and a short two-storey terrace of 4



Thorne Road has imposing terraced houses with Italianate detailing.

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properties. The streetscene is unified by the use of matching materials and good traditional detailing, which are visually pleasing.

The boundary treatments are not as homogenous as elsewhere in the conservation area with a mixture of good iron railings, wooden picket fences, and stock brick boundary walls and in some cases no boundary treatment to the street. It is unfortunate that the foreboding, monolithic block of Benson Court (outside the conservation area), terminates the views out of the conservation area when looking West.

### 2.4 Building Materials & Details

The vast majority of buildings within or adjoining the conservation area are constructed of matching traditional materials, which give the area a homogenous character.

#### 2.4.1 Walls

Yellow stock brick predominates however there are a few buildings in red brick, or pale gault brickwork. Some brick elevations have been cleaned and others have been painted, in both cases this has a jarring effect changing the appearance of the property in relation to its neighbours. Most of the brickwork pointing appears recessed and has a natural sandy colour, which is the traditional finish. No. 50 Lansdowne Gardens is worthy of particular note, as it still retains original tuck-pointing which contributes a very dignified finish. However, there are some instances of inappropriate cement pointing, obtrusive in appearance, which harms the appearance of the brickwork.

The majority of the 19<sup>th</sup> Century buildings utilise stucco render for decorative details such as plinths, doorcases, cornices and chimney copings. This is very well executed and an important element in the detailing of most properties. The former church of St. Barnabas is the only instance where stone is used in the conservation area.



The cleaning of brickwork (left) and its painting (right) has a jarring visual impact.



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### 2.4.2 Windows

Traditional timber windows predominate – mostly sliding sashes but with a few instances of casement windows, all reflecting the era of their construction. The earlier houses have Georgian paned sashes with slender glazing bars and modest horns with some windows having semi-circular heads. The windows on the later houses typically have a central vertical glazing bar and larger sash horns. Painted timber finishes are normal.

A number of houses have finely moulded stucco architraves around their windows and some of the earlier houses have attractive cast iron window cill guards, which replicate the detailing of the front boundary railings.

The post-war development on Thorne Road has aluminium vertical sliding sash windows, which are not a feature of the wider area. A handful of the historic buildings have modern replacement window units. Most of these replacements lack the fine detailing of the originals and often have a blank appearance.

### 2.4.3 Doors

There are a variety of front doors reflecting the status and style of the host building. Generally they are either 4 or 6 panelled, sometimes with upper panels replaced by glass. All the historic doors of the estate have carefully detailed mouldings and panelling, which reflect the favoured style at the time of their construction. The majority of the doorways have a plain glass fan light (semicircular) or transom light (rectangular) although the properties at the southern end of Hartington Road have no lights over their doors.

One of the defining features of the estate are the carefully executed doorcases – either the masculine ‘prostyle’ type with fluted Doric columns and a heavy entablature or recessed porches with Tuscan pilasters carrying solid, flat entablatures. These give much needed architectural interest to the buildings and add rhythm of the streetscene.



Timber sashes, sometimes with stucco architraves and 19th Century panelled doors are common.

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Steps to front doors tend to be of plain grey concrete, the majority of the houses having been refurbished in the post-war period. Originally the steps would have been in smoothly dressed stone with rounded nosings. It would appear that many of the houses were not constructed with handrails to the front steps. In places, graceful, metal handrails on plain stick balusters, are provided to good effect. Unfortunately some overly ornate or crude modern handrails have also been installed.

### **2.4.4 Roofs**

The roofscape of the conservation area is typical of housing construction of the period: - hipped, pitched and butterfly roof types being the most notable, although there are no historic mansard roofs present. Natural Welsh slate is the predominant material with the occasional use of cut slates to create decorative patterns. The most common pattern is 'fish scale' as can be seen on Mondragon House and 38 Guildford Road.

Traditional dormers are present within the conservation area but these are generally modest structures located on the rear roof slopes, leaving the front slope clean and uncluttered. However, there are some exceptions such as those on the front pitches of St Barnabas Villas, and 34 & 36 Guildford Road. There are some modern dormers located on the front and side elevations of some of the houses. These are generally inappropriate, overly large, or poorly detailed and normally detract from the architectural integrity of the house.

The majority of traditional rooflights are located to the rear of properties and are small, in cast iron with a vertical glazing bar. Some have been installed on front roof pitches to poor effect, like dormers they tend to have a negative effect disrupting the simplicity of the historic roof forms. The presence of pop-up vents adds modern, alien visual clutter to historic roof forms and detracts from the simple historic roofscape of the conservation area.

All of the 19<sup>th</sup> Century buildings have chimneystacks, which add interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots; some of the more ornate examples have stucco detailing too.



The dormers to St Barnabas Villas are particularly notable.

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### 2.4.5 Shopfronts

Shopfronts are only found on Hartington Road and Thorne Road only. Their presence is valuable as they reflect the historic role of the local shop. The most noteworthy examples are the shopfronts to 40 and 42 Thorne Road and the impressive pub frontage at 43 Thorne Road. These examples exhibit traditional joinery detailing with fine stucco mouldings and contribute greatly to the character and appearance of the conservation area. Unfortunately the solid shutters and external shutter boxes to 42 Thorne Road are unwelcome elements as they harm the appearance and have a deadening effect when closed. 129 Hartington Road contains the last ground floor shopfront in this Victorian terrace and it is an important element of the conservation area and worthy of retention.

Shop forecourts tend to be paved and open, reflecting the fact they serve premises. In some conversions the shopfront has been retained but the forecourt enclosed by wall or railings; this creates a rather odd juxtaposition which is not entirely successful.

## **2.5 Listed Buildings**

### 2.5.1 Statutory List

Statutory Listing means that law protects the building. This protection extends to the inside; back, front, sides and roof of the building. 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, was erected before 1 July 1948.

The following buildings in the Lansdowne Gardens Conservation Area are statutory listed-

<u>Name</u>	<u>Number</u>	<u>Road</u>	<u>Grade</u>
	23-51 (odd)	Lansdowne Gardens	II
	20 -54 (even)	Lansdowne Gardens	II
	90 -110	Lansdowne Way	II
Mondragon House	49	Guildford Road	II
	34 – 50	Guildford Road	II
St. Barnabas Villas	1 - 4 (consecutive)	Guildford Road	II
	50 - 56 (even)	Viceroy Road	II

### 2.5.2 Local List

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

## **2.6 Buildings Contribution**

For the purposes of this assessment buildings have been categorised according to their contribution to the character and appearance of the conservation area under the headings: positive, neutral or negative. Any omission of particular buildings from this does not necessarily imply that they are of no significance. Where such cases arise they should be referred to the Planning Division for consideration.

### 2.6.1 Positive Contribution

The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are 'landmarks' such as the former Church of St Barnabas or more humble terraced houses. Buildings that make a positive contribution are

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

Guildford Road	Nos. 34-50 (evens) Nos. 2-20a (evens) Ekarro House (former St Barnabas Church) Mondragon House
Hartington Road	Nos. 85-103 (odds) Nos. 109-129 (odds) Nos. 131-161 (odds)
Lansdowne Gardens	Nos. 1 & 3 Nos. 7a-51 (odds) Nos. 2-54 (evens) Coach house to rear of 92 Lansdowne Way
Lansdowne Way	Nos. 90-112 (evens)
Thorne Road	Nos. 40 & 42 Nos. 43-54 (consecutive)
St Barnabas Villas	Nos. 1-4 (consecutive)
Viceroy Road	Nos. 35 & 37 Nos. 50-56 (evens)

#### 2.6.2 Neutral Contribution

Buildings that make a neutral contribution neither enhance nor detract from the conservation area. They are as follows: -



85-99 Hartington Road make a positive contribution.

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Guildford Road      Barnabas Lodge  
No. 20

Lansdowne Gardens      No. 5  
Lansdowne Way      Hartington Court

### **2.6.3 Negative Contribution**

Buildings that make a negative contribution are deemed to harm the character and appearance of the conservation area: -

Guildford Road      Garage building in rear garden of 90 Lansdowne Way  
Nos. 32 & 34

Hartington Road      Nos. 105 & 107  
Buildings to rear of 101 & 103

Thorne Road      Nos. 17-38 (consecutive)

Viceroy Road      Garage building and single storey rear extension to 129 Hartington  
Road (fronting Viceroy Road)

## **2.7 Building Condition**

At the time of survey the vast majority of buildings were occupied and in good condition.

## **2.8 Boundary Treatments**

Most front railings were removed during the Second World War. Some buildings have no front boundary, while others have or inappropriate modern boundary treatments such as walls, timber fences or poorly detailed modern railings. Such inconsistent detailing detracts from the unity of the architecture and streetscape.



107—107 Hartington Road makes a negative contribution.



### Lansdowne Gardens Conservation Area Statement

In the late 1970s and early 1980s many properties had traditional iron railings of good quality reinstated. This was in line with detailed design guidance provided by the Council at that time and has been a genuine enhancement to the conservation area.

The historic pattern of railings which has been reintroduced typically has vertical bars sunk into the original stone plinths (where they survive) or into neat concrete plinths. The railings are about 1m in height and carry traditional cast finials. To give the railings additional strength heavier bars known as 'standards' are introduced at regular intervals and these often have a larger finial and back 'stay' for extra support. Unfortunately some later railing reinstatements have been poorly detailed and fail to meet the high standard of previous work.

Brick piers are typically found only at either end of the frontage. Semi-detached houses and terraces are treated in a similar manner with the piers at either end only. The piers are typically two bricks wide and around 1.5m in height with a thick stone coping. In some places, the copings are incised with the property name. Additional gates piers have been built in places, this has unfortunately damaged the simplicity of traditional frontage railings.

Behind the piers, running to the rear is often a brick wall of slightly lower height which encloses the end garden. These often ramp up as they reach the house and are minimally detailed. Between semi-detached properties and properties in terraces there was normally a modest estate railing between the front gardens. This was subservient to the front railings in height or detailing and joined one of the standards where it meets the front railing.

Gates are a simple continuation of the railings. There are no hinges – rather, one of the railing bars is sunk into the path and pivots; which makes for a very neat and seamless appearance.



Brick piers can be found at either end of railing frontages but not between each property in a terrace.

## **Lansdowne Gardens Conservation Area Statement**

Houses having side passages often have a sheeted timber door set into a plain brick wall. Rear gardens are separated by 2m boundaries consisting of walls and timber fences between gardens and walls where gardens front the highway.

The general character is of a unified historic appearance although there is scope for further accurate restoration.

### **2.9 Views**

There are no designated local or strategic views within or affecting the conservation area. The conservation area itself is relatively low scale, with building heights ranging from 2-3 storeys. Accordingly the important views are confined to up and down the streets; those of particular note being: -

The impressive W front of the former St Barnabas Church, which terminates views West from St Barnabas Villas.

The spire of St Barnabas Church when viewed north along Guildford Road.

Views into the circus.

There is only one important view looking out from the conservation area. This is the view from the North end of Hartington Road to the chimneys of the Battersea Power Station, which is an iconic London landmark.

### **2.10 Public Realm**

The original granite kerbs are retained, and although a mix of materials is used for street surfaces, they form a broadly coherent streetscape. The modern street surfaces and



The former St Barnabas church terminates an important view.



## Lansdowne Gardens Conservation Area Statement

finishes are understated and complimentary to the general character and appearance of the conservation area. Street lamps are modern but understated with a number of concrete 'heritage' lamps with fluted shafts located at the Southern end of Lansdowne Gardens. Lamp posts, traffic signs and telegraph poles with overhead wires add unwelcome clutter to a number of the roads.

The traffic-calming scheme that has been introduced to the South end of Lansdowne Gardens interrupts the historic street pattern and original layout of the estate.

The central green on Lansdowne Gardens is Council owned and managed, enclosed by utilitarian hoop-topped railings. It provides an important focal point for the conservation area and the natural elements of a lawn and mature trees are an amenity to the conservation area and the wider community.

### 2.11 Signage

Street signage tends to be modern but understated. Some traditional signage is of particular note and worthy of retention –

44 Thorne Road has an inscription at parapet level which reads: - 'ARSLONGAVITABREVIS' ('art is long, life is short').

110 Lansdowne Way has at first floor level, a painted street name plaque: - '*Lansdowne Gardens*'

The northern flank to no. 2 Lansdowne Gardens has a painted render sign for a local builder by the name of '*Pinder*'.



The painted sign at no. 2 Lansdowne Gardens.

## **2.12 Advertisements**

There are no advertisement posters or hoardings present within the conservation area, reflecting its primarily residential character.

## **2.13 Refuse Storage**

These structures are generally conspicuous by their absence; most properties store their bins out of sight down the side of the house or, where there is no alternative in discrete brick enclosures within the front garden. In properties subdivided into a number of flats the numerous bins left standing outside the front doors cause visual blight.

## **2.14 Satellite Dishes and other external plant, services and equipment**

The conservation area is blighted by satellite dishes on front elevations and to a lesser extent on chimney stacks. These are discordant elements which have mostly been installed in breach of planning controls. In some instances soil and waste pipes from bathrooms have been run down front elevations to the detriment of the architectural composition.

## **2.15 Gardens and Trees**

The majority of the buildings within the conservation area are characterised by the provision of a small private garden to the front together with the provision of a relatively large rear garden/yard. Garden paths, basement areas and forecourts would originally have been York stone paved but are mostly now in concrete. In places late Victorian geometric tile paths survive in-situ and are an important element of the historical evolution of the conservation area. Mature shrubs and trees in front gardens contribute welcome greenery and offer a soft foil to the built forms.

Rear gardens are typically much larger and, seen collectively, represent an important area of soft landscaping, providing an attractive backdrop to the buildings as well as privacy and amenity for residents. Rear gardens can be appreciated by glimpses between houses.

Trees provide a very important visual amenity within the conservation area. There are individual trees located within the front and rear gardens, which are valued by residents, often providing important habitats for city wild life and providing a welcome soft landscaped setting to the conservation area.

There are two particularly important groups of trees: – the first group stands within the circus and the second are the street trees along the East side of Guildford Road, which whilst outside of the conservation area, provide a pleasant soft landscaped setting and breaks up the view of the development behind. These are of amenity value and are worthy of retention, management and replanting where necessary.

## **2.16 Activity and Uses**

The predominantly residential nature of the conservation area means that there is generally a low level of daytime and evening activity, in contrast to the wider district. The majority of the traffic uses the periphery roads of the conservation area, leaving the central area relatively quiet and peaceful.

## Lansdowne Gardens Conservation Area Statement

All of the buildings within the conservation area are in a residential or complementary use and as a result there are no discordant uses within the area. Some of the former shop premises and the larger houses have been converted into flats. Most conversions have been successfully achieved without harming the integrity of the buildings or their settings. However, in cases where numbers of meter boxes or wheelie bins are visible in the front garden, the impact is adverse.

### 2.17 Negative and Neutral Factors

In general the buildings within the conservation area and the spaces between them make a positive contribution to the character and appearance of the conservation area and are well maintained. However, some neutral and negative factors are worthy of attention –

The open area between the rears of 17-42 Thorne Road, 85-99 Hartington Road and 2-14 Lansdowne Gardens is a bleak and unwelcoming space with no passive overlooking.

The poor condition of 129 Hartington Road detracts from its townscape role as a framing element on a prominent street corner. Consent has been granted for a conversion to flats.

### 2.20 Capacity for Change

There are no opportunity sites within the conservation area that have been identified within the adopted UDP (August 1998). There are no vacant sites within the conservation area.

At present the article 4 (1) Direction, which imposes enhanced planning control, does not cover the conservation area evenly. The following properties are not subject to the direction:-

2-32	Guildford Road
Barnabas Lodge	Guildford Road
Ekarro House (former church)	Guildford Road
Mondragon House	Guildford Road
85-129	Hartington Road
1-5	Lanscombe Walk
2	Lansdowne Gardens
1-7	Lansdowne Gardens
17-54 (consec)	Thorne Road

Some of the above properties are single dwelling houses with full permitted development rights at present. This has led to the loss of some historic detailing; for example, no. 89 Hartington Road has an unsympathetic part-glazed front door with leaded lights. This replaced an appropriate four panelled door installed when the block was refurbished in the 1970s.

It should be noted that an Article 4 (1) direction does not apply to properties in flats or commercial premises, as the planning regulations give them very limited permitted development rights.

## **Lansdowne Gardens Conservation Area Statement**

### **2.18 Alterations and Extensions**

The majority of houses within the conservation area are in terraces or pairs and therefore uniformity of the group appearance has always formed an important consideration. Many of the detached and semi-detached properties were built with flat rear elevations and a number of these properties survive unaltered. These add much to the character of the area when viewed across the extensive rear gardens. The terraced houses tend to have modest closet additions or original rear returns in the traditional manner.

The integrity of some houses has been compromised by inconsiderate later extensions and alterations. Few of these, often modern, additions contribute positively to the character and appearance of the conservation area. However, 29 Lansdowne Gardens has a contemporary conservatory of relatively recent date which is very carefully considered and executed to a high standard.

### **2.19 Appraisal Conclusion**

The Lansdowne Gardens Conservation Area represents one of Lambeth's finest intact examples of mid Victorian residential development for the middle class. The special interest of the conservation area is derived from the historic street scene of 19<sup>th</sup> Century houses, their dignified architectural treatment, materials and detailing and their spacious soft-landscaped setting. The conservation area is generally in good condition, retaining a great many of its original features.

### 3 GUIDANCE

Together with general advice and guidance about conservation area law and policy that is available in separate documents, this section describes good practice 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. Advice on repairs to historic buildings can be obtained from numerous sources including '*Stopping the Rot*' by SPAB / IHBC which can be downloaded free from [www.ihbc.org.uk](http://www.ihbc.org.uk). If an historic feature is beyond repair it is essential to replicate it accurately in the new work. Where possible, the original feature can inform the design detailing. Alternatively, adjoining buildings, old photographs, prints or plans can often assist. It should be noted that some replacement works might require building control approval and listed building consent in addition to planning permission.

##### 3.1.1 Brickwork

Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the building. Some properties have had their brickwork painted creating a discordant effect in contrast with their unpainted neighbours; sympathetic paint removal should be considered in these instances- it unifies the appearance and removes the long-term maintenance burden of regular re-painting.

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. 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. The pointing finish should be traditional flush or slightly recessed and not weather struck. Where only selective re-pointing is required, the pointing should match existing.



Modern 'struck' pointing in cement should be avoided.

## Lansdowne Gardens Conservation Area Statement

### 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 their replacement becomes necessary exact replicas of the traditional features should be sought.

### 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. For example many historic windows do not have sash horns and they should not be introduced on the replacement windows. In the case of timber windows, replacements 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. Stick-on lead should be avoided, as it is not a characteristic of the conservation area.

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 integrity 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 on buildings that make a positive contribution. Front steps should ideally be replaced in smoothly dressed York stone with traditional rounded nosings. However, reconstituted stone may be deemed acceptable. Handrails to entrances should comprise simple solid ironwork carried on plain stick balusters. Normally such handrails should not carry finials. Adjoining properties should provide appropriate detailing.



Traditional windows should be retained and kept in good repair.

## **Lansdowne Gardens Conservation Area Statement**

### **3.1.5 Roofs**

The removal of original roof structures and their replacement with different designs should be avoided as roofs contribute to the character of a building, its group value and the wider character of the area. Mansard roofs are not considered a feature 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 to it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Natural slate and plain clay tile roof pitches are important to the character of the area. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations are preferred.

### **3.1.6 Dormers**

Dormer windows, where appropriate, are best placed at the rear as they are generally not a feature of the prominent roof slopes within the conservation area. Dormers, where appropriate, should be designed to match the host building and be detailed in the traditional manner. The good examples of dormers in the conservation areas tend to be small and gracefully constructed with lead roof and cheeks and containing small sash windows. Large dormers, those with felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge; should be avoided. Construction detailing for traditional dormers can be found in English Heritage's guidance note 'Dormer Windows' (EH 1991), a copy of which is held by the Council's Conservation & Urban Design team.

### **3.1.7 Rooflights**

Rooflights are not, generally, a historic feature of the area. They should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate, the roof light should normally be small, of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. Large, modern or unsympathetically located roof lights have the potential to cause great harm; the modern types often sit proud of the roof in an uncomfortable manner. Such rooflights will be resisted.

### **3.1.8 Chimneys**

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

### **3.1.10 Extensions**

Front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and its spatial setting. Characterful, unaltered or little-altered rear elevations will not normally be deemed suitable for extension. Where they are deemed acceptable in principle extensions should reflect 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. Characterful/historic rear elevations and compositions should be retained. Flat roofs will be resisted, as they are not a feature of the area.

Further design guidance can be found in the Council's 'Residential Alterations and Extensions Supplementary Planning Guidance', April 2008.



## **Lansdowne Gardens Conservation Area Statement**

### **3.2 Vacant Sites**

As there are currently no vacant sites in the conservation area there is little scope for new development. Should sites within or adjoining the conservation area become available care should be taken to ensure that the new buildings preserve or enhance the character or appearance of the area. Tall buildings in these instances are unlikely to be appropriate if they dominate or overshadow the conservation area. Sympathetic building forms and materials are normally most appropriate in conservation areas.

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 area of undeveloped land, an amenity for residents and provide wildlife habitats.

### **3.3 Shopfronts and Blinds**

Throughout the conservation area, historic or sympathetic shopfronts should be retained unaltered. Where replacement shopfronts are deemed acceptable, they should reflect the high quality and detailing of the established contributory shopfronts in the area. Timber frames will normally be most appropriate, with recessed entrance doors along with well-detailed traditional elements such as stall risers, pilasters, part-glazed doors and slender timber fascias. Given the importance of these features, the infilling of shopfronts should be avoided even if the premises are changing use. Permanently open 'Dutch canopies' on shopfronts should also be avoided, as they are not a feature of the area. These canopies, being permanently exposed to the elements, can look very shabby and their form is not traditionally associated with historic shops. The use of traditional, retractable shop blinds contained in timber boxes and restrained on iron braces is preferable.

### **3.4 Signs and Advertisements**

As there are few business premises within the conservation area, commercial signage is not a common feature of the conservation area. Traditional forms of signage, painted signs either on timber or applied directly to brickwork or brass plaques, will be most appropriate where required. Modern forms such as plastic or aluminium are not a local feature, and should be avoided.

### **3.5 Illuminated Signage**

Illuminated advertising will be discouraged on residential buildings or other sensitive locations. Where acceptable in principal the source of illumination should be external and limited only to the name or logo of the premises. Internally illuminated signage is not a feature of the conservation area. External light fittings for illumination should be small and low key and kept to a minimum to avoid visual clutter; otherwise they will be resisted.

### **3.6 Security Shutters**

Retail units should make use of their shop windows for display. If the goods on display are expensive and may attract unwelcome interest they should be covered at night or concealed by an internal blind. Roller shutters on the exterior of premises are inappropriate as they are not traditional features and add clutter to the street scene. High-performance glass or Internal, open lattice, shutters can increase security without harming the appearance of premises.

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### **3.7 New Uses**

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. In order to ensure that the strong residential character is retained, the loss of residential uses should be avoided. If sub-division of premises into flats is proposed, details such as bin storage, bike storage and meter boxes need to be addressed in a manner that will not harm the appearance of front gardens or compromise the integrity of the host building. Conversions may not be deemed acceptable unless these matters are adequately addressed.

### **3.8 Plant and Equipment**

The location and appearance of plant, extractors and other equipment such as satellite dishes on properties should be carefully considered and located to the rear wherever possible. Installations that will be visually obtrusive should be avoided. Effective screening and other methods should be considered to reduce any adverse visual impact.

### **3.9 Trees**

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.



Trees make an important contribution to the conservation area.

## Lansdowne Gardens Conservation Area Statement

### 3.10 Boundary Treatments

The Council will resist the loss of fences, hedges, gates, railings and walls that contribute to the special character of the area. New boundary enclosures should be in harmony with the architecture or the host building and in harmony with historic boundaries.

If new ironwork is proposed the Council will expect it to be of a height and design appropriate to the host building and executed in the traditional manner. Hollow-section bars or posts, welded detailing and modern latches / hinges will be resisted.

The historic pattern of railings which is deemed appropriate has its vertical bars sunk into the original stone plinths (where they survive) or into neat concrete plinths. The railings are about 1m in height and carry traditional cast finials. To give the railings additional strength heavier bars know as 'standards' are introduced at regular intervals and these often have a larger finial and back 'stay' for extra support.

Brick piers are only deemed acceptable at either end of the frontage. Semi-detached houses and terraces are treated in a similar manner, with the piers at either end of the group only. The piers should be two Imperial bricks wide and around 1.5m in height with thick stone copings. Behind the brick piers, gardens can be enclosed by a slightly lower brick wall which may ramp up as it reaches the house and is simply detailed. Between semi-detached properties and properties in terraces, a modest estate railing is deemed most appropriate. This should be subservient to the front railings in height or detailing and join one of the main standards where it meets the front railing. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts.

Detailed design guidance on railings and appropriate finial designs can be found in Appendix 1.



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New ironwork should have good, traditional construction detailing.

### 3.11 Garden Hard Standings

Soft planting in front gardens provides an important setting to the buildings and contributes to a pleasant street scene. The removal of planting and the laying of hardstanding results in inappropriate, barren frontages and leads to accelerated run-off into the drainage system. Where paved areas are required they should utilise York stone and retain as much soft landscaping as possible. Loose gravel surfaces should be avoided as gravel drift onto the public footway and road can look unsightly and can be a hazard to pedestrians. If used gravels should be bound into a tarmac surface.

The removal of front garden boundaries for the creation of vehicle hardstandings should be avoided as the loss of railings would be to the detriment of the street scene. Few gardens are large enough to accommodate parked vehicles comfortably and the resulting cross-over prevents on-street parking and can be a safety hazard.

### 3.12 Sustainability

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.

#### 3.12.1 Reduce Consumption

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.

#### 3.12.2 Renewable Energy

The generation of energy from renewable sources is another way to achieve greater sustainability. Ground source heat pumps require garden excavation that may affect 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 in section 3.12.1.

Further information is available in the Council's 'Sustainable Design and Construction Supplementary Planning Guidance' and from English Heritage (see Section 6).

## **4. MANAGEMENT PROPOSALS**

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

### **4.1 Conservation Area Boundary Review**

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

### **4.2 Article 4 Direction Boundary Review**

The Article 4 (1) Direction has been successful in preventing inappropriate change. However, the existing A 4 (1) Direction boundary is inconsistent as it does not cover the entire conservation area. It would be expedient to extend the boundary of the Article 4 Direction to help prevent the damaging effect of incremental changes allowed under 'Permitted Development' and to ensure that all residents are treated equally.

At the same time the Council will consider updating the content of the Article 4 (1) Direction so that it is consistent with current planning regulation; the current Direction having been implemented in the 1970s under a different set of regulations.

### **4.3 Monitoring and Enforcement**

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

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

### **4.4 Signage and Advertisements**

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

### **4.5 Highways and Street Works**

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

Its broad principles are: -

## **Lansdowne Gardens Conservation Area Statement**

Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials.

Respect existing or established traditional materials and detailing.

Review existing signing and consider scope for rationalization.

Anticipate and minimize new signing requirements at the earliest design stage.

Limit formal designs to formal spaces.

Provide for maintenance and invest in quality.

### **4.6 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 Listed Buildings**

#### 4.7.1 Statutory List

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

#### 4.7.2 Local List

The Council does not propose to include any buildings within the conservation area on its list of buildings of local architectural or historic interest.

### **4.8 Enhancement Opportunities**

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

#### 4.8.1 Whole conservation area

Reinstatement of historically accurate and detailed railings to front boundaries where no such boundary or an inappropriate boundary treatment exists.

Reinstatement of lost historical detailing on buildings - cornices, mouldings, architraves, windows doors etc.

#### 4.8.2 Space to rear of 17-42 Thorne Road

Seek an improvement to the environmental quality of the space.

#### 4.8.3 The central 'Circus', Lansdowne Gardens

Enhancement of the soft landscaped area. Installation of a sensitive railing scheme based on historic railings. If no adequate historic record survives to inform the design, considera-

## **Lansdowne Gardens Conservation Area Statement**

tion should be given to using the Ivy Leaf finials and detailing which are deemed appropriate for the surrounding properties.

### **4.8.4 Hartington Court, Lansdowne Way**

Encourage the sympathetic improvement/redevelopment of the buildings on site.

## **4.9 Management Conclusion**

Future management must continue to ensure that the buildings remain unaltered and that opportunities for enhancement are embraced to ensure the character and appearance of the conservation area is preserved or enhanced.



## Lansdowne Gardens Conservation Area Statement

### 5. GLOSSARY

Article 4 (Direction)		A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Normally only use in Conservation Areas.
Basement Area		An excavated area at basement level of a property. It is normally larger than a lightwell.
Building of Local Merit		A building on Lambeth's list of buildings of local architectural or historic interest. Sometimes known as the 'Local List'.
Building Control		The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Building Regulations		National construction standards.
Circus		A circular road or street junction.
Closet Addition		A small historic addition to the rear of a house; typically accessed from the stairwell half-landings.
Conservation Area		An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of its character or appearance.
Conservation Area Consent		Formal approval for demolition in a conservation area from Lambeth. These applications carry no fee
Consoles		The decorative brackets which terminate either end of a traditional shop fascia sign and support / terminate the cornice.
Contemporary style		The architectural / building style which prevails at the time of writing.
Cornice		The architectural moulding, often in timber or stone, which projects out above a shop sign to protect it from the weather.
Dormer		A structure placed on a roof to accommodate a vertical window.
Fascia		The area immediately over a shopfront for the presentation of signage
Gault brick		A pale creamy / yellow brick from Suffolk.
Georgian		A general term used to define architectural style from the 18 <sup>th</sup> Century through to the early – mid 19 <sup>th</sup> Century.
Half-landing		The landings on a stairwell which are placed halfway between the principal floor levels.
Hardstanding		An external hard surface.
Hipped End		Where the end of a roof finishes in a roof slope rather than a gable end.
Horns (to a window)		Continuations of the vertical elements of framework on sliding sashes to make a stronger joint.

### Lansdowne Gardens Conservation Area Statement

Juliet Balcony		A balcony which is flush with the face of a building rather than projecting from it.
Lightwell		An small excavated area to provide light to a basement window.
Listed Building		A building on the government's statutory list of buildings of special architectural or historic interest.
Listed Building Consent		Formal approval from Lambeth for demolition, alteration or extension of a statutory listed building
Local List		Another name for the Lambeth's List of Buildings of Local Merit.
Permitted Development Rights		Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster		A pillar which is partly attached to a wall – often frames either side of a shopfront and supports the console.
Planning Permission		Formal approval for development from Lambeth. This requires the submission of an application which carries a fee.
Planning Policy Guidance (PPG)		A national planning guidance document. A range of these provide detailed guidance on particular issues. These are gradually being replaced by new PPS documents.
Planning Policy Statement (PPS)		A national planning guidance document. A range of these provide detailed guidance on particular issues.
Planning Portal		A national web resource for planning.
Return		A rear wing of a building that normally dates from when the building was built.
Rooflight		A window in a roof which follows the slope of the pitch.
Semi-basement		Basement accommodation which is partially above ground level.
Single Family Dwellinghouse		A single family home which is not subdivided into flats or units.
Stallriser		The area of wall immediately beneath a shop window.
Supplementary Planning Document (SPD)		A document produced by Lambeth Council to provide interpretation and guidance on its UDP policies.
Tuck pointing		Decorative pointing using coloured mortar to match the brickwork incised with fined white mortar lines.
Unitary Development Plan		Lambeth's own strategic planning document outlining the Council's planning policies.
Vehicular Cross-over		The route across the pavement a vehicle must take to enter a property.
Victorian		A general term used to describe architecture from the mid 19 <sup>th</sup> Century until the 1900s.
Velux		A product name for a type of rooflight. This term should only be used when that particular product is proposed.

## 6. CONTACTS

### PLANNING DIVISION

If you have a conservation area question require planning / listed building advice, or advice on works to trees on private property please contact:

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

Telephone      020 79261249  
E-mail          [tpac@lambeth.gov.uk](mailto:tpac@lambeth.gov.uk)  
Web              lambeth.gov.uk

### 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](mailto:BuildingControl@lambeth.gov.uk)  
Web              lambeth.gov.uk

### VICTORIAN SOCIETY

A national amenity society that promotes the retention and appreciation of Victorian architecture. Members enjoy events and lectures on various topics relating to the period. It produces guidance notes and books to help those who wish to research or maintain their Victorian properties.

The Victorian Society  
1 Priory Gardens  
London  
W4 1TT

Telephone      01462 896 688  
E-mail          [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
Web              victoriansociety.org.uk

### GARDEN HISTORY SOCIETY

A charity promoting the conservation of historic parks and gardens.

77 Cowcross Street  
London  
EC1M 6BP  
Telephone      020 7608 2049  
E-mail          [enquiries@gardenhistorysoc.org.uk](mailto:enquiries@gardenhistorysoc.org.uk)  
Web              gardenhistorysociety.org.uk

## **Lansdowne Gardens Conservation Area Statement**

### **CIVIC TRUST**

A charity promoting a better environment for all.

Essex Hall  
1-6 Essex Street  
London  
WC2R 3HU

Telephone 020 7539 7900  
E-mail [info@civictrust.org](mailto:info@civictrust.org)  
Web [civictrust.org.uk](http://civictrust.org.uk)

### **ENGLISH HERITAGE**

The Government's advisor on the Historic Environment. Provides advice on conservation best practice including sustainability.

1 Waterhouse Square  
138-142 Holborn  
LONDON  
EC1N 2ST

Telephone 0207 79733000  
E-mail [london@english-heritage.org.uk](mailto:london@english-heritage.org.uk)  
Web [english-heritage.org.uk](http://english-heritage.org.uk)

## **7. APPENDIX 1**

### **Detailed Design Guidance - Front Railings**

#### **1. Introduction**

The houses in the Lansdowne Gardens Conservation Area have a subtle range of architectural styles which were once matched by a complementary variety of railing types. Consistency in the restoration of these railings has been achieved by marrying the architectural style with the appropriate railing style.

It is hoped that this detailed guide for new railings and boundary treatments will continue the long-term objective of securing a historically accurate, unified and pleasing streetscape.

This guidance was first produced in the 1970s when a photographic record was made recording the few surviving examples of historic railings which have been used to inform this design guidance. The aim is to secure the long-term restoration of the appropriate design (original wherever possible) of front railings.

The Article 4(1) Direction which covers part of the conservation area requires that planning permission is required for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. This guidance will be a material consideration in determining such applications.

#### **2. Matters for consideration**

When considering railings the following should be addressed: -

A railing and standard to match the historic design of railings to the front boundary should be used, the appropriate design being illustrated in section 3 below. The height should follow the advice closely but may require slight modification in order to suit the site and surroundings.

Where the side of a property faces a road, walls built of yellow London stock brick may be appropriate, the height, bonding and detailing of which would be determined according to the site and surroundings.

Railing returns to the front wall of buildings may also be used to mark the division between front gardens. Hedges or low fences may also be appropriate, and in some cases, especially where architectural styles between neighbouring buildings change significantly, walls may be appropriate. No side boundary to a front garden should exceed the height of the front boundary.

Financial constraints upon individuals should not take precedent over the need for a high quality of design, materials and construction detailing to boundaries in the area. Cheaper, lower quality design and detailing solutions are unlikely to be deemed acceptable.

## Lansdowne Gardens Conservation Area Statement

### 3.1 Type A 'IVY LEAF'

This design was reintroduced into Lansdowne Gardens in the 1980s and incorporated alternating ivy leaf finials. This is deemed appropriate for the properties listed below:

<u>Street Name</u>	<u>Number</u>
Guildford Road	40-50 (even)
Lansdowne Gardens	23-25, 31, 37, 41 and 49-51
	24-26, 30-32-34, 42 and 44-46
Lansdowne Way	112
Hartington Road	101,103, 109 & 111
Viceroy Road	35
	50-56 (even)

#### Construction Details

Stone / Concrete Plinth	150mm x 150mm	(chamfered top edges)
Bar Diameter	025mm	(circular section)
Bar Height	1000mm	(from ground level to top rail)
Bar Centres	150mm	
Bar Finial (alternate)	Wide Leaf	(130mm high x 130 mm wide)
	Narrow Ivy Leaf	(130mm high x 080 mm wide)
Standard Diameter	032mm	(square section)
Standard Finial	Foliated Spike	(220mm high x 080mm wide)
Horizontal Rail	045mm x 010mm	(terminating the head of the bars)

NB The railing height should closely follow the advice above but may require slight modification in order to suit the site and surroundings and correspond with existing contributory railings.



Ivy leaf finials.

## Lansdowne Gardens Conservation Area Statement

### 3.2 Type B - 'LOTUS'

This finial can be seen at No.50 Lansdowne Gardens and at 108 Lansdowne Way. It should be used for the following buildings, as they are architecturally similar:

<u>Street Name</u>	<u>Number</u>
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Lansdowne Gardens	48
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#### Construction Details

Stone / Concrete Plinth	150mm x 150mm (chamfered top edges)	
Bar Diameter	025mm	(square section)
Bar Height	1000mm	(from ground level to top rail)
Bar Centres	150mm	
Bar Finial	Lotus	(155mm high x 110mm wide)
Standard Diameter	032mm	(square section)
Standard Finial	Urn	(220mm high x 090mm wide)
Horizontal Rail	050mm x 010mm (terminating the head of the bars)	

NB The railing height should closely follow the advice above but may require slight modification in order to suit the site and surroundings and correspond with existing contributory railings.



Left - Lotus finial. Right - Urn finial for standard. (not to scale).



## Lansdowne Gardens Conservation Area Statement

### Type C 'FLEUR DE LIS' (twisted shaft)

This twisted bar detail with Fleur-de-lis finial can be seen at Guildford Road. This is a late 19<sup>th</sup> century design suitable for the following properties: -

<u>Street Name</u>	<u>Number</u>
Guildford Road	2, 4, 8 and 22

#### Construction Details

Stone / Concrete Plinth	150mm x 150mm (chamfered top edges)	
Bar Diameter	020mm	(twisted shaft)
Bar Height	1000mm	(from ground level to top rail)
Bar Centres	150mm	
Bar Finial	Fleur De Lis	(210mm high x 110mm wide)
Standard Diameter	032mm	(square section)
Standard Finial	Foliated Spike	(250mm high x 70mm wide)
Horizontal Rail	050mm x 010mm (terminating the head of the bars)	

NB The railing height should closely follow the advice above but may require slight modification in order to suit the site and surroundings and correspond with existing contributory railings.



Left - Fleur De Lis finial. Right - Foliated Spike finial for standard. (not to scale).

## Lansdowne Gardens Conservation Area Statement

### Type D – ‘FLEUR-DE-LIS’ (plain shaft)

This late 19<sup>th</sup> Century design is most appropriate in the Northern end of the conservation area. It can be seen on Thorne Road, the North end of Lansdowne Gardens and to each end of Hartington Road. It is deemed appropriate for the following properties: -

<u>Street Name</u>	<u>Number</u>
Thorne Road	46
Hartington Road	131, 139, 141, 145 and 157

#### Construction Details

Stone / Concrete Plinth	150mm x 150mm	(chamfered top edges)
Bar Diameter	020mm	(circular section)
Bar Height	1000mm	(from ground level to top rail)
Bar Centres	150mm	
Bar Finial	Fleur De Lis	(210mm high x 110mm wide)
Standard Diameter	032mm	(square section)
Standard Finial	Foliated Spike	(250mm high x 70mm wide)
Horizontal Rail	050mm x 010mm	(terminating the head of the bars)

NB The railing height should closely follow the advice above but may require slight modification in order to suit the site and surroundings and correspond with existing contributory railings.



Left - Fleur De Lis finial. Right - Foliated Spike finial for standard. (not to scale).

## Lansdowne Gardens Conservation Area Statement

### Type E - 'BARBED SPEAR'

This design can be seen at 51-54 Thorne Road. This design would also be suitable for the similar properties at :

<u>Street name</u>	<u>Number</u>
Lansdowne Gardens	9-13 (odd)
Guildford Road	Nos. 34, 36 & 38
St Barnabas Villas	1-4 (consecutive)

### Construction Details

Stone / Concrete Plinth	150mm x 150mm (chamfered top edges)	
Bar Diameter	020mm	(circular section)
Bar Height	1000mm	(from ground level to top rail)
Bar Centres	150mm	
Bar Finial	Barbed Spear	(210mm high x 090mm wide)
Standard Diameter	032mm	(square section)
Standard Finial	Foliated Spike	(250mm high x 70mm wide)
Horizontal Rail	050mm x 010mm (terminating the head of the bars)	

NB The railing height should closely follow the advice above but may require slight modification in order to suit the site and surroundings and correspond with existing contributory railings.



Left - Barbed Spear finial. Right - Foliated Spike finial for standard. (not to scale).

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Roque, 1746, Map of London

Parish of Lambeth: Ecclesiastical Districts, 1821

Ordnance Survey, 1870

Ordnance Survey, 1894-96

Ordnance Survey, 1897

Map of the Metropolitan Borough of Lambeth showing the parliamentary divisions, wards and polling districts, 1918

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

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#### 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 fẹ́ Imoràn yíí, ní èdè Òmíràn, ẹjọ́,  
ẹ kàn wà l'ágogo

This document was prepared by  
Conservation and Urban Design  
Lambeth Planning  
April 2009